

AN ORDINANCE **88539**

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-3007 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z97261

The rezoning and reclassification of property from Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" ERZD Single Family Residence Edwards Recharge Zone District; "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District; "R-5" ERZD Single Family Edwards Recharge Zone District; "P-1(R-3)" ERZD Planned Unit Development Multiple Family Residence Edwards Recharge Zone District; "B-2" ERZD Business Edwards Recharge Zone District; "B-3" ERZD Business Edwards Recharge Zone District and "P-1(R-3)" ERZD Planned Unit Development Multiple Family Edwards Recharge Zone District on the property listed below as follows:

Temp. "R-1" ERZD to "R-1" ERZD
44.669 acres tract out of NCB 19219
327.811 acres tract out of NCB 19216

Temp. "R-1ERZD to "P-1(R-1)" ERZD
Parcels 1, 1A, 1B, 2A, 3, 3J, 5, and 27, NCB 19215
Lots 18 thru 85, Block 1, NCB 17626
Lots 28 thru 72, Block 2, NCB 17626
Lots 1 thru 85, Block 3, NCB 17626
Lots 1, 2, and 3, Block 4, NCB 17626
Lot 1, Block 10, NCB 17626
or Parcel 2, NCB 17626 (131.882 acres)
129.639 acre tract out of NCB 19219
29.3293 acre tract out of NCB 17601
68.339 acre tract out of NCB 19219
70.876 acre tract out of NCB 19219

Temp. "R-1" ERZD to "P-1(R-1)" ERZD

Parcels 2A, 2C, 3A, 3B, 3C, 3G, 5, 25, 27, 31, 35, and 37, NCB 19216

Lots 2 through 123, NCB 19216

10.14 acre tract out of NCB 17607

99.64 acre tract out of NCB 19216

Lots 1 thru 52, Block 1, NCB 17605

Parcel 21 (9.897 acres), NCB 19216

Parcel 28 (31.819 acres), NCB 19216

Lots 1 thru 65, Block 10, NCB 19216

Lots 1 thru 83, Block 1, NCB 17620

Lots 87, NCB 19215

Parcel 100 (1.758 acres), NCB 17620

Lots 86 (1.464 acres), NCB 19215

403.70 acres tract out of NCB 19216

Temp. "R-1" ERZD to "R-5" ERZD

9.558 acre tract out of NCB 19219

Temp. "R-1" ERZD to "P-1(R-3)" ERZD

3.20 acre tract out of NCB 19214

Temp. "R-1" ERZD to "B-2" ERZD

The south 200 feet of Parcel 4, NCB 19216

The south 200 feet of Parcels 1E and 2E, NCB 19216

Parcels 20A and 24, NCB 19216

Parcels 3E, 5E, 13A, and 13B, NCB 19219

Parcel 17A, NCB 19223, save and except 5.801 acres also known as

Lot 62, NCB 19223, save and except 5.801 acres

9.8065 acre tract out of NCB 19219

11.529 acre tract out of NCB 19219

Temp. "R-1" ERZD to "B-3" ERZD

Lot 1, Block 1, NCB 17604

Lot 2, Block 1, NCB 19216

Parcels 3E, 3D, 3H, 6A, 7, 10A, 10, 11, 12, 20B, 43, 44, 45, and 46, NCB 19216

Parcels 1E and 2E, save and except the south 200 feet, NCB 19216

Parcel 4, save and except the south 200 feet, NCB 19216

Temp. "R-1" ERZD to "P-1(B-3)" ERZD

2.02 acre tract out of NCB 17607

Provided that the following recommendations of the Aquifer Studies Office are incorporated herein and attached hereto for all purposes.

The Aquifer Studies Office recommendations are as follows:

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall obtain a Letter of Certification from the Watershed Protection and Management Department of the San Antonio Water System.
2. All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
3. For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained property.
4. Cub Cave, Bear Cave, Hornet's Last Laugh Pit and Pendulum Pit shall remain open with a buffer zoned designed according to the criteria contained in Sec. 34-920 (b) of Ordinance No. 81491 or other approval criteria. The calculations for determining the buffer zone around the caves shall be submitted to and approval by SAWS prior to the commencement of construction. The caves may be buffered by having the caves surrounded by a greenbelt and/or conservation easement.
5. SAWS Aquifer Studies staff will work with the TNRCC and the owner/operator of the Tetco located at Stone Oak Parkway and Huebner Road in an effort to bring the site into compliance with the TNRCC approval letter dated December 21, 1995.
6. All abandoned wells or improperly plugged wells shall be plugged in accordance with the City of San Antonio Water Code.
7. All properties containing any portion of the 100-year floodplain, which have not yet been platted, shall have a 60 foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in a natural condition.
8. Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of San Antonio Water System:
 - A. A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,

C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan,

D. A copy of the approved Water Pollution Abatement Plan.

9. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U. S. Department of Agriculture, etc. shall be used.
10. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warning may constitute a violation of Federal law.
11. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according of State and City Regulations and Code.
12. If any solution opening, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
13. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 - 1024.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

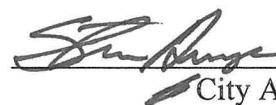
SECTION 4. This ordinance is not severable.

PASSED AND APPROVED this 24th day of September 19 98


M A Y O R

Howard W. Peak

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

98-35

MEETING OF THE CITY COUNCIL

*STONE OAK
AREA REZONING*

Approval

AGENDA ITEM NUMBER:

30

DATE:

SEP 24 1998

MOTION:

Summary

Pro

ORDINANCE NUMBER:

88539

RESOLUTION NUMBER:

ZONING CASE NUMBER:

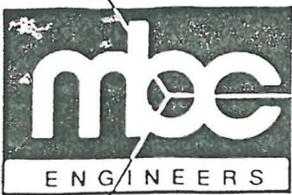
Z97261

TRAVEL AUTHORIZATION:

ALAMODOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
BUDGET & MANAGEMENT ANALYSIS
BUILDING INSPECTIONS
HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS - FRANCES GONZALES
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
ECONOMIC DEVELOPMENT
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
PARKS AND RECREATION
MARKET SQUARE
PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA
YOUTH INITIATIVES

NAME	ROLL	AYE	NAY
ROGER FLORES, II District 1		<i>absent</i>	
MARIO SALAS District 2		<i>✓</i>	
DEBRA GUERRERO District 3		<i>✓</i>	
RAUL PRADO District 4		<i>✓</i>	
RICK VASQUEZ District 5		<i>absent</i>	
JOSE MENENDEZ District 6		<i>✓</i>	
ED GARZA District 7		<i>✓</i>	
ROBERT MARBUT District 8		<i>✓</i>	
TIM BANNWOLF District 9		<i>✓</i>	
JEFF S. WEBSTER District 10		<i>absent</i>	
HOWARD W. PEAK Mayor		<i>✓</i>	

NC *Staff Recommendation ~~stop~~*
~~stop~~ *(for Area 7 + 8 -*
Approval of B-2 ER20
instead of B-3 ER20)



ZONING
METES AND BOUNDS DESCRIPTION
FOR P1-R1 ZONING
FOR

AN AREA ENCOMPASSING THE SPRINGS AT STONE OAK SUBDIVISION AS RECORDED IN VOLUME 9538, PAGE 38 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS PLUS AN ADDITIONAL 3.6038 ACRES

29.3293 ACRES OF LAND OUT OF THAT PORTION OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936, AS RECORDED IN VOLUME 7036 PAGE 1821 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At an iron pin set for the most northwesterly corner of this tract being in the south right-of-way line of Stone Oak Parkway and being the following courses from the intersection of the south right-of-way line of Stone Oak Parkway and the east right-of-way line of Evans Road (a public right-of-way) as recorded in volume 6538 Page 696 of the Real Property Records of Bexar county, Texas;

Northeasterly along a curve to the left having a radius of 2,555.00 feet, a central angle of $07^{\circ}07'45''$, tangent length of 159.16 feet, an arc length of 317.91 feet, and a chord which bears $N 76^{\circ}18'21'' E 317.70$ feet to a point of reverse curvature;

Northeasterly along a curve to the right having a radius of 2,445.00 feet, a central angle of $08^{\circ}06'26''$, a tangent length of 173.27 feet, an arc length of 345.96 feet, and a chord which bears $N 76^{\circ}50'47'' E 345.67$ feet to a point of tangency;

$N 80^{\circ}51'04'' E 155.23$ feet to the POINT OF BEGINNING;

THENCE: $N 80^{\circ}51'04'' E 949.58$ feet along the south right-of-way line of Stone Oak Parkway to an iron pin set for the northwest corner of this tract and the northeast corner of the 346.756 acre Sitterle Tract III;

THENCE: S 09°08'56" E 829.84 feet to a point of curvature;

THENCE: Southwesterly along a curve to the right having a radius of 800.00 feet, a central angle of 31°04'28", a tangent length of 222.42 feet, an arc length of 433.88 feet and a chord which bears S 06°23'18" W 428.58 feet to a point;

THENCE: S 21 55'32" W 366.57 feet to a point for the common corner of this 29.3293 acre tract and the northeasternmost corner of proposed Lot 1, Block 2, C.B. 4936, "Stone Oak Firestation Subdivision";

THENCE: Along the common line of the aforementioned Lot 1, Block 2 and the herein described 29.3293 acre tract, N 80°48'14" W 429.52 feet to a point;

THENCE: N 58°25'12" W 315.54 feet to a point for the southwest corner of this tract;

THENCE: N 31°34'48" E 147.36 feet to an angle point;

THENCE: Along the west boundary of The Springs at Stone Oak Subdivision the following courses:

N 17°15'22" W 101.21 feet to an angle point;

N 10°15'57" W 198.32 feet to an angle point;

N 17°22'41" W 202.80 feet to an angle point;

N 22°20'10" W 200.32 feet to an angle point;

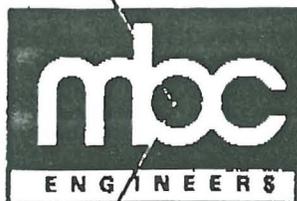
N 19°15'04" W 308.51 feet to an angle point;

N 00°26'00" E 65.82 feet to an angle point;

N 35°51'04" E 58.14 feet to the POINT OF BEGINNING, containing 29.3293 acres of land.

1-7148
April 27, 1998
RAL/PAE/lk





MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 FAX (210) 349-9302

REF. NO. VI

ZONING
METES AND BOUNDS DESCRIPTION
FOR "P1-R1" ZONING
FOR

68.339 ACRES OF LAND OUT OF A 244.656 ACRE PARCEL OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, SAID 244.656 ACRE PARCEL BEING DESCRIBED IN A DEED RECORDED IN VOLUME 7036, PAGE 1821 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; THE 68.339 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At a point on the west right-of-way line of Evans Road, said POINT OF BEGINNING being S 09°09'49" E, 360.00 feet from its southwest return with said right-of-way line, at Stone Oak Parkway;
- THENCE: Along the west right-of-way of Evans Road, the following two courses:
- S 09°09'49" E 189.32 feet to a point of curvature;
- Southeasterly with a curve to the left having a radius of 1043.00 feet, a central angle of 44°41'15", a tangent length of 428.70 feet, an arc length of 813.48 feet, and a chord which bears S 31°30'28" E 793.02 feet to a point;
- THENCE: Southeast with a curve to the right having a radius of 25.00 feet, a central angle of 87°02'52", a tangent length of 23.74 feet, an arc length of 37.98 feet, and a chord which bears S 10°19'39" E 34.43 feet to a point;
- THENCE: Along the proposed extension of Knights Cross Street the following courses:
- S 33°11'52" W 100.00 feet to a point of curvature;

Southwest with a curve to the left having a radius of 530.00 feet, a central angle of $26^{\circ}03'29''$, a tangent length of 122.64 feet, an arc length of 241.04 feet, and a chord which bears $S 20^{\circ}10'04'' W$ 238.97 feet to a point of reverse curvature;

Southwest with a curve to the right having a radius of 570.00 feet, a central angle of $75^{\circ}04'00''$, a tangent length of 437.90 feet, an arc length of 746.79 feet, and a chord which bears $S 44^{\circ}40'19'' W$ 694.51 feet to a point of tangency;

$S 82^{\circ}12'19'' W$ 790.55 feet to a point of curvature;

Southwest with a curve to the right having a radius of 480.00 feet, a central angle of $39^{\circ}37'20''$, a tangent length of 172.92 feet, an arc length of 331.94 feet, and a chord which bears $S 62^{\circ}23'39'' W$ 325.36 feet to a point of tangency;

$S 42^{\circ}34'59'' W$ 25.74 feet to a point on the east right-of-way line of proposed Hardy Oak Street extension;

THENCE: Along said east right-of-way line of proposed Hardy Oak the following courses:

$N 47^{\circ}22'58'' W$ 243.87 feet to a point of curvature;

Northwest with a curve to the right having a radius of 1957.00 feet, a central angle of $04^{\circ}21'23''$, a tangent length of 74.43 feet, an arc length of 148.80 feet, and a chord which bears $N 45^{\circ}12'17'' W$ 148.76 feet to a point of tangency;

$N 43^{\circ}01'35'' W$ 680.34 feet to a point;

THENCE: Leaving said proposed Hardy Oak right-of-way line, $N 36^{\circ}48'57'' E$ 710.00 feet to a point;

THENCE: N 51°33'33" E 714.90 feet to a point;
THENCE: S 75°34'48" E 315.00 feet to a point;
THENCE: N 60°17'59" E 215.48 feet to a point;
THENCE: N 83°25'08" E 380.00 feet to a point;
THENCE: N 51°53'49" E 200.44 feet to the POINT OF
BEGINNING, containing 68.339 acres of land.

1-7148
January 12, 1998
RAL/PAE/lk



TEMPORARY R-1 ERZD TO P-1 (R-1) ERZD

AREA 5

A 129.639 ACRE TRACT OF LAND OUT OF NCB 19219 BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT.

TRACT FF NCB 19219 129.639 acres

Beginning at a point said point being the northwest corner of Tract FF and the south right-of-way line of Evans Road.

Thence: Along the right-of-way line of Evans Road a distance of 2800.20' to a point.

Thence: S 24°69'42" W 2025.27' to a point.

Thence: N 72°92'67" W 651.72' to a point.

Thence: N 68°64'16" W 804.18' to a point.

Thence: N 69°22'39" W 756.78' to a point.

Thence: S 46°07'53" W 426.99' to a point.

Thence: S 82°08'27" W 864.35' to a point.

Thence: N 16°64'73" W 109.25' to a point.

Thence: N 31°98'99" E 352.78' to a point.
Thence: N 55°48'47" E 161.78' to a point.
Thence: N 56°69'56" E 1056.76' to a point.
Thence: N 42°55'55" E 282.76' to a point.
Thence: N 87°74'19" E 87.13' to a point.
Thence: N 87°55'31" E 85.21' to a point.
Thence: N 89°43'02" E 100.06' to point.
Thence: N 88°10'79" E 71.99' to a point.
Thence: N 88°89'07" E 33.02' to a point.
Thence: N 88°88'08" E 33.02' to a point.
Thence: N 88°55'02" E 47.33' to a point.
Thence: N 87°97'05" E 111.13' to a point.
Thence: N 87°97'61" E 99.81' to a point.
Thence: N 88°19'45" W 44.28' to a point.
Thence: N 86°79'96" W 54.38' to a point.
Thence: N 61°73'57" E 239.88' to a point.
Thence: N 61°66'05" E 153.66' to the point of beginning.

TEMPORARY R-1 ERZD TO R-1 ERZD

MAP 6

A 44.669 ACRE TRACT OF LAND OUT OF NCB 19219 BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT.

TRACT LL NCB 19219 44.669 acres

Beginning at point said point being the northwest corner of Tract LL.

Thence: Along the south right-of-way line of a proposed road and distance of 1251.4' to a point.

Thence: S 46°98'09" E 1146.32' to a point.

Thence: Along a curve said curve having a radius of 1424.23' and a length of 1006.62' to a point.

Thence: S 82°08'27" W 1069.50' to a point.

Thence: N 07°86'34" W 128.79' to a point.

Thence: N 88°49'74" E 50.00' to a point.

Thence: Along a curve said curve having a radius of 224.97' and a length of 40.39' to a point.

Thence: Along a curve said curve having a radius of 10.00' and a length of 14.14' to a point.

Thence: N 14°01'01" E 230.92' to a point.

Thence: Along a curve said curve having a radius of 10.00' and a length of 13.14' to a point.

Thence: N 89°60'12" W 60.48' to a point.

Thence: Along a curve said curve having a radius of 369.95' and a length of 193.20' to a point.

Thence: N 53°55'51" W 270.36' to a point.

Thence: Along a curve said curve having a radius of 429.94' and a length of 204.65' to a point.

Thence: N $81^{\circ}89'28''$ W 121.98' to a point.

Thence: Along a curve said curve having a radius of 369.91' and a length of 214.09' to a point.

Thence: N $86^{\circ}81'34''$ W 34.99' to a point.

Thence: Along a curve said curve having a radius of 15.00' and a length of 21.21' to the point of beginning.

TEMPORARY R-1 ERZD TO R-1 ERZD

AREA 18

A 327.811 ACRE TRACT OF LAND OUT OF NCB 19216
BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN
THE OFFICE OF THE PLANNING DEPARTMENT.

TRACT "V"

BEGINNING at A Pt said Pt being the NE corner of Tract "V" and the west R.O.W. line of Wilderness Oak.

THENCE: Along the R.O.W. line of Wilderness Oak, a distance of 7218.75 to A Point.

THENCE: N 23° 39' 79" W - 402.97' to A Pt.

THENCE: 529° 05' 17" W - 256.97' to A PT.

THENCE: N 72° 45' 91" W - 972.06' to A PT.

THENCE: N 84° 73' 83" W - 48.66' to A Pt.

THENCE: N 71° 66' 57" W - 701.49' to A Pt.

THENCE: N 69° 14' 58" W - 76.94' to A Pt.

THENCE: N 09° 40' 17" W - 420.94' to A PT.

THENCE: N 51° 19' 45" E - 422.92' to A Pt.

THENCE: N 37° 65' 18" W - 61.25' to A Pt.

THENCE: N 37° 65' 29" W - 2267.95' to A Pt.

THENCE: Along the east R.O.W. line of Blanco Road, a distance of 191.27' to A PT.

THENCE: 985° 13' 15" E - 288.45' to A PT.

THENCE: N 00° 09' 29" W - 1471.51' to A Pt.

THENCE: N 89° 99' 95" E - 126.38' to A PT.

THENCE: N 01° 24' 63" E - 159.95' to A PT.

THENCE: 589° 96' 75" E - 1003.89' to A PT.

THENCE: N 57° 86' 35" E - 1184.14' to A PT.

THENCE: N 52° 69' 59" E - 490.74' to A Pt.

THENCE: N 57° 82' 19" E - 398.37'

THENCE: N 47° 69' 49" E - 410.80' to A PT.

THENCE: N 31° 78' 99" W - 353.15' to A PT.

THENCE: N 57° 95' 57" E - 122.01' to A PT.

THENCE: N 53° 16' 07" E - 95.88'

THENCE: 554° 15' 25" E - 768.58'

THENCE: N 44° 56' 63" E - 729.14'

THENCE: N 45° 70' 55" E - 148.97 to the point of beginning.

TEMPORARY R-1 ERZD TO P-1 (R-1) ERZD

AREA 14

A 70.876 ACRE TRACT OF LAND OUT OF NCB 19219 BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT.

TRACT OO NCB 19219 70.876 acres

Beginning at a point said point being the northeast corner of Tract OO.

Thence: S 54°66'07" W 52.45' to a point.

Thence: Along a curve said curve having a radius of 310.30' and a length of 160.30' to a point.

Thence: S 24°92'88" W 332.87' to a point.

Thence: S 24°80'84" W 111.18' to a point.

Thence: Along a curve said curve having a radius of 549.62' and a length of 161.98' to a point.

Thence: S 43°00'15" W 158.08' to a point.

Thence: S 36°39'12" W 77.05' to a point.

Thence: S 30°85'72" W 128.46' to a point.

Thence: Along the north right-of-way line of Evans Road a distance of 2994.56'.

Thence: N 54°21'01" W 217.19' to a point.

Thence: N 60°14'01" W 311.33' to a point.

Thence: Along a curve said curve having a radius of 595.10' and a length of 397.86' to a point.

Thence: Along a curve said curve having a radius of 915.09' and a length of 135.32' to a point.

Thence: N 29°96'73" W 57.74' to a point.

Thence: Along a curve said curve having a radius of 370.00' and a length of 338.69' to a point.

Thence: S 85°14'34" E 368.24' to a point.

Thence: S 85°14'03" E 109.45' to a point.

Thence: S 85°14'34" E 169.52' to a point.

Thence: S 65°01'03" E 100.12' to a point.

Thence: S 65°01'21" E 1913.45' to a point.

Thence: N 24°95'76" E 985.44' to a point.

Thence: S 68°05'05" E 48.98' to a point.

Thence: S 52°18'91" E 18.19' to a point.

Thence: S 62°67'91" E 180.43' to a point.

Thence: Along a curve said curve having a radius of 554.23' and a length of 271.92' to a point.

Thence: S 35°43'69" E 184.96' to a point.

Thence: S 32°89'94" W 15.37' to a point.

Thence: S 45°55'99" E 60.92' to a point of beginning.

TEMPORARY R-1 ERZD TO P-1 (R-1) ERZD

AREA 22

**A 10.14 ACRE TRACT OF LAND OUT OF NCB 17607 BEING
FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE
OF THE PLANNING DEPARTMENT.**

TRACT N 10.14 ACRES NCB 17607

Beginning at a point said point being the northeast corner of Tract N.

Thence: S 08°02'04" E 655.00 to a point.

Thence: Along a curve said curve having a radius of 995.77' and a length of 496.00' to a point.

Thence: N 43°20'87" E 419.57' to a point.

Thence: N 87°73'91" E 523.34' to the point of beginning.

TEMPORARY R-1 ERZD TO P-1 (R-1) ERZD

AREA 38

**A 99.64 ACRE TRACT OF LAND OUT OF NCB 19216 BEING
FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE
OF PLANNING DEPARTMENT**

TRACT GG 99.64 acres NCB 19216

Beginning at a point said point being the northwest corner of Tract GG.

Thence: S 89°16'59" E 1045.55' to a point.

Thence: N 65°21'94" E 205.00' to a point.

Thence: N 74°08'83" E 810.43' to a point.

Thence: N 65°87'67" E 1031.27' to a point.

Thence: S 26°47'17" E 200.00' to a point.

Thence: S 09°00'34" W 402.00' to a point.

Thence: S 29°77'78" W 560.00' to a point.

Thence: Along a curve said curve having a radius of 355.00' and a length of 325.38' to a point.

Thence: S 24°78'04" E 178.31' to a point.

Thence: S 65°70'85" W 1348.06' to a point.

Thence: S 51°78'17" W 529.43' to a point.

Thence: S 48°11'49" W 99.99' to a point.

Thence: N 62°35'35" W 157.32' to a point.

Thence: N 49°48'04" W 386.69' to a point.

Thence: S 83°46'21" W 320.82' to a point.

Thence: N 01°06'08" W 352.25' to a point.

Thence: Along a curve said curve having a radius of 1435.00' and a length of 414.49' to a point.

Thence: N 17°58'00" W 498.14' to a point.

Thence: Along a curve said curve having a radius of 1098.32' and a length of 150.00' to the point of beginning.

TEMPORARY R-1 ERZD TO P-1 (R-1) ERZD

AREA 82

A 403.70 ACRE TRACT OF LAND OUT OF NCB 19216 BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT.

TRACT 1 NCB 19216 403.7 acres

Beginning at a point said point being the northwest corner of Tract 1.

Thence: N.63°51'39"E A distance of 2466.90' to a point, said point being the northeast corner of Tract 1.

Thence: S 00°34'27"E A distance of 953.06' to a point.

Thence: S 05°60'86" W A distance of 853.41' to a point.

Thence: S 01°07'78" W A distance of 962.88' to a point.

Thence: S 03°17'28" W A distance of 1132.59' to a point.

Thence: S 00°09'69" W A distance of 650.50' to a point, said point being the southeast corner of Tract 1.

Thence: N 65°18'65" E A distance of 3064.47 to a point, said point being a point on a curve.

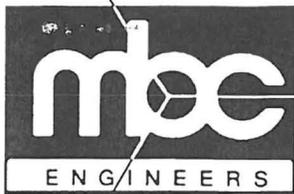
Thence: Along said curve, having a radius of 640.00' to a point.

Thence: N 63°75'33" E A distance of 369.65'

Thence: S 69°94'58" E A distance of 1363.01' to a point.

Thence: N 20°35'34" E A distance of 745.01' to a point.

Thence: S 30°38'38" E A distance of 3240.85' to the point of beginning said point being the northwest corner of Tract 1.



ZONING
METES AND BOUNDS DESCRIPTION
FOR "R-5" ZONING
FOR

9.558 ACRES OF LAND WITHIN N.C.B. 19219, OUT OF A 244.656 ACRE PARCEL OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, SAID 244.656 ACRE PARCEL BEING DESCRIBED IN A DEED RECORDED IN VOLUME 7036, PAGE 1821 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; THE 9.558 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point of the curved southwest right-of-way line of Evans Road, said POINT OF BEGINNING being the following courses with the said right-of-way line of Evans Road from its southwest return at Stone Oak Parkway;

S 09°09'49" E 549.32 feet to a point of curvature;

Southeasterly with a curve to the left having a radius of 1043.00 feet, a central angle of 71°38'24", a tangent length of 752.79 feet, an arc length of 1304.12 feet, and a chord which bears S 44°59'02" E 1220.81 feet to a point of tangency;

S 80°48'14" E 125.17 feet 351.20 feet to the POINT OF BEGINNING;

THENCE: Along the southwest right-of-way line of Evans Road the following courses:

S 80°48'14" E 70.77 feet to a point of curvature;

Southeasterly with a curve to the right having a radius of 877.00 feet, a central angle of 14°50'24", a tangent length of 114.21 feet, an arc length of 227.15 feet, and a chord which bears S 73°23'02" E 226.51 feet to a point of tangency;

S 65°57'50" E 44.98 feet to a point;

THENCE: Leaving the Evans Road right-of-way, southwest with a curve to the right having a radius of 1000.00 feet, a central angle of $14^{\circ}17'33''$, a tangent length of 125.38 feet, an arc length of 249.45 feet, and a chord which bears $S 33^{\circ}15'17'' W$ 248.80 feet to a point;

THENCE: $S 09^{\circ}08'56'' E$ 99.33 feet to a point for southeastern-most corner of this 9.558 acre tract;

THENCE: $S 82^{\circ}12'19'' W$ 1632.86 feet to a point on the centerline of proposed Knights Cross Street;

THENCE: Along the centerline of proposed Knights Cross Street, northeasterly with a curve to the left having a radius of 600.00 feet, a central angle of $60^{\circ}31'25''$, a tangent length of 350.08 feet, an arc length of 633.80 feet, and a chord which bears $N 51^{\circ}56'36'' E$ 604.74 feet to a point;

THENCE: Leaving said proposed Knights Cross centerline, $S 68^{\circ}19'06'' E$ 30.00 feet to a point;

THENCE: $N 82^{\circ}12'19'' E$ 820.89 feet to a point;

THENCE: $N 31^{\circ}59'43'' E$ 175.63 feet to the POINT OF BEGINNING containing 9.558 acres of land.

1-7148

January 12, 1998

Revised: April 17, 1998

RAL/PAE/lk



TEMPORARY R-1 ERZD TO P-1 (R-3) ERZD

AREA 24

A 3.20 ACRE TRACT OF LAND OUT OF NCB 19214 BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE PLANNING DEPARTMENT.

TRACT P 3.20 ACRES

Beginning at a point said point being the northwest corner of Tract P.

Thence: S 67°77'66" E 257.82' to a point of curvature.

Thence: Along a curve with a radius of 267.63' and a length of 146.79' to a point.

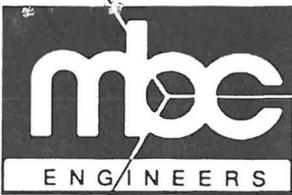
Thence: N 83°17'85" E 52.32' to a point.

Thence: Along a curve said curve having a radius of 40.46' and a length of 42.69' to a point.

Thence: S 07°91'77" E 159.48' to a point.

Thence: S 82°11', 95" W 512.83' to a point.

Thence: N 08°05'24" W 394.14' to a point of beginning.



ZONING
METES AND BOUNDS DESCRIPTION
FOR "B-3" ZONING"
FOR

9.8065 ACRES OF LAND WITHIN N.C.B. 19219, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STONE OAK PARKWAY WITH EVANS ROAD IN BEXAR COUNTY, TEXAS AND BEING OUT OF A 244.656 ACRE PARCEL OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, SAID 244.656 ACRE PARCEL BEING DESCRIBED IN A DEED RECORDED IN VOLUME 7036, PAGE 1821 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS; SAID 9.8065 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a ½" iron pin on the south right-of-way line of Stone Oak Parkway for the southeast return of the right-of-way line of Stone Oak Parkway at Evans Road as shown on a plat recorded in Volume 9515, Page 24 of the Deed and Plat Records of Bexar County;

THENCE: Along said right-of-way line and a curve to the left, having a radius of 2555.00 feet, a central angle of 06°34'59", a tangent length of 146.94 feet, an arc length of 293.56 feet, and a chord which bears N 76°02'01" E 293.40 feet to a point of reverse tangency;

THENCE: Easterly with a curve to the right having a radius of 2445.00 feet, a central angle of 08°06'35", a tangent length of 173.32 feet, an arc length of 346.07 feet, and a chord which bears N 76°47'47" E 345.78 feet to a point;

THENCE: N 80°51'04" E 155.23 feet to a point on the west boundary of the Springs at Stone Oak Subdivision as recorded in Volume 9538, Page 38 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along the common line of the aforementioned west boundary of the Springs at Stone Oak Subdivision and the herein described 9.8065 acre tract the following courses;

S 35°51'04" W 58.14 feet to a point;

S 00°26'00" W 65.82 feet to a point;

S 19°15'04" E 308.51 feet to a point;

S 22°20'10" E 150.14 feet to a point;

THENCE: S 76°19'17" W 630.66 feet to a point for the southernmost corner of this tract;

THENCE: N 30°16'18" W 60.00 feet to an angle point;

THENCE: N 45°19'23" W 131.68 feet to an angle point;

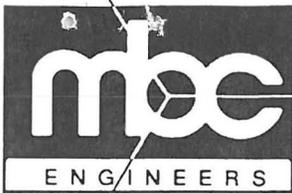
THENCE: S 80°50'11" W 125.00 feet to a point on the east right-of-way line of Evans Road;

THENCE: Along the east right-of-way line of Evans Road, N 09°09'49" W 369.42 feet to a point of curvature;

THENCE: Northeasterly with a curve to the right having a radius of 25.00 feet, a central angle of 88°29'16", a tangent length of 24.35 feet, an arc length of 38.61 feet, and a chord which bears N 35°04'49" E 34.89 feet to the POINT OF BEGINNING, containing 9.8065 acres of land.

1-7148
April 28, 1998
RAL/PAE/lk





ZONING
METES AND BOUNDS DESCRIPTION
FOR "B-3" ZONING
FOR

11.529 ACRES OF LAND WITHIN N.C.B. 19219, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF STONE OAK PARKWAY WITH EVANS ROAD IN BEXAR COUNTY, TEXAS AND BEING OUT OF A 244.656 ACRE PARCEL OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, SAID 244.656 ACRE PARCEL BEING DESCRIBED IN A DEED RECORDED IN VOLUME 7036, PAGE 1821 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; THE 11.529 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a iron pin on the southwest return of the right-of-way line of Stone Oak at Evans Road, as identified on a plat recorded in Volume 6538, Page 696 of the Deed and Plat Records of Bexar County;

THENCE: Southeasterly with a curve to the right, having a radius of 25.00 feet, a central angle of 88°30'05", a tangent length of 24.35 feet, an arc length of 38.62 feet, and a chord which bears S 53°46'16" E 34.89 feet to an iron pin set on the west right-of-way line of Evans Road;

THENCE: Along the west right-of-way line of Evans Road, S 09°09'49" E 360.10 feet to a point;

THENCE: Leaving the Evans Road right-of-way, S 51°53'49" W 200.44 feet to a point;

THENCE: S 83°25'08" W 380.00 feet to a point;

THENCE: S 60°17'59" W 215.48 feet to a point;

THENCE: N 75°34'48" W 315.00 feet to a point;

THENCE: N 05°43'19" E 480.00 feet to a point on the south right-of-way line of Stone Oak Parkway;

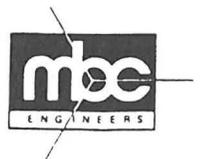
THENCE: Along the south right-of-way line of Stone Oak Parkway the following courses:

N 80°51'04" E 259.18 feet to a point of curvature;

Northeasterly with a curve to the right having a radius of 2445.00 feet, a central angle of 08°06'35", a tangent length of 173.32 feet, an arc length of 346.07 feet, and a chord which bears N 84°54'21" E 345.78 feet to a point of reverse curvature;

THENCE: Northeasterly with a curve to the left having a radius of 2555.00 feet, a central angle of 06°36'42", a tangent length of 147.58 feet, an arc length of 294.83 feet, and a chord which bears N 85°42'21" E 294.67 feet to the POINT OF BEGINNING, containing 11.529 acres of land.

1-7148
January 12, 1998
RAL/PAE/lk



TEMPORARY R-1 ERZD TO P-1 (B-3) ERZD

AREA 23

**A 2.02 ACRE TRACT OF LAND OUT OF NCB 17607 BEING
FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE
OF THE PLANNING DEPARTMENT.**

TRACT O 2.02 ACRES NCB 17607

Beginning at a point said point being the northeast corner of Tract O.

Thence: S 52°16'73" W 218.61' to a point.

Thence: N 35°99'07" W 253.50' to a point.

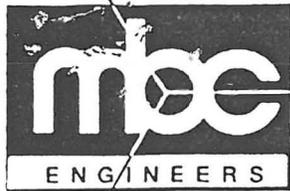
Thence: N 54°00'92" E 53.50' to a point.

Thence: N 35°99'08" W 173.05' to a point.

Thence: N 89°61'01" E 96.47' to a point.

Thence: N 54°00'96" E 85.76' to a point.

Thence: S 35°99'07" E 474.56' to the point of beginning.



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 FAX (210) 349-9302

REF. No. I

ZONING
METES AND BOUNDS DESCRIPTION

FOR
"B-2" ZONING

NCB 19219

9.8065 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STONE OAK PARKWAY WITH EVANS ROAD IN BEXAR COUNTY, TEXAS AND BEING OUT OF A 244.656 ACRE PARCEL OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, SAID 244.656 ACRE PARCEL BEING DESCRIBED IN A DEED RECORDED IN VOLUME 7036, PAGE 1821 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS; SAID 9.8065 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a ½" iron pin on the south right-of-way line of Stone Oak Parkway for the southeast return of the right-of-way line of Stone Oak Parkway at Evans Road as shown on a plat recorded in Volume 9515, Page 24 of the Deed and Plat Records of Bexar County;

THENCE: Along said right-of-way line and a curve to the left, having a radius of 2555.00 feet, a central angle of 06°34'59", a tangent length of 146.94 feet, an arc length of 293.56 feet, and a chord which bears N 76°02'01" E 293.40 feet to a point of reverse tangency;

THENCE: Easterly with a curve to the right having a radius of 2445.00 feet, a central angle of 08°06'35", a tangent length of 173.32 feet, an arc length of 346.07 feet, and a chord which bears N 76°47'47" E 345.78 feet to a point;

THENCE: N 80°51'04" E 155.23 feet to a point on the west boundary of the Springs at Stone Oak Subdivision as recorded in Volume 9538, Page 38 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along the common line of the aforementioned west boundary of the Springs at Stone Oak Subdivision and the herein described 9.8065 acre tract the following courses;

S 35°51'04" W 58.14 feet to a point;

S 00°26'00" W 65.82 feet to a point;

S 19°15'04" E 308.51 feet to a point;

S 22°20'10" E 150.14 feet to a point;

THENCE: S 76°19'17" W 630.66 feet to a point for the southernmost corner of this tract;

THENCE: N 30°16'18" W 60.00 feet to an angle point;

THENCE: N 45°19'23" W 131.68 feet to an angle point;

THENCE: S 80°50'11" W 125.00 feet to a point on the east right-of-way line of Evans Road;

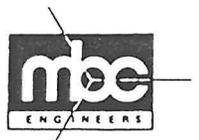
THENCE: Along the east right-of-way line of Evans Road, N 09°09'49" W 369.42 feet to a point of curvature;

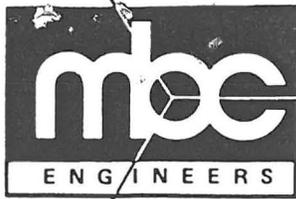
THENCE: Northeasterly with a curve to the right having a radius of 25.00 feet, a central angle of 88°29'16", a tangent length of 24.35 feet, an arc length of 38.61 feet, and a chord which bears N 35°04'49" E 34.89 feet to the POINT OF BEGINNING, containing 9.8065 acres of land.

1-7148

April 28, 1998

RAL/PAE/lk





ZONING
METES AND BOUNDS DESCRIPTION

FOR
" B-2 " ZONING

NCO 19219

11.529 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF STONE OAK PARKWAY WITH EVANS ROAD IN BEXAR COUNTY, TEXAS AND BEING OUT OF A 244.656 ACRE PARCEL OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, SAID 244.656 ACRE PARCEL BEING DESCRIBED IN A DEED RECORDED IN VOLUME 7036, PAGE 1821 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; THE 11.529 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At an iron pin on the southwest return of the right-of-way line of Stone Oak at Evans Road, as identified on a plat recorded in Volume 6538, Page 696 of the Deed and Plat Records of Bexar County;

THENCE: Southeasterly with a curve to the right having a radius of 25.00 feet, a central angle of 88°30'05", a tangent length of 24.35 feet, an arc length of 38.62 feet, and a chord which bears S 53°46'16" E 34.89 feet to a point on the west right-of-way line of Evans Road;

THENCE: Along the west right-of-way of Evans Road, S 09°09'49" E 360.00 feet to a point;

THENCE: Leaving said Evans Road right-of-way, S 51°53'49" W 200.44 feet to a point;

THENCE: S 83°25'08" W 380.00 feet to a point;

THENCE: S 60°17'59" W 215.48 feet to a point;

THENCE: N 75°34'48" W 315.00 feet to a point;

THENCE: N 05°43'19" E 480.00 feet to a point on the south right-of-way line of Stone Oak Parkway;

THENCE: Along the south right-of-way line of Stone Oak Parkway the following courses:

N 80°51'04" E 259.18 feet to a point of curvature;

Northeasterly with a curve to the right having a radius of 2445.00 feet, a central angle of 08°06'35", a tangent length of 173.32 feet, an arc length of 346.07 feet, and a chord which bears N 84°54'21" E 345.78 feet to a point of reverse curvature;

THENCE: Northeasterly with a curve to the left having a radius of 2555.00 feet, a central angle of 06°36'42", a tangent length of 147.58 feet, an arc length of 294.83 feet, and a chord which bears N 85°42'21" E 294.67 feet to the POINT OF BEGINNING, containing 11.529 acres of land.

1-7148
January 12, 1998
RAL/PAE/lk

Zoning Case No.: Z97261 Stone Oak Area

Date: January 6, 1998
January 20, 1998
August 4, 1998

Council District: 9

Applicant: City of San Antonio

Zoning Request: Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" ERZD Single Family Residence Edward Recharge Zone District, "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District, "R-5" ERZD Single Family Residence Edwards Recharge Zone District, "P-1(R-3)" ERZD Planned Unit Development Multiple Family Residence Edwards Recharge Zone District, "B-2" ERZD Business Edwards Recharge Zone District, "B-3" ERZD Business Edwards Recharge Zone District and "P-1(B-3)" ERZD Planned Unit Development Business Edwards Recharge Zone District.

Property Location:

Temp. "R-1" ERZD to "R-1" ERZD

44.669 acres out of NCB 19219
327.811 acres out of NCB 19216

Temp. "R-1" ERZD to "P-1(R-1)" ERZD

Parcels 1, 1A, 1B, 2A, 3, 3J, 5, and 27, NCB 19215
Lots 18 thru 85, Block 1, NCB 17626
Lots 28 thru 72, Block 2, NCB 17626
Lots 1 thru 85, Block 3, NCB 17626
Lots 1,2, and 3, Block 4, NCB 17626
Lot 1, Block 10, NCB 17626
or Parcel 2, NCB 17626 (131.882 acres)
129.639 acre tract of NCB 19219
29.3293 acre tract of NCB 17601
68.339 acre tract of NCB 19219
70.876 acre tract of NCB 19219

Z97261

Temp. "R-1" ERZD to "P-1(R-1)" ERZD

Parcels 2A, 2C, 3A, 3B, 3C, 3G, 5, 25, 27, 31, 35, and 37, NCB 19216

Lots 2 thru 123, NCB 19216

10.14 acre tract of NCB 17607

99.64 acre tract of NCB 19216

Lots 1 thru 52, Block 1, NCB 17605

Parcel 21 (9.897 acres), NCB 19216

Parcel 28 (31.819), NCB 19216

Lots 1 thru 65, Block 10, NCB 19216

Lots 1 thru 83, Block 1, NCB 17620

Lots 87, NCB 19215

Parcel 100 (1.758), NCB 17620

Lots 86 (1.464), NCB 19215

403.70 acres out of NCB 19216

Temp. "R-1" ERZD to "R-5" ERZD

9.558 acre out of NCB 19219

Temp. "R-1" ERZD to "P-1(R-3)" ERZD

3.20 acre out of NCB 19214

Temp. "R-1" ERZD to "B-2" ERZD

The south 200 feet of Parcel 4, NCB 19216

The south 200 feet of Parcels 1E and 2E, NCB 19216

Parcels 20A and 24, NCB 19216

Parcels 3E, 5E, 13A, and 13B, NCB 19219

Lot 62, NCB 19223, save and except 5.801 acres

Temp. "R-1" ERZD to "B-3" ERZD

9.8065 acre tract out of NCB 19219

11.529 acre tract out of NCB 19219

Lot 1, Block 1, NCB 17604

Lot 2, Block 1, NCB 19216

Parcels 3E, 3D, 3H, 6A, 7, 10A, 10, 11, 12, 20B, 43, 44, 45, and 46, NCB 19216

Parcel 1E and 2E, save and except the south 200 feet, NCB 19216

Parcel 4, save and except the south 200 feet, NCB 19216

Temp. "R-1" ERZD to "P-1(R-3)" ERZD

2.2 acres out of NCB 17607

The area being bounded between Blanco Road, Highway 281 North, North of F.M. 1604 East and the city limits line.

Z97261

Case History and Discussion:

1. This case was initiated by staff as part of the annexation service plan adopted by the City Council.
2. This area was annexed on December 31, 1997, and has over 2,580 parcels. The area is zoned Temporary "R-1" ERZD.
3. Zoning Commission granted a continuance on January 6, 1998.
4. Zoning Commission granted a second continuances for portions of the area on January 20, 1998.
5. Zoning Commission recommended approval on portions of the Stone Oak Plan and postponed the other properties for a later date.
6. On January 22, 1998, City Council approved part of the over-all Stone Oak Zoning Plan.
7. Attach list property owners request for zoning.

Staff Recommendation:

Staff's recommendation on the Stone Oak area will be distributed on Monday - September 21, 1998.

August 4, 1998

Change of zoning from:

Temporary "R-1" ERZD to "P-1(R-1)" ERZD

Areas - 1, 5, 6, 14, 18, 38, 43, 75, & 82

Temporary "R-1" ERZD to "P-1(R-3)" ERZD

Areas - 22 & 24

Temporary "R-1" ERZD to "B-2" ERZD

Areas - 86 & 83

Z97261

Temporary "R-1" ERZD to "P-1(B-3)" ERZD

Area - 23

Temporary "R-1" ERZD to "B-2" ERZD & "B-3" ERZD

Area - 74

Temporary "R-1" ERZD to "P-1(R-1)" ERZD, "R-5" ERZD, "B-2" ERZD & "B-3" ERZD

Areas - 7 & 8

ZONING CASE NO. Z97261

Applicant: City of San Antonio

Zoning Request: Temp. "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" ERZD Single Family Residence Edwards Recharge Zone District, "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District, "R-5" ERZD Single Family Residence Edwards Recharge Zone District, "P-1(R-3)" ERZD Planned Unit Development Multiple Family Residence Edwards Recharge Zone District, "B-2" ERZD Business Edwards Recharge Zone District, "B-3" ERZD Business Edwards Recharge Zone District and "P-1(B-3)" ERZD Planned Unit Development Business Edwards Recharge Zone District.

Bill Telford, Planning Manager, stated that the only portion to be considered on area 83 is the "B-2" business request. The remaining portion of area 83 will be heard at a later time.

Julie Rogers, SAWS, stated staff recommends approval of the intended land uses for all areas except for properties which have been removed from this zoning request and any and all properties requiring City Council approval, as long as the applicant agrees to abide by all recommendations.

Z97261

FAVOR

Buzz Buckley, Stone Oak Property Owners Assoc., stated he has worked closely with staff and that the request is consistent with the Stone Oak Master Plan.

Jerry Arredondo, stated he is in agreement with the "B-2" zoning as requested on area 83.

OPPOSITION

Nel Norris, 49 Champions Run, stated many of the surrounding property owners were not aware of the rezoning. She further stated she feels deceived by the City in many respects.

Jill Huebner, 66 Champions Run, feels the rezoning will greatly impact the school district and overcrowd the schools.

Roberto Trevino, 1435 Whisper Mountain, stated the City is changing the zoning to meet their greed. He further stated the City should look closely at what the rezoning could cause.

Roger D. Blevins, 967 Light Store, feels the increased traffic could damage the roads and impact the schools. He further stated fire and police protection may be delayed and increase crime in the neighborhood.

George H. Gauger, 25015 Earth Stone Dr., stated he is not opposed to development, but is opposed to "B-2" and "B-3" zonings. This will draw large amounts of people into this area.

Susana Rios, 23134 Summers Dream, feels her neighborhood is quiet and is a family oriented neighborhood. She expressed her concern about 24 hour businesses and alcohol on these properties. She further stated she would like to see restrictions on the "B-2" zoning.

Mark Temple, 30131 Champions Rune, requested more information about the ERZD. He further stated the area lacks greenbelts and parks. He feels there may be some discrepancies that should be looked at before rezoning takes place.

Andrew Cohen, 23103 Summers Dream, stated he has not received efficient amount of information. He expressed concern with the increased amount of traffic the rezoning will generate. He feels the plan is not consistent with the Stone Oak Master Plan.

Z97261

REBUTTAL

Bill Telford, Planning Manager, stated the area is designed for the increased traffic. He further stated that the NE ISD is in negotiation for two new school sites in the Stone Oak area.

Staff stated there were 2658 notices mailed out to the surrounding property owners, 123 returned in opposition and 45 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Falcone and seconded by Commissioner Hophan to recommend approval for "R-1" on area 6, continuance on area 20 and "P-1(R-1)" on area 22 and all other references to "B-2" and "B-3" be subject to further negotiations in direct communication with the home owners association and property owners.

AYES: Galloway, Falcone, Hophan

NAYS: Carpenter, Earl, Williams, Anderson

THE MOTION FAILS.

The second motion was made by Commissioner Williams and seconded by Commissioner Anderson to recommend approval of staff's recommendation for the following reasons:

1. Property is located between Blanco Road, Highway 281 North, North of F.M. 1604 East and the City limits line.
2. There were 2658 notices mailed, 133 returned in opposition and 45 returned in favor.
3. Staff recommends approval as per presentation by Bill Telford, Planning Manager.

AYES: Carpenter, Earl, Williams, Hophan, Anderson, Galloway

NAYS: Falcone

THE MOTION CARRIED.

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at Council hearing.

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

RECEIVED
93 JAN 13 PM 3:16

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Aquifer Studies Division, San Antonio Water System

Copies To: Rebecca Quintanilla Cedillo, Vice President of Planning, San Antonio Water System, Scott R. Halty, Director, Watershed Protection and Management Department, Julie Rogers, Planner III, Aquifer Studies Division, File

Subject: Zoning Case Z97261 (Stone Oak)

Date: January 13, 1998

SUMMARY

A request for a change in zoning has been made for an approximate 6974 acre tract located on the city's north side. The requested change in zoning is from "Temporary R-1 ERZD" to:

- "R-A ERZD" for approximately 695 acres of agricultural use;
- "R-1 ERZD" and "R-5 ERZD" for approximately 5058 acres of single-family residential development which includes street right-of-ways, drainages, floodplain, and San Antonio River Authority Flood Control Basins;
- "R-3 ERZD" for approximately 212 acres of multi-family residential development;
- "O-1 ERZD" for approximately 7 acres of office development;
- "B-1 ERZD" for approximately 42 acres of business development;
- "B-2 ERZD" for approximately 488 acres of business development; and
- "B-3 ERZD" for approximately 472 acres of business development.

The change in zoning is being requested by the City of San Antonio. Much of the area covered by the zoning request has previously been determined to be Category 1 properties. However, many areas have not received a category determination and may be Category 2 properties.

LOCATION

This tract was annexed by the city on December 31, 1997 as part of City Council District 9. The property is bordered on the south by Loop 1604, on the east by US Hwy 281, on the west by Blanco Road and on the north by residential and undeveloped land. The entire 6974 acre subject area lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE ASSESSMENT

An investigation was made by the San Antonio Water System (SAWS), Aquifer Studies Division to assess the existing geologic conditions and observe any potential environmental concerns.

The undeveloped portions of the site are covered with trees, brush and natural grasses. The Edwards Group, which underlies the majority of the area, is made up of two geologic formations. The lower portion is the Kainer Formation, which is approximately 280 feet thick. The upper portion is the Person Formation which overlies the Kainer Formation and is approximately 190 feet thick (Appendix A). The Kainer Formation is exposed over most of the property. The Person Formation is exposed in several areas in the southern portion of the site. The Glen Rose Limestone, which underlies the Edwards Group, is also present in a few areas in the northern portion of the site. The entire site is crossed by numerous northeast-southwest trending faults. Many exposures of the Edwards Group are likely to exhibit solution features and fractures. The majority of these features are likely to be soil-filled thus limiting their recharge capabilities. Several potential recharge features are discussed below.

The property displays low to moderate topographic relief in the southern portion of the site and moderate to high topographic relief in the northern portion of the site. Drainage from the site flows to the south towards either Mud Creek in the eastern portion of the site or to Panther Springs Creek in the western portion of the site.

The property has been under development since 1983. Approximately 45 to 50% of the site has already been developed. Much of the remaining properties are covered by approved Water Pollution Abatement Plans (WPAP). A list of the developments with approved WPAPs is attached as Appendix B. Known developments for which we have no WPAP on file to review are included in a list attached as Appendix C. Staff will work with the TNRCC to acquire copies of these files. There exists a possibility that some WPAP's for developments may still be outstanding.

Aquifer Studies staff conducted site investigations for all areas of the site which have been through the WPAP or platting process. Staff will continue to conduct WPAP and/or platting site investigations for any future developments in addition to any individual zoning cases which may come about.

A thorough investigation was made of potential environmental concerns such as abandoned water wells, caves and other significant recharge features, sedimentation/filtration basins, areas approved for use of on-site sewage treatment facilities and areas which have land uses which may require City Council approval. Many of the areas discussed below are identified on Figure 2.

Abandoned water wells. SAWS Water Quality Division staff reviewed files and conducted site investigations to determine if there were any abandoned water wells within the area covered by this zoning case. These investigations identified four abandoned wells. Two of these wells, Well 2 and Well 4 on Figure 2, are scheduled to be plugged under a SAWS permit. However, the remaining two wells are not currently scheduled for plugging. Water Quality Division staff will be working with the landowners to get these wells properly plugged.

Caves and other significant recharge features. The Aquifer Studies Division database of significant recharge features and the Caves of Bexar County, 2nd Ed. by George Veni, 1988, were reviewed to

determine what significant recharge features were present in the area of the zoning case. In addition Allan Clark of the United States Geological Survey was contacted regarding his knowledge of features in this area.

Three caves listed in Veni (1988) were found and are shown as Pendulum Pit, Cub Cave and Bear Cave in Figure 2. All three of these caves are still in their natural condition. One cave listed in Veni (1988), Hornet's Last Laugh, was not found and its approximate location is shown in Figure 2. Cub Cave, Bear Cave and Hornet's Last Laugh Pit are located within the 100 year floodplain behind a flood control dam on Mud Creek. A small unnamed cave located in Panther Springs Creek was previously inspected by Aquifer Studies staff. However, this feature has been approved for closure by the TNRCC. Hairy Tooth Cave has been preserved within a single-family residential subdivision by the use of a green space area and security fencing around the feature. More information on Cub Cave, Bear Cave, Hornet's Last Laugh Pit and Pendulum Pit from Veni (1988) is included as Appendix D.

Numerous other moderate recharge features have been observed within the area of the zoning case. These include solution cavities, sinkholes and fractured rock zones. Some of these features have been preserved. However, numerous moderate features have been closed within this area. Based on the general geologic conditions in this area, more moderate recharge features are likely to be found.

Sedimentation/filtration basins. The six existing sedimentation/filtration basins located within the area of the zoning case were inspected. The basin at the Tetco Service Station located at the intersection of Huebner Road and Stone Oak Parkway was approved by the Texas Natural Resource Conservation Commission (TNRCC) as a temporary basin and was to be replaced by a permanent sedimentation/filtration basin prior to December 21, 1997. According to Lynn Bumgardner of the TNRCC, as of December 30, 1997, no plans have been submitted or approved for replacement of the temporary basin.

On-site sewage facilities. After a review of files on record, three areas were found which are approved by Bexar County and/or TNRCC for use of on-site sewage treatment facilities. The Heights at Stone Oak II, Parcel "E" is constructed or under construction. Cobblestone Hill and the Bill Morris Subdivision have not yet started construction. This information was confirmed by Renee Green of Bexar County Public Works.

Uses requiring City Council approval. An inventory was made of properties which appear to require City Council approval according to the city's Uniform Development Code (UDC) Permitted Uses Table. Some of these sites include, but are not necessarily limited to, a metal product fabrication facility, an oil change facility, two veterinary clinics, two dry cleaners, a hospital, an equestrian center and a golf course and country club. The metal product fabrication facility (Strand Services) uses steel rebar to fabricate structural reinforcement for concrete products. According to the UDC, this type of use appears to require Industrial zoning and City Council approval. In addition, there is one service station with an automatic car wash already in operation and one service station under construction. New underground storage tank facilities, such as service stations, are prohibited by ordinance over the Edwards Recharge Zone.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this rezoning case and future development activities on the Edwards Aquifer Recharge Zone are as follows:

1. The use of on-site sewage facilities.
2. The presence of three caves.
3. The presence of four on-site water wells.
4. The presence of a pollution abatement measure at the Tetco Service Station located at the intersection of Stone Oak Parkway and Huebner Road which is not in compliance with the TNRCC approval letter.
5. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas which are then carried off in the first flush of stormwater run-off.
6. Improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance which may be carried off in the first flush of stormwater run-off.
7. The proper construction of the sewer mains and service laterals to prevent wastewater from entering the subsurface.

ENVIRONMENTAL RECOMMENDATIONS

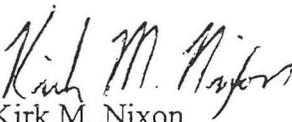
The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall obtain a Letter Of Certification from the Watershed Protection and Management Department of the San Antonio Water System.
2. All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
3. For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained properly.

4. Cub Cave, Bear Cave, Hornet's Last Laugh Pit and Pendulum Pit shall remain open with a buffer zone designed according to the criteria contained in Sec. 34-920 (b) of Ordinance No 81491 or other approved criteria. The calculations for determining the buffer zone around the caves shall be submitted to and approved by SAWS prior to the commencement of construction. The caves may be buffered by having the caves surrounded by a greenbelt and/or conservation easement.
5. SAWS Aquifer Studies staff will work with the TNRCC and the owner/operator of the Tetco located at Stone Oak Parkway and Huebner Road in an effort to bring the site into compliance with the TNRCC approval letter dated December 21, 1995.
6. All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
7. All properties containing any portion of the 100-year floodplain, which have not yet been platted, shall have a 60 foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in a natural condition.
8. Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
 - A. A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan,
 - D. A copy of the approved Water Pollution Abatement Plan.
9. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.

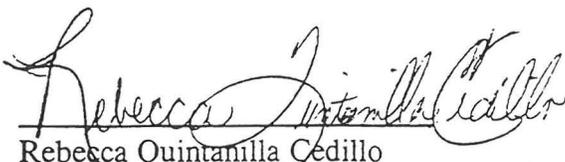
10. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
11. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
12. If any solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
13. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the environmental assessment of the property, and the proposed land uses, staff recommends approval of the intended land uses for all areas except for properties which have been removed from this zoning request and any and all properties requiring City Council approval, as long as the applicant agrees to abide by all recommendations made in this document.

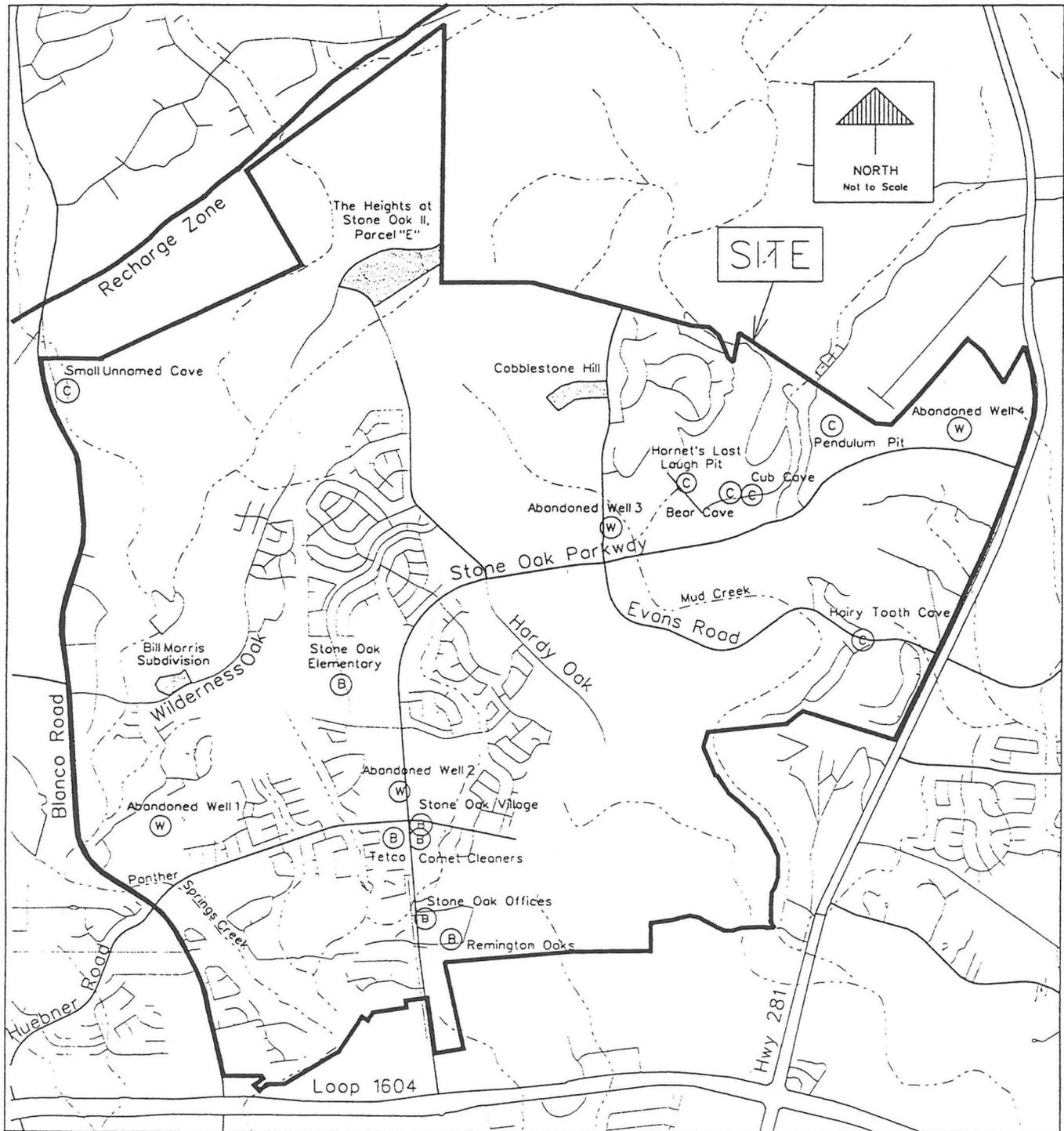

Kirk M. Nixon
Manager, Aquifer Studies


Scott R. Halty
Director, Watershed Protection & Management

APPROVED:


Rebecca Quintanilla Cedillo
Vice President, Planning

KMN:JPR



Stone Oak Zoning Case Z97261

- (B) Existing Sedimentation/Filtration Basins
- (C) Caves and Other Significant Recharge Features
- (W) Abandoned Water Wells
- Areas Approved for Use of On-Site Sewage Facilities

Figure 2

Table 1. Summary of the lithologic and hydrologic properties of the hydrogeologic subdivisions of the Edwards aquifer outcrop, Bexar County, Texas

[Hydrogeologic subdivisions modified from Maclay and Small (1976); groups, formations, and members modified from Rose (1972);[^] lithology modified from Dunham (1962); and porosity type modified from Choquette and Pray (1970). CU, confining unit; AQ, aquifer]

Hydrogeologic subdivision		Group, formation, or member	Hydrologic function	Thickness (feet)	Lithology	Field identification	Cavern development	Porosity/permeability type			
Upper Cretaceous	Upper confining units	Eagle Ford Group	CU	30 – 50	Brown, flaggy shale and argillaceous limestone	Thin flagstones; petroliferous	None	Primary porosity lost/ low permeability			
		Buda Limestone	CU	40 – 50	Buff, light gray, dense mudstone	Porcelaneous limestone with calcite-filled veins	Minor surface karst	Low porosity/low permeability			
		Del Rio Clay	CU	40 – 50	Blue-green to yellow-brown clay	Fossiliferous; <i>Tymatogyra arietina</i>	None	None/primary upper confining unit			
Lower Cretaceous	Edwards aquifer	Edwards Group	Person Formation	I	Georgetown Formation	Karst AQ; not karst CU	2 – 20	Reddish-brown, gray to light tan marly limestone	Marker fossil; <i>Waconella wacoensis</i>	None	Low porosity/low permeability
				II	Cyclic and marine members, undivided	AQ	80 – 90	Mudstone to packstone; <i>miliolid</i> grainstone; chert	Thin graded cycles; massive beds to relatively thin beds; crossbeds	Many subsurface; might be associated with earlier karst development	Laterally extensive; both fabric and not fabric/water-yielding
				III	Leached and collapsed members, undivided	AQ	70 – 90	Crystalline limestone; mudstone to grainstone; chert; collapsed breccia	Bioturbated iron-stained beds separated by massive limestone beds; stromatolitic limestone	Extensive lateral development; large rooms	Majority not fabric/one of the most permeable
				IV	Regional dense member	CU	20 – 24	Dense, argillaceous mudstone	Wispy iron-oxide stains	Very few; only vertical fracture enlargement	Not fabric/low permeability; vertical barrier
				V	Grainstone member	AQ	50 – 60	<i>Miliolid</i> grainstone; mudstone to wackestone; chert	White crossbedded grainstone	Few	Not fabric/ recrystallization reduces permeability
				VI	Kirschberg evaporite member	AQ	50 – 60	Highly altered crystalline limestone; chalky mudstone; chert	Boxwork voids, with neospar and travertine frame	Probably extensive cave development	Majority fabric/one of the most permeable
				VII	Dolomitic member	AQ	110 – 130	Mudstone to grainstone; crystalline limestone; chert	Massively bedded light gray, <i>Toucasia</i> abundant	Caves related to structure or bedding planes	Mostly not fabric; some bedding plane-fabric/water-yielding
				VIII	Basal nodular member	Karst AQ; not karst CU	50 – 60	Shaly, nodular limestone; mudstone and <i>miliolid</i> grainstone	Massive, nodular and mottled, <i>Exogyra texana</i>	Large lateral caves at surface; a few caves near Cibolo Creek	Fabric; stratigraphically controlled/large conduit flow at surface; no permeability in subsurface
				Lower confining unit	Upper member of the Glen Rose Limestone	CU; evaporite beds AQ	350 – 500	Yellowish tan, thinly bedded limestone and marl	Stair-step topography; alternating limestone and marl	Some surface cave development	Some water production at evaporite beds/relatively impermeable

APPENDIX A

Stratigraphic Column
from
Geologic Framework and Hydrogeologic Characteristics of the
Edwards Aquifer Recharge Zone, Bexar County,
U.S. Geological Survey,
William G. Stein and George B. Ozuna, 1995

Big Springs P.U.D. for Big Spring LTD
 Big Springs Office Park
 Cactus Bluff U-3 **
 Cactus Bluff U-4 **
 Cactus Bluff Commercial
 Cactus Bluff U-5 & 6
 Champions Subdivision
 Champions Equestrian Center #
 Club @ Sonterra, The
 Cobblestone Hill PUD
 Comet Cleaners-Stone Oak Pkwy. #
 Crown of Life Lutheran Church
 Enclave @ Sonterra, The
 Fairways of Sonterra U-2 & 3
 First National Bank of La Grange
 Forest @ Stone Oak U-1
 Forest @ Stone Oak U-2 & 3
 Glen @ Stone Oak
 Heights @ Stone Oak II Parcel A (AKA-The
 Overlook PUD)
 Heights @ Stone Oak II PUD
 Heights @ Stone Oak
 Hidden Mesa **
 Independence Hill Sub. U-1
 Independence Hill Sub. U-2
 KCG Sub.
 Knights Cross
 Las Lomas Phase I
 Las Lomas Phase II
 Luby's North Point
 Mesa Grande
 Mesa Bluff U-1, 2 & 3
 Mesa Vista
 Mesa Grande U-4 & 6
 Mesa Cielo
 Mesa Verde U-1, 2, 3 & 4
 Mount Arrowhead
 Mount Arrowhead U-1 & 2
 Oaks of Sonterra U-2,3,4 & 5
 Parkway Plaza #
 Promontory Pointe @ Stone Oak II PUD
 Pumps @ Sonterra (Tetco) #
 Remington Oaks Medical Bldg.
 Restaurants @ Stone Oak
 Rolling Hills Academy

Seventh @ Sonterra
 Sonterra Apartments
 Sonterra Subdivision
 Southwestern Bell Mobile
 Springs @ Stone Oak
 Stone Canyon U-2
 Stone Mountain
 Stone Oak 7.5 Acre Tract
 Stone Oak Center
 Stone Oak Center, LTD
 Stone Oak Center U-1
 Stone Oak Centre U-2
 Stone Oak Convenience Store North
 Stone Oak Convenience Store South
 Stone Oak Elementary School
 Stone Oak Fire Station
 Stone Oak High School U-2
 Stone Oak Meadows PUD U-2
 Stone Oak Medical Office Building
 Stone Oak Middle School
 Stone Oak Office Center
 Stone Oak POA Fill Site
 Stone Oak Veterinary Clinic ** #
 Stone Oak Village #
 Stone Oak Villas
 Stone Valley PUD
 Stonehue
 Stonewood U-1A **
 Stonewood U-1B & 1C **
 Stonewood U-3
 Summit @ Stone Oak, The
 Trails of Arrowhead (Crest Oak?)
 Valvoline #
 Woods @ Sonterra U-4A, The
 WorldCom
 Zyskind-Finch/Hills of Stone Oak U-1

** Proposed zoning is not in agreement with
 approved use in WPAP

Proposed use requires City Council
 approval

APPENDIX C

Names of known developments with no
WPAPs on file with Aquifer Studies Division

Church of Jesus Christ of Later-Day Saints
Greensview @ Sonterra
Highlands, The
Holy Trinity Catholic Church
North Central Baptist Hospital
Sonterra U-1
Stone Oak Bank
Stone Oak Presbyterian Church
Strand Services

APPENDIX D

Cave Descriptions
from
The Caves of Bexar County, Second Edition,
Texas Memorial Museum,
George Veni, 1998

and Russell (1962a:5); Reddell and Smith (1966:2-3); Veni (1978a:5); White (1948:47, map); Widener (1959:80).

BEAR CAVE (BCS #5)

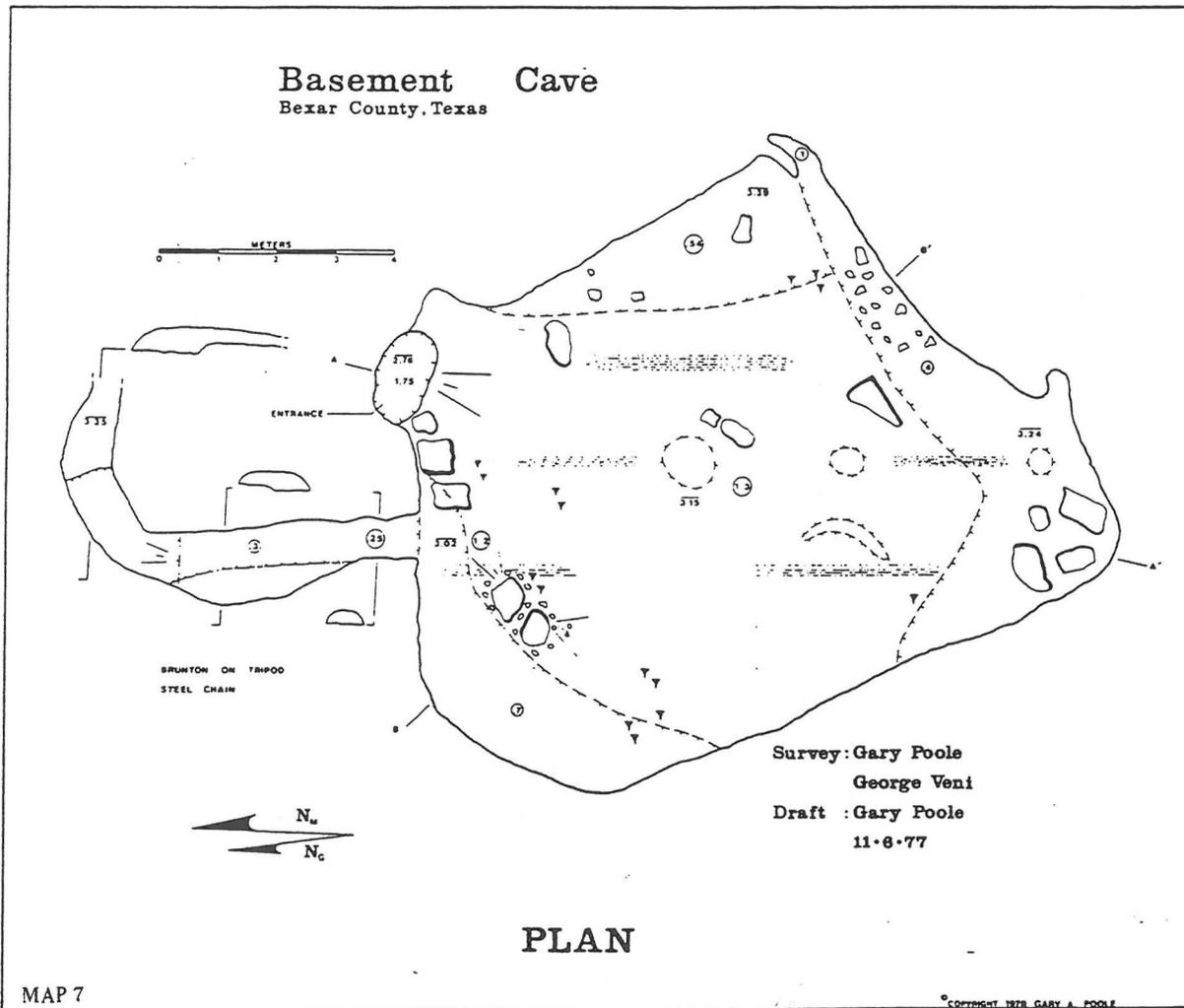
Alternate names: Bexar Cave; Big Bexar Cave; Big Bear Cave

Location: Bulverde 7.5' (100, 395) ✓

Description: Bear Cave originally had two vertical entrances, the larger of which was 4 m in diameter and 7 m deep. Three meters to the northwest was the smaller entrance, a 2.6 m free climb. Following the filling and subsequent reopening of the cave entrance, the rock span separating the two entrance pits was destroyed creating one large pit. Both drops entered an irregular room measuring about 25 m long and 10 m wide. This room is now littered with boulders and gravel. Exiting from the southern part of this room is a low-ceilinged decorated area known as the Baby Bottle Branch. The main room, however, extends northward through a cluster of large, highly

weathered columns before reaching the 6 m drop into the Bat Room. This room is 11 m in diameter, 8 m high, and has a guano-covered breakdown floor that contains a small maze of passages. These breakdown crawls lead to some solutionally developed passages which continue unexplored but require enlargement. The north side of the Bat Room narrows and drops 8 m. Opposite this drop, on the far north wall near the ceiling, the cave continues down a 45-degree slope of a 2 m long by 0.5 m diameter tube. The tube ends at the top of a 4 m dome. From the base of the dome, Bear Cave continues another 30 m northward via a 2 m high passage lined with cave coral. (See Map 9; Photos. 1-2.)

History: Known for many years, the cave was named after some bones found in it that are believed to be from a bear. The whereabouts of the bones or information as to identification and dating are not known. On 1 August 1965 the cave was surveyed by R. Cuzzi, James Jasek, R. Szalwinski, and R. Summar. On 11 February 1973 Virginia Bias, Bob Burdic, Bob

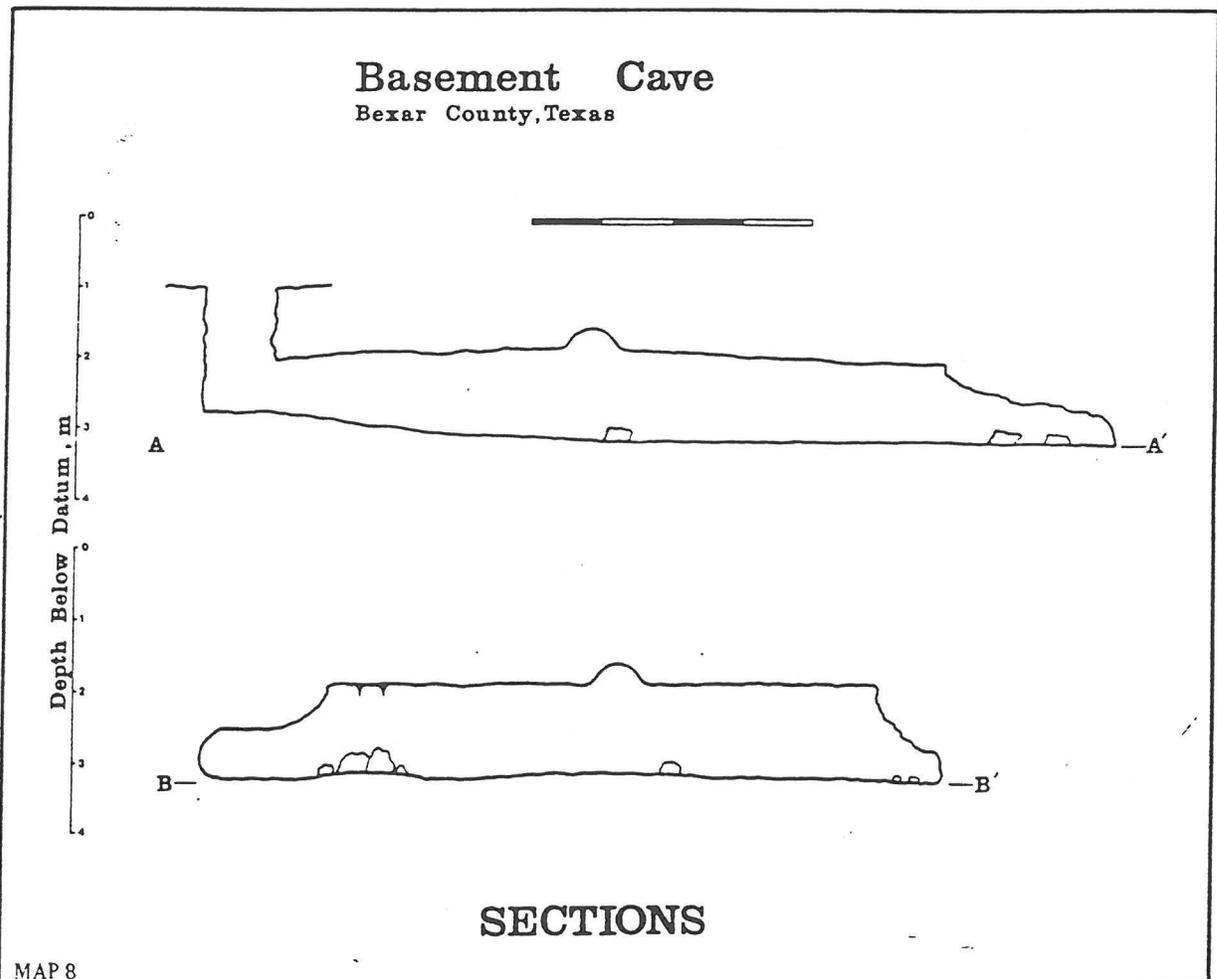


Meyer, Greg Passmore, Kelly Price, and Phil Winkler dug into the formation room at the south end of the cave. They thought it to be a new discovery and named it the Baby Bottle Branch. This entrance was sealed, however, at the owner's request. In the spring of 1973 the San Antonio River Authority completed construction of an aquifer recharge dam on Mud Creek, 60 m downstream from the cave. Bear Cave was to serve as a major recharge point into the Edwards Aquifer. Winkler reports that on 16 June 1973 the cave flooded, draining most of the water behind the dam, and became a bubbling, frothing, utterly disgusting cauldron of water, mud, and guano. The flood washed the cave clean, and some new, minor passages in the breakdown had been opened. Bear Cave was often used for vertical and rescue training. On 22 September 1984 an overweight individual became stuck in the smaller pit entrance, necessitating a minor rescue. As a result, the developers of the expanding Stone Oak Subdivision became concerned about liability and filled the cave entrances

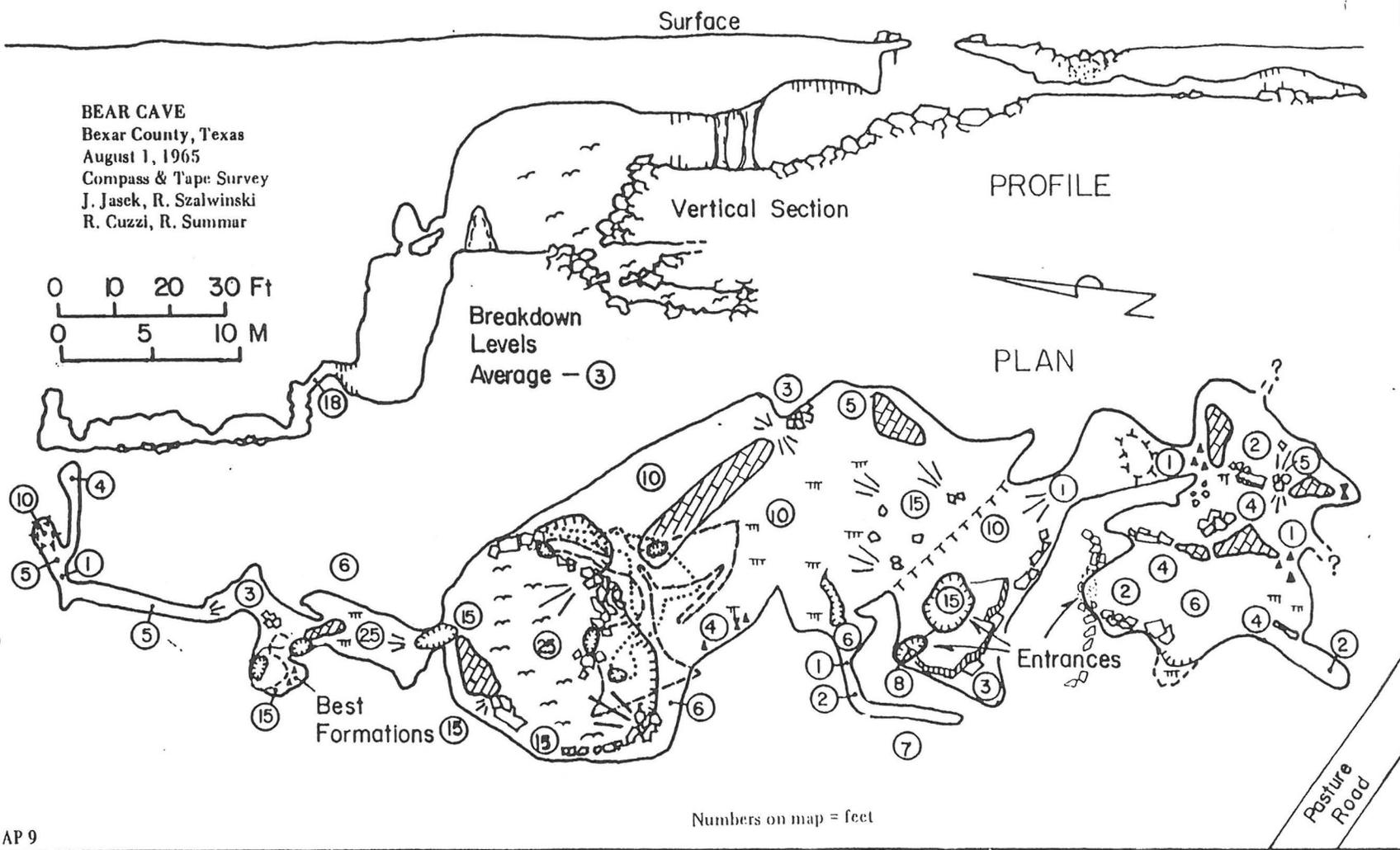
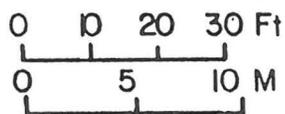
with large boulders, sand, and gravel. The entrances were graded over so well that no sign of them remained. In the spring of 1985 floodwaters washed open the filled entrances. As of December 1985, construction workers for the housing development state they must refill the entrance at the request of the Texas Water Commission.

Biology: The fauna of Bear Cave included a typical representation of troglophiles in a cave containing a large bat population. Bats were roosting in the cave when it was sealed. Since the cave has reopened, bats have again taken roost inside. Collections have been made in the cave on 3 July 1968 by James Reddell and A. Richard Smith, and on 15 June 1985 by Randy M. Waters. In 1982 a large eastern coral snake, *Micrurus fulvius*, was observed in the entrance room. The following is a fauna list for the cave:

- Snails—*Helicodiscus eigenmanni* (troglophile)
- Spiders—*Cicurina varians* (troglophile)
- Neoleptoneta* sp. (troglophile)



BEAR CAVE
 Bexar County, Texas
 August 1, 1965
 Compass & Tape Survey
 J. Jasek, R. Szalwinski
 R. Cuzzi, R. Summar



Numbers on map = feet

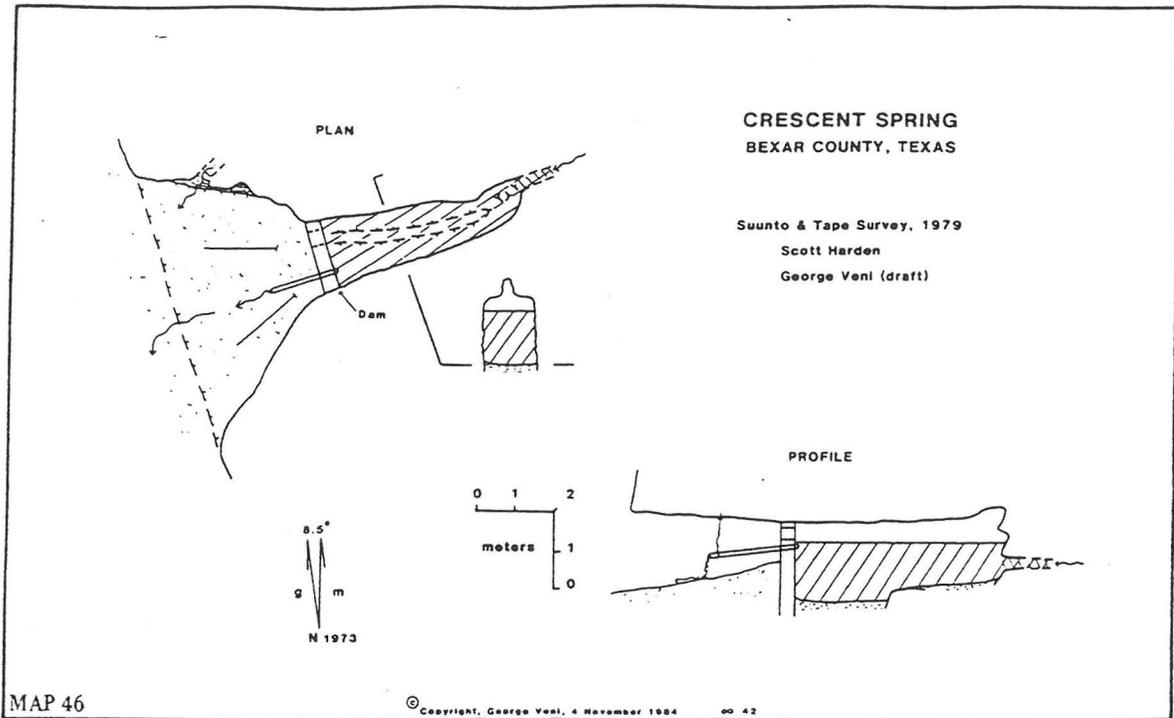


Photo. 9.—Kurt Menking peeking past dam into Crescent Spring (George Veni).

the owner's urging, cavers dug a small sink to a depth of 1 m. Willard Schwartz resumed the excavations on 29 October 1978 and uncovered a natural bridge that obstructed further progress at a depth of 1.6 m. On 5 November 1980 David Radsdorf, Danny Vail, and Randy M. Waters continued the digging effort; after removing a large breakdown block, they found a small hole into the cave's first chamber. Enlisting the aid of Brad Westberry and a jackhammer, the crew returned the next day and removed the natural bridge to gain access into the room. Waters then led Radsdorf and Pat Martain on the first exploration of the cave.

Geology: The cave has developed in the Edwards Limestone and is only one of two Bexar County caves intersected by a fault. Its tightly sealed entrance aided in speleothem growth by maintaining the cave's humidity and in preventing weathering through aeration.

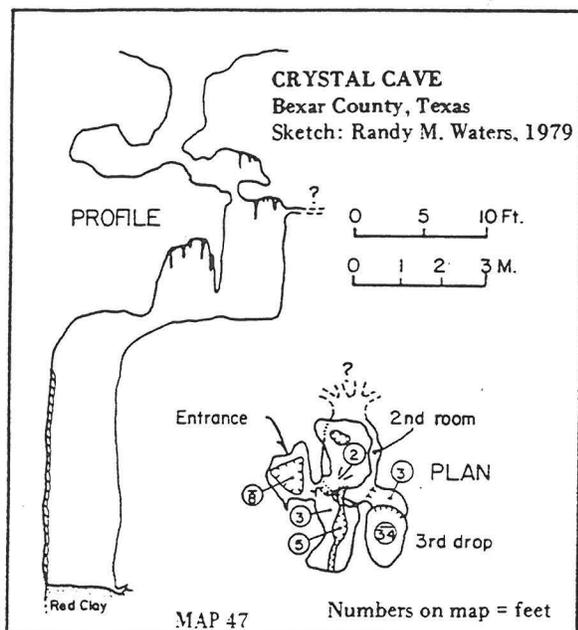
Technique: A rope or ladder is needed for the 9 m deep pit. A tree near the entrance is the only available anchor.

Bibliography: Anonymous (1978g:7; 1979l:3); Boyer (1979:46).

CUB CAVE (BCS #16)

Location: Bulverde 7.5' (101, 392)

Description: A 14 m diameter collapse sinkhole opens southward into a 20 m diameter, 8.5 m high room. A



1 m diameter hole near the room's western wall leads down to three levels of passages. The passages are primarily spaces between collapsed blocks and the cave wall. Five meters below the entrance to the lower levels is the first level which extends north 12 m and is 3 m wide by 1.5 to 3 m high. Continuing straight down 4 m past the first level the passage opens to the south-bound second level. This level is 15 m long, 2 m wide, and up to 2 m high. Midway along its length are two 0.6 m diameter pits which drop 3 m to the third level which heads north 16 m, varying in width from 0.5 to 1.0 m and in height from 1 to 3 m. All levels pinch in breakdown or flowstone-covered breakdown. (See Map 48.)

History: The discovery and exploration of Cub Cave coincide with the discovery of Bear Cave about 100 m away. The first documentation of the cave is on a 1964 location map of Bear Cave by James Jasek. The overhanging entrance has occasionally been used for vertical and rescue training. The cave was surveyed by Allan Cobb and Joe Ivy on 17 August 1985.

Biology: The cave serves as an animal shelter. Allan Cobb collected snails and flies in the cave on 17 August 1985. Other observed fauna includes spiders, harvestmen (prob. *Leiobunum townsendii*), cave crickets (*Ceuthophilus* sp.), and a slimy salamander (*Plethodon glutinosus albagula*). Fresh bat guano was present in the third level but no bats were seen.

Geology: The cave developed as a single phreatic chamber in the recharge zone of the Edwards (Balcones Fault Zone) Aquifer. The chamber was later intersected by Mud Creek, resulting in the large entrance and breakdown floors.

Bibliography: Anonymous (1976b:34; 1978i:2; 1979v:3; 1979y:6); Kastning (1974:126); Orozco (1974d:19-20); Palit (1984a:14; 1985b:87); Veni (1978a:5; 1985); Winkler (1973e:2).

CUEVA CAVE (BCS #17)

Location: Longhorn 7.5' (471, 455)

Description: Two 1.3 m diameter vertical entrances drop 2 m into the northeast corner of the cave. The single room is 12 m in diameter, 2 m high, and ends in dirt fill. (See Map 49; Photo. 10.)

History: Known since the early 20th century, the cave was said to be much more extensive than that presently accessible, extending as far as 1.6 km to Canyon Creek Country Club. In 1962 during the development of the City of Hollywood Park, a large volume of dirt and rocks were dumped into the cave, sealing any passageways. Although no map or written report confirms this, it is said that members of the St. Mary's University Speleological Society surveyed the cave in the 1960s. The cave was resurveyed on 10 October 1983 by Carmen S. Goyette, George Veni, and Randy M. Waters. The present owner has been excavating the cave in search of the rumored extensive passages. The cave's close proximity to Cueva Lane inspired the street name, which in turn inspired the cave name.

Biology: The cave was almost devoid of life when surveyed in 1983. A diligent search by George Veni and Carmen Goyette on 10 October 1983 discovered an epigeal pillbug, a troglobitic isopod (*Trichoniscidae* genus and species 1), and a troglobitic millipede (*Speodesmus* sp.), all feeding on decaying wood. The lack of fauna is probably due to the owner's use of pesticides and herbicides in maintaining his yard, situated only 4 m above the cave. Cueva Cave would serve as an excellent site for studying the effects of roadways and urban contaminants such as pesticides, herbicides, and septic systems upon the cave life.

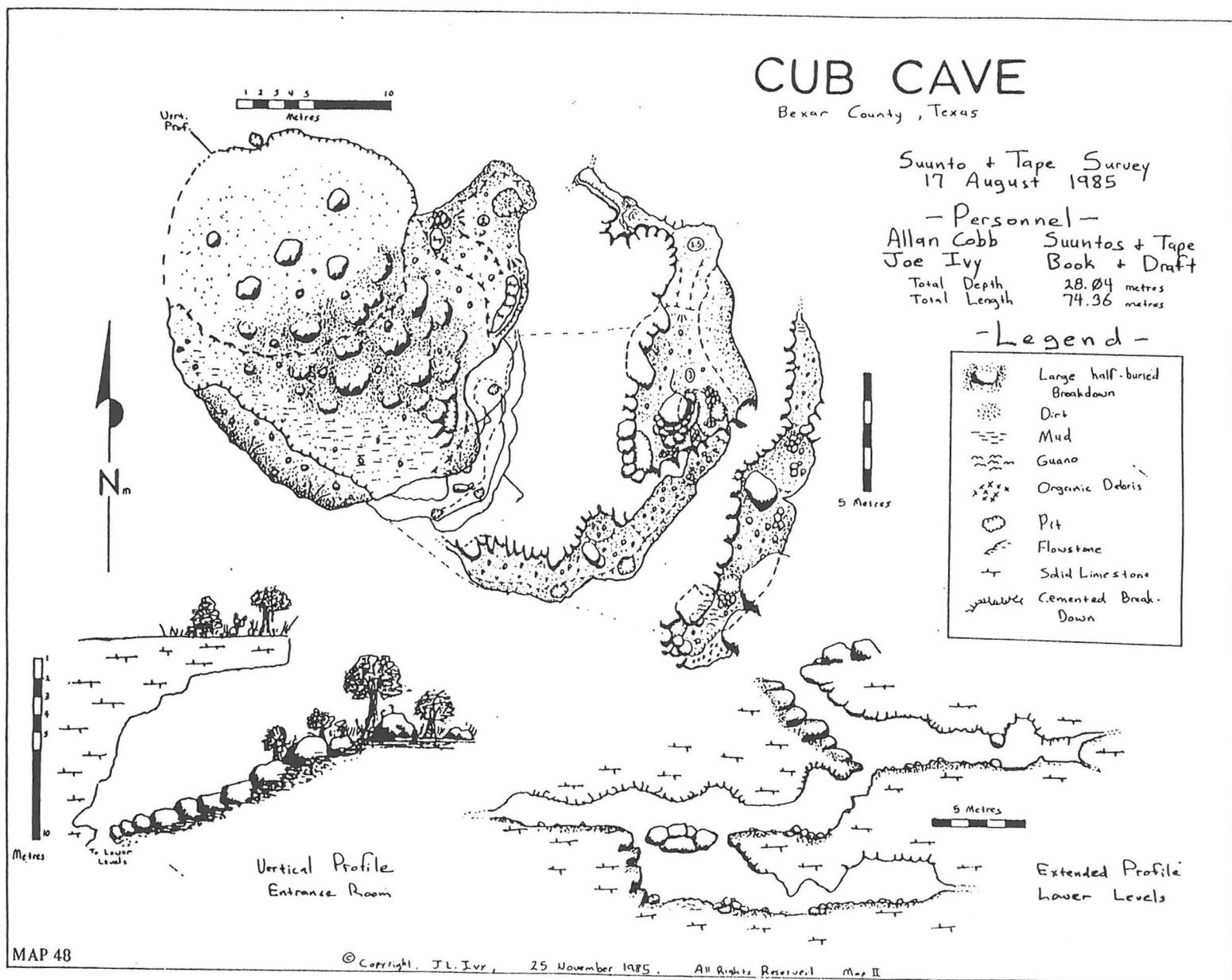
Geology: Cueva Cave is the only known cave in Bexar County with significant bedding dip. The beds strike N84°W and dip 3°S. The cave developed in the recharge zone of the Edwards (Balcones Fault Zone) Aquifer as a collapse chamber (probably of phreatic origin) that has been modified by vadose flow through its entrance sink.

Bibliography: Veni (1985).

DAM CRAWL (BCS #114)

Location: Bulverde 7.5' (327, 086)

Description: This seasonal spring is a single passage averaging 0.8 to 1.0 m wide and 0.35 m high. From an entrance in a small creek cliffbank, the passage extends 6 m northeast, turns west for 4 m, north for



1 m in diameter, and began digging. After thirty minutes of digging, Harden decided the effort was "hopeless." His words seemed to trigger a rockfall into the void below, and thus the cave was named. Hopeless Cave was surveyed on 10 April 1982 by Kurt Menking, Julia Murrell, Eric Short, George Veni, and Randy M. Waters.

Biology: Harvestmen (prob. *Leiobunum townsendii*) and cave crickets (*Ceuthophilus* sp.) were observed.

Geology: Hopeless is a vertical shaft in the recharge zone of the Edwards (Balcones Fault Zone) Aquifer.

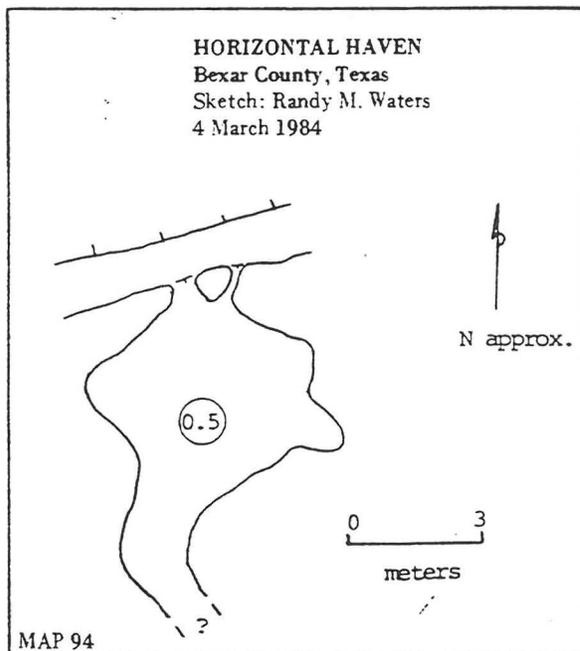
Technique: Caution is needed to avoid dislodging loose rocks in the excavated portion of the entrance.

Bibliography: Veni (1985).

HORIZONTAL HAVEN (BCS #188)

Location: Castle Hills 7.5' (477, 217)

Description: Two small holes extend from a Salado Creek cliffside into the cave. The easternmost hole is impassably small, but the cave entrance, a hole 0.8 m to the west, isn't. The 0.8 m wide by 0.5 m high entrance opens into a room almost 5 m in diameter, yet only 0.5 m high. An unexplored crawlway heads south from the southwest corner of the room. (See Map 94.)



History: This is one of three caves discovered by Randy M. Waters on 4 March 1984 (the others are Crawl and A Prayer Cave, BCS #187, and Sorehead Cave, BCS #186).

Geology: Horizontal Haven and its two neighboring caves formed as small springs for nearby upland drainage. The caves have been hydrologically aban-

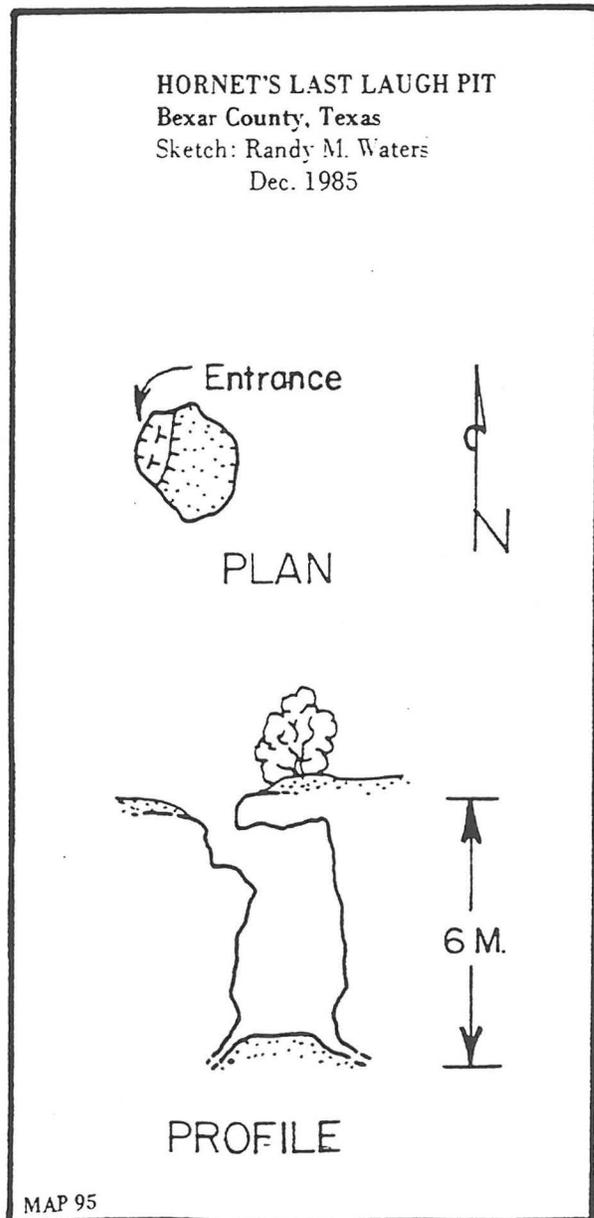
doned as springs owing to the continued incising of Salado Creek. Being at different levels, the caves may reflect distinct periods of the creek's downcutting. The low room in Horizontal Haven may have been formed by ponded water from the creek.

Bibliography: Veni (1985).

HORNET'S LAST LAUGH PIT (BCS #200)

Location: Bulverde 7.5' (108, 397)

Description: The cave entrance is situated in a shallow sinkhole and is about 1.0 m long by 0.5 m wide. The pit drops 2 m to a ledge and then 4 m to a dirt floor. The base of the pit is about 3.5 m in diameter. (See Map 95.)



History: Discovered and explored by Joe Ivy and Randy M. Waters in July 1985, the cave was named after a hornet's nest on a tree branch over the entrance.

Geology: The cave is located in the Mud Creek Dam Reservoir and serves as a site of discrete recharge into the Edwards (Balcones Fault Zone) Aquifer.

Technique: A cable ladder or at least a hand-line is needed.

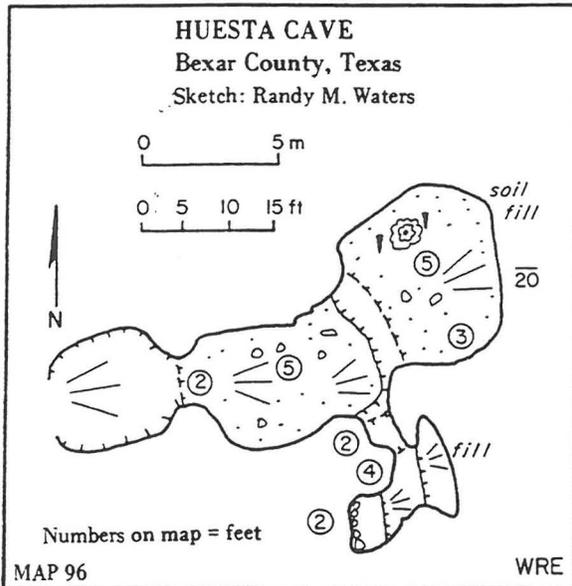
Bibliography: Palit (1985b:87).

HUESTA CAVE (BCS #154)

Alternate name: Wagner Ranch Cave

Location: Helotes 7.5' (538, 179)

Description: In the east corner of a shallow sink the 1.5 m wide by 0.6 m high entrance opens into a 5 m diameter by 1.6 m high room. To the north is a 2 m drop into a room of similar dimensions but decorated with some modest speleothems. Extending south from the first room is a 2 m long crawlway into a short, breakdown-choked passage. (See Map 96.)



History: The cave was originally called Wagner Ranch Cave by cavers who visited it in the early to mid-1960s. During the winter of 1982 San Antonio Grotto members Don Arburn, Kurt L. Menking, Jana Olsen, Bill Swaggerty, and Randy M. Waters were shown what the owners called "Huesta Cave." On that trip Arburn dug open the 2 m long crawlway.

Biology: Many ticks were noted near the entrance during the 1960s.

Geology: Huesta Cave is in the Edwards Limestone.

HUMMINGBIRD CAVE (BCS #42)

Alternate names: Thurman Cave No. 2; Hills and Dales Cave; Hills and Dales Cave No. 2; Hills and Dales Cave No. 1

Location: Helotes 7.5' (432, 043)

Description: A 0.3 m diameter hole located in a clump of bushes drops 2.8 m to a room approximately 4 m in diameter and 0.6 to 1 m high. Three passages extend from this room; two to the south and one to the west, but they shortly become too low. In the floor of the room is a small trench which can be followed to the end of the room where it enlarges and drops 2 m to a lower level. This passage makes a right turn and heads west 8.5 m where it becomes impossibly small. (See Map 97; Photo. 20.)

History: First reported as Thurman Cave No. 2 by Bob Hudson in the mid-1950s, the cave has been known by many names to the residents of Hills and Dales. The cave was mapped in September 1977 by Greg Passmore, Gary Poole, and George Veni. The cave was named after a nearby street.

Biology: Harvestmen (prob. *Leiobunum townsendii*) and cave crickets (*Ceuthophilus* sp.) have been observed in the cave.

Geology: Developed in the Edwards Limestone along a bedding plane, the back portion of the cave has been vadosely entrenched by water draining into the Edwards (Balcones Fault Zone) Aquifer. The water's quality may require monitoring since a septic field was established a few meters from the cave in 1986.

Meteorology: Occasionally a current of air blows from the constriction at the end of the cave.

Bibliography: Anonymous (1973q:12; 1979t:3); Poole (1978d:7); Poole and Passmore (1978:27, 28, 47); Reddell (1961b:1); Reddell and Knox (1962:3-4, 35); Reddell and Russell (1962a:6); Reddell and Smith (1966:4); Veni (1978a:5; 1985); Waters (1976a:15).

IS THAT ALL THERE IS SPRING (BCS #112)

Location: Bulverde 7.5' (326, 064)

Description: This seasonally active spring has an entrance measuring 0.5 m high by 1 m wide. The cave extends 1.5 m to the northwest, turns northeast, and ends within 6 m. (See Map 98.)

History: While checking springs indicated on a topographic map, George Veni and Randy M. Waters discovered this spring and two others (Dam Crawl and Elephant Spring) on 19 November 1978. The spring was surveyed on 10 August 1983 by Joe Ivy and George Veni.

Biology: Spiders, harvestmen (prob. *Leiobunum townsendii*), cave crickets (*Ceuthophilus* sp.), and

1.3 m drop into another 8 m high domepit to the west. (See Map 116.)

History: Randy M. Waters was shown the cave in 1977. It was mapped by Carmen Goyette and George Veni on 17 July 1983.

Biology: Harvestmen (prob. *Leiobunum townsendii*) and cave crickets (*Ceuthophilus* sp.) were noted.

Geology: The cave was vadosely developed as a recharge pit into the Edwards (Balcones Fault Zone) Aquifer.

Technique: The narrow entrance makes a cable ladder preferable to a rope.

Bibliography: Veni (1983:98; 1985).

opens into a 10 m deep pit. Near the top of the pit is an unexplored passage approximately 1.5 m high by 0.8 m wide. It extends at least 2 m before curving out of sight. (See Map 117.)

History: The cave was explored on 4 November 1979 by Don Arburn, Kathy Ballard, Tenni Kern, Greg Passmore, and Randy M. Waters. The cave name is for the pendulum motion needed to swing into the unexplored passage.

Geology: The cave is in the recharge zone of the Edwards (Balcones Fault Zone) Aquifer.

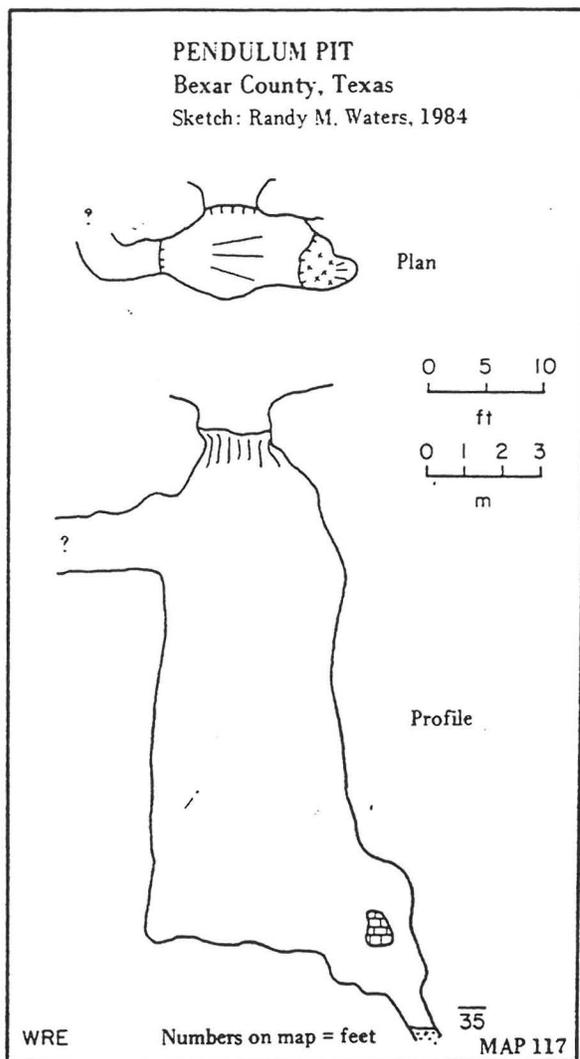
Technique: A rope or cable ladder is needed to explore the pit.

Bibliography: Veni (1985).

PENDULUM PIT (BCS #129)

Location: Bulverde 7.5' (125, 358)

Description: A 1 m high by 1.5 m wide entrance



PERSIMMON PIT (BCS #110)

Location: Castle Hills 7.5' (261, 274)

Description: This is an ovate pit with a small persimmon tree growing along one wall. The cave entrance is approximately 1.1 m long by 0.7 m wide and 4 m deep. A small hole drops 1 m from the pit floor to the end of the cave. (See Map 118.)

History: While lost in the cedar brakes of northern Bexar County, George Veni discovered the pit in the fall of 1976. Three years later he and Randy M. Waters relocated and explored the cave.

Biology: Some harvestmen (prob. *Leiobunum townsendii*) and numerous cave crickets (*Ceuthophilus* sp.) were observed.

Geology: Persimmon Pit drains an area of approximately 400 square meters into the Edwards (Balcones Fault Zone) Aquifer. Development of the pit is vadose and strongly joint controlled.

Bibliography: Veni (1985).

PICK-UP-STICKS CAVE (BCS #50)

Location: Bulverde 7.5' (207, 316)

Description: The entrance pit drops 6 m to a short upper level passage, then continues down 9 m further, through a narrow keyhole, to the floor of the cave. Pick-Up-Sticks is one of the most beautiful caves known in Bexar County. It is a single large room 17 m long by 6 m wide and 9 m high. Although the floor is clay and breakdown, the walls and ceiling are covered with flowstone, stalagmites, stalactites, columns, draperies, and many sodastraws, which average 1 m long. The colors of the various speleothems vary from brown through russet, orange, and gold to white. A squeeze through a flowstone curtain at the north end of the cave leads to a 6 m high dome containing a 2 m long sodastraw—the longest

STONE OAK AREA ZONING PLAN

ZONING CASE Z97261

CITY COUNCIL HEARING

SEPTEMBER 24, 1998

CHANGE OF ZONING,

FROM - TEMP.R-1 ERZD TO P-1(R-1) ERZD

AREAS - 1, 5, 14, 18, 22, 38, 43, 75, & 82

TEMP.R-1 ERZD TO P-1(R-3) ERZD

AREAS - 24

TEMP.R-1 ERZD TO R-1 ERZD

AREA - 6

TEMP.R-1 ERZD TO B-2 ERZD

AREAS - 86 & 92

TEMP.R-1 ERZD TO P-1(B-3) ERZD

AREA - 23

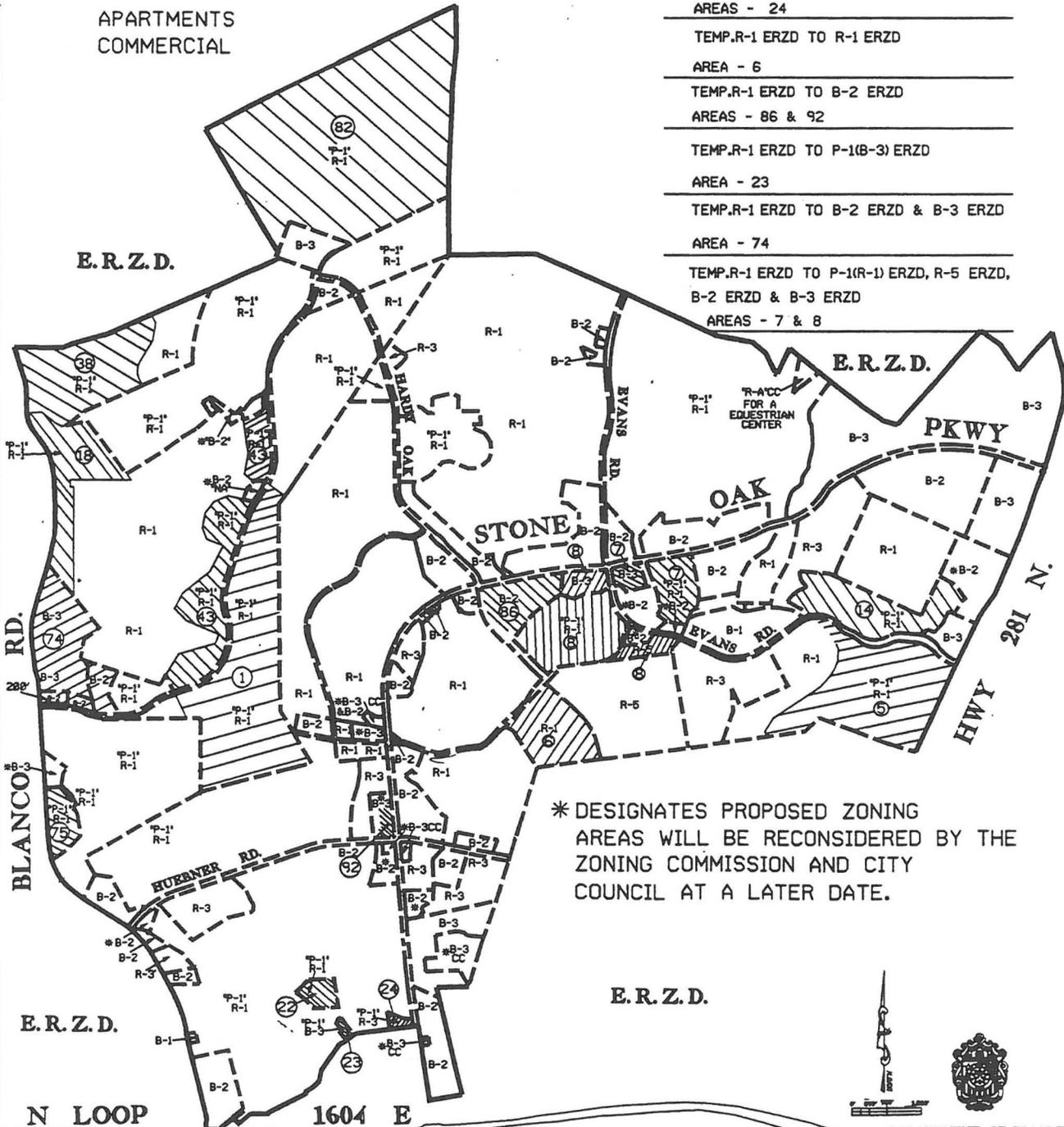
TEMP.R-1 ERZD TO B-2 ERZD & B-3 ERZD

AREA - 74

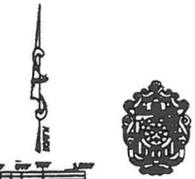
TEMP.R-1 ERZD TO P-1(R-1) ERZD, R-5 ERZD,
B-2 ERZD & B-3 ERZD

AREAS - 7 & 8

RESIDENTIAL
APARTMENTS
COMMERCIAL



* DESIGNATES PROPOSED ZONING AREAS WILL BE RECONSIDERED BY THE ZONING COMMISSION AND CITY COUNCIL AT A LATER DATE.



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS
DRAFTING/GRAPHICS

**STONE OAK ZONING PROGRAM
SINGLE FAMILY RESIDENTIAL AREAS
RECCOMENDATIONS**

AREAS 1, 5, 7, 8, 14, 18, 22, 38, 43, 75 & 82

History:

The above areas, indicated in yellow, on the exhibit map are parcels that are planned to be developed as single family gated communities. Seven of the areas (1, 5, 14, 18, 22, 43 & 75) are presently developed and have families living in them. Areas 38 and 82 have approved POADP's and are in the process of platting. Areas 7 and 8 consist of vacant property and have approved POADP's. All of the areas were withdrawn from the first zoning case in order to place the P1-R1 ERZD Residential designation on the subject properties. The request is in keeping with the guidelines of the Stone Oak II POADP, the Stone Oak Master Plan and the Stone Oak Property Owner's Association.

Recommendation:

Approval of P1-R1 ERZD Residential -The Planning Department finds that these areas are in conformance with the POADP approved for Stone Oak II and the recorded Master Plan of Stone Oak. All of the above areas have City approved PUD plans and meet the requirements for single family development. The Planning Department recommends approval of the requested zoning.

AREA 24

History:

Area 24 on the original Stone Oak Master Plan was designated for multi-family development. The Master Plan was amended and the site was developed as a townhouse subdivision. Area 24 is located within the Sonterra development and is only accessible by private streets. As such the area is requested to be zoned P1-R3 Residential. The request is in keeping with the guidelines of the Stone Oak Master Plan and the Stone Oak Property Owner's Association.

Recommendation:

Approval of P1-R3 ERZD Residential -The Planning Department finds that Area 24 is in conformance the recorded Master Plan of Stone Oak. The area has a City approved PUD plan and meets the requirements for townhouse development. The Planning Department recommends approval of the requested zoning.

AREA 6

History:

Area 6 was inadvertently submitted during the first public hearing as a proposed P1-R1 development. The developer has since stated the intent to develop the area as R1 Residential. The request is in keeping with the guidelines of the Stone Oak Master Plan and the Stone Oak Property Owner's Association.

Recommendation:

Approval of R1 ERZD Residential -The Planning Department finds that Area 6 is in conformance with the recorded Master Plan of Stone Oak. The Planning Department recommends approval of the requested zoning.

COMMERCIAL AREAS STONE OAK RECOMMENDATIONS

AREA 23

History:

Area 23 is the clubhouse, workout rooms, golf and tennis proshop for the Sonterra Country Club. The Stone Oak Master Plan designated this area as SU Special Use.

Recommendation:

Approval of P1-B3 ERZD Business -The facilities in question are within the area designated as SU Special Use on the Stone Oak Master Plan for a golf course, tennis courts, swimming pool and other related facilities. The area is accessed by means of a private drive off Stone Oak Parkway. Since the Club sells alcoholic beverages and allows the drinks to be carried off the premises and consumed by players on the golf course the most appropriate zoning designation would appear to be P1-B3 Business. The request is in conformance with the Stone Oak Master Plan and the Planning Department is recommending approval of P1-B3 ERZD Business.

AREA 92

History:

Area 92 is located at the northwest corner of the intersection of Stone Oak Parkway and Huebner Road. The site was designated for C2 Commercial in the recorded Stone Oak Master Plan. The Stone Oak Property Owners Association supports the designation of the site as B2 Business.

Recommendation:

Approval of B2 ERZD Business - The site is at the intersection of two major thoroughfares that appear on the City's Major Thoroughfare Plan. Due to the site's location, the designation of the site on the Stone Oak Master Plan as C2 Commercial, the site's relationship to adjacent land uses, the adequacy of utilities and the past practices of the Zoning Commission, the Planning Department recommends approval of the B2 ERZD Business designation.

AREA 86

History:

Area 86 on the Stone Oak Master Plan consists of 9 acres of C2 Commercial and 3.25 acres C1 Commercial uses and 25.90 acres of MFA Multi-family property. MFA designated properties in the Stone Oak Master Plan allows up to 10 units per acre. The Stone Oak Property Owners Association indicated support for 12.25 acres of B2 Business and 25.9 acres of R2 Residential use.

Recommendation:

Approval of B2 ERZD Business – The site is located at the intersection of two 86 foot wide arterial streets (Hardy Oaks and Stone Oak Parkway). Both Hardy Oak and Stone Oak Parkway are on the San Antonio Major Thoroughfare Plan. Based on the above the Planning Department recommends approval of B2 ERZD Business. The recommendation conforms to the Stone Oak Master Plan.

AREA 7 & 8 (Commercial)

History:

The commercial portion of Areas 7 & 8 in the Stone Oak Master Plan were designated as C2 Commercial. The sites are located on the southwest and southeast corners of the intersection of Evans Road and Stone Oak Parkway. Both streets are designated as major thoroughfares on the San Antonio Major Thoroughfare Plan. The owner of the site requested B3 Business designation. The Stone Oak Property Owners Association indicated the sites were appropriate for B3 Business zoning.

Recommendation:

Denial of B3 ERZD Business and approval of B2 ERZD Business. The Planning Department supports the original Stone Oak Master Plan designation of C2 Commercial for the two sites and finds that B2 Business is the district most closely corresponding to C2 Commercial use. Based on this consideration and the fact that the site is located at the intersection of two major thoroughfares and has adequate utility service the Planning Department recommends denial of the request for B3 Business and approval of B2 Business for the commercial portion of both Area 7 & 8. The recommendation of B@ Business conforms to the Stone Oak Master Plan.

AREA 74

History:

Area 74 is located at the intersection of Blanco Road and Wilderness Oaks, both of which are on the San Antonio Major Thoroughfare Plan. The sites are located in the area known as Stone Oak II and are governed by an adopted POADP and utility contracts with both the San Antonio Water System and Bexar Metropolitan Water System. Stone Oak II consists of some +/- 1,200 acres and does not fall under the jurisdiction of the Stone Oak Master Plan and/or its deed restrictions. The area is divided into two separate tracts on the POADP (Tract 1 on the west side of Panther Springs Creek and Tract 2 on the east side of Panther Springs Creek).

Tract 1 was originally designated on the POADP for commercial and office use. Tract 1 was platted and developed as a business park in the late 80's. All streets and utilities for the business park were constructed and two of the existing lots are occupied.

Tract 2 was originally designated on the POADP for office and multi-family use. The density allowed for multi-family use was set at 24 units per acre. The owner sold

approximately 2/3 of Tract 2 for the development of three large acreage lots for single family use with stables (this portion of the tract was permanently zoned P1-R1 Residential). The remainder of the site was maintained by the owner for business use. The owner has requested B2 Business designation for the remaining portion of Tract 2.

Recommendation:

Approval of B3 ERZD Business along Blanco Road with a 200 foot buffer of B2 ERZD Business along Wilderness Oaks on the west side of Panther Springs Creek and B2 ERZD Business on the east side of Panther Springs Creek – The Planning Department proposes to zone Tract 1 on the west side of Panther Creek B3 Business with the exception of a 200 foot deep buffer along Wilderness Oak to serve as a buffer to residential development to the south of Wilderness Oaks. In addition the Planning Department proposes to zone the remaining portion of Tract 2 on the east side of Panther Springs Creek as B2 Business. It is felt that the sites' location along two major thoroughfares, the adequacy of utilities and recognition of the POADP and utility contracts support the above designation.

STONE OAK AREA ZONING PLAN

ZONING CASE Z97261

CITY COUNCIL HEARING

SEPTEMBER 24, 1998

CHANGE OF ZONING

- RESIDENTIAL
- APARTMENTS
- COMMERCIAL

FROM - TEMP.R-1 ERZD TO P-1(R-1) ERZD

AREAS - 1, 5, 14, 18, 22, 38, 43, 75, & 82

TEMP.R-1 ERZD TO P-1(R-3) ERZD

AREAS - 24

TEMP.R-1 ERZD TO R-1 ERZD

AREA - 6

TEMP.R-1 ERZD TO B-2 ERZD

AREAS - 86 & 92

TEMP.R-1 ERZD TO P-1(B-3) ERZD

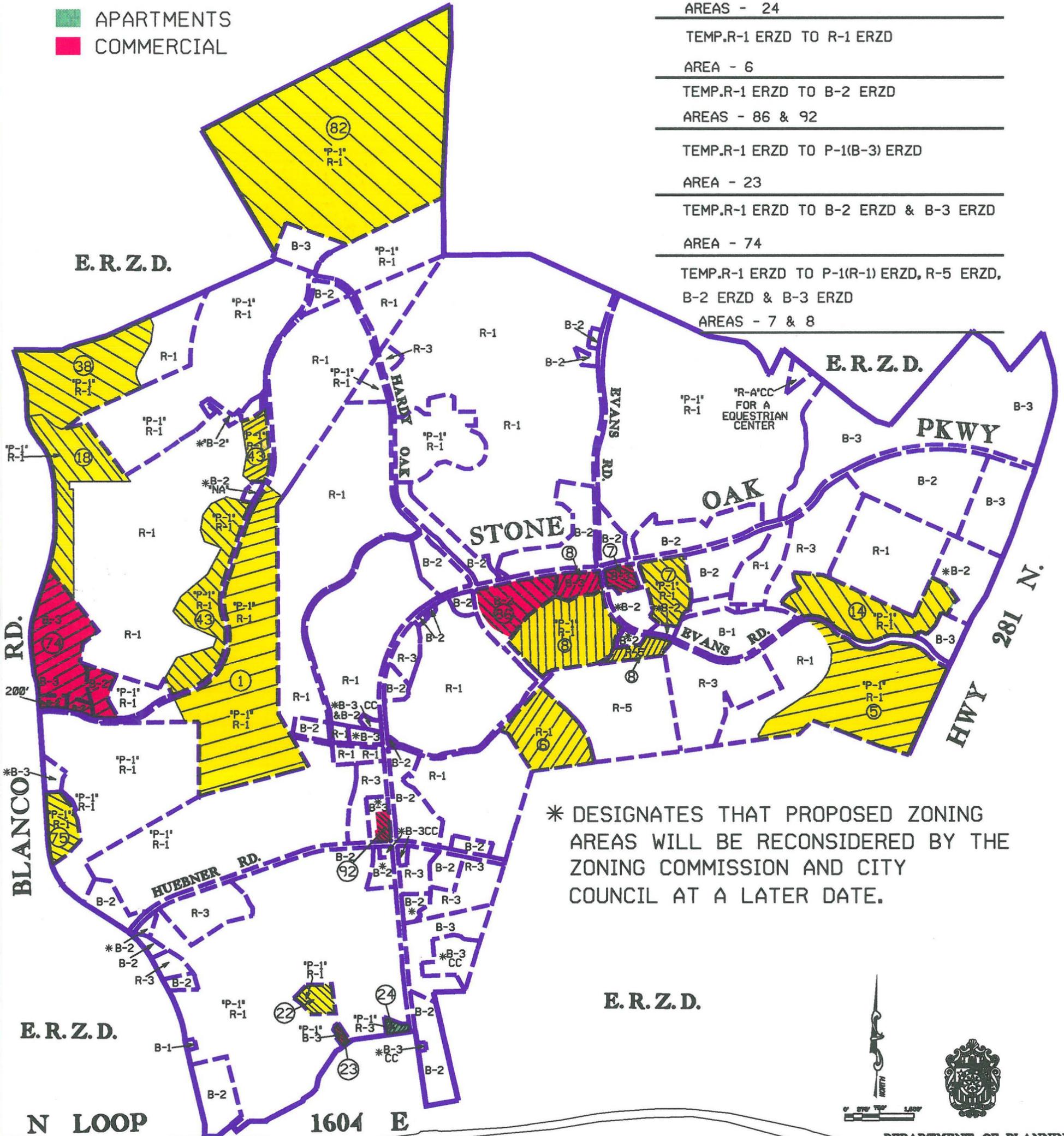
AREA - 23

TEMP.R-1 ERZD TO B-2 ERZD & B-3 ERZD

AREA - 74

TEMP.R-1 ERZD TO P-1(R-1) ERZD, R-5 ERZD,
B-2 ERZD & B-3 ERZD

AREAS - 7 & 8



* DESIGNATES THAT PROPOSED ZONING AREAS WILL BE RECONSIDERED BY THE ZONING COMMISSION AND CITY COUNCIL AT A LATER DATE.

E. R. Z. D.



0 500 1000



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS
DRAFTING/GRAPHICS

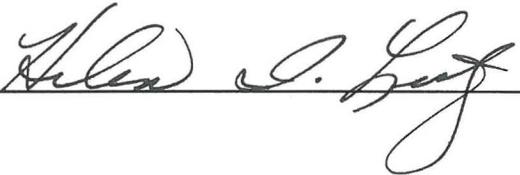
Affidavit of Publisher

STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the An Ordinance - #88539 hereto attached has been published in every issue of said newspaper on the following days, to-wit: October 1, 1998.



Sworn to and subscribed before me this 2nd day of October, 1998.



Notary Public in and for Bexar County, Texas



PUBLIC NOTICE

AN ORDINANCE 88539

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" ERZD Single Family Residence Edwards Recharge Zone District; "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District; "R-5" ERZD Single Family Edwards Recharge Zone District; "P-1(R-3)" ERZD Planned Unit Development Multiple Family Residence Edwards Recharge Zone District; "B-2" ERZD Business Edwards Recharge Zone District; "B-3" ERZD Business Edwards Recharge Zone District and "P-1(R-3)" ERZD Planned Unit Development Multiple Family Edwards Recharge Zone District on the property listed below as follows:

Temp. "R-1" ERZD to "R-1" ERZD

44.669 acres tract out of NCB 19219

327.811 acres tract out of NCB 19216

Temp. "R-1" ERZD to "P-1(R-1)" ERZD

Parcels 1, 1A, 1B, 2A, 3, 3J, 5, and 27, NCB 19215

Lots 18 thru 85, Block 1, NCB 17626

Lots 28 thru 72, Block 2, NCB 17626

Lots 1 thru 85, Block 3, NCB 17626

Lots 1, 2, and 3, Block 4, NCB 17626

Lot 1, Block 10, NCB 17626 or Parcel 2, NCB 17626 (131.882 acres)

129.639 acre tract out of NCB 19219

29.3293 acre tract out of NCB 17601

68.339 acre tract out of NCB 19219

70.876 acre tract out of NCB 19219

Temp. "R-1" ERZD to "P-1(R-1)" ERZD

Parcels 2A, 2C, 3A, 3B, 3C, 3G, 5, 25, 27, 31, 35, and 37, NCB 19216

Lots 2 through 123, NCB 19216

10.14 acre tract out of NCB 17607

99.64 acre tract out of NCB 19219

Lots 1 thru 52, Block 1, NCB 17605

Parcel 21 (9.897 acres), NCB 19216

Parcel 28 (31.819 acres) NCB 19216

Lots 1 thru 65, Block 10, NCB 19216

Lots 1 thru 83, Block 1, NCB 17620

Lots 87, NCB 19215

Parcel 100 (1.758 acres) NCB 17620

Lots 86 (1.464 acres), NCB 19215

403.70 acres tract out of NCB 19216

Temp. "R-1" ERZD to "R-5" ERZD

9.558 acre tract out of NCB 19219

Temp. "R-1" ERZD to "P-1(R-3)" ERZD

3.20 acre tract out of NCB 19214

Temp. "R-1" ERZD to "B-2" ERZD

The south 200 feet of Parcel 4, NCB 19216

The south 200 feet of Parcels 1E and 2E, NCB 19216

Parcels 20A and 24, NCB 19216

Parcels 3E, 5E, 13A, and 13B, NCB 19219

Parcel 17A, NCB 19223, save and except 5.801 acres also known as

Lot 62, NCB 19223 save and except 5.801 acres

9.8065 acre tract out of NCB 19219

11.529 acre tract out of NCB 19219

Temp. "R-1" ERZD to "B-3" ERZD

Lot 1, Block 1, NCB 17604

Lot 2, Block 1, NCB 19216

Parcels 3E, 3D, 3H, 6A, 7, 10A, 10, 11, 12, 20B, 43, 44, 45, and 46, NCB 19216

Parcels 1E and 2E, save and except the south 200 feet, NCB 19216

Parcel 4, save and except the south 200 feet, NCB 19216

Temp. "R-1" ERZD to "P-1(B-3)" ERZD

2.02 acre tract out of NCB 17607

PROVIDED THAT THE THIRTEEN (13) RECOMMENDATIONS OF THE AQUIFER STUDIES OFFICE ARE ADHERED TO.

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".