

4D

AN ORDINANCE **87436**

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. Z96266 CC

The rezoning and reclassification of property from Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District and "B-2" ERZD Business Edwards Recharge Zone District to "P-1(R-1)" ERZD Planned Unit Development Single Family Residence Edwards Recharge Zone District, "P-1(B-2)" ERZD Planned Unit Development Business Edwards Recharge Zone District and "R-3" CC ERZD Multiple Family Residence Edwards Recharge Zone District with special City Council approval for a Montessori School on the properties listed below as follows:

Temp. "R-1" ERZD & "B-2" ERZD to "P-1(R-1)" ERZD
840.7 acres out of CB 4782, CB 4787, CB 4788, CB 4790 & CB 4791

Temp. "R-1" ERZD & "B-2" ERZD to "P-1(B-2)" ERZD
42.18 acres out of CB 4787 and CB 4788

Temp. "R-1" ERZD & "B-2" ERZD to "R-3" CC ERZD
24.8 acres out of CB 4788

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. The seven moderate concern and three high concern features found on this site will be preserved within proposed conservation easements.

2. All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
3. Prior to the release of any building permits 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 development within the area being considered for rezoning;
 - 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; and
 - D. A copy of the approved Water Pollution Abatement Plan.
4. The approved WPAP states that all commercial/retail development will utilize sedimentation/filtration basins, or an alternate approved method by the Aquifer Studies Division. The designs shall be submitted with the site specific WPAP'S which are required for this development. A maintenance schedule for the stormwater abatement facility shall be included in the design submittal.
5. The owner/operator of each commercial site shall carry out four sampling events of stormwater runoff through the approval pollution abatement structure on an annual basis. Both the influent and effluent at the approved pollution abatement structure shall be tested for Total Recoverable Petroleum Hydrocarbons (TRPH) by EPA Method 418.1 and Total Suspended Solids (TSS) by EPA Method 160.2 and the sampling events shall be at least four weeks apart. Dependent on the final landscape design and amount of landscaping for the development, testing for Total Phosphorous (TP) by EPA by Method 365.4 may be required at the discretion of the Aquifer Studies Division staff. Should the methodology listed for each analysis change, then the owner/operator shall use the most current EPA accepted methodology. Aquifer Studies Division staff shall be notified prior to sample collection and analytical tests results shall be provided to San Antonio Water System Aquifer Studies Division.

6. All land uses shall be in conformance with the table of permitted uses at the time the zoning is approval by City Council. Should the proposed use be 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.
7. The Aquifer Studies 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.
8. 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 Goundwater 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.
9. If any solution opening, caves, sinkholes, or water wells are found during excavation or construction the developer shall notify the Aquifer Studies Division of the San Antonio Water System at (210) 704-7303;
10. The storage, handling, use and disposal of all materials located on the property shall be consistent with the labeling of those materials. Failure to comply with label warnings may constitute a violation of Federal law.
11. The City of San Antonio shall inspect all future construction of service lateral and sewer mains for proper construction according to State and City Regulations and Code.
12. If any solution openings, caves, sinkholes, or water wells are found during 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 (210) 704-7303.
13. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approval 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.

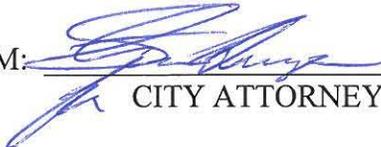
SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

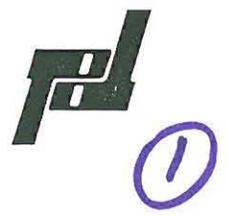
SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 26th DAY OF FEBRUARY 1998

ATTEST: 
ASSISTANT City Clerk


MAYOR
Howard W. Peak

APPROVED AS TO FORM: 
CITY ATTORNEY



FIELD NOTES
FOR

A 719.6 acres, or 31,350,000 square feet tract of land situated in Bexar County, Texas and being a part of the Herman J. Huppertz Survey No. 2, County Block 4791, the Lower Pinto Irrigation, Agriculture & Manufacturing Company Survey No. 4, County Block 4790, the S. Charles Survey No. 81, County Block 4788, the R. Vargas Survey No. 80, County Block 4787, and the Collin C. McRae Survey No. 391, County Block 4782, said 719.6 acres of land also being out of the Old Stowers Ranch (Deed Ref: Volume 1265, Pages 252-255) Deed Records of Bexar County, Texas. Said 719.6 acres, or 31,350,000 square feet being further described by metes and bounds as follows:

BEGINNING: At a point, said point being the southeast corner of Lot 54, Block 1, County Block 4788, Rogers Ranch Subdivision Unit-2, Volume 9535, Page 155 of the Deed and Plat Records of Bexar County, Texas, said point also being the southeasternmost corner of this tract;

THENCE: S 75°49'54" W, along the south property line of said Rogers Ranch Subdivision Unit-2, a distance of 1018.04 feet to a point at a point on curve of a non-tangent curve, said point being the southwest corner of said Rogers Ranch Subdivision Unit-2, said point also being in the east property line of Rogers Ranch Subdivision Unit-1, Volume 9535, Page 154 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Northerly, and northwesterly, along the common property line of Rogers Ranch Subdivision Units 1 & 2, with a curve to the left, said curve having a radial bearing of N 85°28'11" W, a radius of 649.00 feet, a central angle of 40°09'08", a chord bearing and distance of N 15°32'45" W, 445.56 feet, and an arc length of 454.81 feet to a point at a point of reversing curvature;

THENCE: Northwesterly, northerly, and northeasterly, continuing along said common property line with a curve to the right, said curve having a radius of 15.00 feet, a central angle of 77°49'43", a chord bearing and distance of N 03°17'32" E, 18.84 feet, and an arc length of 20.38 feet to a point at a point on curve of a non-tangent curve;

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

- THENCE: Northeasterly, continuing along said common property line with a curve to the left, said curve having a radial bearing of N 47°18'24" W, a radius of 344.00 feet, a central angle of 03°13'36", a chord bearing and distance of N 41°04'48" E, 19.37 feet, and an arc length of 19.37 feet to a point at a point of intersection with a non-tangent line;
- THENCE: N 50°32'00" W, a distance of 88.00 feet to a point at a point on curve of a non-tangent curve;
- THENCE: Southwesterly, westerly, and northwesterly, departing from the property line of said Rogers Ranch Subdivision Unit-2, but continuing along the property line of said Rogers Ranch Subdivision Unit-1 with a curve to the right, said curve having a radial bearing of N 50°32'00" W, a radius of 15.00 feet, a central angle of 94°36'56", a chord bearing and distance of S 86°46'28" W, 22.05 feet, and an arc length of 24.77 feet to a point of intersection with a non-tangent line;
- THENCE: S 44°04'56" W, along said property line of Rogers Ranch Subdivision Unit-1, a distance of 97.91 feet to a point at a point on curve of a non-tangent curve;
- THENCE: Southeasterly, continuing along said property line of Rogers Ranch Subdivision Unit-1, with a curve to the right, said curve having a radial bearing of S 42°16'52" W, a radius of 486.00 feet, a central angle of 01°15'02", a chord bearing and distance of S 47°05'37" E, 10.61 feet, and an arc length of 10.61 feet to a point of compound curvature;
- THENCE: Southeasterly, southerly, and southwesterly, continuing along said property line of Rogers Ranch Subdivision Unit-1 with a curve to the right, said curve having a radius of 20.00 feet, a central angle of 92°39'03", a chord bearing and distance of S00°08'34" E, 28.93 feet, and an arc length of 32.34 feet to a point at a point of tangency;
- THENCE: S 46°10'58" W, continuing along said property line of Rogers Ranch Subdivision Unit-1 a distance of 4.56 feet to a point for an angle point;

- THENCE: S 43°49'02" E, continuing along said property line of Rogers Ranch Subdivision Unit-1, a distance of 50.00 feet to a point on curve of a non-tangent curve;
- THENCE: Northeasterly, easterly, and southeasterly, continuing along said property line of Rogers Ranch Subdivision Unit-1, with a curve to the right, said curve having a radial bearing of S 43°49'02" E, a radius of 20.00 feet, a central angle of 98°26'47", a chord bearing and distance of S 84°35'39" E, 30.29 feet, and an arc length of 34.36 feet to a point at a point of compound curvature;
- THENCE: Southeasterly, and southerly, continuing along said property line of Rogers Ranch Subdivision Unit-1, with a curve to the right, said curve having a radius of 486.00 feet, a central angle of 35°00'16", a chord bearing and distance of S 17°52'07" E, 292.32 feet, and an arc length of 296.92 feet to a point at a point of compound curvature;
- THENCE: Southerly, continuing along said property line of Rogers Ranch Subdivision Unit-1, with a curve to the right, said curve having a radius of 486.00 feet, a central angle of 04°55'06", a chord bearing and distance of S 02°05'34" W, 41.71 feet, and an arc length of 41.72 feet to a point at a point of compound curvature;
- THENCE: Southerly, and southwesterly, continuing along said property line of Rogers Ranch Subdivision Unit-1, with a curve to the right, said curve having a radius of 486.00 feet, a central angle of 19°22'47", a chord bearing and distance of S 14°14'30" W, 163.60 feet, and an arc length of 164.38 feet to a point at a point of reversing curvature;
- THENCE: Southwesterly, and southerly, continuing along said property line of Rogers Ranch Subdivision Unit-1, with a curve to the left, said curve having a radius of 812.00 feet, a central angle of 03°51'32", a chord bearing and distance of S22°00'08" W, 54.68 feet, and an arc length of 54.69 feet to a point at a point of intersection with a non-tangent line;
- THENCE: S 15°48'14" W, continuing along said property line of Rogers Ranch Subdivision Unit-1, a distance of 120.88 feet to an angle point;
- THENCE: S 26°06'22" W, departing said property line of Rogers Ranch Subdivision Unit-1, a distance of 178.42 feet to an angle point;

- THENCE: S 33°48'37" W, a distance of 62.24 feet to a point for an angle point;
- THENCE: S 89°32'45" W, a distance of 613.58 feet to a point for an angle point, said point also being the southwest corner of Lot 6 and the southeast corner of Lot 50, Block 5, County Block 4788, Rogers Ranch Subdivision Unit-3, Volume 9535, Page 156 & 157, of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 71°34'10" W, along the property line of said Rogers Ranch Subdivision Unit-3, a distance of 43.00 feet to an angle point;
- THENCE: S 78°31'41" W, continuing along the said property line of Rogers Ranch Subdivision Unit-3, a distance of 98.77 feet to an angle point;
- THENCE: S 87°55'11" W, continuing along the said property line of Rogers Ranch Subdivision Unit-3, a distance of 214.08 feet to an angle point;
- THENCE: N 78°35'01" W, continuing along the said property line of Rogers Ranch Subdivision Unit-3, a distance of 260.54 feet to a point for an angle point;
- THENCE: N 58°26'54" W, continuing along the said property line of Rogers Ranch Subdivision Unit-3, a distance of 141.83 feet to an angle point;
- THENCE: S 53°55'16" W, departing said property line of Rogers Ranch Subdivision Unit-3, a distance of 242.79 feet to an angle point;
- THENCE: N 17°08'25" E, a distance of 123.26 feet to an angle point;
- THENCE: N 11°13'56" W, a distance of 90.70 feet to an angle point;
- THENCE: N 34°06'27" W, a distance of 105.94 feet to an angle point;
- THENCE: N 43°00'15" W, a distance of 116.64 feet to an angle point;
- THENCE: N 26°13'23" W, a distance of 73.37 feet to an angle point;
- THENCE: N 09°37'46" W, a distance of 98.96 feet to an angle point;

THENCE: N 14°08'39" W, a distance of 91.07 feet to an angle point;
THENCE: N 40°10'05" W, a distance of 70.51 feet to an angle point;
THENCE: N 55°40'56" W, a distance of 81.34 feet to an angle point;
THENCE: S 84°08'53" W, a distance of 72.22 feet to an angle point;
THENCE: S 26°08'03" W, a distance of 63.12 feet to an angle point;
THENCE: S 01°14'26" E, a distance of 102.54 feet to an angle point;
THENCE: S 02°12'41" W, a distance of 706.08 feet to an angle point;
THENCE: S 12°48'08" W, a distance of 322.15 feet to an angle point;
THENCE: N 84°37'27" W, a distance of 487.20 feet to an angle point;
THENCE: N 02°57'00" E, a distance of 259.54 feet to an angle point;
THENCE: N 55°26'31" W, a distance of 177.63 feet to an angle point;
THENCE: N 60°07'44" W, a distance of 69.74 feet to an angle point;
THENCE: S 64°59'05" W, a distance of 61.44 feet to an angle point;
THENCE: S 24°40'32" W, a distance of 82.90 feet to an angle point;
THENCE: S 49°31'36" W, a distance of 78.90 feet to an angle point;
THENCE: S 78°31'10" W, a distance of 80.56 feet to an angle point;
THENCE: N 50°45'17" W, a distance of 82.96 feet to an angle point;
THENCE: N 41°33'41" W, a distance of 319.15 feet to an angle point;
THENCE: N 81°46'32" W, a distance of 145.74 feet to an angle point;
THENCE: S 43°16'28" W, a distance of 57.96 feet to an angle point;

THENCE: S 35°18'52" W, a distance of 52.82 feet to an angle point;
THENCE: S 43°32'28" W, a distance of 114.22 feet to an angle point;
THENCE: S 65°51'51" W, a distance of 70.61 feet to an angle point;
THENCE: S 85°45'12" W, a distance of 37.83 feet to an angle point;
THENCE: N 88°24'00" W, a distance of 233.08 feet to an angle point;
THENCE: S 80°42'47" W, a distance of 92.76 feet to an angle point;
THENCE: S 72°02'15" W, a distance of 73.05 feet to an angle point;
THENCE: S 58°41'35" W, a distance of 172.67 feet to an angle point;
THENCE: S 74°52'27" W, a distance of 141.16 feet to an angle point;
THENCE: S 82°00'53" W, a distance of 249.18 feet to an angle point;
THENCE: N 89°58'14" W, a distance of 125.05 feet to an angle point;
THENCE: N 70°14'58" W, a distance of 70.08 feet to an angle point;
THENCE: N 47°47'37" W, a distance of 222.61 feet to an angle point;
THENCE: N 79°58'31" W, a distance of 79.05 feet to an angle point;
THENCE: S 32°55'45" W, a distance of 58.99 feet to an angle point;
THENCE: S 22°58'57" W, a distance of 184.95 feet to an angle point;
THENCE: S 33°14'38" W, a distance of 124.19 feet to an angle point;
THENCE: S 46°17'25" W, a distance of 271.55 feet to an angle point;
THENCE: N 88°50'59" W, a distance of 150.86 feet to an angle point;
THENCE: N 72°51'14" W, a distance of 277.92 feet to an angle point;
THENCE: N 06°44'52" W, a distance of 81.39 feet to an angle point;

THENCE: N 25°45'14" E, a distance of 136.06 feet to an angle point;
THENCE: N 37°01'43" E, a distance of 226.31 feet to an angle point;
THENCE: N 51°00'04" E, a distance of 169.49 feet to an angle point;
THENCE: N 47°39'39" E, a distance of 190.69 feet to an angle point;
THENCE: N 45°51'25" E, a distance of 176.73 feet to an angle point;
THENCE: N 40°32'07" E, a distance of 168.02 feet to an angle point;
THENCE: N 37°18'05" E, a distance of 170.50 feet to an angle point;
THENCE: N 24°52'29" E, a distance of 144.59 feet to an angle point;
THENCE: N 08°46'27" W, a distance of 279.59 feet to an angle point;
THENCE: N 21°05'24" W, a distance of 336.15 feet to an angle point;
THENCE: N 67°45'27" W, a distance of 414.15 feet to an angle point;
THENCE: N 43°09'42" W, a distance of 218.33 feet to an angle point;
THENCE: N 53°55'21" W, a distance of 653.45 feet to an angle point;
THENCE: N 51°33'01" W, a distance of 194.12 feet to an angle point;
THENCE: N 64°17'03" W, a distance of 181.32 feet to an angle point;
THENCE: N 43°50'24" W, a distance of 195.67 feet to an angle point;
THENCE: N 24°58'51" W, a distance of 151.55 feet to an angle point;
THENCE: N 36°28'41" W, a distance of 161.48 feet to an angle point;
THENCE: N 24°53'29" W, a distance of 344.36 feet to an angle point;
THENCE: N 03°19'55" W, a distance of 356.26 feet to an angle point;

THENCE: N 03°55'22" W, a distance of 467.78 feet to an angle point;

THENCE: N 05°21'27" E, a distance of 302.40 feet to an angle point;

THENCE: N 04°36'35" E, a distance of 618.75 feet to an angle point, said point being the northwest corner of this tract;

THENCE: N 89°53'37" E, a distance of 7165.65 feet to an angle point, said point being the northeast corner of this tract;

THENCE: S 00°06'45" W, a distance of 2560.04 feet to an angle point;

THENCE: N 89°53'37" E, a distance of 993.62 feet to an angle point, said point being in the west line of a CPS Easement recorded in Volume 7191, Page 145, of the Deed Records of Bexar County, Texas;

THENCE: S 00°06'23" E, continuing along said west line, a distance of 517.50 feet to a point, said point being the northeast corner of said Rogers Ranch Subdivision Unit-2;

THENCE: S 00°06'23" E, continuing along said west line, a distance of 722.23 feet to the POINT OF BEGINNING and containing 719.6 acres, in Bexar County, Texas

THIS DOCUMENT IS NOT A LEGAL SURVEY.

Prepared by: Pape-Dawson Engineers, Inc.
Job No: 3225-68
Date: November 21, 1996 (Revised February 24, 1998)
Doc Id: M961121A3.RW



FIELD NOTES
FOR

A 121.1 acre tract (5,275,000 square feet) of land out of the Old Stowers Ranch as recorded in Volume 1265, Pages 252-255 of the Deed Records of Bexar County, Texas and out of the Collin C. McRae Survey No. 391, Abstract 482, County Block 4782, City of San Antonio, Bexar County, Texas and being further described by metes and bounds as follows:

- COMMENCING: At a concrete monument found on the existing northeastern right-of-way line of (F.M. 1535) N.W. Military Highway (a 119-foot right-of-way) said monument also being on the west line of the original Old Stowers Ranch;
- THENCE: S 27°53'29" E, along the east line of N.W. Military Hwy., a distance of 750.0 to an angle point;
- THENCE: N 62°07'13" E, departing said east line, a distance of 1257.96 feet to the POINT OF BEGINNING;
- THENCE: N 62°07'13" E, a distance of 642.06 feet to a point for an angle point;
- THENCE: N 54°07'13" E, a distance of 1030.00 feet to a point for an angle point;
- THENCE: N 54°07'13" E, a distance of 100.00 feet to a point for an angle point;
- THENCE: N 54°07'13" E, a distance of 490.00 feet to a point for an angle point;
- THENCE: S 04°44'31" E, a distance of 297.62 feet to a point for an angle point;
- THENCE: N 80°01'04" E, a distance of 223.26 feet to a point for an angle point;
- THENCE: S 10°40'51" E, a distance of 80.79 feet to a point for an angle point;
- THENCE: S 24°08'39" E, a distance of 118.38 feet to a point for an angle point;
- THENCE: S 30°12'00" E, a distance of 153.54 feet to a point for an angle point;

PAPE-DAWSON ENGINEERS, INC.

THENCE: S 35°42'20" E, a distance of 212.77 feet to a point for an angle point;

THENCE: S 31°16'55" E, a distance of 253.06 feet to a point for an angle point;

THENCE: S 29°24'56" E, a distance of 206.20 feet to a point for an angle point;

THENCE: S 42°39'45" E, a distance of 214.26 feet to a point for an angle point;

THENCE: S 55°52'25" E, a distance of 212.51 feet to a point for an angle point;

THENCE: N 88°33'56" E, a distance of 125.88 feet to a point for an angle point;

THENCE: S 53°45'49" E, a distance of 166.71 feet to a point for an angle point;

THENCE: S 51°50'27" E, a distance of 68.62 feet to a point for an angle point;

THENCE: S 51°33'43" E, a distance of 365.80 feet to a point for an angle point;

THENCE: S 44°07'33" E, a distance of 190.17 feet to a point for an angle point;

THENCE: S 50°17'41" E, a distance of 202.65 feet to a point for an angle point;

THENCE: S 13°09'56" E, a distance of 273.81 feet to a point for an angle point;

THENCE: S 81°22'31" W, a distance of 441.39 feet to a point for an angle point;

THENCE: S 80°12'59" W, a distance of 140.44 feet to a point for an angle point;

THENCE: S 62°12'06" W, a distance of 74.81 feet to a point for an angle point;

THENCE: S 81°58'27" W, a distance of 283.45 feet to a point for an angle point;

THENCE: S 85°19'45" W, a distance of 1020.64 feet to a point for an angle point;

THENCE: N 72°55'28" W, a distance of 1511.54 feet to a point for an angle point;

- THENCE: S 62°07'14" W, a distance of 17.42 feet to a point for an angle point;
- THENCE: N 10°28'02" W, a distance of 408.54 feet to a point on curve of a non-tangent curve;
- THENCE: Southwesterly with a curve to the left, said curve having a radial bearing of S 22°56'07" E, a radius of 1080.44 feet, a central angle of 03°25'51", a chord bearing and distance of S65°20'58" W, 64.69 feet, and an arc length of 64.70 feet to a point of intersection with a non-tangent line;
- THENCE: N 26°21'58" W, a distance of 50.00 feet to a point on curve of a non-tangent curve;
- THENCE: Northwesterly with a curve to the right, said curve having a radial bearing of N 55°20'15" E, a radius of 359.74 feet, a central angle of 10°13'16", a chord bearing and distance of N 29°33'07" W, 64.09 feet, and an arc length of 64.18 feet to a point of reversing curvature;
- THENCE: Northwesterly, with a curve to the left, said curve having a radius of 275.00 feet, a central angle of 27°29'10", a chord bearing and distance of N 38°11'04" W, 130.66 feet, and an arc length of 131.92 feet to a point of reversing curvature;
- THENCE: Northwesterly, with a curve to the right, said curve having a radius of 1529.33 feet, a central angle of 04°54'19", a chord bearing and distance of N 49°28'29" W, 130.89 feet, and an arc length of 130.93 feet to a point of compound curvature;
- THENCE: Northwesterly, with a curve to the right, said curve having a radius of 325.00 feet, a central angle of 22°14'20", a chord bearing and distance of N 35°54'10" W, 125.36 feet, and an arc length of 126.15 feet to a point of tangency;

THENCE: N 24°47'01" W, a distance of 130.93 feet to the POINT OF BEGINNING and containing 121.1 acres, in the City of San Antonio, Bexar County, Texas.

THIS DOCUMENT IS NOT A LEGAL SURVEY.

Prepared by: Pape-Dawson Consulting Engineers, Inc.
Job No: 3225-68
Date: November 21, 1996 (Revised February 24, 1998)
Doc Id: M961121A7.RW



FIELD NOTES
FOR

A 42.18 acres, or 1,837,500 square feet tract of land in Bexar County, Texas and being part of the R. Vargas Survey No. 80, County Block 4787, and the S. Charles Survey No. 81, Abstract 482, County Block 4788, out of the Old Stowers Ranch (Deed Ref.: Volume 1265, Pages 252-255) Deed Records of Bexar County, Texas. Said 42.18 acres being further described by metes and bounds as follows:

- BEGINNING: At a point, said point being the northernmost corner of a 28' x 50' Gas, Electric, Telephone and Cable T.V. easement established by the plat of Rogers Ranch Subdivision Unit-1 as recorded in Volume 9535, Page 154 of the Deed and Plat Records of Bexar County, Texas, said point also being in the west right-of-way of Rogers Ranch (a variable width right-of-way) and also being the easternmost corner of this tract;
- THENCE: S 66°23'03" W, a distance of 267.37 feet to an angle point;
- THENCE: S 33°13'15" W, a distance of 100.00 feet to an angle point;
- THENCE: S 11°53'47" E, a distance of 100.00 feet to a point, said point being in the north right-of-way line of Loop 1604 (a variable width right-of-way);
- THENCE: S 70°41'29" W, along said north right-of-way line, a distance of 83.36 feet to an angle point;
- THENCE: S 75°11'29" W, continuing along said north right-of-way line, a distance of 282.65 feet to an angle point;
- THENCE: S 76°52'41" W, continuing along said north right-of-way line, a distance of 236.10 feet to an angle point;
- THENCE: S 86°03'54" W, continuing along said north right-of-way line, a distance of 787.22 feet to an angle point;
- THENCE: S 86°03'54" W, continuing along said north right-of-way line, a distance of 18.12 feet to an angle point;
- THENCE: S 86°03'54" W, continuing along said north right-of-way line, a distance of 76.35 feet to an angle point;

PAPE-DAWSON ENGINEERS, INC.

- THENCE: N 43°40'06" W, departing said north right-of-way line, a distance of 103.29 feet to an angle point;
- THENCE: N 51°16'25" W, a distance of 105.31 feet to an angle point;
- THENCE: N 42°30'59" W, a distance of 119.24 feet to an angle point;
- THENCE: N 10°46'13" W, a distance of 85.59 feet to an angle point;
- THENCE: N 17°33'15" E, a distance of 310.06 feet to an angle point;
- THENCE: N 04°08'01" W, a distance of 350.34 feet to an angle point;
- THENCE: N 17°08'25" E, a distance of 117.04 feet to an angle point;
- THENCE: N 53°55'16" E, a distance of 242.79 feet to a point, said point being the southwest corner of Lot 13 and the northwest corner of Lot 12, Block 5, County Block 4787, Rogers Ranch Subdivision Unit-3, as recorded in Volume 9535, Pages 156 & 157 of the Deed and Plat Records of Bexar County, Texas, said point also being the northernmost corner of this tract;
- THENCE: S 58°26'54" E, along the property line of said Rogers Ranch Subdivision Unit-3, a distance of 141.83 feet to an angle point;
- THENCE: S 78°35'01" E, continuing along said property line of Rogers Ranch Subdivision Unit-3, a distance of 260.54 feet to an angle point;
- THENCE: N 87°55'11" E, continuing along said property line of Rogers Ranch Subdivision Unit-3, a distance of 214.08 feet to an angle point;
- THENCE: N 78°31'41" E, continuing along said property line of Rogers Ranch Subdivision Unit-3, a distance of 98.77 feet to an angle point;
- THENCE: N 71°34'10" E, continuing along said property line of Rogers Ranch Subdivision Unit-3, a distance of 43.00 feet to an angle point;
- THENCE: N 89°32'45" E, departing said property line of Rogers Ranch Subdivision Unit-3, a distance of 613.58 feet to an angle point;
- THENCE: N 33°48'37" E, a distance of 62.24 feet to an angle point;

- THENCE: N 26°06'22" E, a distance of 178.42 feet to a point on curve of a non-tangent curve, said point also being on the west property line of said Rogers Ranch Subdivision Unit-1 and also being in the said west right-of-way of Rogers Ranch (a variable width right-of-way);
- THENCE: Southerly, along said Rogers Ranch right-of-way with a curve to the left, said curve having a radial bearing of S 78°27'53" E, a radius of 812.01 feet, a central angle of 04°30'01", a chord bearing and distance of S 09°17'07" W, 63.76 feet, and an arc length of 63.78 feet to a point at a point of compound curvature;
- THENCE: Southerly, continuing along said Rogers Ranch right-of-way with a curve to the left, said curve having a radius of 733.43 feet, a central angle of 07°23'23", a chord bearing and distance of S 03°20'24" W, 94.53 feet, and an arc length of 94.59 feet to a point at a point of compound curvature;
- THENCE: Southerly, continuing along said Rogers Ranch right-of-way with a curve to the left, said curve having a radius of 733.43 feet, a central angle of 01°37'41", a chord bearing and distance of S 01°10'07" E, 20.84 feet, and an arc length of 20.84 feet to a point at a point of compound curvature;
- THENCE: Southerly, continuing along said Rogers Ranch right-of-way with a curve to the left, said curve having a radius of 733.43 feet, a central angle of 07°33'26", a chord bearing and distance of S 05°45'40" E, 96.67 feet, and an arc length of 96.74 feet to a point at a point of tangency;
- THENCE: S 09°32'23" E, continuing along said Rogers Ranch right-of-way a distance of 98.12 feet to a point at a point of curvature;
- THENCE: Southerly, and southeasterly, continuing along said Rogers Ranch right-of-way with a curve to the left, said curve having a radius of 626.78 feet, a central angle of 27°21'30", a chord bearing and distance of S 23°13'08" E, 296.45 feet, and an arc length of 299.28 feet to a point at a point of reversing curvature;

THENCE: Southeasterly, continuing along said Rogers Ranch right-of-way with a curve to the right, said curve having a radius of 626.00 feet, a central angle of $12^{\circ}59'45''$, a chord bearing and distance of S $30^{\circ}24'01''$ E, 141.69 feet, and an arc length of 141.99 feet to a point at a point of reversing curvature;

THENCE: Southeasterly, continuing along said Rogers Ranch right-of-way with a curve to the left, said curve having a radius of 830.15 feet, a central angle of $05^{\circ}09'55''$, a chord bearing and distance of S $26^{\circ}29'06''$ E, 74.81 feet, and an arc length of 74.84 feet to a point at a point of reversing curvature;

THENCE: Southeasterly, continuing along said Rogers Ranch right-of-way with a curve to the right, said curve having a radius of 138.00 feet, a central angle of $04^{\circ}18'52''$, a chord bearing and distance of S $26^{\circ}54'37''$ E, 10.39 feet, and an arc length of 10.39 feet to the POINT OF BEGINNING and containing 42.18 acres in Bexar County, Texas.

THIS DOCUMENT IS NOT A LEGAL SURVEY.

Prepared by: Pape-Dawson Consulting Engineers, Inc.
Job No: 3225-68
Date: November 21, 1996 (Revised February 24, 1998)
Doc Id: M961121A2.RW

6

FIELD NOTES

FOR

A 24.08 acre, or 1,049,000 square foot, tract of land out of a 2325.9942 acre tract recorded in Volume 5553, Pages 103-130 of the Official Public Records of Bexar County, Texas, out of the S. Charles Survey No. 81, Abstract 138, County Block 4788 of Bexar County, Texas and New City Block (N.C.B.) 16334 of the City of San Antonio in Bexar County, Texas. Said 24.08 acres being further described by metes and bounds as follows:

BEGINNING: At a point on the north right-of-way line of Loop 1604, a 445-foot right-of-way at this point, said point being at the Texas Department of Transportation (TxDOT) Engineers station 223+53.56, said point being the southeast corner of this tract; being S 56°02'04"W a distance of 1661.29 feet from a found TxDOT monument with brass plate for an angle point in the said north right-of-way line of Loop 1604, said bearing given as S 56°15'54" W in the TxDOT right-of-way plans for Loop 1604 and S 56°15'22"W in the 2325.9942 acre tract;

THENCE: S 56°02'04" W, said bearing given as S 56°15'54" W in the TxDOT right-of-way plans for Loop 1604 and S 56°15'22"W in the 2325.9942 acre tract, along and with the north right-of-way line of Loop 1604 a distance of 229.22 feet to a point from which a found TxDOT monument with brass plate bears S 56°02'04"W, a distance of 198.28 feet, an angle point in the north right-of-way line of Loop 1604, said bearing given as S 56°15'54" W in the TxDOT right-of-way plans for Loop 1604 and S 56°15'22"W in the 2325.9942 acre tract;

THENCE: N 58°30'44" W, departing the said north right-of-way line of Loop 1604, a distance of 176.48 feet to an angle point;

THENCE: S 59°15'50" W, a distance of 574.58 feet to a point on a curve of a non-tangent curve, and the east right-of-way line of the proposed Rogers Ranch;

THENCE: Along and with the east right-of-way line of the proposed Rogers Ranch the following calls and distances:

Northwesterly with a curve to the right, said curve having a radial bearing of N 52°57'28" E, a radius of 138.00 feet, a central angle of 06°45'32", a chord bearing and distance of N 33°39'46" W, 16.27 feet, and an arc length of 16.28 feet to a point of reversing curvature;

Northwesterly, with a curve to the left, said curve having a radius of 486.00 feet, a central angle of 05°29'41", a chord bearing and distance of N 33°01'50" W, 46.59 feet, and an arc length of 46.61 feet to a point of reversing curvature;

Northwesterly with a curve to the right, said curve having a radius of 988.00 feet, a central angle of 06°29'14", a chord bearing and distance of N 32°32'03" W, 111.81 feet, and an arc length of 111.87 feet to a point of compound curvature;

Z96266 CC

Case History and Discussion:

1. This case was initiated by City Council.

Staff Recommendation:

Approval, provided that the recommendations of the Aquifer Studies Office are met. The requested changes are consistent and compatible with established and proposed land uses of the area.

ZONING CASE NO. Z96266 CC - February 3, 1998

Applicant: City of San Antonio

Zoning Request: Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District and "B-2" ERZD Business Edwards Recharge Zone District to "P-1(R-1)" ERZD Planned Unit Development Single Family Edwards Recharge Zone District; "P-1(B-2)" ERZD Planned Unit Development Business Edwards Recharge Zone District and "R-3" CC ERZD Multiple Family Residence Edward Recharge Zone District with special City Council approval for a Montessori School.

Kirk Nixon, SAWS, stated staff recommends approval as long as the applicant agrees to abide by all recommendations.

FAVOR

Ray Hamilton, Northside Organized for Neighborhood Development, stated they would like to see the Commission allow the development to move forward.

Charlie Connor, Chairman Northside Organized for Neighborhood Development, stated he supports the development and encourages the passage of this request.

Staff stated there were 10 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 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.

Z96266 CC

COMMISSION ACTION

The motion was made by Ms. Thuss and seconded by Mr. Falcone to recommend approval for the following reasons:

1. Property is located on F.M. 1604 between N. W. Military Highway and Rogers Ranch Road.
2. There were 10 notices mailed, 1 returned in opposition and 1 returned in favor.
3. Staff recommends approval.

AYES: Thuss, Falcone, Earl, Williams, Emerson, Sanchez, Anderson, Carpenter

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at Council hearing.

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

To: City Council Members through Zoning Commission

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, File

Subject: REVISION - Zoning Case Z96266 (Rogers Ranch)

Date: February 9, 1998

SUMMARY

A request for a change in zoning has been made for an approximate 908-acre tract located on the city's north side. The requested change in zoning is from "Temporary R-1 ERZD" to:

- "P-1, R-1 ERZD" for approximately 841 acres of single family residential development;
- "R-3 CC ERZD" for approximately 24 acres for a proposed Judson Montessori School; and
- "P-1, B-2 ERZD" for an approximate 43 acre business Planned Unit Development (PUD).

The change in zoning will allow for compliance with the Rogers Ranch Multi-Use Development Project. This property is a Category 1 and therefore is not required to comply with Water Quality Ordinance No. 81491. However, the proposed development will meet several requirements of a Category 3 property.

LOCATION

The subject tract was annexed into the city on December 31, 1996 and is now included within City Council District 9. The property is bordered by Loop 1604 to the south, Northwest Military Highway to the west, Camp Bullis and undeveloped property to the north, and a single-family residential development currently under construction to the east. The entire tract lies within the Recharge Zone of the Edwards Aquifer (Figures 1 and 2).

SITE ASSESSMENT

An investigation was made by the San Antonio Water System (SAWS), Aquifer Studies Division to assess the geologic conditions which exist at the site and any potential environmental concerns which

may occur from the proposed development of the subject property. In addition, a copy of the geologic assessment, which was prepared for a Water Pollution Abatement Plan (WPAP), was used to compare with field observations.

The property is currently under development as a low density, large lot residential development with associated neighborhood commercial/retail, and a school. The undeveloped portions of the site contain oak trees, mesquite trees, juniper trees, and natural grasses. The Edwards bedrock outcrops across the site. Staff has conducted several field reconnaissances on this property dating back to June of 1994 when the Master Water Pollution Abatement Plan (WPAP) was first submitted and approved by the Texas Natural Resource Conservation Commission (TNRCC). The geologic assessment, which was performed as part of the MASTER WPAP, identified 292 geologic features on-site and one water well. Of the 292 features, only seven were assessed as moderate concern and two were assessed as high concern features. During a site visit an additional cave was identified near the southern boundary of the project along Salado Creek. This feature was also assessed as a high concern feature giving a total of three high concern features. One water well, used for livestock was also identified on site. These seven moderate concern features and the three high concern features are all located within the 100 year floodplain and will be preserved within a greenbelt/conservation area. The caves are proposed to be grated to prevent unauthorized entry. Aquifer Studies staff and TNRCC personnel are both in general agreement with the overall assessment of the geologic features.

The subject site displays a large amount of topographic relief. Drainage from the subject site would flow generally to the south where it would enter the Salado Creek. The subject tract is bordered by Loop 1604 to the south, Northwest Military Highway to the west, undeveloped property to the north, and a single-family residential subdivision to the east.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are as follows:

1. The presence of a large number of geologic features on-site.
2. The presence of one water well on-site.
3. 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.
4. Improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance which may be carried off in the first flush of stormwater run-off.

5. The proper construction of service laterals and sewer mains to prevent waste water 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. The seven moderate concern and three high concern features found on this site will be preserved within proposed conservation easements.
2. All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
3. Prior to the release of any building permits 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 development 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; and
 - D. A copy of each approved Water Pollution Abatement Plan.
4. The approved WPAP states that all commercial/retail developments will utilize sedimentation/filtration basins, or an alternate approved method by the Aquifer Studies Division. The designs shall be submitted with the site specific WPAP's which are required for this development. A maintenance schedule for the stormwater abatement facility shall be included in the design submittal.
5. The owner/operator of each commercial site shall carry out four sampling events of stormwater runoff through the approved pollution abatement structure on an annual basis. Both the influent and effluent at the approved pollution abatement structure shall be tested for Total Recoverable Petroleum Hydrocarbons (TRPH) by EPA Method 418.1 and Total Suspended Solids (TSS) by EPA Method 160.2 and the sampling events shall be at least four weeks apart.

Dependent on the final landscape design and amount of landscaping for the development, testing for Total Phosphorous (TP) by EPA by Method 365.4 may be required at the discretion of the Aquifer Studies Division staff. Should the methodology listed for each analysis change, then the owner/operator shall use the most current EPA accepted methodology. Aquifer Studies Division staff shall be notified prior to sample collection and analytical tests results shall be provided to San Antonio Water System Aquifer Studies Division.

6. All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. Should the proposed use be 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
7. 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.
8. 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.
9. If any solution openings, caves, sinkholes, or water wells are found during excavation or construction the developer shall notify the Aquifer Studies Division of the San Antonio Water System at (210) 704-7303;
10. The storage, handling, use and disposal of all materials located on the property 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 water wells are found during 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 (210) 704-7303.

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 use, staff recommends approval of the intended land use as long as the applicant agrees to abide by all recommendations made in this document.

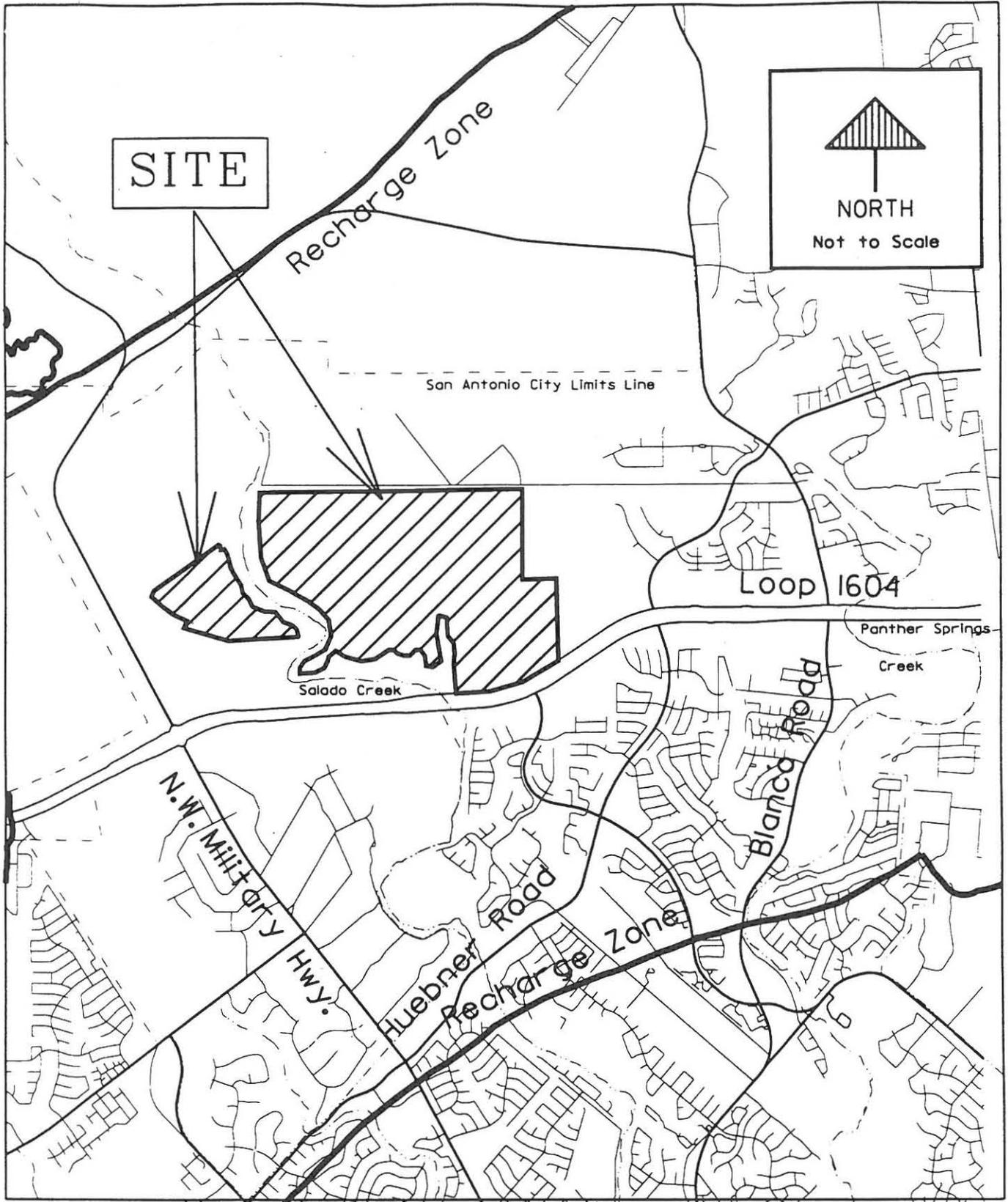

Kirk M. Nixon
Manager, Aquifer Studies


Scott R. Halty
Director, Watershed Protection & Management

APPROVED:

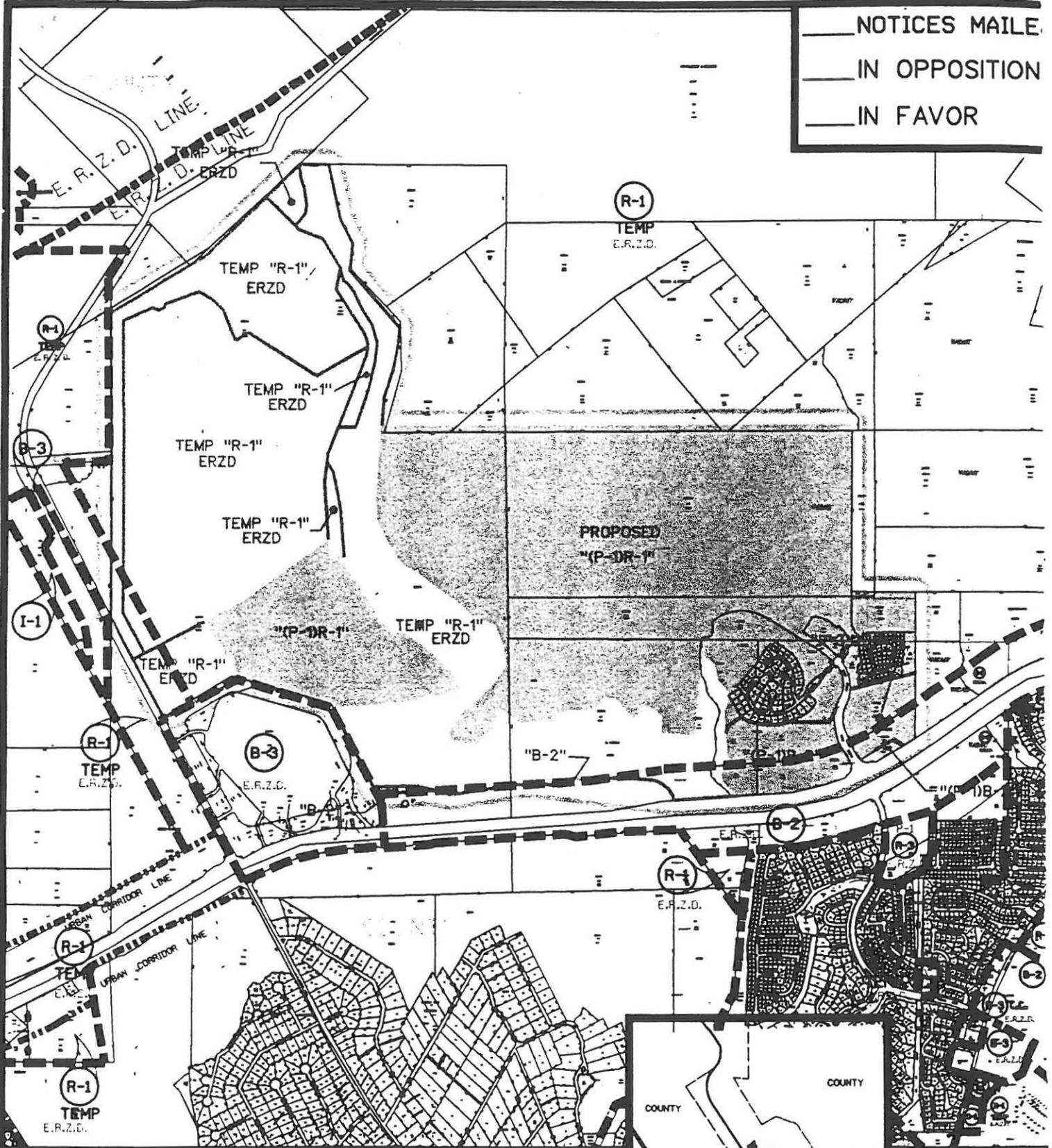

Rebecca Quintanilla Cedillo
Vice President, Planning

KMN:jpr



Rogers Ranch Subdivision
Zoning Case No. Z96266
Figure 2

NOTICES MAILED
 IN OPPOSITION
 IN FAVOR



ZONING CASE Z96266 CC

CITY COUNCIL DISTRICT NO: 9

REQUESTED ZONING CHANGE

FROM TEMP "R-1" ERZD TO "(P-1)R-1" ERZD,

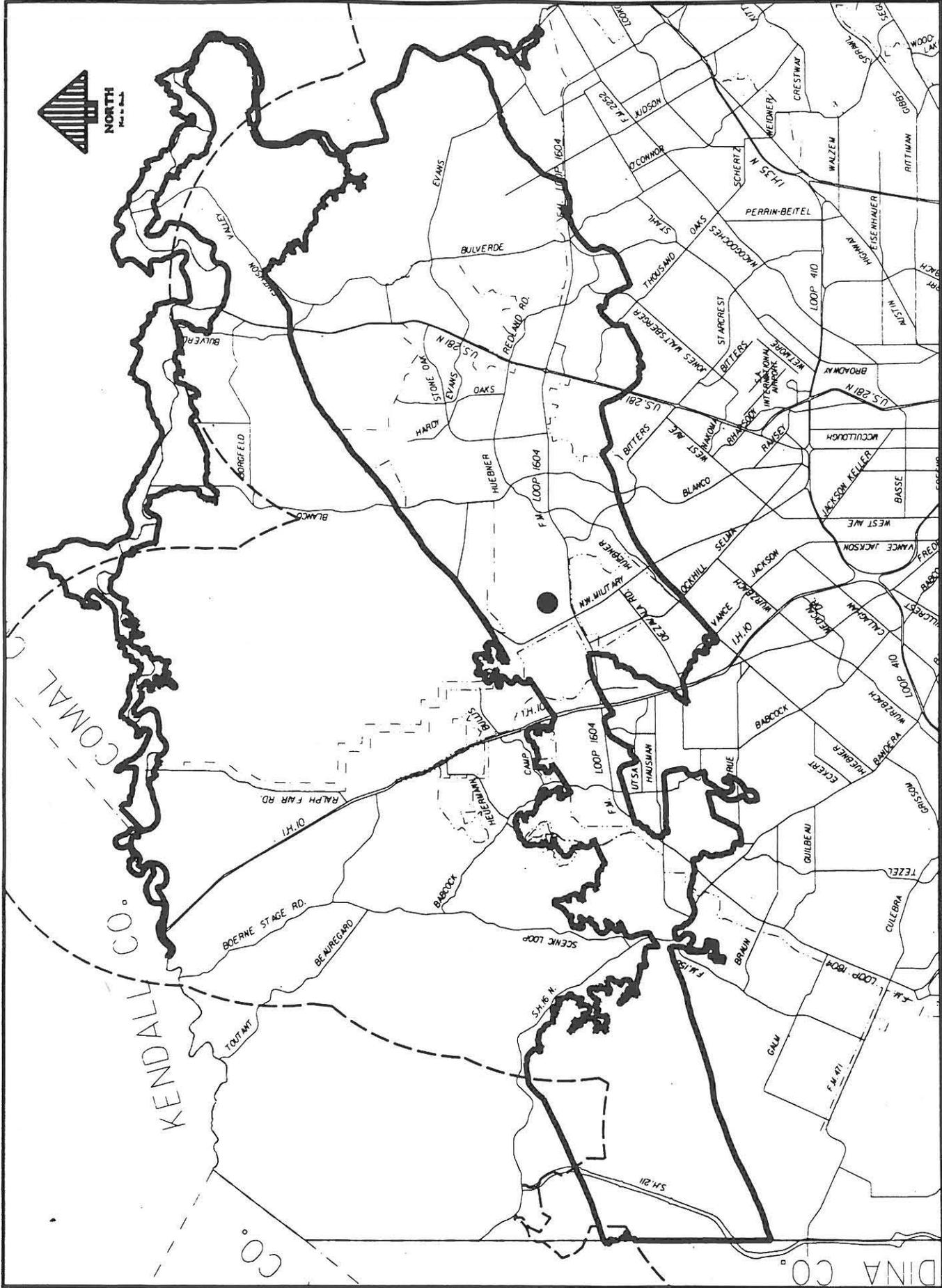
DATE FEBRUARY 26, 1998 "(P-1)B-2" ERZD, "B-2" ERZD, &

SCALE 1" = 2000'



NORTH

DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS



Rogers Ranch Subdivision
 Zoning Case No. Z96266

FIGURE 1

● -Subject Site

CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL

INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Mayor and Councilmembers
FROM: Councilman Tim Bannwolf, District 9
COPIES TO: Alexander E. Briseño, City Manager; Norma Rodriguez, City Clerk;
Frank J. Garza, City Attorney; Teresa Vásquez-Romero, Assistant to
Council
SUBJECT: Permanent Zoning of Shavano Rogers Ranch

DATE: January 29, 1998

This is to request your support to direct staff to place on the next available zoning commission agenda the permanent zoning of the area of Shavano Rogers Ranch listed below:

Temporary "R-1" ERZD and "B-2" ERZD to "P-1(R-1)" ERZD 121.1 acres out of CB 4752

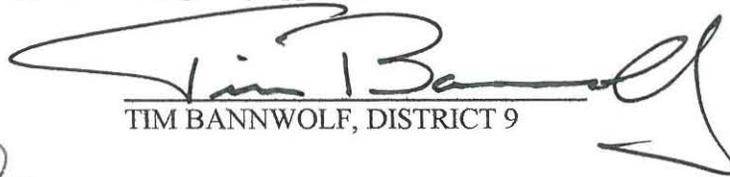
Temporary "R-1" ERZD and "B-2" ERZD to "P-1(R-1)" ERZD 719.6 acres out of CB 4752

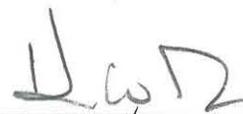
Temporary "R-1" ERZD and "B-2" ERZD to "P-1(B-2)" ERZD 42.18 acres out of NCB 17701 and CB 4752

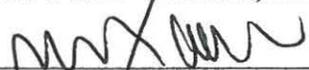
Temporary "R-1" ERZD and "B-2" ERZD to "R-3" City Council approval for a Montessori School ERZD 24.8 acres out of NCB 16334 and CB 4788

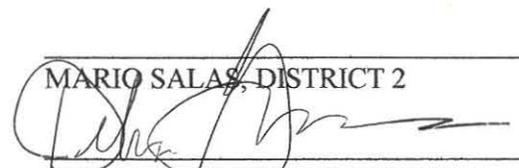
You will note that, with the exception of the parcel for the school and another small parcel, the above parcels of land are being requested for down-zoning.

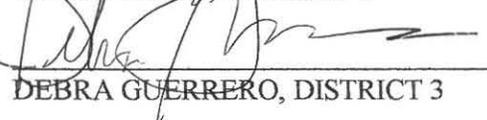
Your support in this matter would be greatly appreciated.


TIM BANNWOLF, DISTRICT 9


HOWARD W. PEAK, MAYOR

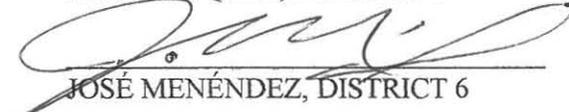

ROGER FLORES II, DISTRICT 1


MARIO SALAS, DISTRICT 2


DEBRA GUERRERO, DISTRICT 3

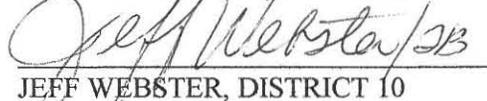
RAUL PRADO, DISTRICT 4

RICK VÁSQUEZ, DISTRICT 5


JOSÉ MENÉNDEZ, DISTRICT 6

ED GARZA, DISTRICT 7

ROBERT MARBUT, DISTRICT 8


JEFF WEBSTER, DISTRICT 10

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
98 JAN 30 PM 3:37

Affidavit of Publisher

OFFICE OF THE CITY CLERK
CITY OF SAN ANTONIO

98 MAR -9 PM 12:06

STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day
Stella Orozco, who being by me duly sworn, says on oath
Editor of the Commercial Recorder, a newspaper of general
City of San Antonio, in the State and County aforesaid,
Notice - An Ordinance #87436 hereto attached has been
issue of said newspaper on the following days, to-wit: M

Stella Orozco

Sworn to and subscribed before me this 5th day of March

Estella M. Vasquez
Notary Public in and for Bexar County, Texas



PUBLIC NOTICE
AN ORDINANCE 87436
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 840.7 ACRES OUT OF CB 4782, CB 4787, CB 4788, CB 4790 AND CB 4791 FROM TEMPORARY "R-1" ERZD SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT AND "B-2" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT TO "P-1(R-1)" ERZD PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT; 42.18 ACRES OUT OF CB 4787 AND CB 4788 FROM TEMPORARY "R-1" ERZD SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT AND "B-2" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT TO "P-1(B-2)" ERZD PLANNED UNIT DEVELOPMENT BUSINESS EDWARDS RECHARGE ZONE DISTRICT; AND 24.8 ACRES OUT OF CB 4788 FROM TEMPORARY "R-1" ERZD SINGLE FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT AND "B-2" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT TO "R-3" CC ERZD MULTIPLE-FAMILY RESIDENCE EDWARDS RECHARGE ZONE DISTRICT WITH SPECIAL CITY COUNCIL APPROVAL FOR A MONTESSORI SCHOOL; 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".
3/5

