Adjacent Property Owners

NCB/CB 4788

Block 1	Name	Address		
Lot 1	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
2	Centex Homes	16500 San Pedro,	Ste. 402	78232
22	David Weekly Homes	14607 San Pedro,	Ste. 210	78232
23	David Weekly Homes	14607 San Pedro,	Ste. 210	78232
24	David Weekly Homes	14607 San Pedro,	Ste. 210	78232
25	David Weekly Homes	14607 San Pedro,	Ste. 210	78232
52	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
Block 2				
Lot 5	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
6	Centex Homes	16500 San Pedro,	Ste. 402	78232
7	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
8	Centex Homes	16500 San Pedro,	Ste. 402	78232
Block 3				
Lot 1	David Weekly Homes	14607 San Pedro,	Ste. 210	78232
2	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
3	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
4	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
5	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
Block 5				
Lot 14	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
15	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
16	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
40	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
41	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
42	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
43	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
Block 6				
Lot 10	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
11	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
12	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
13	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
14	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
15	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
16	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
17	Mann Custom Home	500 N. E. Loop 1604,	Ste. 110	78232
39	Smith's Better Built Homes	11124 Wurzbach,	Ste. 200	78230
40	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
41	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
42	Connell-Barron Custom Builders	5150 N. Loop 1604 W.		78249
43	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
44	Shavano Rogers Ranch North No.1, Ltd.	3330 Oakwell Court,	Ste. 110	78218
★	Environmental Conservation Trust	3330 Oakwell Court,	Ste. 110	78218

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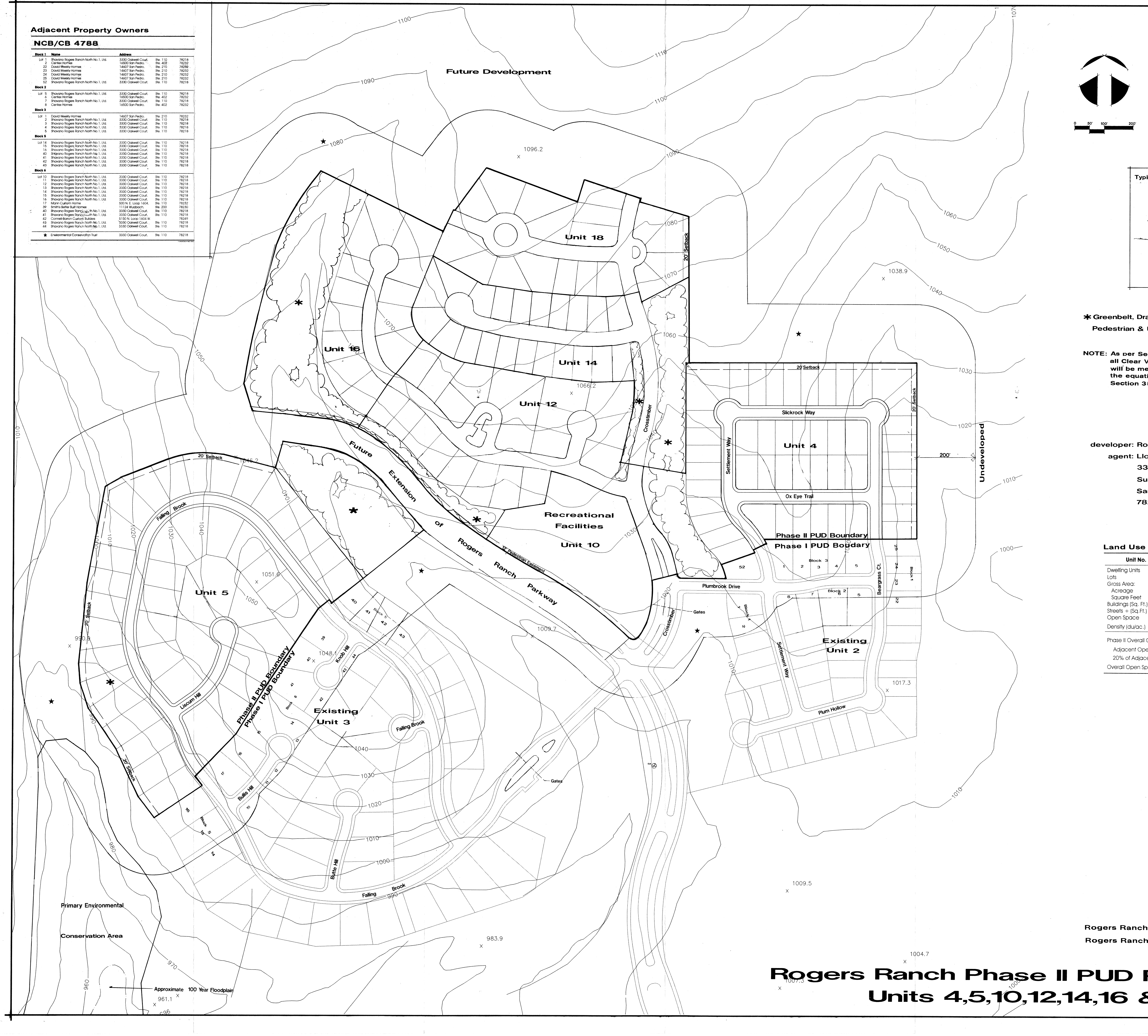

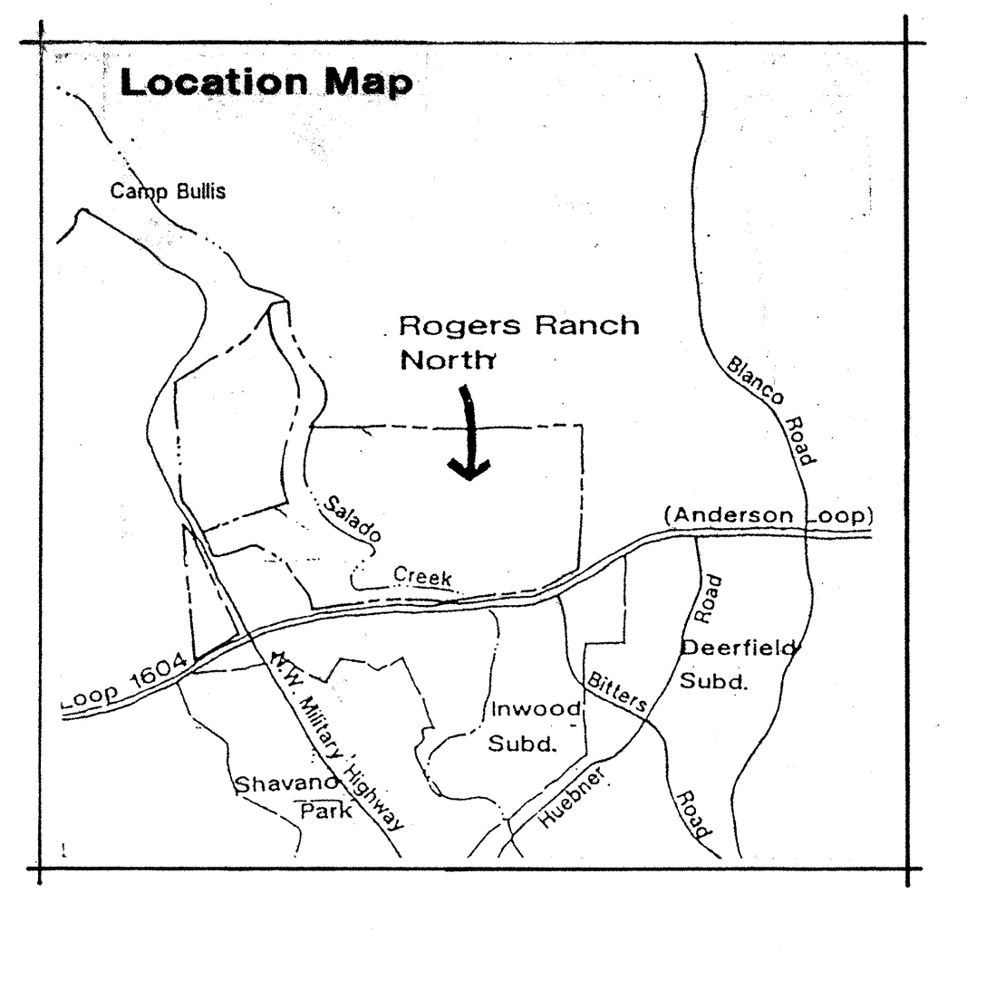

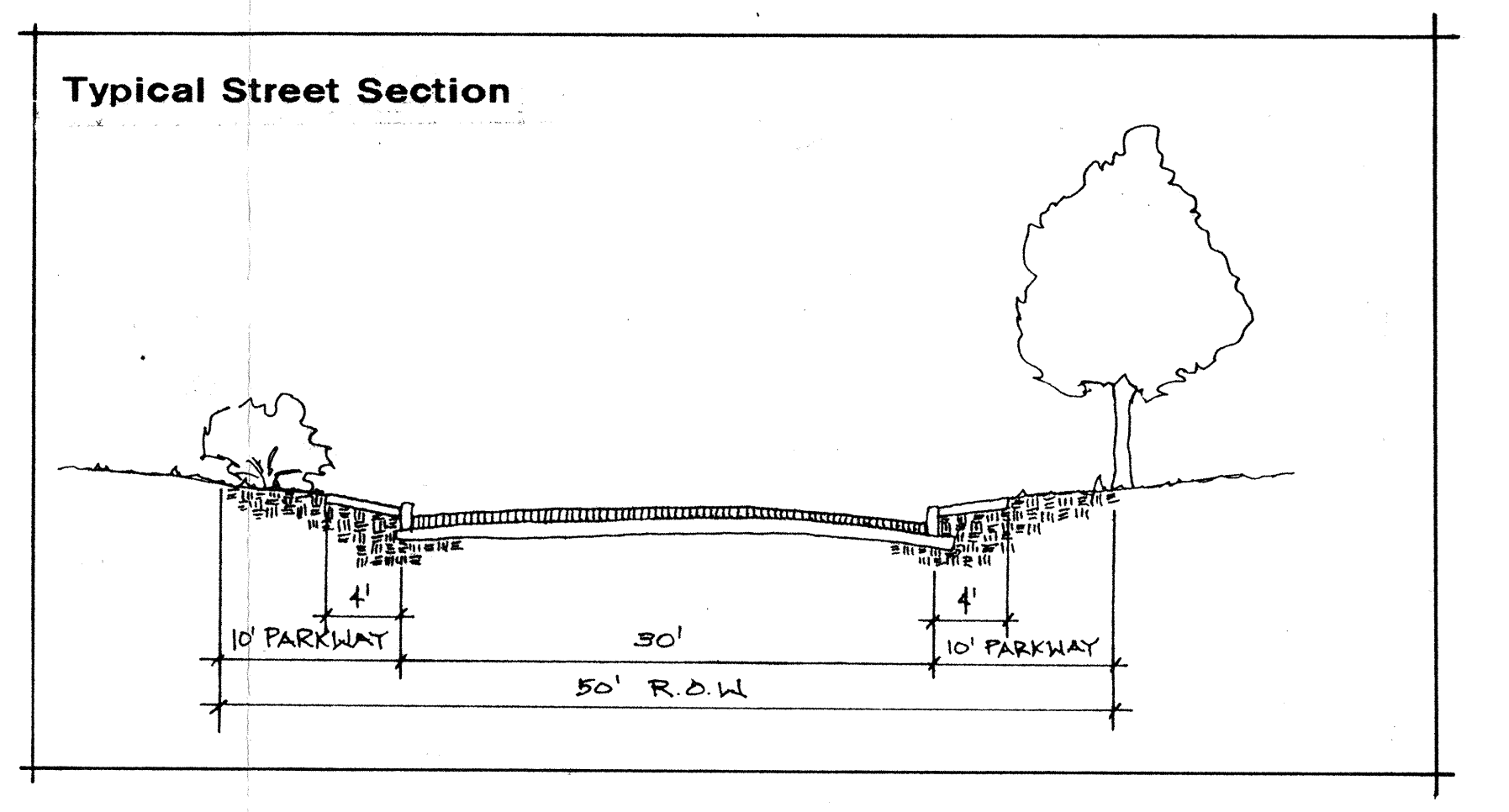

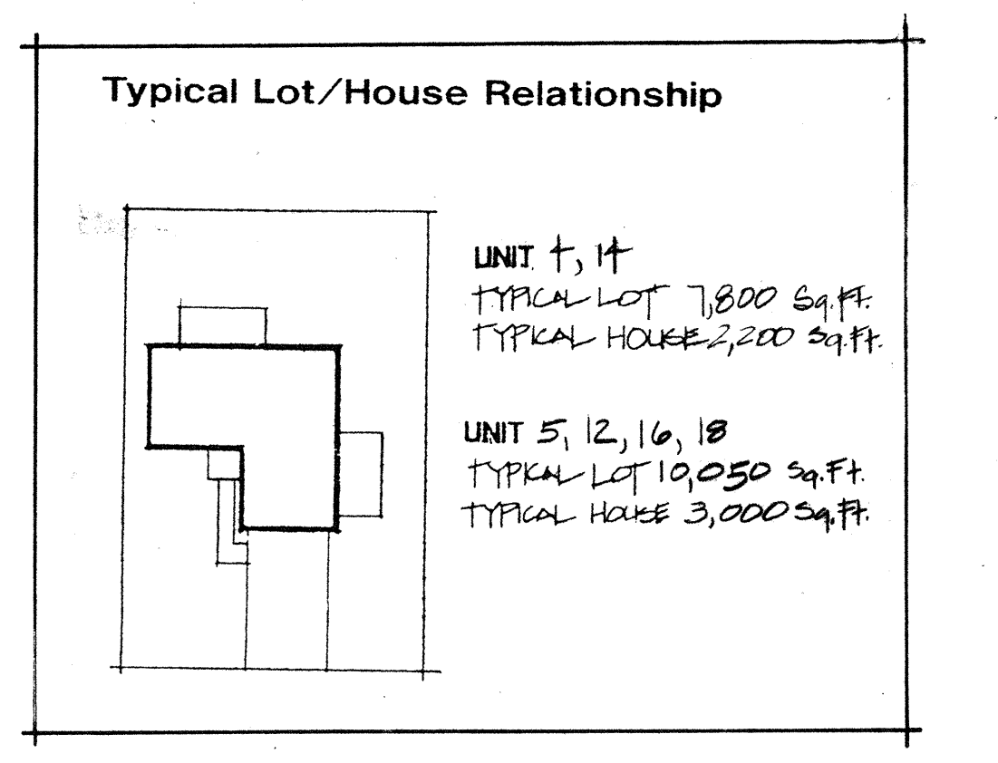

UNIT 4, 14
TYPICAL LOT 7,800 Sq.Ft.
TYPICAL HOUSE 2,200 Sq.Ft.

UNIT 5, 12, 16, 18
TYPICAL LOT 10,050 Sq.Ft.
TYPICAL HOUSE 3,000 Sq.Ft.

✱ Greenbelt, Drainage, Pedestrian & Utility Easement

NOTE: As per Section 35-G101, all Clear Vision Areas will be met according to the equations set forth in Section 35-G102

developer: Rogers Ranch Ltd.

agent: Lloyd A. Denton
3330 Oakwell court
Suite 110
San Antonio, texas
78212

Land Use and Density Table

Unit No.	4	5	10	12	14	16	18	Total
Dwelling Units	48	43	0	21	21	13	18	164
Lots	49	44	1	22	22	14	18	170
Gross Area:								
Acreage	11.4	17.3	4.0	8.4	6.0	4.4	6.5	58.0
Square Feet	496,584	753,588	172,902	367,242	261,360	191,664	283,140	2,526,480
Buildings (Sq. Ft.)	105,600	129,000	3,600	63,000	46,200	39,000	54,000	440,400
Streets + (Sq.Ft.)	81,240	79,440	5,150	59,000	48,180	21,240	36,840	331,090
Open Space	309,744	545,148	164,152	245,242	166,980	131,424	192,300	1,754,990
Density (du/ac.)	4.2	2.4	0	2.5	3.5	2.9	2.7	

Phase II Overall Gross Density:	2.8 du/ac.
Adjacent Open Space:	11.5 acres
20% of Adjacent Open Space:	2.3 acres
Overall Open Space Percentage:	73.4 %

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ENVIRONMENTAL CONCERNS
GENERAL, RESIDENTIAL & BUSINESS TRACTS

The environmental concerns associated with the construction of the residential and business tracts 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

The general environmental concerns associated with all developments located over the Recharge Zone are as follows:

1. The build up of hydrocarbons and other pollutants on impervious cover,
2. Improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance which may be carried off in the first flush of stormwater run-off;
3. The proper construction of service laterals and/or sewer mains to prevent wastewater from entering the subsurface

ENVIRONMENTAL RECOMMENDATIONS
GENERAL, RESIDENTIAL AND BUSINESS TRACTS

The following are recommendations put forth to address the environmental concerns raised by the construction of the residential and business tracts on the Edwards Aquifer Recharge Zone

1. 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
   - D. A copy of each approved Water Pollution Abatement Plan.
2. 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
3. The owner/operator of each commercial site shall carry out four (4) 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 (4) weeks apart Dependent on the final landscape design and amount of landscaping for the development, testing for Total Phosphorous (TP) by EPA 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.
4. As stated within the WPAP and as shown by the RA zoning request, the 100 year floodplain will be preserved as a conservation/greenbelt area which in some areas includes a buffer zone which approaches a width of 300 feet This same conservation/greenbelt area will also incorporates the seven (7) moderate concern and three (3) high concern geologic features identified on site which includes 3 cave entrances In addition to the proposed RA-ERZD zoned conservation/greenbelt areas, there are several secondary conservation areas planned along tributaries of Salado Creek which are located within the proposed residential areas
5. The land uses within the commercial zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved Should a proposed use be listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site If the land use is listed as prohibited, that land use will not be permitted that site
6. That 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

The following are general recommendations which the Aquifer Studies Division staff feel are needed to address the environmental concerns of the proposed multi-use development over the Recharge Zone to the Edwards Aquifer:

1. That only a minimal amount of pesticides, herbicides, or fertil[illegible] needed for landscape maintenance should be used Landscaped areas shall be sensitive [illegible] minimizing water needs (i.e., use of native plants);
2. The storage, handling, use and disposal of all materials within [illegible] development shall be consistent with the labelling of those materials Material Safety [illegible] Sheets for all materials should be provided to TNRCC and SAWS Failure to comply [illegible] label warnings may constitute a violation of Federal law,
3. If any solution openings, caves, sinkholes, or water wells are [illegible] during excavation or construction the developer shall notify the Aquifer Studies Divisio[illegible] San Antonio Water System at (210) 704-7303
4. 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. A list of materials with copies of the pertinent Material Safety Data Sheets (MSDS) shall be provided to the SAWS, Aquifer Studies Division
5. That 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 San Antonio Water System at (210) 704-7303
6. 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
7. That Aquifer Studies Division staff shall have the authority to inspect the entire project that the approved recommendations are being strictly adhered to upon completion of the project

The proposed stone quarry was granted Nonconforming rights by the City of San Antonio Zoning Commission on March 4, 1997. Thus quarry operations, having a vested right at this location, will proceed with or without a zoning designation. However, granting the requested zoning would allow for future equipment upgrades to quarry operations. If the

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Teresa K. Grolma Date: 8-27-97
Secretary: Date: 8-27-97

Rogers Ranch POADP #538 Approved 12/20/1996

Rogers Ranch Phase I PUD #95-038 Approved 12/13/1995

Rogers Ranch Phase II PUD Plan
Units 4,5,10,12,14,16 & 18

#97-027

August 14,1997
June 2, 1997

Dixie Watkins III & Associates
Landscape Architecture
Natural & Cultural Resource Management
Land Planning
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San Antonio, Texas 78218
(210) 224-7836 Fax 824-0128