

AN ORDINANCE **42266**

AMENDING CHAPTER 42 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

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

SECTION 1. That Section 42-22 of Chapter 42 of the City Code that constitutes the comprehensive zoning ordinance of the City of San Antonio be and the same is hereby amended, so that it shall hereafter include the following described changes in classification and the rezoning of the hereinafter designated property, to-wit:

(CASE NO. 5005)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residence District to "R-3" Multiple Family Residence District, "B-2" and "B-3" Business Districts, listed below as follows:

Temporary "R-1" to "R-3"

A 11.009 acres out of NCB 15330 and 22.025 acres out of NCB 15398, being further described by field notes filed in the Office of the City Clerk.

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

A 16.694 acre tract out of NCB 15391 and a 3.485 acre tract out of NCB 15330, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" to "B-3"

38.456 acres out of NCB 15330, being further described by field notes filed in the Office of the City Clerk.

Located on the southside of W. Commerce Street, being on the east and west side of S. W. Military Drive.

Provided that proper replatting is accomplished and that a 6' solid screen fence be erected adjacent to the existing single family dwellings.

SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

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

PASSED AND APPROVED this 24th day of May 1973.


M A Y O R

Charles L. Becker

ATTEST: 
C I T Y C L E R K

APPROVED AS TO FORM: 
City Attorney

73-27

DISTRIBUTION

ITEM NO. F.

MAY 24 1973

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	✓
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	1
BUDGET	
CONTROLLER	
TREASURY DIVISION	
FINANCE-MODEL CITIES	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
MANAGEMENT ANALYSIS	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
LAND DIVISION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MODEL CITIES	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
ENGINEERING - SEWERS	
PUBLIC SAFETY - ASSOC. MGR.	
PURCHASING	
SPECIAL SERVICES	
TRAFFIC & TRANSPORTATION	
ASSOC. MGR. C. GUERRA	

MEETING OF THE CITY COUNCIL DATE: _____

MOTION BY: Lacy SECONDED BY: San M

ORD. NO. 42266 ZONING CASE 5005

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE NO. 1		✓	
DR. JOSE SAN MARTIN PLACE NO. 2		✓	
CHARLES L. BECKER PLACE NO. 3		✓	
REV. CLAUDE BLACK PLACE NO. 4		abs	
GLENN LACY PLACE NO. 5		✓	
CLIFFORD MORTON PLACE NO. 6		✓	
ALFRED BECKMANN PLACE NO. 7		✓	
ALVIN G. PADILLA, JR. PLACE NO. 8		✓	
LEO MENDOZA, JR. PLACE NO. 9		✓	

replat, fence, access
provided that proper replatting
is accomplished and that
a 6' solid screen fence
be erected adjacent to
the existing single
family dwellings.

73-27



FIELD NOTES

For

A 3.485 acre tract out of the J. W. McCamley Survey No. 70 out of the 77.28 acre James W. Buch Tract out of Block 49 of the Cable Ranch Subdivision as recorded in Volume 105, Page 162 of the Deed and Plat Records of Bexar County, Texas, and being further described as follows:

- Beginning: At a point, said point being in the west R.O.W. line of Pinn Road and said point being N 00°30'15" E a distance of 150.00 feet from the intersection of the north R.O.W. line of Brownleaf Drive with the west R.O.W. line of Pinn Road;
- Thence: West a distance of 250.01 feet to an angle point;
- Thence: N 00°30'15" E a distance of 615.64 feet to an angle point;
- Thence: S 86°12'03" E a distance of 250.41 feet to a point in the west R.O.W. line of Pinn Road for an angle point;
- Thence: Along the west R.O.W. line of Pinn Road S 00°30'15" W a distance of 599.05 feet to the Point of Beginning and containing 3.485 acres, more or less.

Job No. C-953
May 4, 1973
JFP:ds



CIVIL & STRUCTURAL ENGINEERING

824-9494

UTILITIES ROADS & STREETS DRAINAGE LAND PLANNING SUBDIVISIONS REPORTS SURVEYING

FIELD NOTES

For

A 24.058 acre tract out of the J. W. McCamley Survey No. 70 out of the 77.28 acre James W. Buch Tract out of Block 49 of the Cable Ranch Subdivision as recorded in Volume 105, Page 162 of the Deed and Plat Records of Bexar County, Texas, and being further described as follows:

Beginning: At a point, said point being in the north R.O.W. line of Brownleaf Drive and said point being West a distance of 150.00 feet from the intersection of the north R.O.W. line of Brownleaf Drive with the west R.O.W. line of Pinn Road;

Thence: Along the north R.O.W. line of Brownleaf Drive west a distance of 298.80 feet to a P.C.;

Thence: 39.49 feet along an arc of a curve to the right, said curve having a radius of 25.00 feet and a central angle of $90^{\circ}30'15''$;

Thence: N $00^{\circ}30'15''$ E a distance of 56.35 feet to a P.C.;

Thence: 830.28 feet along the arc of a curve to the left, said curve having a radius of 743.00 feet and a central angle of $64^{\circ}01'36''$;

Thence: N $63^{\circ}31'21''$ W a distance of 867.42 feet to the P.C. of a curve;

Thence: 443.33 feet along the arc of a curve to the right, said curve having a radius of 844.66 feet and a central angle of $30^{\circ}04'21''$;

Thence: N $33^{\circ}27'00''$ W a distance of 127.27 feet to an angle point;

Thence: N $00^{\circ}40'06''$ E a distance of 815.89 feet to an angle point;

Thence: S $41^{\circ}33'24''$ E a distance of 558.41 feet to an angle point;

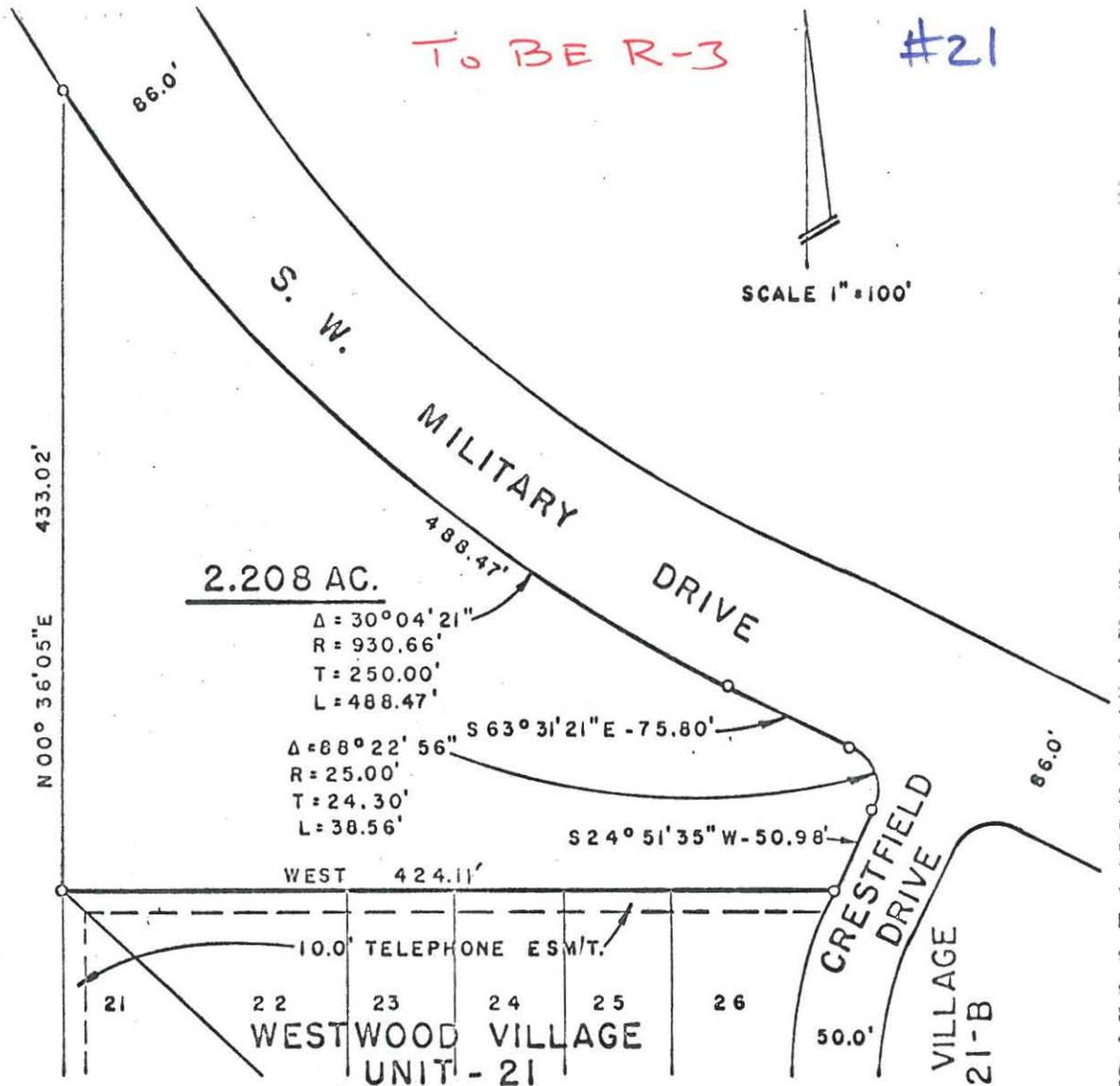
- Thence: S 00°13'54" W a distance of 259.41 feet to an angle point;
- Thence: S 57°02'01" E a distance of 473.40 feet to an angle point;
- Thence: S 59°17'40" E a distance of 328.91 feet to an angle point;
- Thence: S 19°12'24" E a distance of 23.71 feet to an angle point;
- Thence: S 45°03'18" E a distance of 447.61 feet to an angle point;
- Thence: N 86°36'18" E a distance of 175.12 feet to an angle point;
- Thence: S 44°00'59" E a distance of 205.97 feet to an angle point;
- Thence: S 86°12'03" E a distance of 115.28 feet to an angle point;
- Thence: S 00°30'15" W a distance of 615.64 feet to an angle point;
- Thence: East a distance of 100.01 feet to an angle point;
- Thence: S 00°30'15" W a distance of 150.00 feet to the Point of Beginning and containing 24.058 acres, more or less.

Job No. C-953
May 4, 1973
JFP:ds

To BE R-3

#21

PARCEL 2



SCALE 1"=100'

PROPERTY SURVEY OF

2.208 ACRES OUT OF BLOCK 49, CABLE RANCH SUBDIVISION
 AS RECORDED IN VOLUME 105 PAGE 162 OF THE PLAT RECORDS
 OF BEXAR COUNTY, TEXAS ALSO BEING OUT OF THE J.W.
 MC CAMLEY SURVEY NO.70, ABSTRACT 470, CB 4329, BEXAR
 COUNTY, TEXAS

WESTWOOD VILLAGE UNIT - 21-B

Pope & Dawson
 CONSULTING ENGINEERS
 SAN ANTONIO, TEXAS



STATE OF TEXAS }
 COUNTY OF BEXAR }

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT
 ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER
 MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR
 ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT
 ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS
 SHOWN ABOVE.

This 12 day of NOVEMBER, 1970 A. D.

Eugene H. Dawson
 Field Book Page _____ Job No. C-535

Reference:

Pape - Dawson

CONSULTING ENGINEERS
8705 BROADWAY, SUITE 1
SAN ANTONIO, TEXAS 78217



TEXAS SOCIETY OF PROFESSIONAL ENGINEERS
AMERICAN SOCIETY OF CIVIL ENGINEERS

CIVIL & STRUCTURAL ENGINEERING

824-9494

UTILITIES ROADS & STREETS DRAINAGE LAND PLANNING SUBDIVISIONS REPORTS SURVEYING

FIELD NOTES

for

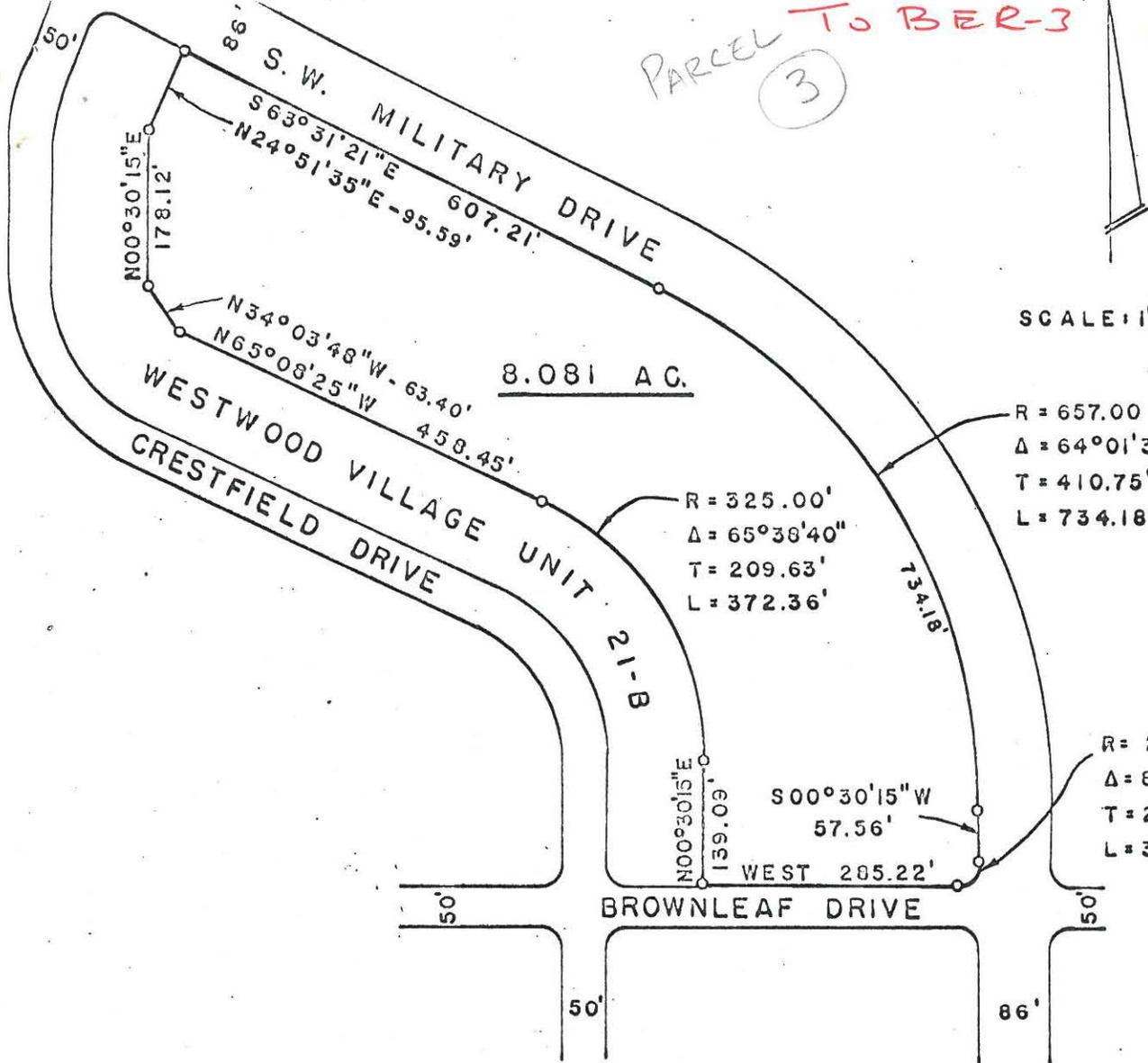
2.208 acres out of Block 49, Cable Ranch Subdivision as recorded in Volume 105, Page 162 of the Plat Records of Bexar County, Texas also being out of the J. W. McCamley Survey No. 70, Abstract 470, CB 4329, Bexar County, Texas and being further described as follows:

- Beginning: At a point, said point being the westernmost corner of Lot 22, Block 48, Westwood Village Unit 21 as recorded in Volume 5940, Page 48 of the Deed and Plat Records of Bexar County, Texas;
- Thence: N 00°36'05" E a distance of 433.02 feet to a point in the south R.O.W. line of S. W. Military Drive;
- Thence: In a southeasterly direction 488.47 feet along an arc of a curve to left, said curve having a radius of 930.66 feet and central angle of 30°04'21";
- Thence: S 63°31'21" E a distance of 75.80 feet to a P.C.;
- Thence: 38.56 feet along an arc of a curve to the right, said curve having a radius of 25.00 feet and a central angle of 88°22'56";
- Thence: S 24°51'35" W a distance of 50.98 feet to an angle point;
- Thence: WEST 424.11 feet to the Point of Beginning and containing 2.208 acres, more or less.

Job No. C-577
October 28, 1970
EHD/lh

PARCEL TO BER-3
3

#22



SCALE: 1" = 200'

8.081 AC.

$R = 657.00$
 $\Delta = 64^{\circ}01'36''$
 $T = 410.75'$
 $L = 734.18'$

$R = 325.00'$
 $\Delta = 65^{\circ}38'40''$
 $T = 209.63'$
 $L = 372.36'$

$R = 25.00'$
 $\Delta = 89^{\circ}29'45''$
 $T = 24.78'$
 $L = 39.05'$

PROPERTY SURVEY OF

8.081 ACRES OF LAND OUT OF THE J.W. McCAMLEY SURVEY NO. 70 OUT OF BLOCK 49 OF THE CABLE RANCH SUBDIVISION AS RECORDED IN VOLUME 105, PAGE 162 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS }
 COUNTY OF BEXAR }

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 12 day of NOVEMBER, 1970 A. D.

Eugene H. Dawson
 Field Book _____ Page _____ Job No. C-535

Eugene H. Dawson
 CONSULTING ENGINEERS
 SAN ANTONIO, TEXAS



Reference:

TR 37

WM. KENNON VICKREY
PROFESSIONAL ENGINEER
7050 S. W. MILITARY DRIVE
SAN ANTONIO, TEXAS 78227
512-674-8110

MAILING ADDRESS
P. O. BOX 28128
SAN ANTONIO, TEXAS 78228

FIELD NOTES

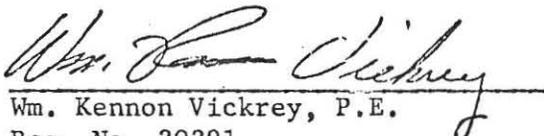
for

8.081 acres of land out of the J. W. McCamley Survey No. 70 out of Block 49 of the Cable Ranch Subdivision as recorded in Volume 105, Page 162 of the Plat Records of Bexar County, Texas.

- Beginning:** At a point in the north line of Brownleaf Drive for the southwest corner of said 8.081 acre tract, Brownleaf Drive having been established by the platting of Westwood Village, Unit 21, a subdivision recorded in Volume 5940, Page 48 of the Plat Records of Bexar County, Texas, said point also being the southeast corner of Westwood Village, Unit 21-B a subdivision recorded in Volume 5970, Page 43 of the Plat Records of Bexar County, Texas;
- Thence:** N 00°30'15" E, 139.09 feet with the east line of Westwood Village, Unit 21-B to a point for the beginning of a curve;
- Thence:** With the east line of Westwood Village, Unit 21-B, 372.36 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 65°38'40";
- Thence:** With the east line of Westwood Village, Unit 21-B, N 65°08'25" W, 458.45 feet to an angle point;
- Thence:** With the east line of Westwood Village, Unit 21-B, N 34°03'48" W, 63.40 feet to an angle point;
- Thence:** With the east line of Westwood Village, Unit 21-B, N 00°30'15" E, 178.12 feet to an angle point;
- Thence:** N 24°51'35" E, 95.59 feet to the northwest corner of the herein described tract;
- Thence:** S 63°31'21" E, 607.21 feet to a point for the beginning of a curve;
- Thence:** 734.18 feet along the arc of a curve to the right having a radius of 657.00 feet and a central angle of 64°01'36";

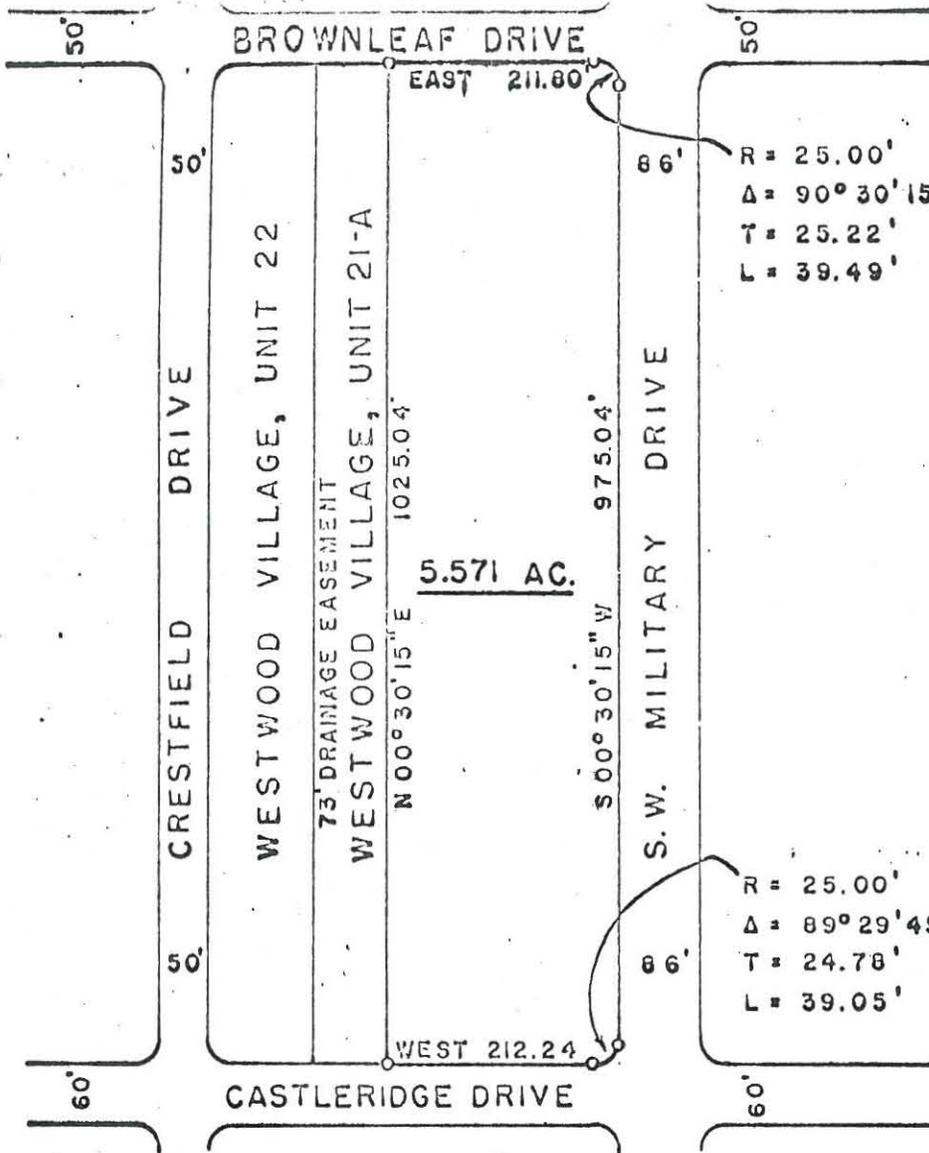
Thence: S 00°30'15" W, 57.56 feet to a point for the beginning of a curve;
Thence: 39.05 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 89°29'45" to a point in the north line of Brownleaf Drive;
Thence: West, 285.22 feet along the north line of Brownleaf Drive to the Point of Beginning containing 8.081 acres more or less.

Prepared by:


Wm. Kennon Vickrey, P.E.
Reg. No. 20291

PARCEL

(4)



#23

SCALE: 1" = 200'

PROPERTY SURVEY OF

5.571 ACRES OF LAND OUT OF THE J. W. McCAMLEY SURVEY NO. 70, OUT OF THE 29.766 ACRE FRANK PERSYN TRACT, THE 34.767 ACRE LILLIE KOHLEPPLE TRACT, THE 64.990 ACRE FRANK PERSYN TRACT AND THE 77.28 ACRE JAMES W. BUCH TRACT, OUT OF BLOCKS 49 AND 50 OF THE CABLE RANCH SUBDIVISION AS RECORDED IN VOLUME 105, PAGE 162 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Eugene H. Dawson
 CONSULTING ENGINEERS
 SAN ANTONIO, TEXAS



STATE OF TEXAS }
 COUNTY OF BEXAR }

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE LANDS SHOWN BY MY SUPERVISION AND THAT THERE ARE NO VIOLATIONS OR ENCROACHMENTS OF BUILDINGS ON ADJACENT PROPERTY. ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 11 day of NOVEMBER 1970 A. D.

Eugene H. Dawson
 Field Book Page _____ Job No. C-535

Reference:

WM. KENNON VICKREY

PROFESSIONAL ENGINEER

7050 S. W. MILITARY DRIVE

SAN ANTONIO, TEXAS 78227

512-674-8110

MAILING ADDRESS

P. O. BOX 2828

SAN ANTONIO, TEXAS 78288

FIELD NOTES

for

5.571 acres of land out of the J. W. McCamley Survey No. 70, out of the 29.786 acre Frank Persyn Tract, the 34.767 acre Lillie Kohlleppe Tract, the 64.990 acre Frank Persyn Tract and the 77.28 acre James W. Buch Tract, out of Blocks 49 and 50 of the Cable Ranch Subdivision as recorded in Volume 105, Page 162 of the Plat Records of Bexar County, Texas.

Beginning: At a point in the south line of Brownleaf Drive for the northwest corner of the herein described tract, Brownleaf Drive having been established by the platting of Westwood Village, Unit 21, a subdivision recorded in Volume 5940, Page 48 of the Plat Records of Bexar County, Texas, said point also being the northeast corner of Westwood Village, Unit 21-A, a subdivision recorded in Volume 5940, Page 47 of the Plat Records, Bexar County, Texas;

Thence: East, 211.80 feet along the south line of Brownleaf Drive to a point for the beginning of a curve;

Thence: 39.49 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $90^{\circ}30'15''$;

Thence: $S 0^{\circ}30'15'' W$, 975.04 feet to a point for the beginning of a curve;

Thence: 39.05 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $89^{\circ}29'45''$ to a point in the north line of Castleridge Drive, Castleridge Drive having been established by the platting of Westwood Village, Unit 22, a subdivision recorded in Volume 5970, Page 54 of the Plat Records of Bexar County, Texas;

Thence: West, 212.24 feet along the north line of Castleridge Drive to a point for the southwest corner of the herein described tract, said point being in the east line of Westwood Village, Unit 21-A;

Thence: $N 0^{\circ}30'15'' E$, 1025.04 feet along the east line of Westwood Village, Unit 21-A, to the Point of Beginning, containing 5.571 acres, more or less.

Prepared by:

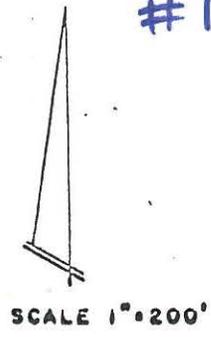
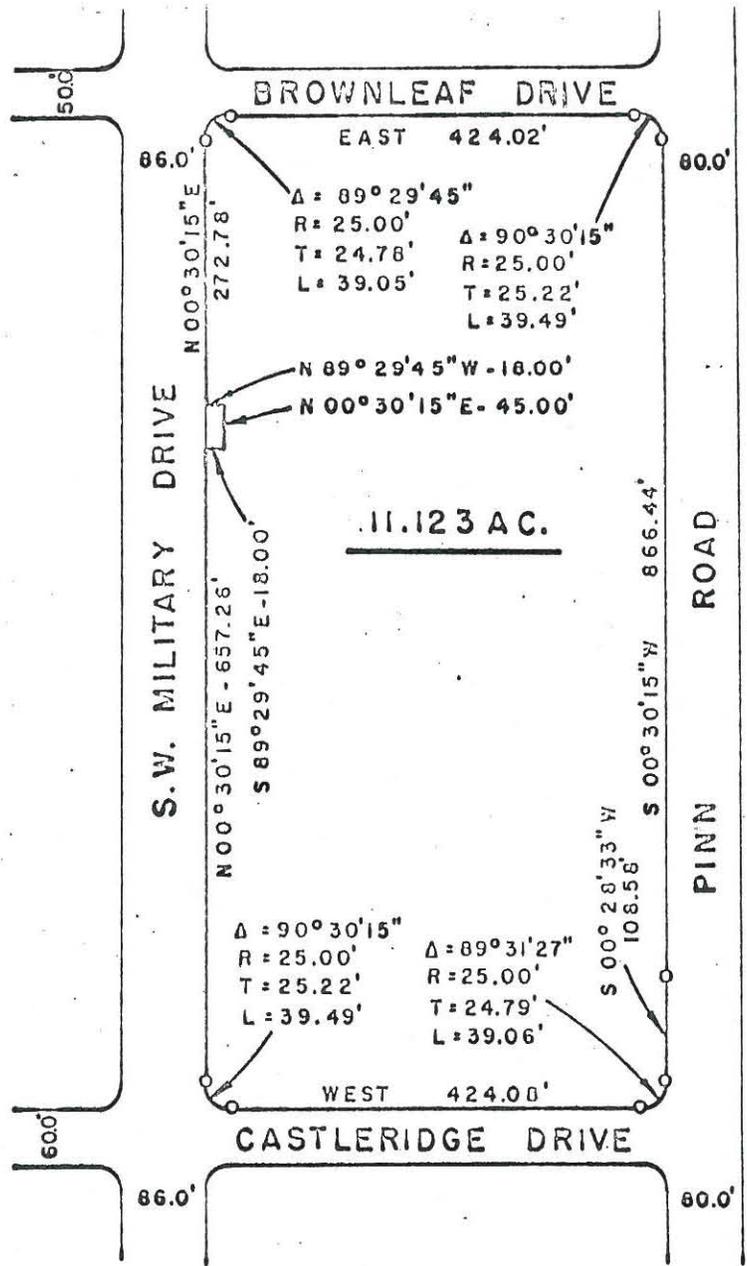
Wm. Kennon Vickrey, P.E.

Reg. No. 20291

October 28, 1970

PARCEL
5

#18



PROPERTY SURVEY OF

11.123 ACRES OF LAND OUT OF THE J.W. MC CAMLEY SURVEY NO. 70 OUT OF THE 29.786 ACRE FRANK PERSYN TRACT, THE 34.767 ACRE LILLIE KOH LLEPPEL TRACT, THE 77.28 ACRE JAMES W. BUCH TRACT AND THE 64.990 ACRE FRANK PERSYN TRACT, OUT OF BLOCK 49 AND 50 OF THE CABLE RANCH SUBDIVISION AS RECORDED IN VOLUME 105, PAGE 162 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

Eugene H. Dawson
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS



I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTIES AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 12 day of NOVEMBER, 1970 A. D.

Eugene H. Dawson
Field Book Page _____

Job No. C-535

Reference:

TK3



CIVIL & STRUCTURAL ENGINEERING

824-9494

UTILITIES ROADS & STREETS DRAINAGE LAND PLANNING SUBDIVISIONS REPORTS SURVEYING

FIELD NOTES

for

11.123 acres out of Blocks 49 and 50, Cable Ranch Subdivision as recorded in Volume 105, Page 162 of the Deed and Plat Records of Bexar County, Texas and being out of the J. W. McCamley Survey No. 70, Bexar County, Texas and being further described as follows:

- Beginning: At a point, said point being in the west R.O.W line of Pinn Road and said point being S 00°30'15" W a distance of 25.22 feet from the intersection of the west R.O.W. line of Pinn Road with the south R.O.W. line of Brownleaf Drive;
- Thence: S 00°30'15" W a distance of 866.44 feet to an angle point;
- Thence: S 00°28'33" W a distance of 108.58 feet to the P.C. of a curve;
- Thence: 39.06 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet and a central angle of 89°31'27";
- Thence: WEST 424.08 feet to the P.C. of a curve;
- Thence: 39.49 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet and a central angle of 90°30'15";
- Thence: N 00°30'15" E a distance of 657.26 feet to an angle point;
- Thence: S 89°29'45" E a distance of 18.00 feet to an angle point;
- Thence: N 00°30'15" E a distance of 45.00 feet to an angle point;
- Thence: N 89°29'45" W a distance of 18.00 feet to an angle point;
- Thence: N 00°30'15" E a distance of 272.78 feet to the P.C. of a curve;
- Thence: 39.05 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet and a central angle of 89°29'45";

Thence: EAST 424.02 feet to the P.C. of a curve;

Thence: 39.49 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet and a central angle of $90^{\circ}30'15''$, to the Point of Beginning and containing 11.123 acres, more or less.

Job No. C-577
October 28, 1970
EHD/lh

PARCEL
⑥

SCALE
1" = 100'

CURVE DATA
R = 564.16'
Δ = 44° 05' 30"
T = 228.46'
L = 434.15'

CASTLERIDGE DRIVE

TO BE R-3 #24

R = 25.00'
Δ = 90° 30' 15"
T = 25.22'
L = 39.49'

R = 709.46'
Δ = 44° 05' 30"
T = 287.30'
L = 545.96'

7.863 AC.

WESTWOOD VILLAGE UNIT 18
68' DRAINAGE EASEMENT
648.96'

N55° 20' 44" W 201.83'
N74° 45' 41" W 30.06'
S76° 36' 05" W 97.17'
S44° 35' 45" W 559.44'
S45° 24' 15" E 30.00'

16' UTILITY EASEMENT

S.W. MILITARY DRIVE

PROPERTY SURVEY OF

7.863 ACRES OF LAND OUT OF THE J.W. McCAMLEY SURVEY NO. 70, OUT OF THE 64.990 ACRE FRANK PERSYN TRACT, THE 34.767 LILLIE KOHLEPPLE TRACT AND THE 83.074 ACRE MARY AGNES SCHMIDT TRACT, OUT OF BLOCKS 50 AND 51 OF THE CABLE RANCH SUBDIVISION AS RECORDED IN VOLUME 105, PAGE 162 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Eugene H. Dawson
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS



STATE OF TEXAS }
COUNTY OF BEXAR }

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY AS SHOWN ABOVE.

This 12 day of NOVEMBER, 1970 A. D.

Eugene H. Dawson
Field Book Page Job No. C-535

Reference:

WM. KENNON VICKREY

PROFESSIONAL ENGINEER

7050 S. W. MILITARY DRIVE

SAN ANTONIO, TEXAS 78227

512-674-8110

MAILING ADDRESS

P. O. BOX 28128

SAN ANTONIO, TEXAS 78228

FIELD NOTES

for

7.863 acres of land out of the J. W. McCamley Survey No. 70, out of the 64.990 acre Frank Persyn Tract, the 34.767 acre Lillie Kohlleppel Tract and the 83.874 acre Mary Agnes Schmidt Tract, out of Blocks 50 and 51 of the Cable Ranch Subdivision as recorded in Volume 105, Page 162 of the Plat Records of Bexar County, Texas.

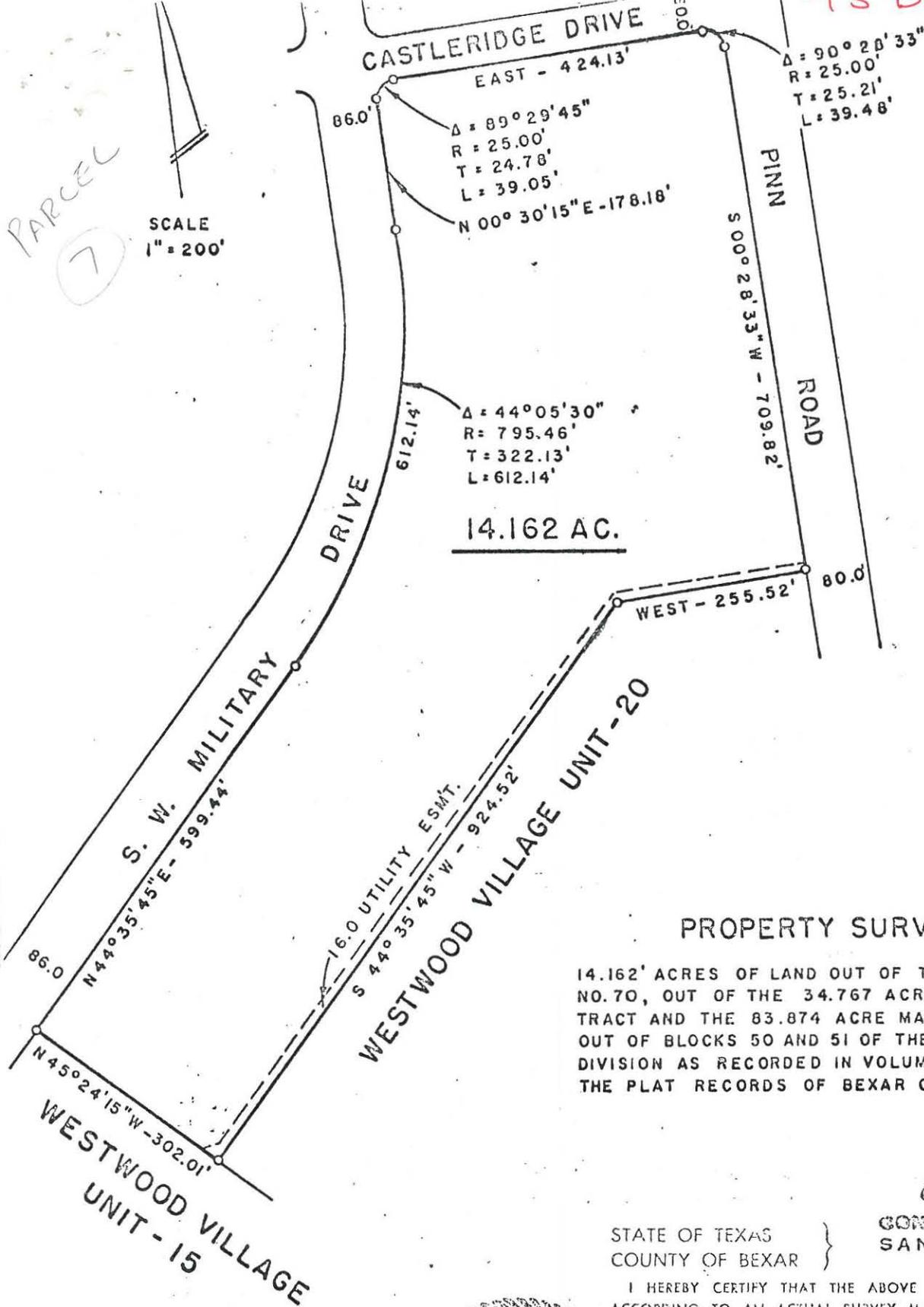
- Beginning:** At a point in the south line of Castleridge Drive for the northwest corner of the herein described tract, said point being east 178.00 feet from the point of intersection of the south line of Castleridge Drive with the east line of Crestfield Drive, Crestfield Drive and Castleridge Drive having been established by a platting of Westwood Village, Unit 22, a subdivision recorded in Volume 5970, Page 54 of the Plat Records of Bexar County, Texas, said point also being in the east line of Westwood Village, Unit 21-A, a subdivision recorded in Volume 5940, Page 47 of the Plat Records of Bexar County, Texas;
- Thence:** East 216.80 feet along the south line of Castleridge Drive to a point for the beginning of a curve;
- Thence:** 39.49 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $90^{\circ}30'15''$;
- Thence:** S $0^{\circ}30'15''$ W, 176.98 feet to a point for the beginning of a curve;
- Thence:** 545.96 feet along the arc of a curve to the right having a radius of 709.46 feet and a central angle of $44^{\circ}05'30''$;
- Thence:** S $44^{\circ}35'45''$ W, 559.44 feet to the east corner of a 0.040 acre tract conveyed from Westwood Land Company to Southwest Utility Company by deed recorded in Volume 5839, Page 267 of the Deed Records of Bexar County, Texas, said point being the southeast corner of the herein described tract;
- Thence:** N $45^{\circ}24'15''$ W, 30.00 feet along the northeast line of said 0.040 acre tract to an angle point;

PARCEL
7

SCALE
1" = 200'

To BER-3

#17



PROPERTY SURVEY OF

14.162' ACRES OF LAND OUT OF THE J.W. MCCAMLEY SURVEY NO. 70, OUT OF THE 34.767 ACRE LILLIE KOHLLEPEL TRACT AND THE 83.874 ACRE MARY AGNES SCHMIDT TRACT, OUT OF BLOCKS 50 AND 51 OF THE CABLE RANCH SUB-DIVISION AS RECORDED IN VOLUME 105, PAGE 162 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

Eugene H. Dawson

CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

STATE OF TEXAS }
COUNTY OF BEXAR }

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.



is 11 day of NOVEMBER, 1970 A. D.

Field Book Page

Job No. C-535

Reference:

WM. KENNON VICKREY

PROFESSIONAL ENGINEER

7050 S. W. MILITARY DRIVE

SAN ANTONIO, TEXAS 78227

512-674-8110

MAILING ADDRESS

P. O. BOX 28128

SAN ANTONIO, TEXAS 78228

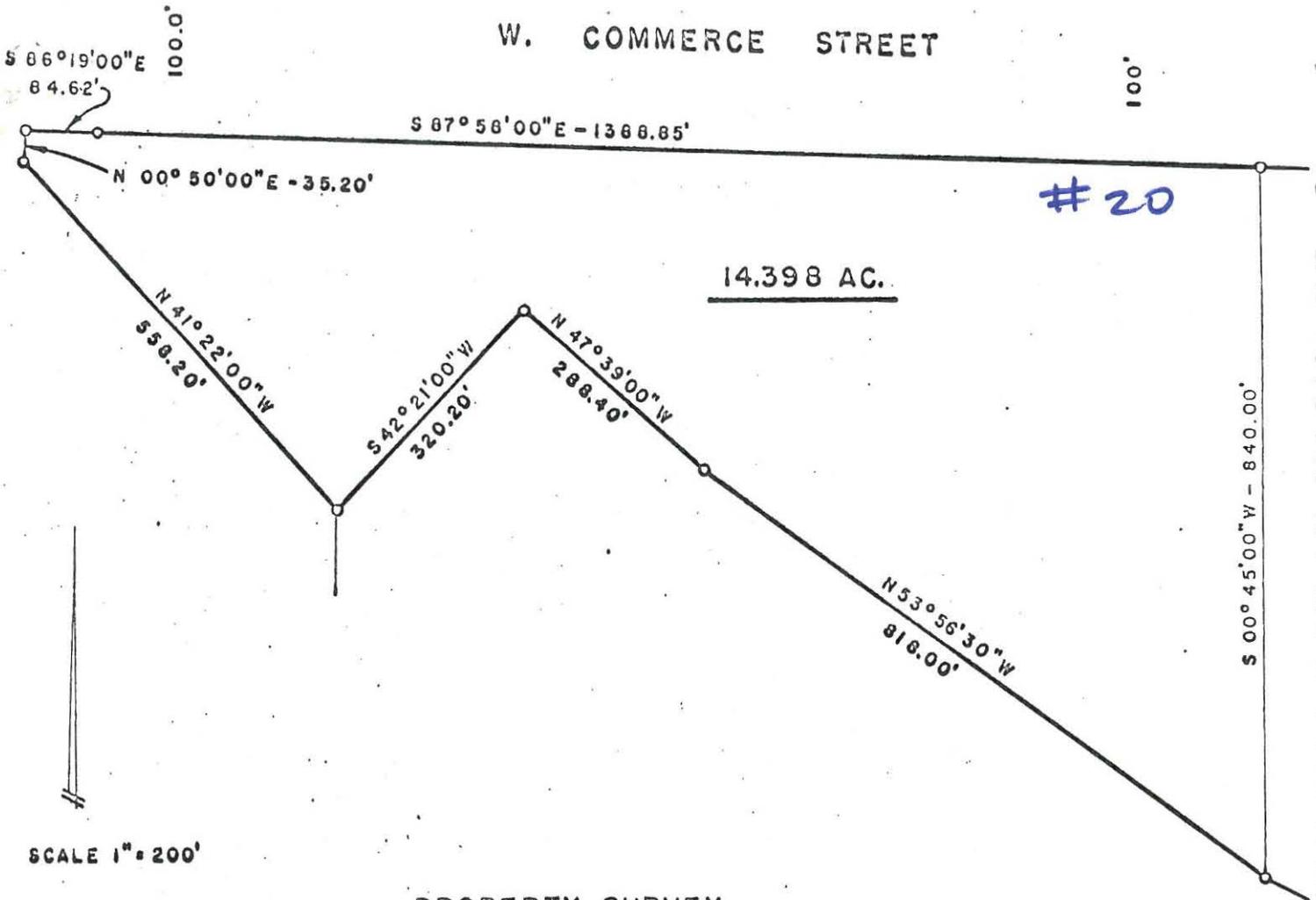
FIELD NOTES

for

14.162 acres of land out of the J. W. McCamley Survey No. 70, out of the 34.767 acre Lillie Kohlleppe1 Tract and the 83.874 acre Mary Agnes Schmidt Tract, out of Blocks 50 and 51 of the Cable Ranch Subdivision as recorded in Volume 105, Page 162 of the Plat Records of Bexar County, Texas.

- Beginning:** At a point in the south line of Castleridge Drive, said point being west 25.21 feet from the point of intersection of the south line of Castleridge with the west line of Pinn Road, Castleridge Drive having been established by the platting of Westwood Village, Unit 22, a subdivision recorded in Volume 5970, Page 54 of the Plat Records of Bexar County, Texas;
- Thence:** 39.48 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $90^{\circ}28'33''$ to a point in the west line of Pinn Road;
- Thence:** S $0^{\circ}28'33''$ W, 709.82 feet along the west line of Pinn Road to the northeast corner of Westwood Village, Unit 20, a subdivision recorded in Volume 5870, Page 136 of the Plat Records of Bexar County, Texas;
- Thence:** West 255.52 feet along the north line of Westwood Village, Unit 20 to an angle point;
- Thence:** S $44^{\circ}35'45''$ W, 924.52 feet along the northwest line of Westwood Village, Unit 20, to the western most corner of Westwood Village, Unit 20, same being the most southerly corner of the herein described tract, said point also being in the northeast line of Block 29 in Westwood Village, Unit 15, a subdivision recorded in Volume 5700, Page 17 of the Plat Records of Bexar County, Texas;
- Thence:** N $45^{\circ}24'15''$ W, 302.01 feet along the northeast line of Block 29 in Westwood Village, Unit 15, to the most westerly corner of the herein described tract, said point being in the southeast line of S. W. Military Drive;
- Thence:** N $44^{\circ}35'45''$ E, 599.44 feet to a point for the beginning of a curve;
- Thence:** 612.14 feet along the arc of a curve to the left having a radius of 795.46 feet and a central angle of $44^{\circ}05'30''$;

W. COMMERCE STREET



20

14.398 AC.

SCALE 1" = 200'

PROPERTY SURVEY

OF 14.398 ACRES OUT OF NORTH PART OF JAMES W. BUCH
 126.75 ACRES, OUT OF BLOCK 49, CABLE RANCH SUBDIVISION,
 VOLUME 105 PAGE 162, OUT OF J.W. MC CAMLEY SURVEY 70,
 ABSTRACT 470, COUNTY BLOCK 4329, BEXAR COUNTY, TEXAS.

Pape - Dawson
 CONSULTING ENGINEERS
 SAN ANTONIO, TEXAS

STATE OF TEXAS }
 COUNTY OF BEXAR }

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT
 ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER
 MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCUMBRANCES OR
 ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT
 ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS
 SHOWN ABOVE.



This 20 day of NOVEMBER, 1970 A. D.

Eugene H. Dawson
 Field Book _____ Page _____ Job No. C-535

Reference:

WM. KENNON VICKREY

PROFESSIONAL ENGINEER

7050 S. W. MILITARY DRIVE

SAN ANTONIO, TEXAS 78227

512-674-8110

MAILING ADDRESS

P. O. BOX 28128

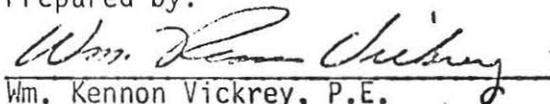
SAN ANTONIO, TEXAS 78228

FIELD NOTES FOR

14.398 ACRES OF LAND OUT OF THE 126.75 ACRE JAMES W. BUCH TRACT OUT OF THE J. W. MC CAMLEY SURVEY NO. 70, COUNTY BLOCK 4329, OUT OF BLOCK 49 OF THE CABLE RANCH SUBDIVISION, AS RECORDED IN VOLUME 105, PAGE 162 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At a point on the south line of West Commerce Street for the northwest corner of said 14.398 acres, also being the northwest corner of James W. Buch 126.75 acres;
- THENCE: With south line of West Commerce Street, S 86° 19' 00" E, 84.62 feet to an angle point;
- THENCE: With south line of West Commerce Street, S 87° 58' 00" E, 1388.85 feet to a point for the northeast corner of this tract, said point also being the northwest corner of a tract containing 13.432 acres and described in deed recorded in Volume 4839, Page 18, Deed Records of Bexar County, Texas;
- THENCE: With west line of said 13.432 acres, S 00° 45' 00" W, 840.00 feet to a point in the center of Leon Creek for the southeast corner of this tract, said point being the southwest corner of said 13.432 acres;
- THENCE: Up the center of Leon Creek, N 53° 56' 30" W, 818.00 feet to an angle point;
- THENCE: Continuing up the center of said Leon Creek, N 47° 39' 00" W, 288.40 feet to a point, said point being the northwest corner of a tract of 21.64 acres, owned by Leo B. McLaughlin;
- THENCE: S 42° 21' 00" W, 320.2 feet to an angle point;
- THENCE: With fence N 41° 22' 00" W, 558.20 feet to a point on west line of said 126.75 Buch Tract;
- THENCE: With fence along the west line of said 126.75 Buch Tract, N 00° 50' 00" E, 35.20 feet to the POINT OF BEGINNING, containing 14.398 acres of land, more or less.

Prepared by:


Wm. Kennon Vickrey, P.E.

Reg. No. 20291

January 4, 1971

TO: City Clerk

Date May 7, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE D 5005 NAME D.L. Saunders

The rezoning and reclassification of:

Temporary "R-1" to "R-3"

A 11.009 acres out of NCB 15330 and 22.025 acres out of NCB 15398 being further described by field notes filed in the office of the Building and Planning Administration Dept.

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

A 16.694 acre tract out of NCB 15391 and a 3.485 acre tract out of NCB 15330 being further described by field notes filed in the office of the Building and Planning Administration Department

Temporary "R-1" to "B-3"

38.456 acres out of NCB 15330 being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located on the southside of W. Commerce Street, being on the east and west side of S.W. Military Drive.

An overall map showing the above-mentioned tracts is available in the office of the Building and Planning Administration Department, 506 Dolorosa. For further information, please contact this department at 225-4051.

FROM: Temporary "R-1" Single Family Residence District

TO: "R-3" Multiple Family Residence District, "B-2" and "B-3" Business Districts

The Planning and Zoning Commission has recommended that this request of change of zone be approved by the City Council.

NAME OF APPLICANT: D.L. Saunders
DATE OF APPLICATION: March 15, 1973

ZONING CASE 5005
Appeal Case
Yes _____
No XXX

LOCATION OF PROPERTY:

Temporary "R-1" to "R-3"

A 11.009 acre tract out of NCB 15330 and 22.025 acres out of NCB 15398 being further described by field notes filed in the office of the Building and Planning Administration Dept.

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

A 16.694 acre tract out of NCB 15391 and a 3.485 acre tract out of NCB 15330 being further described by field notes filed in the office of the Building and Planning Administration Department

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38.456 acres out of NCB 15330 being further described by field notes filed in the office of the Building and Planning Administration Department

FOR INFORMATION ONLY

Located on the southside of W. Commerce Street, being on the east and west side of S.W. Military Drive.

ZONING CHANGE REQUESTED:

From Temporary "R-1" Single Family Residence District to "R-3" Multiple Family Residence District, "B-2" and "B-3" Business districts

ZONING COMMISSION PUBLIC HEARING ON APRIL 25, 1973:

Information Presented by Applicant:

Mr. Steve Torrance, representing Mr. D.L. Saunders, stated to the Commission that he has discussed the application with the staff amending his application. He stated that he agrees with the staff except for the recommendation of "O-1" zoning, he felt that "B-2" Business District would be appropriate at this location.

STAFF RECOMMENDATIONS:

Discussion:

Parcel 1 is located on the northeast side of N.W. Military Drive between W. Commerce Street and Pinn Road. The staff has no objections to the "B-3" request except for that portion fronting onto the elementary school which is recommended for "B-2" zoning.

Parcels 2 and 3 are located southwest of N.W. Military Drive and back up to single family residences. The staff is recommending approval of the "B-3" request to the northeast and in the staff's opinion, "R-3" would provide an area of transition between proposed business zoning and the single family residences.

Parcel 4 is located on the west side of N.W. Military Drive between two residential streets with a 73' drainage R.O.W. between the single family residences and the subject property. In the staff's opinion, "B-2" zoning on the north 510' and "O-1" on the remaining portion would be appropriate. The "O-1" zoning would serve as an area of transition between the proposed high intensive business zoning to the northeast and the residential development to the south and west.

Parcel 5 is located between Pinn Road and N.W. Military Drive and south of the proposed "B-3" zoning on Parcel 1. To the east, the existing residential development backs to the subject property. In the staff's opinion, "B-2" would be more appropriate and provide a good land use for this property.

Parcels 6 and 7 are located within the interior of a residential subdivision and is greatly removed from the future major intersection of two arterials. Therefore, the staff feels that an "R-3" classification would complete a pattern of transition between the future major intersection, the major arterial street and the established single family residences.

Staff Recommendations:

Approval of "R-3", "O-1", "B-2" and "B-3". Proper platting and screening adjacent to single family residences.

Traffic and Transportation Department Recommendations:

Pinn Road is an undeveloped collector street (pavement width 20' - 24'). The extension of Military Drive from Timbercreek to Commerce is a proposed County Bond Project for a four lane divided roadway.

Results of Notices Received Before Hearing:

There were 210 notices mailed to the surrounding property owners, fourteen returned in opposition and eight returned in favor.

COMMISSION ACTION

By a vote of eight in favor, one being absent, the Commission recommended approval of this request.

Reasons for Action:

- (1) Property is located on the south side of W. Commerce Street and west of Pinn Road
- (2) It is in an area which was recently annexed into the City
- (3) Prior to annexation, the developer had set aside this property for future business and high density residential development
- (4) Military Drive West is proposed to a four lane divided road through the subject property which would create the business intersection

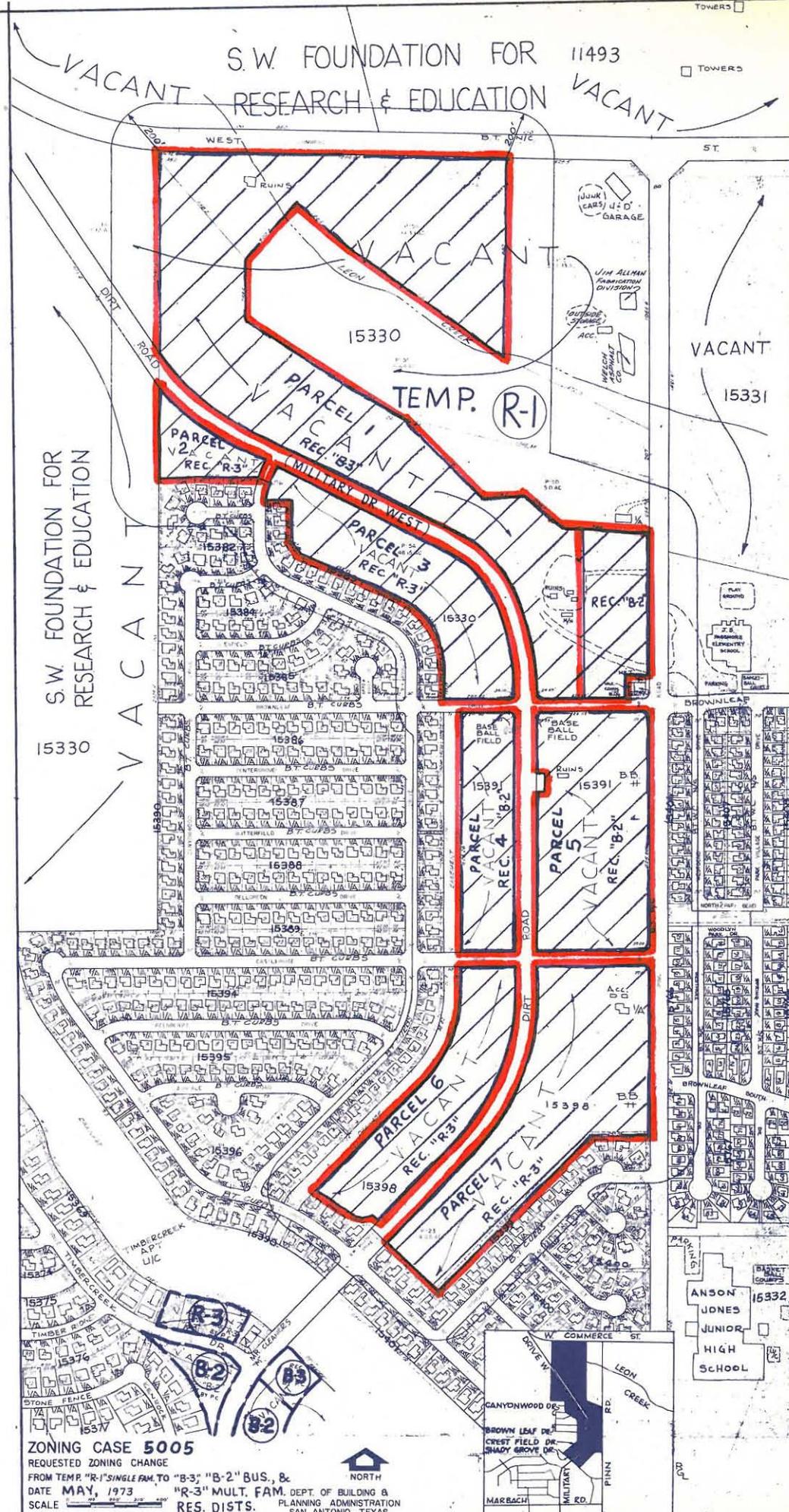
- (5) The zoning amendments would appear to make property an orderly development of the property
- (6) It would be the highest and best use with high density residential zoning separating the "B-3" zoning from the existing single family to the southwest of the proposed "B-3" zoning.

Other Recommendations:

It is further recommended that platting be accomplished, that applicant work with the Traffic Department for proper egress and ingress and that a 6' solid screen fence be erected adjacent to the existing single family dwellings.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing.)



S.W. FOUNDATION FOR RESEARCH & EDUCATION

15330

VACANT

S.W. FOUNDATION FOR RESEARCH & EDUCATION

11493

VACANT

TEMP. (R-1)

VACANT

15331

JUNK CARS U-D GARAGE

JIM ALLMAN FURNITURE DIVISION

OUTDOOR SWIMMING ACC.

WELCH FURNITURE COMPANY

PLAY GROUND

Z.S. PASADENA ELEMENTARY SCHOOL

PARKING

BASEBALL FIELD

RUINS

BASEBALL FIELD

RUINS

WOODLAWN

BROWNLEAF SOUTH

WOODLAWN

WOODLAWN

WOODLAWN

WOODLAWN

WOODLAWN

WOODLAWN

WOODLAWN

WOODLAWN

WOODLAWN

ZONING CASE 5005

REQUESTED ZONING CHANGE

FROM TEMP. "R-1" SINGLE FAM. TO "B-3", "B-2" BUS, &

DATE MAY, 1973

SCALE

"R-3" MULT. FAM. DEPT. OF BUILDING & PLANNING ADMINISTRATION SAN ANTONIO, TEXAS

RES. DIST.

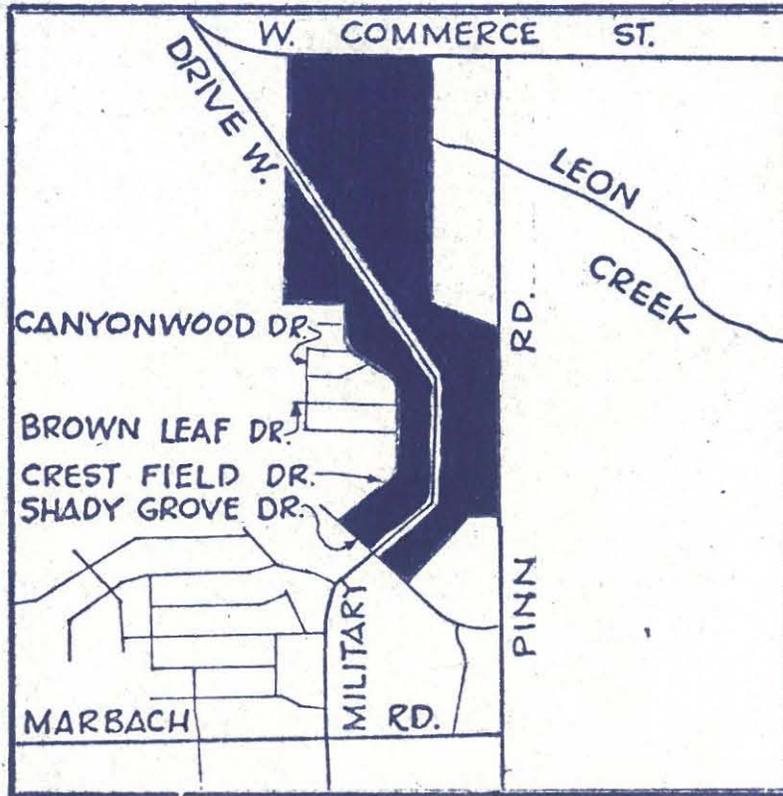


NORTH



LOCATION MAP ON FOLLOWING PAGE

ZONING CASE
5005



LOCATION MAP

Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR
CITY OF SAN ANTONIO }

Before me, the undersigned authority, on this day personally appeared _____

Mrs. Charles D. Treuter, who being by me duly sworn,

says on oath that he is ~~owner~~^s of the publishers^s of the Commercial Recorder

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and

that the Ordinance No. 42266 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: _____

May 28, 1973

AN ORDINANCE 42266

AMENDING CHAPTER 42 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

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

SECTION 1. That Section 42-22 of Chapter 42 of the City Code that constitutes the comprehensive zoning ordinance of the City of San Antonio be and the same is hereby amended, so that it shall hereafter include the following described changes in classification and the re-zoning of the hereinafter designated property, to-wit:

CASE NO. 5005

The rezoning and reclassification of property from Temporary "R-1" Single Family Residence District to "R-3" Multiple Family Residence District, "B-2" and "B-3" Business Districts, listed below as follows:

Temporary "R-1" to "R-3"

A 11.009 acres out of NCB 15330 and 22.025 acres out of NCB 15398, being further described by field notes filed in the office of the City Clerk.

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

A 16.694 acre tract out of NCB 15391 and a 3.485 acre tract out of NCB 15330, being further described by field notes filed in the office of the City Clerk.

Temporary "R-1" to "B-3"

38.456 acres out of NCB 15330 being further described by field notes filed in the office of the City Clerk.

Located on the southside of W. Commerce Street, being on the east and west side of S. W. Military Drive.

Provided that proper replatting is accomplished and that a 6' solid screen fence be erected adjacent to the existing single family dwellings.

SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

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

PASSED AND APPROVED this 24th day of May 1973.

CHARLES L. BECKER
Mayor

ATTEST:

G. V. JACKSON, JR.
Asst. City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 28th day of May, 1973

Stella Orozco

Notary Public in and for Bexar County Texas