

AN ORDINANCE **90963**

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.

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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. Z99235

The rezoning and reclassification of property from "B-3" Business District to "P-1(R-1)" Planned Unit Development Single Family Residence District on the property listed below as follows:

25.28 acres out of NCB 18163
9700 Block of Braun Road

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 9th DAY OF December 19 99.

ATTEST: Maria S. Rodriguez
City Clerk

Howard W. Peak
MAYOR
Howard W. Peak

APPROVED AS TO FORM: [Signature]
City Attorney

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July 26, 1999
Job No. 46694.00

DESCRIPTION OF A 25.28 ACRE TRACT OF LAND

Being 25.28 acres of land out of a 184.223 acre tract of land recorded in Volume 2642, Page 647, Official Public Records of Real Property, Bexar County, Texas; all out of the Peter Odit Survey No. 264, Abstract No. 561, County Block (C.B.) 4472 and New City Block (N.C.B.) 18163, San Antonio, Bexar County, Texas and more particularly described as follows:

BEGINNING at a 1 1/2" iron pipe found for the south corner of this tract, said point also being an angle point in Lot 25, Block 1, Stagecoach Run Subdivision Unit 1, recorded in Volume 9531, Pages 165 & 166, Deed and Plat Records of Bexar County, Texas; and an angle point in Lot 9, Block 8, Oak Grove Unit 3C, Volume 9504, Page 78, Deed and Plat Records, Bexar County, Texas;

THENCE N.52°14'47"W., along the northeast line of said Stagecoach Run Subdivision Unit 1, Stagecoach Run Subdivision Unit 2, recorded in Volume 9535, Page 181, Deed and Plat Records of Bexar County, Texas, and Guilbeau Gardens Subdivision Unit 2, recorded in Volume 9541, Page 179, Deed and Plat Records of Bexar County, Texas, a distance of 1399.41 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for a corner;

THENCE N.31°37'57"E., a distance of 535.47 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for a corner;

THENCE S.69°12'19"E., a distance of 148.76 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for a reentrant corner;

THENCE N.20°47'41"E., a distance of 625.00 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for a corner;

THENCE S.66°33'12"E., a distance of 142.23 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for a reentrant corner at the point of curve of a non-tangent curve;

THENCE 71.50 feet in a northerly direction along the arc of said curve to the left, having a central angle of 11°04'19", a radius of 370.00 feet, a chord bearing of N.11°13'39"E., and a chord of 71.39 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for the point of tangency;

THENCE N.05°41'29"E., a distance of 62.25 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for the point of curve of a curve to the right;

THENCE 77.05 feet along the arc of said curve, having a central angle of 10°15'58", a radius of

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430.00 feet, a chord bearing of N.10°49'28"E., and a chord of 76.94 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for the point of reverse curve;

THENCE 21.60 feet along the arc of said curve, having a central angle of 82°30'39", a radius of 15.00 feet, a chord bearing of N.25°17'52"W., and a chord of 19.78 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for a corner;

THENCE N.23°26'48"E., a distance of 3.11 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for a corner on the southwest right-of-way line of Braun Road (R.O.W. Varies~80' Minimum);

THENCE S.66°33'12"E., along said southwest right-of-way line, a distance of 90.97 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for a corner;

THENCE S.23°26'48"W., a distance of 3.11 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for a corner at the beginning of a non-tangent curve;

THENCE 26.02 feet in a southwesterly direction along the arc of said curve to the left, having a central angle of 99°24'11", a radius of 15.00 feet, a chord bearing of S.63°44'42"W., and a chord of 22.88 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for the point of compound curve;

THENCE 53.93 feet along the arc of said curve, having a central angle of 8°21'07", a radius of 370.00 feet, a chord bearing S.09°52'03"W., and a chord of 53.89 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for the point of tangent;

THENCE S.05°41'29"W., a distance of 62.25 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for the point of curve of a curve to the right;

THENCE 90.12 feet along the arc of said curve, having a central angle of 12°00'28", a radius of 430.00 feet, a chord bearing of S.11°41'44"W., and a chord of 89.95 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for a corner;

THENCE S.66°33'12"E., a distance of 190.50 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for a corner on the west line of a 4.713 acre tract of land recorded in Volume 6635, Page 551, Official Public Records of Real Property of Bexar County, Texas;

THENCE S.03°38'13"E., along said west line, a distance of 974.77 feet to a 1/2" rebar found for an angle point;

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THENCE S.20°10'51"E., a distance of 149.47 feet to a 3/4" rebar found for an angle point of this tract and Lot 17, Block 8, Oak Grove Subdivision Unit 3C;

THENCE S.8°03'44"W., along the west line of said subdivision, a distance of 224.29 feet to a 1/2" rebar with a "Castella & Assoc." plastic cap set for an angle point;

THENCE S.3°28'26"E., along the west line of said subdivision, a distance of 317.83 feet to a 1/2" rebar for a lot corner, for an angle point;

THENCE S.4°33'44"E., along the west line of said subdivision, a distance of 35.49 feet to the **POINT OF BEGINNING** and containing 25.28 acres of land more or less.

Affidavit of Publisher

STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

PUBLIC NOTICE

AN ORDINANCE 90963

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 25.28 ACRES OUT OF NCB 18163; IN THE 9700 BLOCK OF BRAUN ROAD; FROM "B-3" BUSINESS DISTRICT TO "P-1(R-1)" PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENCE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Before me, the undersigned authority, on this day ^{12/16} personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Public Notice, An Ordinance 90963, hereto attached has been published in every issue of said newspaper on the following days, to-wit: December 16, 1999.



Sworn to and subscribed before me this 16th day of December, 1999.



Notary Public in and for Bexar County, Texas

