

AN ORDINANCE **42346**

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. 5043)

The rezoning and rec lassification of property from Temporary "R-1" and "A" Single Family Residence Districts to "R-2" Two Family Residence District, "R-3" Multiple Family Residence, "B-1", "B-2" and "B-3" Business Districts and "R-6" Townhouse District, listed below as follows:

Temporary "A" to "R-2"

A 0.585 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

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

A 40.410 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" and Temporary "A" to "B-1"

A 54.949 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

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

A 13.415 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

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

A 46.056 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" to "R-6"

A 5.925 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

Subject properties are located on the northwest side of N. W. Loop 410 Expressway, being 110' west of the intersection of Baywater Drive and N. W. Loop 410 Expressway also having frontage on Newcome Drive, having 3518.2' on N. W. Loop 410 Expressway and 1547.79' on Newcome Drive.

Provided that proper platting is accomplished, that a 6' solid screen fence be erected where apartments and business zoning abutts the single family residences and that a 1' non-access easement be imposed at the place where Chancellor Drive dead ends into the subject property.

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 14th day of June 19 73.

ATTEST: JH. Sichelman
CITY CLERK

[Signature]
MAYOR
Charles L. Becker

APPROVED AS TO FORM: _____
City Attorney

73-30

DISTRIBUTION

ITEM NO. L.

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: JUN 14 1973

MOTION BY: Monday SECONDED BY: San M.

ORD. NO. 42346 ZONING CASE 5043

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		✓	
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, to fine, case no

provided that proper platting is accomplished, etc

TO: . City Clerk

Date May 25, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5043

NAME Saunders and Trieschman

The rezoning and reclassification of:

Temporary "A" to "R-2"

A 0.585 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

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

A 40.410 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

Temporary "R-1" and "Temporary "A" to "B-1"

A 54.949 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

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

A 13.415 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

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

A 46.056 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

Temporary "R-1" to "R-6"

A 5.925 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

FOR INFORMATION ONLY

Subject properties are located on the northwest side of N.W. Loop 410 Expressway, being 110' west of the intersection of Baywater Drive and N.W. Loop 410 Expressway also having frontage on Newcome Drive, having 3518.2' on N.W. Loop 410 Expressway and 1547.79' on Newcome Drive. An overall map showing the above-mentioned tracts is available in the Building and Planning Administration Department, 506 Dolorosa Street. For further information, please contact this department at 225-4051.

FROM: Temporary "R-1" and "A" Single Family Residences Districts

TO: "R-2" Two Family Residence District, "R-3" Multiple Family Residence, "B-1", "B-2", and "B-3" Business Districts and "R-6" Townhouse District

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

BUILDING & PLANNING ADMINISTRATION

NAME OF APPLICANT: Saunders and Trieschman

ZONING CASE 5043

DATE OF APPLICATION: March 26, 1973

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY:

Temporary "A" to "R-2"

A 0.585 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

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

A 40.410 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

Temporary "R-1" and "Temporary "A" to "B-1"

A 54.949 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

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

A 13.415 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

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

A 46.056 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

Temporary "R-1" to "R-6"

A 5.925 acre tract of land out of NCB 15649, being further described by field notes filed in the office of the Building and Planning Administration Department

FOR INFORMATION ONLY

Subject properties are located on the northwest side of N.W. Loop 410 Expressway, being 110' west of the intersection of Baywater Drive and N.W. Loop 410 Expressway also having frontage on Newcome Drive, having 3518.2' on N.W. Loop 410 Expressway and 1547.79' on Newcome Drive.

ZONING CHANGE REQUESTED:

From Temporary "R-1" and "A" Single Family Residence District to "R-2" Two Family Residence District, "R-3" Multiple Family District "B-1", "B-2" and "B-3" Business District and "R-6" Townhouse District.

ZONING COMMISSION PUBLIC HEARING ON MAY 16, 1973:Information Presented by Applicant:

Mr. Ralph Bender, Architect and Planning Consultant representing the applicants, stated to the Commission that this property is the last remaining tract of land that was part of 385 acres of land that was originally in the O.G. Beck family. Mr. Bender stated that this is the last tract of land to be acquired by developers along Loop 410 from IH 35 on the east of Loop 410 down to Bandera Road to the western section. They have been planning on this property for about twelve months. He passed out plans of the proposed. He briefly explained the plan by indicating that they have established a road pattern that would be most beneficial to the property and not detrimental to the property owners. The traffic coming to this particular tract would be from 410. It would come from the south and intersect on Evers Road and go into a 60' collector street that was on the original development plan of the property. Mr. Bender stated that the reason for asking for "B-1" was because they could construct both office buildings and garden type apartments. The proposed "R-2" is for a one duplex site. Mr. Bender further stated that on the "R-3" proposal they were willing to provide 25' setback lines and landscaping along the northwestern property line. The apartments adjacent to the single family would be of one story construction. Mr. Bender stated that Mr. Saunders and Mr. Trieschman were present if the Commission should wish to question them.

IN OPPOSITION

1. Mr. Joseph Chacon, 5302 Ben Hur, stated to the Commission that the proposed development would saturate the area with multiple family residences and would increase hazardous traffic patterns on the existing street network. Mr. Chacon further stated that the proposed would be detrimental to the welfare of the present inhabitants and would not serve community needs.
2. Mr. Walter Koehler, 5515 Chancellor, stated to the Commission that his primary concern was the impacting of the schools and the traffic in this area.
3. Mr. Guenter Krellwitz, 5518 Chancellor, stated that the Commission that he felt that the area would be more valuable if it were retained for single family purposes where similar homes would be constructed. He was concerned about the sewer plans for the property. He also stated that 800 apartments will generate approximately 2400 people. He felt that these many apartments would saturate the area.
4. Mrs. Donald Smith, 5211 Keystone, stated to the Commission that she was concerned with the conservation and beautification of the area. She realized that this was valuable commercial property but was hoping that it would go to one family residential development.
5. Mr. Charles Burch, 5503 King Richards Drive, stated that one of the nicest things living in San Antonio is the green area. He was opposed to the proposed rezoning.

6. Mrs. McCormick, 6803 King Louis Drive, stated that the zoning combination proposed for this area is unique from any other similar areas on the west side along Loop 410. No where does there now exist the proposed density of commercial classes or dwellings. The associated activity of such over-extension of this tract in an attempt to draw the maximum return from an obviously sizeable investment will ultimately create an undesirable and irrevocable scar to the skyline of San Antonio and a decline of the integrity of the existing residential complement.
7. Mrs. Max Michels, 5410 King Richards Drive, stated that many of the personnel coming to the medical complex area would want single family dwellings.

REBUTTAL

Mr. Bender stated that their plans were quite specific with regard to where they propose to put their roads, apartments, drainage and commercial buildings. He further stated that apartments do not overcrowd anything. These proposed apartments will provide their own recreational amenities as most of the apartment developments do. Mr. Bender also stated that a parking facility will be provided within the project.

STAFF RECOMMENDATIONS:

Discussion:

The staff has reviewed the applicant's plan of development and has no objection to the requested change. The applicant's proposal is to serve the property with an internal street system and is providing a transitional pattern of development to the existing single family residences.

Staff Recommendations:

Approval
 Proper platting
 Screening where apartments and business abut single family residences

Traffic and Transportation Department Recommendations:

Proper development of internal street system such as submitted to Building and Planning Administration Department is needed to provide proper traffic operation.

Results of Notices Received Before Hearing:

There were sixty-one notices mailed to the surrounding property owners, twenty-two returned in opposition and three returned in favor.

COMMISSION ACTION:

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

Reasons for Action:

- (1) Property is a large tract of land adjacent to Loop 410 and having frontage on Newcome Drive on the northeast.
- (2) The proposed zonings are for the overall land planning for a general land use for a large tract of land
- (3) The proposed uses fall within acceptable and proper uses of lands which fall adjacent to major arterials such as Loop 410
- (4) Loop 410 provides a buffer from that point back to the existing residential uses
- (5) The proposal would not materially affect the existing area and would create a plan of orderly development for this very large tract of land.
- (6) There was considerable opposition to the high density and to the flow of traffic through the existing residential areas and to the proposed flow of traffic which could affect the flow around the existing school.
- (7) It is felt that cooperation with the Traffic Department of the City of San Antonio and the surrounding residents could provide proper flow of traffic to protect all the residences.
- (8) It is noted that proponent has offered to work with those in the area who are in opposition to provide sufficient deed restrictions protecting against the excessive heights of buildings adjacent to the single family residential area.

Other Recommendations:

It is further recommended that proper platting be accomplished, that applicant work with the Traffic Department for egress and ingress. that a 6' solid screen fence be erected where apartments and business zoning abutts the single family residences and that a 1' non-access easement be imposed at the place where Chancellor dead ends into the subject property. Further, that there be a possibility of working out a limitation of density adjacent to the single family residential areas.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing.)

PHONE 824-4555

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS
AMERICAN SOCIETY OF CIVIL ENGINEERS
AMERICAN SOCIETY OF MILITARY ENGINEERS
CONSULTING ENGINEERS COUNCIL OF TEXAS & U. S.
AMERICAN SOCIETY OF PLANNING OFFICIALS

FIELD NOTES FOR *R-2*

A 0.585 ACRE TRACT OF LAND OUT OF THE 392.62 ACRE O. G. BECK TRACT
OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, SAN ANTONIO,
BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point, said point being N 48° 36' 00" W 844.54
feet from the north ROW line of Fred May Drive and the
southwest corner of Lot 20, Block 18, NCB 12798, Glenoaks
Park, Unit 3B, as recorded in Volume 5970, Page 97, of
the Deed and Plat Records of Bexar County, Texas;

THENCE: S 41° 24' 00" W 170.00 feet to a point;

THENCE: N 48° 36' 00" W 150.00 feet to a point;

THENCE: N 41° 24' 00" E 170.00 feet to a point;

THENCE: S 48° 36' 00" E 150.00 feet to the POINT OF BEGINNING,
containing 0.585 acre of land, more or less.

NOTE: These field notes are based on office calculations
prepared by R. Marvin Shipman & Co.

C-2186
April 26, 1973
RL/ms

FIELD NOTES FOR R-3

A 40.410 ACRE TRACT OF LAND OUT OF THE 392.62 ACRE O. G. BECK TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point, said point being the most extreme north corner of Lot 1, Block 3, NCB 14160, Rolling Ridge Apartment Sub-division, as recorded in Volume 5870, Page 67, of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 41° 24' 00" E 516.39 feet to a point;

THENCE: S 48° 36' 00" E 120.00 feet to a point;

THENCE: N 41° 24' 00" E 2150.77 feet to a point;

THENCE: N 48° 36' 00" W 120.00 feet to a point;

THENCE: N 41° 24' 00" E 396.81 feet to a point;

THENCE: S 48° 37' 00" E 1397.79 feet to a point;

THENCE: S 48° 36' 00" E 15.82 feet to a point;

THENCE: S 41° 24' 00" W 170.00 feet to a point;

THENCE: S 48° 36' 00" E 150.00 feet to a point;

THENCE: S 41° 24' 00" W 424.95 feet to a point on a curve to the right;

THENCE: Along said curve to the right which has a radius of 1400.00 feet, a central angle of 09° 43' 18", a chord which bears N 30° 30' 11" W and an arc distance of 237.55 feet to the PT of this curve;

THENCE: N 25° 38' 31" W 3.39 feet to the PC of a curve to the left;

THENCE: Along said curve to the left which has a radius of 400.00 feet, a central angle of 100° 31' 32", a chord which bears N 75° 54' 17" W, and an arc distance of 701.80 feet to a point on a curve;

THENCE: Along said curve to the right which has a radius of 400.00 feet, a central angle of 43° 30' 56", a chord which bears N 15° 52' 28" W, and an arc distance of 303.80 feet to a point;

FIELD NOTES FOR A 40.410 ACRE TRACT, Page 2

- THENCE: N 84° 07' 00" W 170.00 feet to a point;
- THENCE: S 41° 23' 00" W 705.13 feet to the PC of a curve to the left;
- THENCE: Along said curve to the left which has a radius of 160.00 feet, a central angle of 63° 39' 05", an arc distance of 177.75 feet to the PT of this curve;
- THENCE: S 22° 16' 00" E 116.95 feet to a point;
- THENCE: S 82° 44' 48" W 270.88 feet to the PC of a curve to the left;
- THENCE: Along said curve to the left which has a radius of 500.00 feet, a central angle of 57° 17' 45", and an arc distance of 500.00 feet to the PT of this curve;
- THENCE: S 15° 27' 01" W 200.00 feet to the PC of a curve to the right;
- THENCE: Along said curve to the right which has a radius of 1000.00 feet, a central angle of 25° 46' 59", a chord which bears S 28° 20' 30" W and an arc distance of 500.00 feet to the PT of this curve;
- THENCE: S 41° 14' 00" W 125.00 feet to a point;
- THENCE: N 48° 46' 00" W 581.71 feet to the POINT OF BEGINNING, containing 40.410 acres of land, more or less.

NOTE: These field notes are based on office calculations prepared by R. Marvin Shipman & Co.

C-2186
April 26, 1973
RL/ms
Revised May 23, 1973

PHONE 824-4555

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AMERICAN SOCIETY OF CIVIL ENGINEERS
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AMERICAN SOCIETY OF PLANNING OFFICIALS

FIELD NOTES FOR B-1

A 10.402 ACRE TRACT OF LAND OUT OF THE 392.62 ACRE O. G. BECK TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point, said point being on the north ROW line of Fred May Drive and also the southwest corner of Lot 20, Block 18, NCB 12798, Glenoaks Park, Unit 3B, as recorded in Volume 5970, Page 97, of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 48° 36' 00" W 197.46 feet to a point on a curve;

THENCE: Along said curve to the right which has a radius of 705.62 feet, a central angle of 33° 54' 28", a chord which bears N 65° 33' 14" W and an arc distance of 417.59 feet to the PT of this curve;

THENCE: N 48° 36' 00" W 253.44 feet to a point;

THENCE: S 41° 24' 00" W 474.95 feet to a point on a curve;

THENCE: 1400.00 Along said curve to the left which has a radius of 1400.00 feet, a central angle of 22° 46' 42", a chord which bears S 46° 45' 10" E and an arc distance of 556.58 feet to the PT of this curve;

THENCE: S 58° 08' 32" E 296.00 feet to a point;

THENCE: N 41° 24' 00" E 563.71 feet to the POINT OF BEGINNING, containing 10.402 acres of land, more or less.

NOTE: These field notes are based on office calculations prepared by R. Marvin Shipman & Co.

C-2186

April 26, 1973

RL/ms

Revised: May 23, 1973

FIELD NOTES FOR *B-1*

A 44.547 ACRE TRACT OF LAND OUT OF THE 392.62 ACRE O. G. BECK TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At a point, said point being N 48° 46' 00" W 260.47 feet from the most extreme southeast corner of Lot 1, Block 2, NCB 14159, Rolling Ridge Apartment Subdivision, as recorded in Volume 5870, Page 67, of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 48° 46' 00" W 663.53 feet to a point;
- THENCE: N 41° 14' 00" E 125.00 feet to the PC of a curve to the left;
- THENCE: Along said curve to the left which has a radius of 1000.00 feet, a central angle of 25° 46' 59", a chord which bears N 28° 20' 30" E and an arc distance of 500.00 feet to the PT of this curve;
- THENCE: N 15° 27' 01" E 200.00 feet to the PC of a curve to the right;
- THENCE: Along said curve to the right which has a radius of 500.00 feet, a central angle of 57° 17' 45", and an arc distance of 500.00 feet to the PT of this curve;
- THENCE: N 82° 44' 46" E 270.88 feet to a point;
- THENCE: N 22° 16' 00" W 116.95 feet to the PC of a curve to the right;
- THENCE: Along said curve to the right which has a radius of 160.00 feet, a central angle of 63° 39' 05" and an arc distance of 177.75 feet to the PT of this curve;
- THENCE: N 41° 23' 00" E 705.13 feet to a point;
- THENCE: S 84° 07' 00" E 170.00 feet to a point on a curve;
- THENCE: Along said curve to the left which has a radius of 400.00 feet, a central angle of 43° 30' 56", a chord

FIELD NOTES FOR A 44.547 ACRE TRACT, Page 2

which bears S 15° 52' 28" E and an arc distance of 303.80 feet to a point on a curve;

THENCE:

Along said curve to the right which has a radius of 400.00 feet, a central angle of 86° 48' 33", a chord which bears S 82° 45' 46" E, and an arc distance of 606.04 feet to the POINT OF BEGINNING, containing 44.457 acres of land, more or less.

THENCE

S 41° 21' 15" W 2567.32' TO P.O.B.

NOTE:

These field notes are based on office calculations prepared by R. Marvin Shipman & Co.

C-2186

April 26, 1973

RL/ms

PHONE 824-4555

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FIELD NOTES FOR *B-2*

A 7.819 ACRE TRACT OF LAND OUT OF THE 392.62 ACRE O. G. BECK TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point on the north ROW line of Fred May Drive, said point also being the southwest corner of Lot 20, Block 18, NCB 12798, Glenoaks Park, Unit 3B, as recorded in Volume 5970, Page 97, of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 41° 24' 00" W 563.71 feet to a point;

THENCE: S 58° 08' 31" E 125.64 feet to the PC of a curve to the right;

THENCE: Along said curve to the right which has a radius of 400.00 feet, a central angle of 41° 07' 24", an arc distance of 287.10 feet to a point on the curved north ROW line of Interstate Highway 410;

THENCE: Along the north curved ROW line of Interstate Highway 410 which has a radius of 5879.58 feet, a central angle of 07° 06' 50", a chord which bears S 37° 34' 49" E and an arc distance of 730.01 feet to a point;

THENCE: N 48° 36' 00" W 819.58 feet to the POINT OF BEGINNING, containing 7.819 acres of land, more or less.

NOTE: These field notes are based on office calculations prepared by R. Marvin Shipman & Co.

C-2186
April 26, 1973
RL/ms

PHONE 824-4555

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AMERICAN SOCIETY OF PLANNING OFFICIALS

FIELD NOTES FOR B-2

A 5.596 ACRE TRACT OF LAND OUT OF THE 392.62 ACRE O. G. BECK TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At a point on the north ROW line of Interstate Highway 410, said point being the most extreme southeast corner of Lot 1, Block 2, NCB 14159, Rolling Ridge Apartment Subdivision, as recorded in Volume 5870, Page 67, of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 48° 46' 00" W 260.47 feet to a point on the north line of a 50.00-foot Coastal States Gas Easement;
- THENCE: N 41° 21' 15" E 683.60 feet along the north line of a 50.00-foot Coastal States Gas Easement to a point on a curve;
- THENCE: Along said curve to the right which has a radius of 400.00 feet, a central angle of 27° 34' 11", a chord which bears S 34° 49' 25" E and an arc distance of 192.47 feet to the PT of this curve;
- THENCE: S 21° 02' 19" E 362.21 feet to a point on the north ROW line of Interstate Highway 410;
- THENCE: S 68° 57' 41" W 530.00 feet along the north ROW line of Interstate Highway 410 to the POINT OF BEGINNING, containing 5.596 acres of land, more or less.

NOTE: These field notes are based on office calculations prepared by R. Marvin Shipman & Co.

C-2186
April 26, 1973
RL/ms

FIELD NOTES FOR *B-3*

A 46.056 ACRE TRACT OF LAND OUT OF THE 392.62 ACRE O. G. BECK TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At a point on the north ROW line of Interstate Highway 410, said point being N 68° 57' 41" E 530.00 feet from the most extreme southeast corner of Lot 1, Block 2, NCB 14159, Rolling Ridge Apartment Subdivision, as recorded in Volume 5870, Page 67, of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 21° 02' 19" W 362.21 feet to the PC of a curve to the left;
- THENCE: Along said curve to the left which has a radius of 400.00 feet, a central angle of 27° 34' 11", a chord which bears N 34° 49' 24" W and an arc distance of 192.47 feet to a point on the north line of a 50.00-foot Coastal States Gas easement;
- THENCE: N 41° 21' 15" E 1883.72 feet along the north line of the 50.00-foot Coastal States Gas easement to a point on a curve;
- THENCE: Along said curve which has a radius of 400.00 feet, a central angle of 13° 42' 59", a chord which bears S 32° 30' 00" E, and an arc distance of 95.76 feet to the PT of this curve;
- THENCE: S 25° 38' 31" E 3.39 feet to the PC of a curve to the left;
- THENCE: Along said curve to the left which has a radius of 1400.00 feet, a central angle of 32° 30' 00", and an arc distance of 794.12 feet to the PT of this curve;
- THENCE: S 58° 08' 31" E 421.65 feet to the PC of a curve to the right;
- THENCE: Along said curve to the right which has a radius of 400.00 feet, a central angle of 41° 07' 24", a chord which bears S 37° 34' 49" E, and an arc distance of 287.10 feet to a point on the north ROW line of Interstate Highway 410;

FIELD NOTES FOR A 46.056 ACRE TRACT, Page 2

- THENCE: Along the curved north ROW line of Interstate Highway 410 which has a radius of 5879.58 feet, a central angle of $04^{\circ} 01' 01''$, a chord which bears S $70^{\circ} 58' 22''$ W and an arc distance of 412.21 feet to the PT of this curve;
- THENCE: S $68^{\circ} 57' 52''$ W 1259.38 feet along the north ROW line of Interstate Highway 410 to a point;
- THENCE: S $74^{\circ} 40' 30''$ W 150.75 feet along the north ROW line of Interstate Highway 410 to a point;
- THENCE: S $63^{\circ} 15' 14''$ W 150.75 feet along the north ROW line of Interstate Highway 410 to a point;
- THENCE: S $68^{\circ} 57' 42''$ W 285.10 feet along the north ROW line of Interstate Highway 410 to the POINT OF BEGINNING, containing 46.056 acres of land, more or less.

NOTE: These field notes are based on office calculations prepared by R. Marvin Shipman & Co.

C-2186
April 26, 1973
RL/ms

PHONE 824-4555

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS
AMERICAN SOCIETY OF CIVIL ENGINEERS
AMERICAN SOCIETY OF MILITARY ENGINEERS
CONSULTING ENGINEERS COUNCIL OF TEXAS & U. S.
AMERICAN SOCIETY OF PLANNING OFFICIALS

FIELD NOTES FOR R-6

A 5.925 ACRE TRACT OF LAND OUT OF THE 392.62 ACRE O. G. BECK TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point, said point being the southernmost corner of Lot 11, Block 10, NCB 14610, Glenoaks Park, Unit 8, a subdivision recorded in Volume 7000, Page 105, of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 41° 24' 00" E 2150.77 feet to a point;

THENCE: S 48° 36' 00" E 120.00 feet to a point;

THENCE: S 41° 24' 00" W 2150.77 feet to a point;

THENCE: N 48° 36' 00" W 120.00 feet to the POINT OF BEGINNING, containing 5.925 acres of land, more or less.

NOTE: These field notes are based on office calculations prepared by R. Marvin Shipman & Co.

C-2186
May 23, 1973
RL/ms

STATE OF TEXAS §

COUNTY OF BEXAR §

DECLARATION OF RESTRICTIVE COVENANTS

THE FROST NATIONAL BANK OF SAN ANTONIO and C. STANLEY BANKS, as Trustees under the Will of O. G. Beck, Deceased, the owners of that real property situated in the City of San Antonio, Bexar County, Texas, described in Exhibit A hereto (the property) do hereby subject the property to the following Restrictive Covenants:

1. The property shall be used for only single family residence and townhouse purposes.

2. No more than ten (10) dwelling units per acre may be constructed upon the property, and no more than eight (8) units may constitute one building, ie., no more than eight (8) units may be joined by party walls and each dwelling unit shall be situated on its own lot or must be a separate condominium unit so as to be designed for individual ownership rather than for rental purposes.

3. No building or similar structure and no street, alley or roadway may be constructed or maintained within twenty-five (25) feet of the northern boundary of the property.

4. No garages or balconies may face the northern boundary of the property and no more than fifty percent (50%) of the dwelling units may be two-story in height and no dwelling units may be over two-stories in height.

5. The Restrictive Covenants herein contained are made for and shall inure to the benefit of all of the owners of those lots described in Exhibit A hereto (owners for this purpose being the record owners, whether one or more persons or entities, of fee simple title to any such lot, but excluding those having such interest merely as security for the performance of an obligation) and it shall be lawful for any of the owners of such lots to prosecute proceedings at law or at equity against any person violating or attempting to violate any such covenants, either to prevent him or them from so doing or to recover damages or other relief for such violation.

6. There shall be a one foot nonaccess easement at the point where the property abuts Chancellor Drive as to affectively bar access to the property from such street.

7. The owners of the property shall at all times maintain in good condition a six (6) foot visual screen fence along the entire northern boundary of the property.

8. The Covenants herein contained may be amended in respect to any portion of the property by written instrument signed by the owner of that portion of the property and by all of the owners of the lots described in Exhibit B hereto situated within one hundred (100) feet of such portion of the property as well as seventy-five percent (75%) of all of the remaining owners of lots described in Exhibit B hereto.

9. Invalidation of any one or any part of these restrictive covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

10. Notwithstanding any other provision herein, it is expressly understood and agreed that in the event the rezoning of the property as well as the property adjacent thereto sought in Case No. 5043, pending before the City Council of the City of San Antonio, shall be denied, or if granted shall subsequently be determined to be invalid, then the Covenants herein contained shall then immediately terminate, become wholly ineffective, and of no force and effect.

11. Unless sooner terminated as provided in the preceding paragraph hereof, the Covenants herein contained shall terminate and become wholly ineffective and of no force and effect upon the expiration of forty (40) years from and after such time as this Declaration shall be filed of record.

EXECUTED as of this _____ day of _____, 1973.

THE FROST NATIONAL BANK OF
SAN ANTONIO, Trustee under
the will of O. G. Beck, Deceased

By: _____

C. STANLEY BANKS, Trustee
under the Will of O. G. Beck,
Deceased

STATE OF TEXAS § .

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of THE FROST NATIONAL BANK OF SAN ANTONIO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said FROST NATIONAL BANK OF SAN ANTONIO.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 1973.

Notary Public in and for Bexar
County, Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared C. STANLEY BANKS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 1973.

Notary Public in and for Bexar
County, Texas

824-4555

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS
 AMERICAN SOCIETY OF CIVIL ENGINEERS
 AMERICAN SOCIETY OF MILITARY ENGINEERS
 CONSULTING ENGINEERS COUNCIL OF TEXAS & U. S.
 AMERICAN SOCIETY OF PLANNING OFFICIALS

EXHIBIT A

FIELD NOTES FOR

AN 11.850 ACRE TRACT OF LAND OUT OF THE 392.62 ACRE O. G. BECK TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, COUNTY BLOCK 4445, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point, said point being the southernmost corner of Lot 11, Block 10, NCB 14610, Glenoaks Park, Unit 8, a subdivision recorded in Volume 7000, Page 105, of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 41° 24' 00" E 2150.77 feet to a point;

THENCE: S 48° 36' 00" E 240.00 feet to a point;

THENCE: S 41° 24' 00" W 2150.77 feet to a point;

THENCE: N 48° 36' 00" W 240.00 feet to the POINT OF BEGINNING, containing 11.850 acres of land, more or less.

NOTE: These field notes are based on office calculations prepared by R. Marvin Shipman & Co.

C-2186

May 23, 1973

RL/ms

Revised June 12, 1973

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 she is ~~one of~~ the publishers 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 42346 Case No. 5043 hereto attached has been published in

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

June 18, 1973

AN ORDINANCE 42346

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. 5043

The rezoning and reclassification of property from Temporary "R-1" and "A" Single Family Residence Districts to "R-2" Two Family Residence District, "R-3" Multiple Family Residence, "B-1", "B-2" and "B-3" Business Districts and "R-6" Townhouse District, listed below as follows:

Temporary "A" to "R-2"
A 0.585 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" to "R-3"
A 40.410 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" and Temporary "A" to "B-1"
A 54.949 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" to "B-2"
A 13.415 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" to "B-3"
A 46.056 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" to "R-6"
A 5.925 acre tract of land out of NCB 15649, being further described by field notes filed in the Office of the City Clerk.

Subject properties are located on the northwest side of N. W. Loop 410 Expressway, being 110' west of the intersection of Baywater Drive and N. W. Loop 410 Expressway also having frontage on Newcome Drive, having 3518.2' on N. W. Loop 410 Expressway and 1547.79' on Newcome Drive.

Provided that proper platting is accomplished, that a 6' solid screen fence be erected where apartments and business zoning abutts the single family residences and that a 1' non-access easement be imposed at the place where Chancellor Drive dead ends into the subject property.

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 14th day of June, 1973.
CHARLES L. BECKER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 18th day of June, 1973

Ernest C. Carrol

Notary Public in and for Bexar County Texas

Ernest C. Carrol