

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. Z85456)

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

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

A 29.817 acre tract of land out of CB4446, being further described by field notes filed in the Office of the City Clerk.

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

A 4.840 acre tract of land out of CB4446, being further described by field notes filed in the Office of the City Clerk.

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

A 10.277 acre tract of land out of CB4446, being further described by field notes filed in the Office of the City Clerk.

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division; and that a 6' solid screen fence be erected and maintained along the northwest property line adjacent to the single family residential area.

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 IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS 23rd DAY OF January 1986.

ATTEST: [Signature] CITY CLERK

[Signature] MAYOR 86-04

APPROVED AS TO FORM: [Signature] CITY ATTORNEY

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS	1
BUILDING INSPECTIONS-HOUSE NUMBER	1
CITY WATER BOARD	
CITY ATTORNEY	
COMMERCIAL RECORDER	1
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
GRANTS	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE DEPARTMENT	
HUMAN RESOURCES & SERVICES	
INFORMATION RESOURCES	
LIBRARY	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL	
PLANNING	1
POLICE DEPARTMENT	
PUBLIC UTILITIES	
PUBLIC WORKS	
ENGINEERING	
CENTRAL MAPPING	
REAL ESTATE	
TRAFFIC ENGINEERING	
PURCHASING & GENERAL SERVICES	
WASTEWATER MANAGEMENT	
ZONING ADMINISTRATION	1
SPECIAL PROJECTS - CITY MANAGER	

ITEM NO. 39
DATE: JAN 23 1986

MEETING OF THE CITY COUNCIL
MOTION BY: Harrington SECONDED BY: Berriozabal

ORD. NO. 62218 ZONING CASE #285456

RESOL. _____ PETITION _____

	ROLLCALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
WALTER MARTINEZ PLACE 5		✓	
BOB THOMPSON PLACE 6		ABSENT	
YOLANDA VERA PLACE 7		✓	
G.E. HARRINGTON PLACE 8		✓	
WEIR LABATT PLACE 9		✓	
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)		✓	

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division; and that a 6' solid screen fence be erected and maintained along the northwest property line adjacent to the single family residential area.

86-04

Westchase Unit 4 - R-3
7.166-Acre Tract

FN 126SA (RAN) Ref. Plat No. 121SA
March 1983
EH&A Job No. 3387

DESCRIPTION OF A 7.166 ACRE TRACT OF LAND OUT OF THE M. G. DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664, COUNTY BLOCK NO. 4446, BEXAR COUNTY, TEXAS, AND BEING ALSO OUT OF A 79.103-ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 2446, PAGE 1924, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the intersection of the northwesterly Right-of-Way line of Eckert Road (F.M. 1517) and the northeasterly Right-of-Way line of Woodchase Drive, a dedicated public right-of-way in Westchase Unit 2, a subdivision recorded in Volume 9500, Page 35, of the Deed and Plat Records of Bexar County, Texas, and being also the southeast corner of a 2.114-acre tract of land described by deed recorded in Volume 6685, Page 692, of the Deed Records of Bexar County, Texas;

THENCE with the said northeasterly Right-of-Way line of Woodchase Drive, the following four (4) courses and distances:

1. N 48° 18' 05" E a distance of 652.64 feet to an iron rod found at a point of curvature,
2. a distance of 306.53 feet with the arc of a curve to the left having a central angle of 10° 18' 29", a radius of 1703.83 feet and a chord bearing N 53° 27' 19" W a distance of 306.12 feet to an iron rod found at a point of tangency,
3. N 58° 36' 34" W a distance of 50.00 feet to an iron rod found at a point of curvature,
4. a distance of 72.37 feet with the arc of a curve to the right having a central angle of 2° 49' 15", a radius of 1470.00 feet and a chord bearing N 57° 11' 57" W a distance of 72.36 feet to an iron rod set on said curve for the POINT OF BEGINNING;

THENCE continuing with the said northeasterly Right-of-Way line of Woodchase Drive a distance of 431.64 feet with the arc of a curve to the right having a central angle of 16° 49' 26", a radius of 1470.00 feet and a chord bearing N 47° 22' 36" W a distance of 430.09 feet to an iron rod set on the curve for the northwesterly corner of the herein described tract;

THENCE leaving the said northeasterly Right-of-Way line of Woodchase Drive and crossing the said 79.103-acre tract N 41° 26' 22" E a distance of 707.88 feet to an iron rod set in the northeasterly line of the said 79.103-acre tract as fenced (old broken down barbed wire) on the ground for the northeasterly corner of the herein described tract;

THENCE with the said northeasterly line of the 79.103-acre tract as fenced (old broken down barbed wire) on the ground for the northeasterly corner of the herein described tract;

Westchase Unit 4
7.166-Acre Tract

FN 126SA (RAN) Ref. Plat No. 121SA
March 1983
EH&A Job No. 3387

1. S 49° 16' 08" E a distance of 105.39 feet to an iron rod set at an angle point,
2. S 49° 26' 54" E a distance of 324.66 feet to an iron rod set for the southeasterly corner of the herein described tract;

THENCE leaving the said northeasterly line of the 79.103-acre tract and crossing the said 79.103-acre tract S 41° 26' 22" W a distance of 723.10 feet to an iron rod set at the POINT OF BEGINNING and containing 7.166 acres of land more or less.

THE STATE OF TEXAS

X

X

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

X

That I, Richard A. Newman, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

DATE: 5 day of April, 1983, A.D.

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering and Environmental Consultants
8000 West Avenue, Suite 2
San Antonio, Texas 78213



Richard A. Newman
Registered Public Surveyor
No. 3043 — State of Texas



ZONING EXHIBIT

METES AND BOUNDS DESCRIPTION

FOR

WESTCHASE UNIT 6 - **B-3**/

BEING a tract of land situated in the M.G. De Los Santos Survey No. 82, Abstract No. 664, County Block 4446 and being a portion of a 79.103 acre tract as described by the deed recorded in Volume 2446, Page 1924, of the Official Public Records of Real Property of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the northeast line of Woodchase Drive (60 foot right-of-way) for the most westerly corner of Westchase Subdivision Unit 4 as described by the Plat recorded in Volume 9502, Page 210 of the Plat Records of Bexar County, Texas;

THENCE with the northeast line of Woodchase Drive as shown on the Plat recorded in Volume 9500, Page 35 of the Plat Records of Bexar County, along a circular curve to the right having a radius of 1,470.00 feet, tangents of 125.51 feet and a chord which bears North $34^{\circ} 05' 05''$ West, 250.10 feet;

THENCE along said circular curve to the right through a central angle of $09^{\circ} 45' 37''$, an arc distance of 250.41 feet to a point;

THENCE North $29^{\circ} 12' 16''$ West, 291.96 feet along the northeast line of said Woodchase Drive to a point in the center of a 15.00 foot sanitary sewer easement;

THENCE North $42^{\circ} 38' 08''$ East, 4.64 feet with the center of said sanitary sewer easement to the center of a found sanitary sewer manhole;

THENCE North $48^{\circ} 48' 20''$ East, 327.63 feet with the center of said sanitary sewer easement to the center of a sanitary sewer manhole;

THENCE North $48^{\circ} 35' 08''$ East, 216.03 feet with the center of said sanitary sewer easement to a point in the southwest line of John Marshall Subdivision Unit 2 as shown on the Plat recorded in Volume 7500, Page 168 for the most northerly corner of this tract;

FN 375SA
November 1985
EH&A Job No. 7356

THENCE South $49^{\circ} 21' 38''$ East, 283.34 feet along said southwest line to a found 1/2 inch iron rod for a corner common to said John Marshall Subdivision Unit 2 and John Marshall Subdivision Unit 3 as shown in Volume 8000, Page 162;

THENCE South $49^{\circ} 25' 35''$ East, 165.35 feet along the southwest line of John Marshall Subdivision Unit 3 to a point for the most easterly corner of this tract;

THENCE South $41^{\circ} 26' 22''$ West, 707.66 feet along the northwest line of said Westchase Subdivision Unit 4 to the **POINT OF BEGINNING** of this tract and containing 7.102 acres of land.

The above description does not represent an actual, on the ground survey.

ZONING EXHIBIT

METES AND BOUNDS DESCRIPTION

FOR

WESTCHASE UNIT 8 - **R-3**

C.B. 4446

BEING a tract of land situated in the M.G. De Los Santos Survey No. 82, Abstract No. 664, County Block 4446 and being a portion of a 79.103 acre tract as described by the deed recorded in Volume 2446, Page 1924, of the Official Public Records of Real Property of Bexar County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the north right-of-way line of Bandera Road for the southwest corner of said 79.103 acre tract;

THENCE North $20^{\circ} 03' 00''$ East, 160.26 feet with the west line of said 79.103 acre tract, being the east line of a 68.688 acre tract as described in Volume 5041, Page 180, to a found 1/2 inch iron rod for the southwest corner of this tract and the POINT OF BEGINNING;

THENCE North $20^{\circ} 03' 00''$ East, 209.10 feet continuing with said common line to a point for a corner;

THENCE North $20^{\circ} 01' 40''$ East, 313.31 feet continuing with said common line to a point for a corner;

THENCE North $18^{\circ} 39' 08''$ East 157.81 feet continuing with said common line to a found 1/2 inch iron rod for a corner;

THENCE North $18^{\circ} 12' 27''$ East, 276.37 feet continuing with said common line to a found 1/2 inch iron rod for a corner;

THENCE North $23^{\circ} 06' 20''$ East, 65.96 feet continuing with said common line to a point for the most northerly corner of the herein described tract;

THENCE South $66^{\circ} 53' 40''$ East, 264.36 feet to a point on a cul-de-sac of Woodchase Drive as shown on the plat recorded in Volume 9500, Page 35, Plat

Records of Bexar County, said point being the beginning of a circular curve to the left having a radius of 50.00 feet, tangents of 58.02 feet and a chord which bears South $26^{\circ} 08' 35''$ East 75.75 feet.

THENCE along said circular curve to the left through a central angle of $98^{\circ} 29' 47''$, an arc distance of 85.95 feet to a found 1/2 inch iron rod for the beginning of a reverse circular curve to the right having a radius of 15.00 feet, tangents of 6.40 and a chord which bears South $52^{\circ} 17' 40''$ East 11.77 feet.

THENCE along said circular curve to the right through a central angle of $46^{\circ} 11' 16''$, an arc distance of 12.09 feet to a found 1/2 inch iron rod.

THENCE South $29^{\circ} 12' 16''$ East, 165.62 feet with the southwest line of Woodchase Drive to a point in the center of a 15.00 foot wide sanitary sewer easement;

THENCE South $42^{\circ} 38' 07''$ West, 164.94 feet with the center of said sanitary sewer easement to the center of a found sanitary sewer manhole;

THENCE South $15^{\circ} 41' 54''$ East, 250.29 feet continuing with the center of said sanitary sewer easement to the center of a found sanitary sewer manhole;

THENCE South $62^{\circ} 33' 25''$ West, 137.19 feet continuing with the center of said sanitary sewer easement to the center of a found sanitary sewer manhole;

THENCE South $51^{\circ} 28' 30''$ West, 343.65 feet continuing with the center of said sanitary sewer easement to the center of a found sanitary sewer manhole;

THENCE South $86^{\circ} 18' 10''$ West, 219.73 feet continuing with the center of said sanitary sewer easement to the center of a found sanitary sewer manhole;

THENCE North $75^{\circ} 51' 22''$ West, 56.19 feet to a the **POINT OF BEGINNING** of this tract and containing 8.762 acres of land.

The above does not represent an actual, on the ground survey.

FN 374SA
November 1985
EH&A Job No. 7356

ZONING EXHIBIT

METES AND BOUNDS DESCRIPTION

FOR

WESTCHASE UNIT 7 - R-3/

BEING a tract of land situated in the M.G. De Los Santos Survey No. 82, Abstract No. 664, County Block 4446 and being a portion of a 79.103 acre tract as described by the deed recorded in Volume 2446, Page 1924, of the Official Public Records of Real Property of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod being the southwest corner of the John Marshall Subdivision Unit 2 as described by the Plat Recorded in Volume 7500, Page 168 of the Plat Records of Bexar County, Texas and also being the northeast corner of subject tract;

THENCE South $49^{\circ} 21' 38''$ East, 325.50 feet passing the right-of-way of Kyle Rote Drive and following the South line of the said John Marshall Subdivision to a point in the center of an existing 15 foot sanitary sewer easement;

THENCE South $48^{\circ} 35' 08''$ West, 216.03 feet departing the south line of the John Marshall Subdivision along the center of an existing 15 foot Sanitary Sewer Easement;

THENCE South $48^{\circ} 48' 20''$ West, 327.63 feet to the center of a manhole in middle of said sanitary sewer easement;

THENCE South $42^{\circ} 38' 08''$ West, 4.64 feet along the center of said sanitary sewer easement to a point on the northeast right-of-way of Woodchase Drive (60 foot right-of-way) as shown on the Plat recorded in Volume 9500, Page 35 of the Plat Records of Bexar County, Texas;

THENCE North $29^{\circ} 12' 16''$ West, 45.94 feet to a found 1/2 inch iron rod for the beginning of a circular curve to the right having a radius of 15.00 feet, tangents of 6.40 feet and a chord which bears North $06^{\circ} 06' 46''$ West, 11.77 feet;

THENCE along said circular curve to the right through a central angle of $46^{\circ} 11' 13''$, an arc distance of 12.09 feet to a point for the beginning of a circular curve

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EH&A Job 7356

to the left having a radius of 50.00 feet, tangents of 934.88 feet and a chord which bears North $69^{\circ} 57' 21''$ West, 99.86 feet;

THENCE along said circular curve to the left through a central angle of $173^{\circ} 52' 38''$, an arc distance of 151.75 feet to a point;

THENCE departing the right-of-way of Woodchase Drive North $66^{\circ} 53' 40''$ West, 264.36 feet to a point on the east line of a certain 68.688 acre tract of land as described by the Deed Recorded in Volume 5041, Page 180 of the Deed and Plat Records of Bexar County, Texas;

THENCE North $23^{\circ} 06' 20''$ East, 438.83 feet following the east line of said 68.688 acre tract to a found 1/4 inch iron rod;

THENCE North $22^{\circ} 35' 43''$ East, 12.92 feet following the east line of said 68.688 acre tract to a found 1/8 inch iron rod;

THENCE North $17^{\circ} 19' 00''$ East, 74.64 feet following the east line of said 68.688 acre tract to a found 1/2 inch iron rod;

THENCE South $49^{\circ} 22' 49''$ East, 408.84 feet departing the east line of said 68.688 acre tract to a found 1/2 inch iron rod;

THENCE North $40^{\circ} 07' 47''$ East, 99.93 feet to the **POINT OF BEGINNING** of this tract and containing 6.787 acres of land.

The description above does not represent an actual, on the ground survey.

FN 367SA (MF)
November 1985
EH&A Job No. 7356

ZONING EXHIBIT

285456

METES AND BOUNDS DESCRIPTION

FOR

WESTCHASE UNIT 9-B-2

BEING a tract of land situated in the M. G. De Los Santos Survey No. 82, Abstract No. 664, County Block 4446, and being a portion of a 79.103 acre tract as described by the deed recorded in Volume 2446, Page 1924, of the Official Public Records of Real Property of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a point of curvature on the northwest right-of-way of Westchase Drive also being the northwest property line return of Westchase Drive (right-of-way varies) and Woodchase Drive (60 foot right-of-way) as described in the plat recorded in Volume 9500, Page 35 of the Deed and Plat Records of Bexar County, Texas;

THENCE South $50^{\circ} 23' 06''$ West, 45.16 feet following the west right-of-way line of said Westchase Drive as described by the Plat recorded in Volume 9400, Page 217 of the Deed and Plat Records of Bexar County, Texas, for the beginning of a circular curve to the left having a radius of 1230.39 feet, tangents of 46.44 feet and a chord which bears South $48^{\circ} 13' 25''$ West, 92.81 feet;

THENCE along said circular curve to the left through a central angle of $04^{\circ} 19' 22''$, an arc distance of 92.83 feet to a found 1/2 inch iron rod;

THENCE to a found 1/2 inch iron rod for the beginning of a circular curve to the right having a radius of 1230.39 feet, tangents of 46.44 feet and a chord which bears South $48^{\circ} 13' 26''$ West, 92.81 feet;

THENCE along said circular curve to the right through a central angle of $04^{\circ} 19' 22''$, an arc distance of 92.83 feet to a found 1/2 inch iron rod;

THENCE South $50^{\circ} 23' 06''$ West, 50.00 feet to a found 1/2 inch iron rod for the beginning of a circular curve to the left having a radius of 630.00 feet, tangents of 118.49 feet and a chord which bears South $39^{\circ} 43' 59''$ West 232.90 feet;

THENCE along said circular curve to the left through a central angle of $21^{\circ} 18' 14''$, an arc distance of 234.25 feet to a found 1/2 inch iron rod for the beginning of a circular curve to the right having a radius of 570.00 feet, tangents of 41.40 feet and a chord which bears South $33^{\circ} 14' 05''$ West 82.57 feet;

THENCE along said circular curve to the right through a central angle of $08^{\circ} 18' 27''$, an arc distance of 82.65 feet to a set 1/2 inch iron rod;

THENCE North $28^{\circ} 39' 01''$ West, 370.26 feet departing the west right-of-way of said Westchase Drive to a set 1/2 inch iron rod being in the centerline of an existing fifteen foot sanitary sewer easement, and as follows:

THENCE North $51^{\circ} 28' 30''$ East, 207.55 feet to the center of a manhole;

THENCE North $62^{\circ} 33' 25''$ East, 137.19 feet to the center of a manhole;

THENCE North $15^{\circ} 41' 54''$ West, 250.29 feet to the center of a manhole;

THENCE North $42^{\circ} 38' 07''$ East, 164.94 feet to a point being on the south right-of-way line of said Woodchase Drive and the centerline of said existing fifteen foot sanitary sewer easement;

THENCE South $29^{\circ} 12' 16''$ East, 272.27 feet departing the sanitary sewer easement and following the southwest right-of-way of Woodchase Drive to a found 1/2 inch iron rod for the beginning of a circular curve to the left having a radius of 1530.00 feet, tangents of 113.45 feet and a chord which bears South $33^{\circ} 26' 43''$ East, 226.29 feet;

THENCE along said circular curve to the left through a central angle of $08^{\circ} 28' 54''$, an arc distance of 226.49 feet to a found 1/2 inch iron rod for the beginning of a circular curve to the right having a radius of 15.00 feet, tangents of 14.50 feet and a chord which bears South $06^{\circ} 20' 58''$ West, 20.85 feet;

THENCE along said circular curve to the right through a central angle of $88^{\circ} 04' 16''$, an arc distance of 23.06 feet to the POINT OF BEGINNING of this tract and containing 4.840 acres of land.

METES AND BOUNDS DESCRIPTION
FOR A 5.237 ACRE TRACT OF LAND

WESTCHASE TRACT

THENCE, N 57° 59' 56" E, for a distance of 50.00 feet along the southeast line of Westchase Drive to a point of curvature;

THENCE, a distance of 200.36 feet along the arc of a curve to the left, said curve having a central angle of 18° 13' 19", a radius of 630.00 feet, a tangent of 101.03 feet, a chord bearing of N 48° 53' 17" E, and a chord length of 199.52 feet, and along the southeast line of Westchase Drive to a found iron pin;

THENCE, S 28° 38' 11" E, for a distance of 522.34 feet to a found iron pin;

THENCE, S 62° 33' 18" W, for a distance of 302.05 feet to a found iron pin;

THENCE, S 69° 42' 46" W, for a distance of 185.01 feet to the POINT OF BEGINNING and containing 5.237 acres (228,111 square feet) of land more or less:

SUBJECT TO THE FOLLOWING EASEMENTS:

A 16' wide sanitary sewer easement as recorded in Volume 9400, Page 217 of the Deed and Plat Records of Bexar County, Texas.



Robert H. Leininger

Robert H. Leininger
Registered Public Surveyor No. 1586

February 9, 1984
Date

CHARLES R. HALLENBERGER, PE
Principal

WILLIAM L. TELFORD, A.I.C.P.
Principal

LARRY G. HEIMER, PE.
Director of Engineering

FRED P. KAISER
Director of Planning

ROBERT H. LEININGER, PE/R.P.S.
Director of Surveying

OSCAR LOPEZ
Production Manager

H.T.I. #5280

HALLENBERGER/
TELFORD INC.

Planners
Designers
Engineers

METES AND BOUNDS DESCRIPTION
FOR A 5.237 ACRE TRACT OF LAND
BEXAR COUNTY, TEXAS

285456

WESTCHASE TRACT
Unit 11 - **B-3**

Being a 5.237 acre tract of land out of the following:

A 79.103 ac. tract recorded in Vol. 2565, Pg. 92 and also out of the De Los Santos Survey No. 82, Abs. No. 664, C.B. 4446, Bexar County, Texas.

Said 5.237 acre tract being more particularly described as follows:

BEGINNING at a found iron pin in the northeast right-of-way line of Bandera Road, 1165.00 feet northwest from the northwest corner of the intersection of Bandera Road and Eckert Road;

THENCE, N 28° 42' 42" W, for a distance of 291.02 feet along the northeast right-of-way line of Bandera Road to a found iron pin;

THENCE, N 32° 15' 44" W, for a distance of 115.61 feet along the northeast right-of-way line of Bandera Road to a point at the intersection of the northeast right-of-way line of Bandera Road with the southeast right-of-way line of Westchase Drive;

THENCE, a distance of 23.74 feet along the arc of a curve to the right, said curve having a central angle of 90° 15' 40", a radius of 15.07 feet, a tangent of 15.14 feet, a chord bearing of N 12° 52' 05" E, and a chord length of 21.36 feet along the southeast line of Westchase Drive to the point of tangency;

THENCE, N 57° 59' 56" E, for a distance of 1.06 feet along the southeast line of Westchase Drive to a point;

THENCE, N 57° 59' 56" E, for a distance of 48.31 feet along the southeast line of Westchase Drive to a point of curvature;

THENCE, a distance of 92.74 feet along the arc of a curve to the left, said curve having a central angle of 04° 19' 36", a radius of 1,228.06 feet, a tangent of 46.39 feet, a chord bearing of N 55° 50' 08" E, and a chord length of 92.71 feet and along the southeast line of Westchase Drive to a point of reverse curvature;

THENCE, a distance of 92.74 feet along the arc of a curve to the right, said curve having a central angle of 04° 19' 36", a radius of 1,228.06 feet, a tangent of 46.39 feet, a chord bearing of N 55° 50' 08" E, and a chord length of 92.71 feet and along the southeast line of Westchase Drive to a point of tangency;

FOR

5.04 ACRE TRACT:
UNIT 10 - B-3

285456

BEING a tract of land situated in the M. G. de los Santos Survey No. 82, Abstract 664, County Block 4446, Bexar County, Texas and being portions of a 79.103 acre tract as described by deed: Volume 2446, Page 1924, a 1.425 acre tract as described in Volume 2516, Page 947 and a 0.872 acre tract as described by the deed recorded in Volume 2523, Page 1337, of the Official Public Records of Real Property of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a set 1/2 inch iron rod in the northeast right-of-way line of State Highway No. 16 "Bandera Road" (180 foot right-of-way) at its intersection with the northwest right-of-way line of Westchase Drive (60 foot right-of-way) as shown by the plat recorded in Volume 9400 Page 217 of the Deed and Plat Records of Bexar County, Texas;

THENCE with said northeast right-of-way of Bandera Road the following courses:

North $32^{\circ} 18' 56''$ West, 121.38 feet to a found 3/8 inch iron rod;

North $23^{\circ} 36' 12''$ West 212.03 feet to a found 1/2 inch iron rod;

North $33^{\circ} 18' 13''$ West, 83.75 feet to a found 1/2 inch iron rod;

THENCE departing said right-of-way line North $20^{\circ} 00' 05''$ East, 160.26 feet to a set 1/2 inch iron rod said iron rod being the centerline of a 15 foot sanitary sewer easement as described by the deed recorded in Volume 7513, Page 728 of the Deed and Plat Records of Bexar County, Texas;

THENCE along said centerline the following courses South $75^{\circ} 51' 22''$ East, 56.33 feet to the center of a sewer manhole;

North $86^{\circ} 18' 10''$ East 219.73 to the center of a manhole;

North $51^{\circ} 28' 31''$ East 136.10 feet to a set 1/2 inch iron rod;

THENCE departing said centerline South $28^{\circ} 39' 01''$ East, 370.26 feet to a found 3/8 inch iron rod in said northwest right-of-way line of Westchase Drive for the beginning of a circular curve to the right having a radius of 570.00 feet, tangents of 103.64 feet and a chord which bears South $47^{\circ} 41' 38''$ West, 203.94 feet;

THENCE along said circular curve to the right through a central angle of $20^{\circ} 36' 37''$, an arc distance of 205.04 feet to a found 1/2 inch iron rod;

THENCE South $57^{\circ} 59' 55''$ West, 50.00 feet to a found 1/2 inch iron rod for the beginning of a circular curve to the right having a radius of 1228.06 feet, tangents of 46.39 feet and a chord which bears South $60^{\circ} 09' 45''$ West, 92.71 feet;

THENCE along said circular curve to the right through a central angle of $04^{\circ} 19'$

BEING a tract of land situated in the M. G. de los Santos Survey No. 82, Abstract 664, County Block 4446, Bexar County, Texas and being portions of a 79.103 acre tract as described by deed: Volume 2446, Page 1924, a 1.425 acre tract as described in Volume 2516, Page 947 and a 0.872 acre tract as described by the deed recorded in Volume 2523, Page 1337, of the Official Public Records of Real Property of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a set 1/2 inch iron rod in the northeast right-of-way line of State Highway No. 16 "Bandera Road" (180 foot right-of-way) at its intersection with the northwest right-of-way line of Westchase Drive (60 foot right-of-way) as shown by the plat recorded in Volume 9400 Page 217 of the Deed and Plat Records of Bexar County, Texas;

THENCE with said northeast right-of-way of Bandera Road the following courses:

North $32^{\circ} 18' 56''$ West, 121.38 feet to a found 3/8 inch iron rod;

North $23^{\circ} 36' 12''$ West 212.03 feet to a found 1/2 inch iron rod;

North $33^{\circ} 18' 13''$ West, 83.75 feet to a found 1/2 inch iron rod;

THENCE departing said right-of-way line North $20^{\circ} 00' 05''$ East, 160.26 feet to a set 1/2 inch iron rod said iron rod being the centerline of a 15 foot sanitary sewer easement as described by the deed recorded in Volume 7513, Page 728 of the Deed and Plat Records of Bexar County, Texas;

THENCE along said centerline the following courses South $75^{\circ} 51' 22''$ East, 56.33 feet to the center of a sewer manhole;

North $86^{\circ} 18' 10''$ East 219.73 to the center of a manhole;

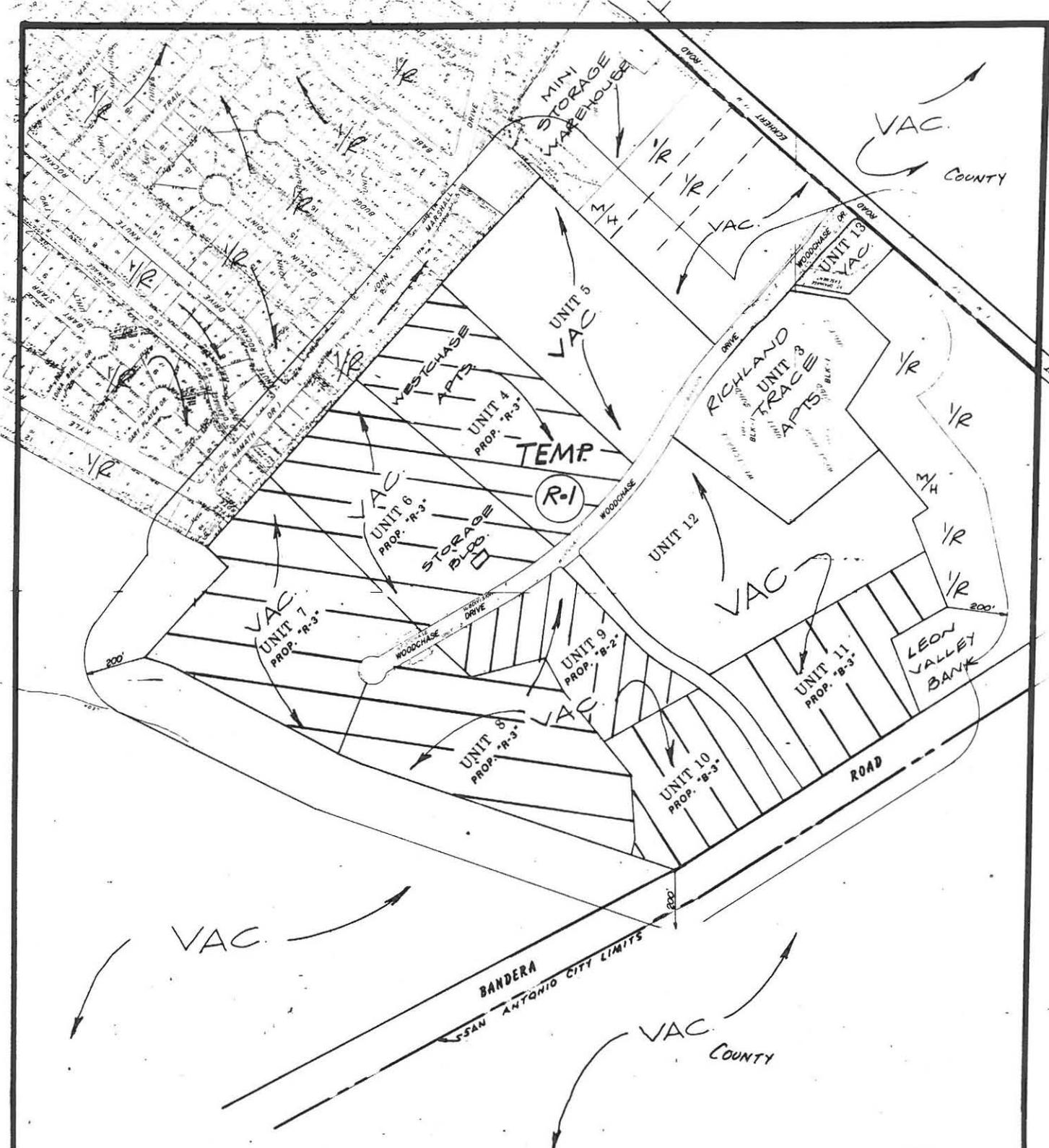
North $51^{\circ} 28' 31''$ East 136.10 feet to a set 1/2 inch iron rod;

THENCE departing said centerline South $28^{\circ} 39' 01''$ East, 370.26 feet to a found 3/8 inch iron rod in said northwest right-of-way line of Westchase Drive for the beginning of a circular curve to the right having a radius of 570.00 feet, tangents of 103.64 feet and a chord which bears South $47^{\circ} 41' 38''$ West, 203.94 feet;

THENCE along said circular curve to the right through a central angle of $20^{\circ} 36' 37''$, an arc distance of 205.04 feet to a found 1/2 inch iron rod;

THENCE South $57^{\circ} 59' 55''$ West, 50.00 feet to a found 1/2 inch iron rod for the beginning of a circular curve to the right having a radius of 1228.06 feet, tangents of 46.39 feet and a chord which bears South $60^{\circ} 09' 45''$ West, 92.71 feet;

THENCE along said circular curve to the right through a central angle of $04^{\circ} 19' 36''$, an arc distance of 92.74 feet to a set 1/2 inch iron rod for the beginning of a circular curve to the left having a radius of 1228.06 feet, tangents of 46.39 feet and a chord which bears South $60^{\circ} 09' 45''$ West, 92.71 feet;



ZONING CASE **Z85456**
 CITY COUNCIL DISTRICT **B**
 CENSUS TRACT **1818**
 GRID **11-57**
 REQUESTED ZONING CHANGE
 FROM TEMP "R-1" SINGLE FAM RES TO "B-2" BUS DIST
 DATE **JAN. 23, 1986** DIST. "B-3" BUS DIST
 SCALE

L-12
 DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

CITY COUNCIL

DATE January 23, 1986

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

DISTRICT NO. 10

CASE NO. Z85456

NAME Bandera 80 Joint Venture

THE REZONING AND RECLASSIFICATION OF:

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

A 29.817 acre tract of land out of CB 4446, being further described by field notes filed in the Office of the Planning Department.

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

A 4.840 acre tract of land out of CB 4446, being further described by field notes filed in the Office of the Planning Department.

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

A 10.277 acre tract of land out of CB 4446, being further described by field notes filed in the Office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located on the northeast side of Bandera Road, being 1165' northwest of the intersection of Eckert Road and Bandera Road, having approximately 923.63' on Bandera Road with a depth of approximately 2000'.

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

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

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

Department of Planning and Zoning

APPLICANT: Bandera 80 Joint Venture

ZONING CASE NO Z85456

STATUS OF APPLICANT: Owner

APPEAL CASE

YES

OWNER OF PROPERTY: Bandera 80 Joint Venture

NO XX

OWNER CONCURS WITH THIS REZONING REQUEST: YES XX

DATE OF APPLICATION: November 20, 1985

LOCATION OF PROPERTY

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

A 29.817 acre tract of land out of CB 4446, being further described by field notes filed in the Office of the Planning Department.

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

A 4.840 acre tract of land out of CB 4446, being further described by field notes filed in the Office of the Planning Department.

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

A 10.277 acre tract of land out of CB 4446, being further described by field notes filed in the Office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located on the northeast side of Bandera Road, being 1165' northwest of the intersection of Eckert Road and Bandera Road, having approximately 923.63' on Bandera Road with a depth of approximately 2000'.

REQUESTED CHANGE OF PROPERTY

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

ZONING COMMISSION PUBLIC HEARING HELD ON December 10, 1985

INFORMATION PRESENTED BY APPLICANT

Mr. Chris Evans, 8004 West Avenue, stated that they are requesting the change of zoning for "R-3", "B-2" and "B-3" uses. He further stated that the subject property is being annexed into the city. He stated that they propose to construct a retail, office service enter and multi-family housing on the subject property.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATION

DISCUSSION

The subject property is proposed to be annexed into the city limits on December 31, 1985. It is the applicant's intent to rezone the property to conform with proposed development plans. Considering the proximity of the subject property to Bandera Road, a major arterial and the land use pattern occurring in this area, staff would have no objections to the granting of this request.

RECOMMENDATION

Approval is recommended by staff. 6' solid screen fence to be erected and maintained along the northwest property line adjacent to the single family dwellings.

TRAFFIC ENGINEERING RECOMMENDATION

Driveways and off-street parking approvals to be secured from Traffic Engineering.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were thirty-seven notices mailed out to the surrounding property owners, none returned in opposition and one returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Ms. Cockrell and seconded by Mr. Villarreal, to recommend approval of the requested petition from Temporary "R-1" One Family Residence District to "R-3" Multiple Family Residence District, "B-2" Business District and "B-3" Business District on the following votes:

Cockrell, Villarreal, Small, Polunsky, McNeel, Meza, Davies, Adams, voting in the affirmative; None voting against; Oviedo, Washington being absent.
THE MOTION CARRIED.

REASONS FOR ACTION

1. Subject property is located on the northeast side of Bandera Road, being 1165' northwest of the intersection of Eckert Road and Bandera Road, having approximately 923.63' on Bandera Road with a depth of approximately 2000'.
2. There were thirty-seven notices mailed out, none returned in opposition and one returned in favor.
3. Staff has recommended approval.

OTHER RECOMMENDATIONS

It is further stipulated that driveways and off-street parking be provided and submitted to the Traffic Section for approval. Also that a 6' solid screen fence be erected and maintained along the northwest property line adjacent to the single family residential area.

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at Council Hearing.

Affidavit of Publisher

THE STATE OF TEXAS,

COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Irene Palencia, who being by me duly sworn, says on oath that she is Office Supervisor 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 #62218 hereto attached has been published in every issue of said newspaper on the following days, to-wit: February 12th, 1986.

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:

accordance herewith same shall be available and open to the public for inspection.

SECTION 4. That this ordinance is not severable.

PASSED AND APPROVED this 23rd day of January 1986.

/s/HENRY G. CISNEROS
Mayor

Attest:
/s/ Norma S. Rodriguez
City Clerk

2/7

Guerra MD, note, Rand Riklin, atty.
86-C-01965224th Central Dist
Co vs. Tri Source Builders Inc,
debt, Patricia Kalmans, atty.
86-C-01966 225th Texas Em-
ployers Ins. Assn. vs. Hilario
Botello Jr, appeal from award of
L/AB David

Irene Palencia

Sworn to and subscribed before me this 12th day of February, 1986.

May Rodriguez

Notary Public in and for Bexar County,
Texas

Affidavit of Publisher

THE STATE OF TEXAS,

COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, personally

appeared Irene Palencia me duly

sworn, says on oath that she is Office Su

of the Commercial Recorder, a newspaper (relation

in the City of San Antonio, in the State resaid,

and that the Ordinance #62218 to

attached has been published in every is spaper on

the following days, to-wit: January 28th, 1986.

PUBLIC NOTICE
1/14, 21, 28
SHERIFF OF BEXAR COUNTY, TEXAS
HARLON COPELAND,
Given under my hand January 9, 1986.
A bidder at the sale must be registered at the time the sale begins with the sheriff, deputy sheriff or agent conducting the sale.
Deed to the high bidder.
Will give a (Trustee's, Sheriff's) trustee for Bexar County. Follow high bid to myself as agent or tender the cash amount of the first Tuesday of February, 1986, bidder must immediately on the described property. The highest bidder must immediately on the existence of any legal impediments to the title on the above purchasers to determine the responsibility of all prospective other encumbrances. It is the be subject to mortgages, liens, or on notice that the property may prospective purchasers are put care of by the purchaser. All past the sale, and must be taken against the property continue on Whatever charges there are giving only as much title as it has this property. Bexar County is nor guarantee a title policy on and myself do not warrant title County Commissioners Court hereby give notice that the Bexar (trustee) for Bexar County, here- I, the undersigned agent (or TI of sale.
costs of suit and the further costs of judgment until paid, and all cent interest per from date of DOLLARS (\$9,203.86) and 10 per hundred and three and 66/100 for the sum of nine thousand two defendant Mary Eva Bohnenbust iff Union State Bank against the 235A, Page 780 in favor of plain- the minutes of said Court in Vol. 1 of October 1976, and recorded in a judgment dated the 26th day ary 1986, and to be sold to satisfy Levied on the 9th day of Janu- of Bexar county, Texas.
thereof, recorded in Vol. 642 page 20, Deed and Plat Records

[Signature]

Sworn to and subscribed before me this 28th day of January, 1986.

[Signature]

Notary Public in and for Bexar County,
Texas