

3-0

AN ORDINANCE 85420

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.

* * * * *

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. Z96012 - F

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

Temp. "R-1" to "R-1"

39.444 acres out of NCB's 15850, 15859 and 15910 being further described by field notes filed in the office of the Planning Department.

Temp. "R-1" to "B-2"

P-1, NCB 15859, Lot 30, Block 19, NCB 15849
29.82 acres out of NCB's 15850, 15859 and 15910 being further described by field in the office of the Planning Department.

Temp. "R-1" to "B-3R"

5.737 acre tract out of NCB's 15890, 15859 and 15910 being further described by field notes in the office of the Planning Department.
In the 10300, 10400, 10500 and 10600 Blocks of Potranco 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 January 1997

ATTEST: *Arnon S. Rodriguez*
City Clerk

[Signature]
MAYOR

APPROVED AS TO FORM: *[Signature]*
CITY ATTORNEY

97-01

MEETING OF THE CITY COUNCIL

ALAMO DOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
BUDGET & MANAGEMENT ANALYSIS
BUILDING INSPECTIONS
HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
CITY MANAGER
SPECIAL PROJECTS - FRANCES GONZALES
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
ECONOMIC DEVELOPMENT
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - RISK MANAGEMENT
FINANCE - TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
PARKS AND RECREATION
MARKET SQUARE
PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA
YOUTH INITIATIVES

AGENDA ITEM NUMBER: 3-11

DATE: JAN 09 1997

MOTION: Amia

2ND: Solis

ORDINANCE NUMBER: 85420

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: 296012-F

TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
ROGER FLORES, II District 1		✓	
DOLORES M. LOTT District 2		✓	
LYNDA BILLA BURKE District 3		<i>Absent</i>	
HENRY AVILA District 4		✓	
JUAN F. SOLIS, III District 5		✓	
ROBERT A. HERRERA District 6		✓	
BOB ROSS District 7		<i>Absent</i>	
ROBERT MARBUT District 8		<i>Absent</i>	
HOWARD W. PEAK District 9		<i>Absent</i>	
JEFF S. WEBSTER District 10		<i>Absent</i>	
WILLIAM E. THORNTON Mayor		<i>Absent</i>	

NC

**DESCRIPTION
OF
11.441 ACRE PARCEL**

R-1 ZONING

Description of a 11.441-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333, and being more particularly described as follows:

BEGINNING at a point on the northeast right-of-way line of Sugarloaf Drive, said point also being the westmost corner of Lot 27, Block 79, Lackland City Subdivision, Unit 189, as recorded in Volume 9509, Page 131 of the Bexar County Deed and Plat Records;

THENCE along the irregular northeast right-of-way line of Sugarloaf Drive, the following courses:

N.45°16'05"W., a distance of 167.51 feet to a point of curvature;

Along a curve to the right, having a radius of 5.00 feet, a central angle of 90°00'00", a tangent length of 5.00 feet, and a chord length of 7.07 feet with a chord bearing of N.00°16'05"W., an arc distance of 7.85 feet to a point;

N.45°16'05"W., a distance of 50.00 feet to a point;

Along a curve to the right, having a radius of 5.00 feet, a central angle of 90°00'00", a tangent length of 5.00 feet, and a chord length of 7.07 feet with a chord bearing of S.89°43'55"W., an arc distance of 7.85 feet to a point of tangency;

N.45°16'05"W., a distance of 81.19 feet to a point of curvature; and

Along a curve to the left, having a radius of 420.00 feet, a central angle of 03°17'00", a tangent length of 12.04 feet, and a chord length of 24.06 feet with a chord bearing of N.46°54'35"W., an arc distance of 24.07 feet to a point;

THENCE along a curve to the left, having a radius of 66.45 feet, a central angle of 49°54'42", a tangent length of 30.92 feet, and a chord length of 56.07 feet with a chord bearing of N.24°41'16"E., an arc distance of 57.89 feet to a point of tangency;

THENCE N.00°16'05"W., a distance of 208.24 feet to a point of curvature;

THENCE along a curve to the right, having a radius of 685.00 feet, a central angle of 65°25'44", a tangent length of 440.01 feet, and a chord length of 740.42 feet with a chord bearing of N.32°26'47"E., an arc distance of 782.23 feet to a point on the south right-of-way line of Potranco Road (F.M. 1957);

THENCE N.72°05'19"E., along the said south right-of-way line of Potranco Road, a distance of 701.34 feet to a point of curvature of the property line return of the said south right-of-way line of Potranco Road and the west right-of-way line of Emerald Glade;

THENCE along the said property line return, along a curve to the right, having a radius of 25.00 feet, a central angle of 91°26'26", a tangent length of 25.64 feet, and a chord length of 35.80 feet with a chord bearing of S.62°11'28"E., an arc distance of 39.90 feet to a point of tangency on the said west right-of-way line of Emerald Glade;

THENCE along the said west right-of-way line of Emerald Glade, the following courses:

S.16°28'15"E., a distance of 80.97 feet to a point of curvature;

Along a curve to the left, having a radius of 400.00 feet, a central angle of 26°21'46", a tangent length of 93.68 feet, and a chord length of 182.43 feet with a chord bearing of S.29°39'08"E., an arc distance of 184.05 feet to a point of reverse curvature; and

Along a reverse curve to the right, having a radius of 225.00 feet, a central angle of 28°34'42", a tangent length of 57.31 feet, and a chord length of 111.07 feet with a chord bearing of S.28°32'40"E., an arc distance of 112.23 feet to a point, being the northeast corner of Lot 29, Block 79, of the aforementioned Lackland City Subdivision, Unit 189;

THENCE along the north boundary of said Block 79, the following courses:

N.81°14'34"W., a distance of 113.36 feet to a point;

S.38°17'33"W., a distance of 24.94 feet to a point;

N.50°53'57"W., a distance of 72.85 feet to a point;

N.89°45'02"W., a distance of 66.96 feet to a point;

S.72°07'09"W., a distance of 491.74 feet to a point;

S.64°12'03"W., a distance of 72.71 feet to a point;

S.53°39'44"W., a distance of 79.29 feet to a point;

S.42°53'33"W., a distance of 72.74 feet to a point;

S.32°07'23"W., a distance of 79.29 feet to a point;

S.17°06'54"W., a distance of 145.33 feet to a point;

S.00°16'05"E., a distance of 405.80 feet to a point;

S.44°43'55"W., a distance of 21.21 feet to a point;

S. 45°16'05"E., a distance of 45.22 feet to a point; and

S.44°43'55"W., a distance of 120.00 feet to the **POINT OF BEGINNING**; and containing 11.441 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 189.

Project No. 46210.00

**DESCRIPTION
OF
9.087 ACRE PARCEL**

R-1 Zoning

Description of a 9.087-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333, and being more particularly described as follows:

BEGINNING at a point on the east right-of-way line of Ellison Drive, said point being the northwest corner of Lot 60, Block 82, Lackland City Subdivision Unit 191, as recorded in Volume 9512, Page 47 of the Bexar County Deed and Plat Records;

THENCE along the said east right-of-way line of Ellison Drive, the following courses:

- Along a curve to the right, having a radius of 970.00 feet, a central angle of $01^{\circ}55'34''$, a tangent length of 16.31 feet, and a chord length of 32.61 feet with a chord bearing of $N.07^{\circ}06'19''E.$, an arc distance of 32.61 feet to a point of compound curvature; and
- Along a reverse curve to the left, having a radius of 1030.00 feet, a central angle of $19^{\circ}59'30''$, a tangent length of 181.54 feet, and a chord length of 357.57 feet and a chord bearing of $N.01^{\circ}55'39''W.$, an arc distance of 359.39 feet to a point;

THENCE $N.72^{\circ}33'01''E.$, a distance of 741.12 feet to a point;

THENCE $N.13^{\circ}35'41''E.$, a distance of 337.78 feet to a point;

THENCE $S.76^{\circ}24'19''E.$, a distance of 454.00 feet to a point, said point being the northmost corner of an 81.00 foot wide drainage right-of-way dedicated with the subdivision plat of Lackland City Subdivision Unit 188, recorded in Volume 9509, Pages 216-218 of the Bexar County Deed and Plat Records;

THENCE $S.13^{\circ}35'41''E.$, along the west boundary of the said drainage right-of-way, a distance of 63.50 feet to a point, being the southwest corner of the said drainage right-of-way;

THENCE $N.76^{\circ}24'19''W.$, a distance of 39.00 feet to a point of curvature;

THENCE along a curve to the left, having a radius of 125.00 feet, a central angle of $90^{\circ}00'00''$, a tangent length of 125.00 feet, and a chord length of 176.78 feet with a chord bearing of $S.58^{\circ}35'41''W.$, an arc distance of 196.35 feet to a point of tangency;

THENCE $S.13^{\circ}35'41''W.$, a distance of 115.08 feet to a point, said point being the north corner of Lot 30, Block 82, of the said Lackland City Subdivision Unit 188;

THENCE along the northwest boundary of said Block 82, the following courses:

- $S.13^{\circ}35'41''W.$, a distance of 114.27 feet to a point;
- $S.23^{\circ}29'47''W.$, a distance of 45.59 feet to a point;
- $S.40^{\circ}20'59''W.$, a distance of 45.58 feet to a point;

S.55°53'07"W., a distance of 45.76 feet to a point;
S.72°33'01"W., a distance of 766.95 feet to a point;
S.11°07'53"W., a distance of 84.37 feet to a point;
S.05°06'00"W., a distance of 64.47 feet to a point; and
N.83°51'27"W., a distance of 123.54 feet to the **POINT OF BEGINNING**; and containing
9.087 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 188.
Project No. 46210.00

DESCRIPTION
OF
10.357 ACRE PARCEL

Description of a 10.357-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333, and being more particularly described as follows:

BEGINNING at a point on the east right-of-way line of Fillmore Drive, said point being the northwest corner of Lot 88, Block 67, Lackland City Subdivision, Unit 192, as recorded in Volume 9515, Pages 99-102 of the Bexar County Deed and Plat Records:

THENCE along the said east right-of-way line of Fillmore Drive, the following courses:

Along a curve to the left, having a radius of 535.21 feet, a central angle of $22^{\circ}00'46''$, a tangent length of 104.10 feet, and a chord length of 204.36 feet with a chord bearing of $N.36^{\circ}44'49''W.$, an arc distance of 205.62 feet to a point of reverse curvature; and

Along a reverse curve to the right, having a radius of 500.00 feet, a central angle of $10^{\circ}42'30''$, a tangent length of 46.86 feet, and a chord length of 93.31 feet with a chord bearing of $N.42^{\circ}23'57''W.$, an arc distance of 93.45 feet to a point, being the northwest corner of this parcel;

THENCE $N.64^{\circ}15'33''E.$, a distance of 157.59 feet to a point;

THENCE $N.44^{\circ}43'55''E.$, a distance of 242.91 feet to a point;

THENCE $N.89^{\circ}43'55''E.$, a distance of 1262.84 feet to a point on the west right-of-way line of Ellison Drive;

THENCE along the said west right-of-way line of Ellison Drive, the following courses:

Along a curve to the right, having a radius of 970.00 feet, a central angle of $15^{\circ}08'49''$, a tangent length of 128.97 feet, and a chord length of 255.69 feet with a chord bearing of $S.00^{\circ}29'43''W.$, an arc distance of 256.43 feet to a point of reverse curvature; and

Along a reverse curve to the left, having a radius of 1030.00 feet, a central angle of $01^{\circ}55'34''$, a tangent length of 17.31 feet, and a chord length of 34.62 feet with a chord bearing of $S.07^{\circ}06'20''W.$, an arc distance of 34.63 feet to a point, being the northeast corner of Lot 75, Block 67, Lackland City Subdivision, Unit 191, as recorded in Volume 9512, Page 47 of the Bexar County Deed and Plat Records;

THENCE along the north boundary of said Block 67, the following courses:

$S.89^{\circ}43'55''W.$, a distance of 1134.87 feet to a point;

$S.44^{\circ}43'55''W.$, a distance of 172.69 feet to a point; and

$S.64^{\circ}15'33''W.$, a distance of 141.73 feet to the **POINT OF BEGINNING**; and containing 10.357 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 191.

DESCRIPTION
OF
8.519 ACRE PARCEL

R-1 Zoning

Description of an 8.519-acre parcel of land out of the Antonio Fuentes Survey No.358, County Block 4333, the Dignowity Survey No. 260, County Block 4362, and the B.B. & C. RR. Co. Survey No. 390, County Block 4393, and being more particularly described as follows:

BEGINNING at a point on the west right-of-way line of Fillmore Drive, said point also the northeast corner of Lot 1, Block 90, Lackland City Subdivision, Unit 192, as recorded in Volume 9515, Pages 99-102 of the Bexar County Deed and Plat Records;

THENCE along the north boundary of said Block 90, the following courses:

- S.66°31'11"W., a distance of 129.22 feet to a point;
- S.73°52'39"W., a distance of 96.63 feet to a point;
- S.80°10'20"W., a distance of 96.63 feet to a point;
- S.86°27'51"W., a distance of 96.63 feet to a point; and
- S.89°48'03"W., a distance of 955.50 feet to a point on the west boundary of the city limits and being the southwest corner of this parcel;

THENCE N.00°01'31"W., along the said west city limit boundary, a distance of 290.01 feet to a point, being the northwest corner of this parcel;

THENCE N.89°48'03"E., a distance of 954.63 feet to a point of curvature;

THENCE along a curve to the left, having a radius of 690.00 feet, a central angle of 18°38'39", a tangent length of 113.27 feet, and a chord length of 223.54 feet with a chord bearing of N.80°28'43"E., an arc distance of 224.53 feet to a point on the aforementioned west right-of-way line of Fillmore Drive;

THENCE along the said west right-of-way line of Fillmore Drive, the following courses:

- Along a curve to the left, having a radius of 730.00 feet, a central angle of 08°20'08", a tangent length of 53.20 feet, and a chord length of 106.11 feet with a chord bearing of S.43°34'33"E., an arc distance of 106.20 feet to a point of reverse curvature; and
- Along a curve to the right, having a radius of 475.21 feet, a central angle of 22°32'13", a tangent length of 94.68 feet, and a chord length of 185.72 feet with a chord bearing of S.36°28'31"E., and arc distance of 186.92 feet to the **POINT OF BEGINNING**; and containing 8.519 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 192, recorded in Volume 9515, Pages 99-102 of the Bexar County Deed and Plat Records.

Project No. 46210.00

RECEIVED
CITY OF SAN ANTONIO
PLAT 039

**DESCRIPTION
OF
6.071 ACRE PARCEL
(PROPOSED B-2 ZONING)**

Description of a 6.071-acre parcel of land out of the Antonio Fuentes Survey No.358, County Block 4333, the Dignowity Survey No. 260, County Block 4362, and the B.B. & C. RR. Co. Survey No. 390, County Block 4393, and being more particularly described as follows:

POINT OF REFERENCE being a point on the south right-of-way line of Potranco Road (F.M. 1957), being the point of curvature of the property line return of the said south right-of-way line of Potranco Road and the west right-of-way line of Fillmore Drive, thence westerly along the south right-of-way line of Potranco Road, the following courses:

S.72°50'00"W., a distance of 69.68 feet to a point; and

N.73°02'05"W., a distance of 137.55 feet to the **POINT OF BEGINNING**;

THENCE S.21°38'43"E., a distance of 285.70 feet to a point, being the southeast corner of this parcel;

THENCE S.89°48'03"W., a distance of 937.18 feet to a point, being the southwest corner of this parcel and being a point on the west boundary of the city limits;

THENCE N.00°01'31"W., along the said west boundary of the city limits, a distance of 223.96 feet to a point;

THENCE along a curve to the right, having a radius of 3559.72 feet, a central angle of 00°53'40", a tangent length of 27.79 feet, and a chord length of 55.57 feet with a chord bearing of S.78°50'45"E., an arc distance of 55.57 feet to a point of tangency;

THENCE S.78°23'55"E., a distance of 101.23 feet to a point being an interior corner of this parcel;

THENCE N.11°36'05"E., a distance of 200.00 feet to a point on the aforementioned south right-of-way line of Potranco Road;

THENCE along the south right-of-way line of Potranco Road, the following courses:

S.78°23'55"E., a distance of 370.97 feet to a point of curvature;

Along a curve to the left, having a radius of 1969.86 feet, a central angle of 06°57'27", a tangent length of 119.75 feet, and a chord length of 239.05 feet with a chord bearing of S.81°52'38"E., an arc distance of 239.20 feet to a point; and

S.73°02'05"E., a distance of 39.66 feet to the **POINT OF BEGINNING**; and containing 6.071 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 192, recorded in Volume 9515, Pages 99-102 of the Bexar County Deed and Plat Records.

Project No. 46210.00

**DESCRIPTION
OF
5.597 ACRE PARCEL
(PROPOSED B-2 ZONING)**

Description of a 5.597-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333, and being more particularly described as follows:

POINT OF REFERENCE being a point on the south right-of-way line of Potranco Road (F.M. 1957), being the property line return of the said south right-of-way line of Potranco Road and the east right-of-way line of Fillmore Drive; thence along the said south right-of-way of Potranco Road, along a curve to the left, having a radius of 1969.86 feet, a central angle of $05^{\circ}53'28''$, a tangent length of 101.36 feet, and a chord length of 202.45 feet with a chord bearing of $N.81^{\circ}00'52''E.$, an arc distance of 202.54 feet to the **POINT OF BEGINNING**;

THENCE along the said south right-of-way line of Potranco Road, the following courses:

Continuing on the said curve to the left, having a radius of 1969.86 feet, a central angle of $05^{\circ}31'50''$, a tangent length of 95.15 feet, and a chord length of 190.07 feet with a chord bearing of $N.75^{\circ}18'13''E.$, an arc distance of 190.15 feet to a point;

$N.77^{\circ}48'02''E.$, a distance of 218.07 feet to a point;

$N.72^{\circ}32'18''E.$, a distance of 400.00 feet to a point;

$N.66^{\circ}49'40''E.$, a distance of 201.00 feet to a point; and

$N.72^{\circ}32'18''E.$, a distance of 172.22 feet to a point;

THENCE $S.20^{\circ}47'27''E.$, a distance of 200.34 feet to a point;

THENCE $N.72^{\circ}32'18''E.$, a distance of 200.21 feet to a point on the west right-of-way line of Ellison Drive;

THENCE along the said west right-of-way line of Ellison Drive, along a curve to the right, having a radius of 970.00 feet, a central angle of $12^{\circ}47'46''$, a tangent length of 108.77 feet, and a chord length of 216.18 feet with a chord bearing of $S.13^{\circ}28'35''E.$, an arc distance of 216.63 feet to a point, being the southeast corner of this parcel;

THENCE $S.89^{\circ}43'55''W.$, a distance of 1262.84 feet to a point;

THENCE $S.44^{\circ}43'55''W.$, a distance of 192.60 feet to a point, being the southwest corner of this parcel;

THENCE $N.17^{\circ}10'00''W.$, a distance of 141.38 feet to the **POINT OF BEGINNING**; and containing 5.597 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 191, recorded in Volume 9512, Page 47 of the Bexar County Deed and Plat Records.

Project No. 46210.00

**DESCRIPTION
OF
13.978 ACRE PARCEL
(Proposed B-2)**

Description of a 13.978-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333, and being more particularly described as follows:

BEGINNING at a point on the west right-of-way line of Dugas Drive, said point being the northeast corner of an 81.00-foot wide drainage right-of-way, dedicated by the subdivision plat known as Lackland City Subdivision Unit 188, recorded in Volume 9509, Pages 216-218 of the Bexar County Deed and Plat Records;

THENCE along the north boundary of the said Lackland City Subdivision Unit 188, the following courses:

N.76°24'19"W., a distance of 713.61 feet to a point;
N.17°26'34"W., a distance of 30.66 feet to a point;
S.72°33'26"W., a distance of 43.00 feet to a point;
S.17°26'34"E., a distance of 5.20 feet to a point;
S.43°04'34"W., a distance of 19.69 feet to a point; and
N.76°24'19"W, passing the north corner of the said subdivision at a distance of 36.00 feet,
a distance of 490.00 feet to a point being an interior corner of this parcel;

THENCE S.13°35'41"W., a distance of 337.78 feet to a point;

THENCE S.72°33'01"W., a distance of 741.12 feet to a point on the east right-of-way of Ellison Drive;

THENCE along the said east right-of-way line of Ellison Drive, the following courses:

Along a curve to the left, having a radius of 1030.00 feet, a central angle of 02°55'32", a tangent length of 26.30 feet, and a chord length of 52.59 feet with a chord bearing of N.13°23'10"W., an arc distance of 52.59 feet to a point of tangency; and
N.14°50'56"W., a distance of 87.88 feet to a point;

THENCE N.72°32'35"E., a distance of 200.21 feet to a point;

THENCE N.14°50'56"W., a distance of 200.21 feet to a point on the south right-of-way line of Potranco Road (F.M. 1957);

THENCE N.72°32'35"E., along the said south right-of-way line of Potranco Road, a distance of 381.47 feet to a point;

THENCE S.17°18'20"E., a distance of 188.61 feet to a point;

THENCE N.72°32'35"E., a distance of 209.49 feet to a point;

THENCE N.17°27'25"W., a distance of 168.61 feet to a point;

THENCE N.72°32'35"E., a distance of 22.02 feet to a point;

THENCE along a curve to the right, having a radius of 124.35 feet, a central angle of 08°14'21", a tangent length of 8.96 feet, and a chord length of 17.87 feet with a chord bearing of N.21°34'35"W., an arc distance of 17.88 feet to a point of tangency;

THENCE N.17°27'25"W., a distance of 2.18 feet to a point on the aforementioned south right-of-way line of Potranco Road;

THENCE N.72°32'35"E., along the said south right-of-way line of Potranco Road, a distance of 1055.72 feet to a point;

THENCE S.18°32'18"E., a distance of 200.04 feet to a point;

THENCE N.72°32'35"E., a distance of 209.57 feet to a point on the aforementioned west right-of-way line of Dugas Drive;

THENCE along the said west right-of-way line of Dugas Drive, the following courses;

Along a curve to the right, having a radius of 1000.00 feet, a central angle of 19°30'55", a tangent length of 171.97 feet, and a chord length of 338.96 feet with a chord bearing of S.10°01'45"E., an arc distance of 340.60 feet to a point; and

S.00°16'05"E., a distance of 158.54 feet to the **POINT OF BEGINNING**; and containing 13.978 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 188.

Project No. 46210.00

**DESCRIPTION
OF
4.174 ACRE PARCEL
(PROPOSED B-2 ZONING)**

Description of a 4.174-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333, and being more particularly described as follows:

BEGINNING at a point on the south right-of-way line of Potranco Road (F.M. 1957), said point being the northeast corner of Lot 30, Block 19, Lackland City Subdivision, Unit 187-B, as recorded in Volume 9514, Page 214 of the Bexar County Deed and Plat Records;

THENCE N.72°05'19"E., along the said south right-of-way line of Potranco Road, a distance of 570.36 feet to a point;

THENCE southwesterly, along a curve to the left, having a radius of 685.00 feet, a central angle of 65°25'44", a tangent length of 440.01 feet, and a chord length of 740.42 feet with a chord bearing S.32°26'47"W., an arc distance of 782.23 feet to a point of tangency;

THENCE S.00°16'05"E., a distance of 208.24 feet to a point of curvature;

THENCE along a curve to the right, having a radius of 66.45 feet, a central angle of 49°54'42", a tangent length of 30.92 feet, and a chord length of 56.07 feet with a chord bearing of S.24°41'16"W., an arc distance of 57.89 feet to a point on the northeast right-of-way line of Sugarloaf Drive;

THENCE northwesterly, along the said northeast right-of-way line of Sugarloaf Drive, the following courses:
Along a curve to the left, having a radius of 420.00 feet, a central angle of 27°51'14", a tangent length of 104.15 feet, and a chord length of 202.18 feet with a chord bearing of N.62°28'42"W., an arc distance of 204.18 feet to a point of tangency; and
N.76°24'19"W., a distance of 30.72 feet to a point of curvature of the property line return of the said northeast right-of-way of Sugarloaf Drive and the east right-of-way line of Dugas Drive;

THENCE along the said property line return, along a curve to the right, having a radius of 5.00 feet, a central angle of 75°47'06", a tangent length of 3.89 feet, and a chord length of 6.14 feet with a chord bearing of N.38°30'46"W., an arc distance of 6.61 feet to a point of reverse curvature on the said east right-of-way line of Dugas Drive;

THENCE along the said east right-of-way line of Dugas Drive, the following courses:
Along a curve to the left, having a radius of 1060.00 feet, a central angle of 11°48'38", a tangent length of 109.64 feet, and a chord length of 218.11 feet with a chord bearing of N.06°31'32"W., an arc distance of 218.50 feet to a point of tangency, and
N.12°25'51"W., a distance of 134.81 feet to a point, being the southwest corner of the aforementioned Lot 30, Block 19;

THENCE along the south and east boundary of said Lot 30, the following courses:
N.72°33'26"E., a distance of 213.53 feet to a point; and
N.17°26'34"W., a distance of 200.00 feet to the **POINT OF BEGINNING**; and containing 4.174 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 187-B.
Project No. 46210.00

**DESCRIPTION
OF
0.933 ACRE PARCEL
(Proposed B-3R)**

Description of a 0.933-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333, and being more particularly described as follows:

BEGINNING at a point on the south right-of-way line of Potranco Road (F.M. 1957), said point being the point of curvature of the property line return of the said south right-of-way line of Potranco Road and the west right-of-way line of Dugas Drive;

THENCE along a curve the right, having a radius of 25.00 feet, a central angle of $88^{\circ}55'07''$, a tangent length of 24.53 feet, and a chord length of 35.02 feet with a chord bearing of $S.62^{\circ}59'51''E.$, an arc distance of 38.80 feet to a point of reverse curvature on the said west right-of-way of Dugas Drive;

THENCE along the curvilinear west right-of-way line of Dugas Drive, the following courses:

Along a curve to the left, having a radius of 1000.00 feet, a central angle of $05^{\circ}39'59''$, a tangent length of 49.49 feet, and a chord length of 98.86 feet with a chord bearing of $S.21^{\circ}22'18''E.$, an arc distance of 98.90 feet to a point of reverse curvature; and

Along a curve to the right, having a radius of 1000.00 feet, a central angle of $04^{\circ}25'04''$, a tangent length of 38.57 feet, and a chord length of 77.09 feet with a chord bearing of $S.21^{\circ}59'45''E.$, an arc distance of 77.11 feet to a point, being the southeast corner of this parcel;

THENCE $S.72^{\circ}32'35''W.$, a distance of 209.57 feet to a point;

THENCE $N.18^{\circ}32'18''W.$, a distance of 200.04 feet to a point on the aforementioned south right-of-way of Potranco Road;

THENCE $N.72^{\circ}32'35''E.$, along the said south right-of-way line of Potranco Road, a distance of 175.50 feet to the **POINT OF BEGINNING**; and containing 0.933 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 188, as recorded in Volume 9509, Pages 216-218 of the Bexar County Deed and Plat Records.

Project No. 46210.00

**DESCRIPTION
OF
0.912 ACRE PARCEL
(Proposed B-3R)**

Description of a 0.912-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333, and being more particularly described as follows:

BEGINNING at a point on the east right-of-way line of Ellison Drive, said point being the point of intersection of the property line cutoff of the said east property line of Ellison Drive and the south right-of-way line of Potranco Road (F.M. 1957);

THENCE N.28°56'30"E., along the said property line cut-off, a distance of 36.17 feet to a point on the said south right-of-way line of Potranco Road;

THENCE N.72°32'35"E., along the said south right-of-way line of Potranco Road, a distance of 175.15 feet to a point, being the northeast corner of this parcel;

THENCE S.14°50'56"E., a distance of 200.21 feet to a point;

THENCE S.72°32'35"W., a distance of 200.21 feet to a point on the aforementioned east right-of-way line of Ellison Drive, and being the southwest corner of this parcel;

THENCE N.14°50'56"W., along the said east right-of-way line of Ellison Drive, a distance of 175.24 feet to the **POINT OF BEGINNING**; and containing 0.912 acre of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 188, as recorded in Volume 9509, Pages 216-218 of the Bexar County Deed and Plat Records.

Project No. 46210.00

**DESCRIPTION
OF
0.912 ACRE PARCEL
(PROPOSED B-3R ZONING)**

Description of a 0.912-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333, and being more particularly described as follows:

BEGINNING at a point on the south right-of-way line of Potranco Road (F.M. 1957), said point being a cut-off point between the said south right-of-way line of Potranco Road and the west right-of-way line of Ellison Drive;

THENCE S.64°09'32"E., along the said cut-off, a distance of 37.11 feet to a point on the west right-of-way line of Ellison Drive;

THENCE along the said west right-of-way line of Ellison Drive, the following courses:

S.20°47'27"E., a distance of 159.32 feet to a point of curvature; and

Along a curve to the right, having a radius of 970.00 feet, a central angle of 00°54'59", a tangent length of 7.76 feet, and a chord length of 15.52 feet with a chord bearing of S.20°19'57"E., an arc distance of 15.52 feet to a point;

THENCE S.72°32'18"W., a distance of 200.21 feet to a point, being the southwest corner of this parcel;

THENCE N.20°47'27"W., a distance 200.34 feet to a point on the aforementioned south right-of-way line of Potranco Road;

THENCE N.72°32'18"E., along the said south right-of-way line of Potranco Road, a distance of 174.81 feet to the **POINT OF BEGINNING**; and containing 0.912 acre of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 191, recorded in Volume 9512, Page 47 of the Bexar County Deed and Plat Records.

Project No. 46210.00

**DESCRIPTION
OF
0.954 ACRE PARCEL
(PROPOSED B-3R ZONING)**

Description of a 0.954-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333, and being more particularly described as follows:

BEGINNING at a point on the east right-of-way line of Fillmore Drive, being the point of curvature of the property line return of the said east right-of-way line of Fillmore Drive and the south right-of-way line of Potranco Road (F.M. 1957);

THENCE along the said property line return, on a curve to the right, having a radius of 25.00 feet, a central angle of $100^{\circ}37'14''$, a tangent length of 30.12 feet, and a chord length of 38.48 feet with a chord bearing of $N.33^{\circ}08'37''E.$, an arc distance of 43.90 feet to a point on the said south right-of-way line of Potranco Road;

THENCE along the said south right-of-way line of Potranco Road, along a curve to the left, having a radius of 1969.86 feet, a central angle of $05^{\circ}53'28''$, a tangent length of 101.36 feet, and a chord length of 202.45 feet with a chord bearing of $N.81^{\circ}00'52''E.$, an arc distance of 202.54 feet to a point, being the northeast corner of this parcel;

THENCE $S.17^{\circ}10'00''E.$, a distance of 141.38 feet to a point, being the southeast corner of this parcel;

THENCE $S.44^{\circ}43'55''W.$, a distance of 50.31 feet to a point;

THENCE $S.64^{\circ}15'33''W.$, a distance of 157.59 feet to a point on the aforementioned east right-of-way line of Fillmore Drive;

THENCE along the said east right-of-way of Fillmore Drive, the following courses:

Along a curve to the right, having a radius of 500.00 feet, a central angle of $19^{\circ}52'42''$, a tangent length of 87.62 feet, and a chord length of 172.60 feet with a chord bearing of $N.27^{\circ}06'21''W.$, an arc distance of 173.47 feet to a point of tangency; and
 $N.17^{\circ}10'00''W.$, a distance of 22.80 feet to the **POINT OF BEGINNING**; and containing 0.954 acre of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 191, recorded in Volume 9512, Page 47 of the Bexar County Deed and Plat Records.

Project No. 46210.00

**DESCRIPTION
OF
1.212 ACRE PARCEL
(PROPOSED B-3R ZONING)**

Description of a 1.212-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333 and out of the B.B. & C. RR. Co. Survey No. 390, County Block 4393, and being more particularly described as follows:

BEGINNING at a point on the south right-of-way line of Potranco Road (F.M. 1957), being the point of curvature of the property line return of the said south right-of-way line of Potranco Road and the west right-of-way line of Fillmore Drive;

THENCE along the said property line return, on a curve to the right, having a radius of 25.00 feet, a central angle of $85^{\circ}31'17''$, a tangent length of 23.12 feet, and a chord length of 33.95 feet with a chord bearing of $N.68^{\circ}21'17''E.$, an arc distance of 37.32 feet to a point of intersection with a curve to the left on the said west right-of-way line of Fillmore Drive;

THENCE along the said west right-of-way line of Fillmore Drive on a curve to the left, having a radius of 730.00 feet, a central angle of $17^{\circ}46'18''$, a tangent length of 114.13 feet, and a chord length of 225.52 feet with a chord bearing of $S.30^{\circ}31'52''E.$, an arc distance of 226.43 feet to a point, being the southeast corner of this parcel;

THENCE along a curve to the right, having a radius of 690.00 feet, a central angle of $18^{\circ}38'28''$, a tangent length of 113.25 feet, and a chord length of 223.50 feet with a chord bearing of $S.80^{\circ}28'49''W.$, an arc distance of 224.49 feet to a point;

THENCE $S.89^{\circ}48'03''W.$, a distance of 17.54 feet to a point, being the southwest corner of this parcel;

THENCE $N.21^{\circ}38'43''W.$, a distance of 285.66 feet to a point on the south irregular right-of-way of Potranco Road;

THENCE along the south right-of-way line of Potranco road, the following courses:

$S.73^{\circ}02'05''E.$, a distance of 137.55 feet to a point; and

$N.72^{\circ}50'00''E.$, a distance of 69.68 feet to the **POINT OF BEGINNING**; and containing 1.212 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 192, recorded in Volume 9515, Pages 99-102 of the Bexar County Deed and Plat Records.

Project No. 46210.00

**DESCRIPTION
OF
1.212 ACRE PARCEL
(PROPOSED B-3R ZONING)**

Description of a 1.212-acre parcel of land out of the Antonio Fuentes Survey No. 358, County Block 4333 and out of the B.B. & C. RR. Co. Survey No. 390, County Block 4393, and being more particularly described as follows:

BEGINNING at a point on the south right-of-way line of Potranco Road (F.M. 1957), being the point of curvature of the property line return of the said south right-of-way line of Potranco Road and the west right-of-way line of Fillmore Drive;

THENCE along the said property line return, on a curve to the right, having a radius of 25.00 feet, a central angle of $85^{\circ}31'52''$, a tangent length of 23.12 feet, and a chord length of 33.95 feet with a chord bearing of $S.64^{\circ}24'04''E.$, an arc distance of 37.32 feet to a point of intersection with a curve to the left on the said west right-of-way line of Fillmore Drive;

THENCE along the said west right-of-way line of Fillmore Drive on a curve to the left, having a radius of 730.00 feet, a central angle of $17^{\circ}46'21''$, a tangent length of 114.14 feet, and a chord length of 225.53 feet with a chord bearing of $S.30^{\circ}31'18''E.$, an arc distance of 226.44 feet to a point, being the southeast corner of this parcel;

THENCE along a curve to the right, having a radius of 690.00 feet, a central angle of $18^{\circ}38'39''$, a tangent length of 113.27 feet, and a chord length of 223.54 feet with a chord bearing of $S.80^{\circ}28'43''W.$, an arc distance of 224.53 feet to a point;

THENCE $S.89^{\circ}48'03''W.$, a distance of 17.45 feet to a point, being the southwest corner of this parcel;

THENCE $N.21^{\circ}38'43''W.$, a distance of 285.70 feet to a point on the south irregular right-of-way of Potranco Road;

THENCE along the south right-of-way line of Potranco road, the following courses:
 $S.73^{\circ}02'05''E.$, a distance of 137.55 feet to a point; and
 $N.72^{\circ}50'00''E.$, a distance of 69.68 feet to the **POINT OF BEGINNING**; and containing
 1.212 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 192, recorded in Volume 9515, Pages 99-102 of the Bexar County Deed and Plat Records.

Project No. 46210.00

RECEIVED
5-27-5 11:58 AM
CITY OF LACKLAND

**DESCRIPTION
OF
0.814 ACRE PARCEL
(PROPOSED B-3R ZONING)**

Description of a 0.814-acre parcel of land out of the Dignowity Survey No. 260, County Block 4362 and out of the B.B. & C. RR. Co. Survey No. 390, County Block 4393, and being more particularly described as follows:

POINT OF REFERENCE being a point on the south right-of-way line of Potranco Road (F.M. 1957), being the point of curvature of the property line return of the said south right-of-way line of Potranco Road and the west right-of-way line of Fillmore Drive, thence westerly along the south right-of-way line of Potranco Road, the following courses:

S.72°50'00"W., a distance of 69.68 feet to a point;

N.73°02'05"W., a distance of 177.21 feet to a point;

Along a curve to the right, having a radius of 1969.86 feet, a central angle of 06°57'27", a tangent length of 119.75 feet, and a chord length of 239.06 feet with a chord bearing of N.81°52'39"W., an arc distance of 239.20 feet to a point of tangency; and

N.78°23'55"W., a distance of 370.97 feet to the **POINT OF BEGINNING**;

THENCE S.11°36'05"W., a distance of 200.00 feet to a point, being the southeast corner of this parcel;

THENCE N.78°23'55"W., a distance of 101.23 feet to a point of curvature;

THENCE along a curve to the left, having a radius of 3559.72 feet, a central angle of 00°53'40", a tangent length of 27.79 feet, and a chord length of 55.57 feet with a chord bearing of N.78°50'45"W., an arc distance of 55.57 feet to a point, being the southwest corner of this parcel, and being the west boundary of the city limits;

THENCE N.00°01'31"W., along the said west city limits boundary, a distance of 203.37 feet to a point on the aforementioned south right-of-way line of Potranco Road;

THENCE along the said south right-of-way line of Potranco Road, the following courses:

Along a curve to the right, having a radius of 3759.72 feet, a central angle of 01°28'18", a tangent length of 48.29 feet, and a chord length of 96.56 feet with a chord bearing of S.79°08'04"E., an arc distance of 96.57 feet to a point of tangency; and

S.78°23'55"E., a distance of 101.23 feet to the **POINT OF BEGINNING**; and containing 0.814 acres of land, more or less.

Note: The bearings contained herein are referenced to the Lackland City Subdivision, Unit 192, recorded in Volume 9515, Pages 99-102 of the Bexar County Deed and Plat Records.

Project No. 46210.00

RECEIVED
CITY OF LACKLAND
PLANNING & ZONING DEPARTMENT
SEP - 5 PM 9:33



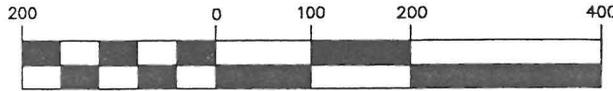
LINE DATA TABLE

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L2	S64°15'33"W	141.73'
L3	N17°10'00"W	22.80'
L4	S64°09'32"E	37.11'

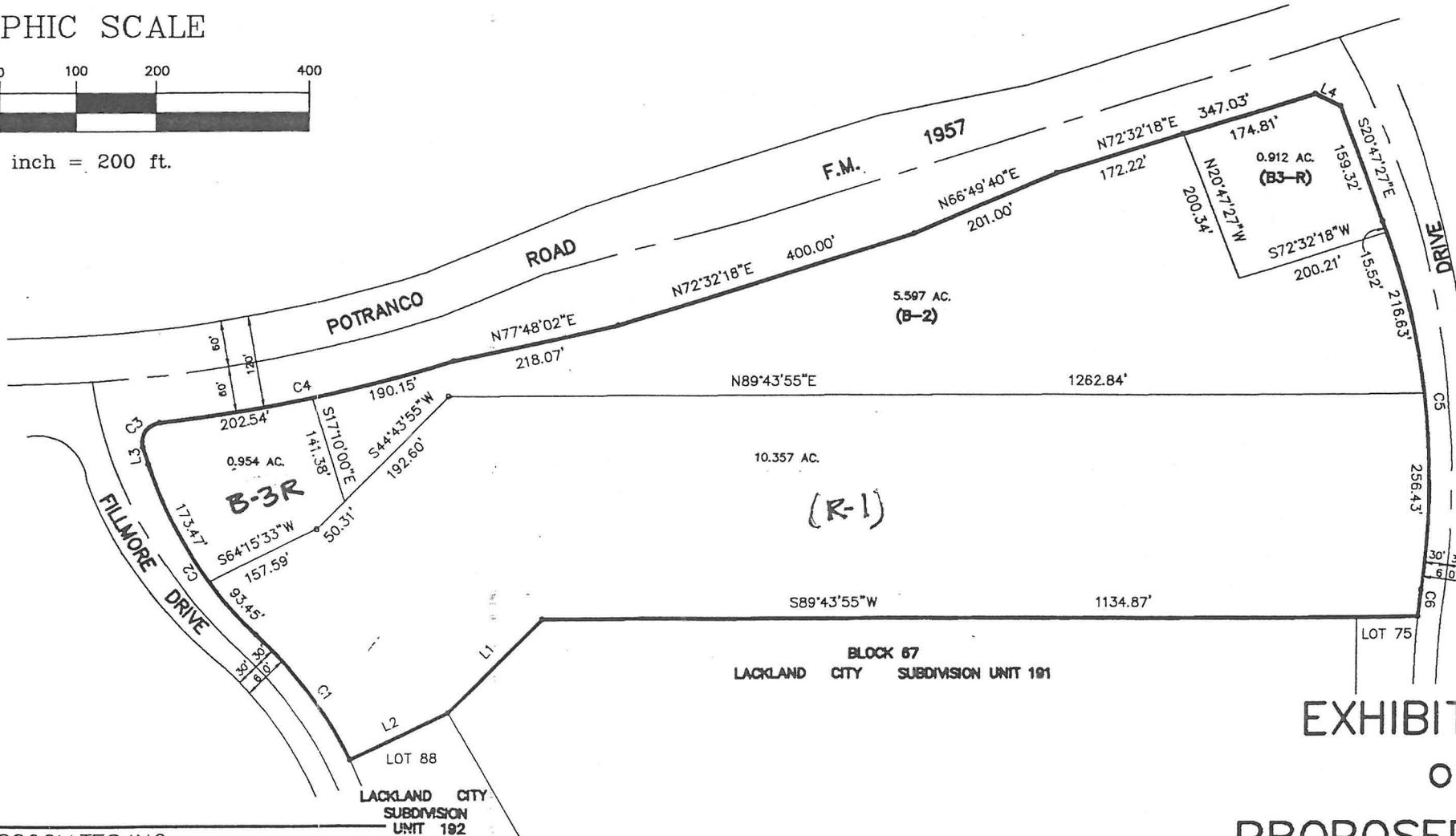
CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	535.21'	205.62'	104.10'	204.36'	22°00'46"
C2	500.00'	266.92'	136.72'	263.76'	30°35'12"
C3	25.00'	43.90'	30.12'	38.48'	100°37'14"
C4	1969.86'	392.69'	197.00'	392.04'	11°25'19"
C5	970.00'	488.58'	249.59'	483.43'	28°51'34"
C6	1030.00'	34.63'	17.31'	34.62'	01°55'34"

GRAPHIC SCALE



1 inch = 200 ft.



ZONING CASE: Z96012 - JF
NCB 15910

EXHIBIT PLAT
of
PROPOSED ZONING



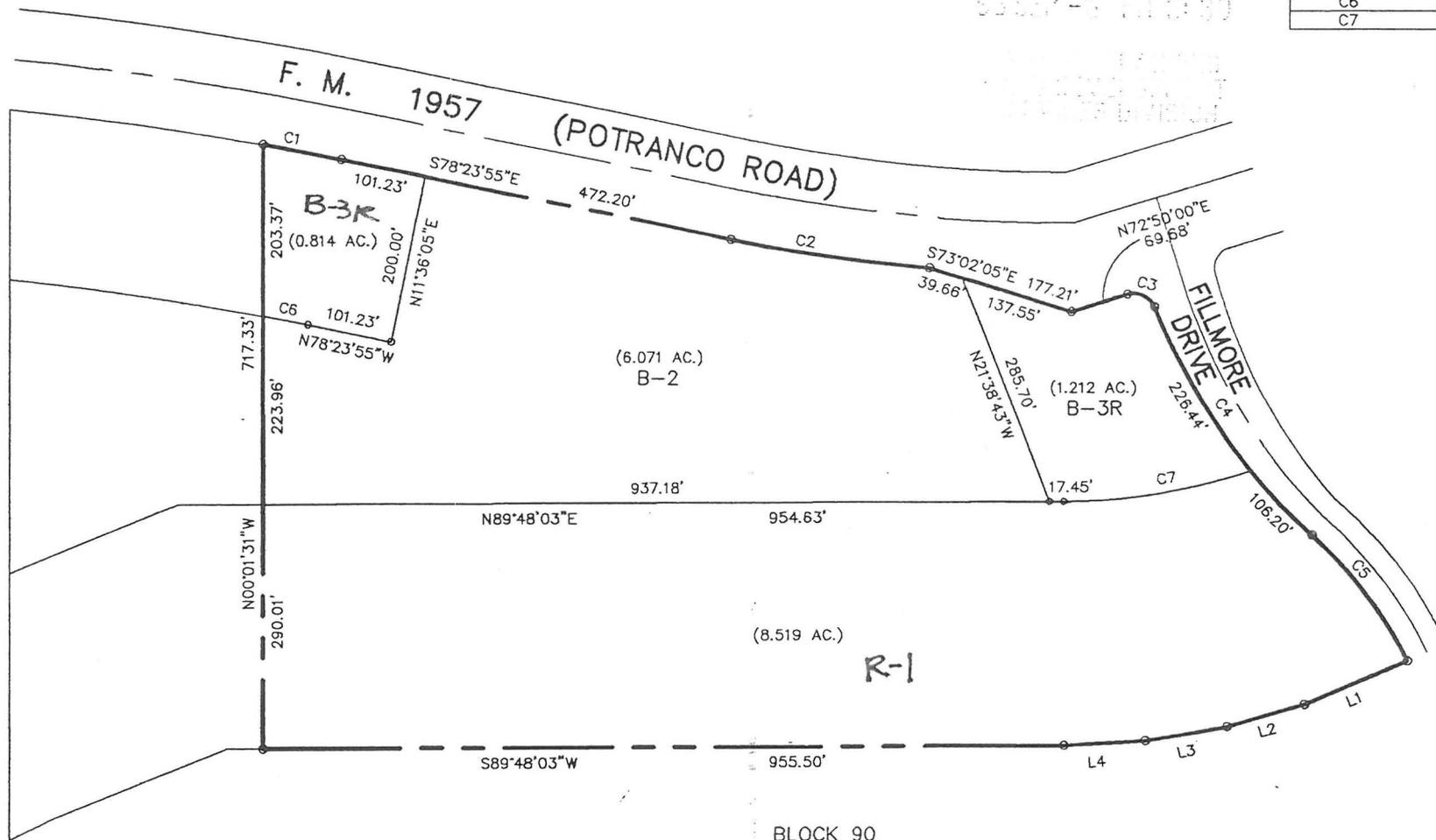
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

Date: 06/18/96 Job No. 046210

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CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	3759.72'	96.57'	48.29'	96.56'	01°28'18"
C2	1969.86'	239.20'	119.75'	239.05'	06°57'27"
C3	25.00'	37.32'	23.12'	33.95'	85°31'52"
C4	730.00'	332.64'	169.26'	329.77'	26°06'29"
C5	475.21'	186.92'	94.68'	185.72'	22°32'13"
C6	3559.72'	55.57'	27.79'	55.57'	00°53'40"
C7	690.00'	224.53'	113.77'	223.54'	18°38'39"

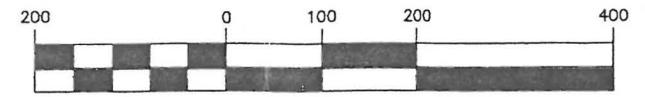
LINE DATA TABLE		
LINE	DIRECTION	DISTANCE
L1	S66°31'11"W	129.22'
L2	S73°52'39"W	96.63'
L3	S80°10'20"W	96.63'
L4	S86°27'51"W	96.63'



ZONING CASE: Z96012 -- F
 NCB 15910



GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

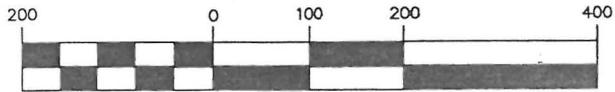
EXHIBIT PLAT
 of
 PROPOSED ZONING

WFC
 W.F. CASTELLA & ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351
 DATE: 09/05/96 JOB NO. 46210.00

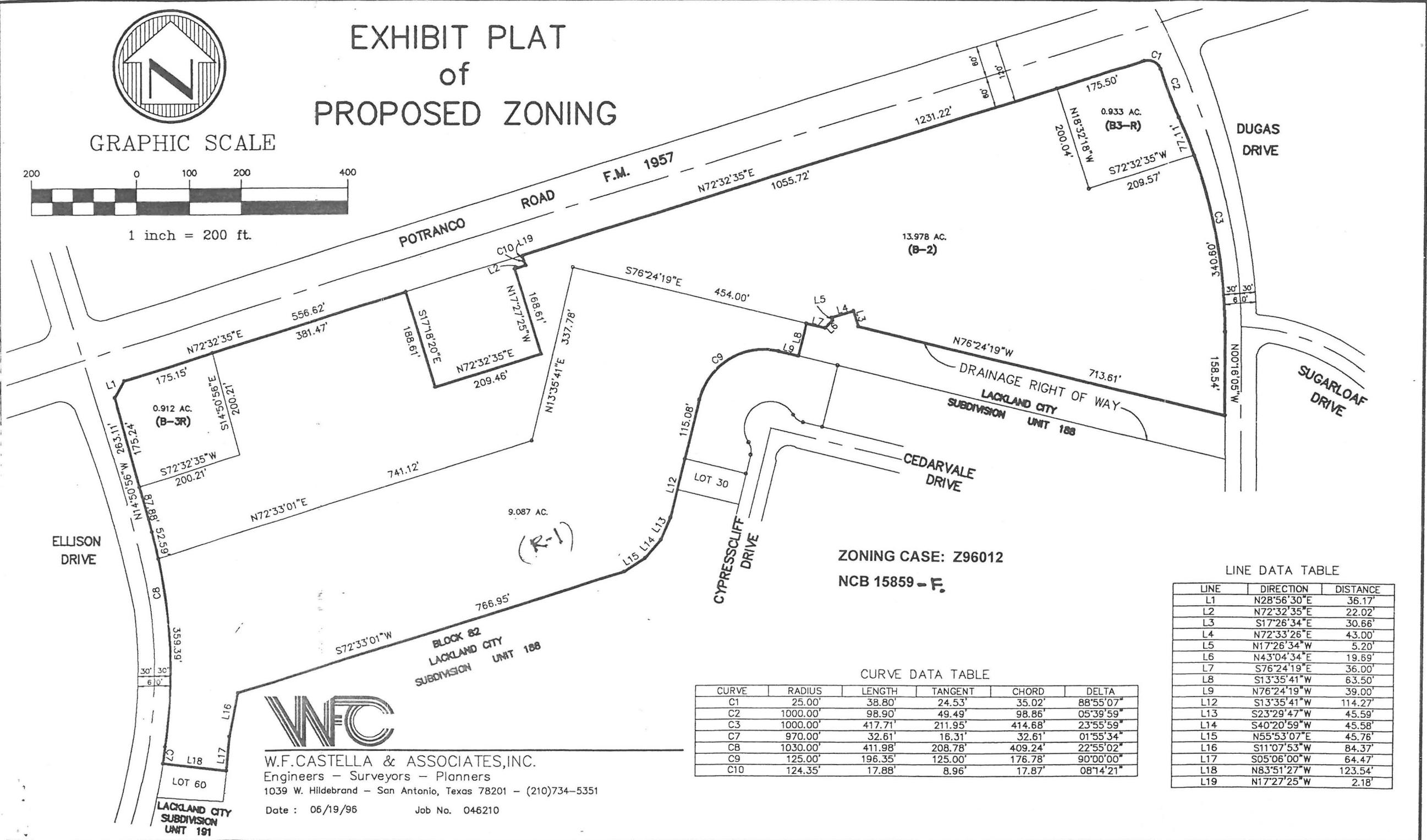


EXHIBIT PLAT of PROPOSED ZONING

GRAPHIC SCALE



1 inch = 200 ft.



ZONING CASE: Z96012
NCB 15859 - F.

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	N28°56'30"E	36.17'
L2	N72°32'35"E	22.02'
L3	S17°26'34"E	30.66'
L4	N72°33'26"E	43.00'
L5	N17°26'34"W	5.20'
L6	N43°04'34"E	19.69'
L7	S76°24'19"E	36.00'
L8	S13°35'41"W	63.50'
L9	N76°24'19"W	39.00'
L12	S13°35'41"W	114.27'
L13	S23°29'47"W	45.59'
L14	S40°20'59"W	45.58'
L15	N55°53'07"E	45.76'
L16	S11°07'53"W	84.37'
L17	S05°06'00"W	64.47'
L18	N83°51'27"W	123.54'
L19	N17°27'25"W	2.18'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	25.00'	38.80'	24.53'	35.02'	88°55'07"
C2	1000.00'	98.90'	49.49'	98.86'	05°39'59"
C3	1000.00'	417.71'	211.95'	414.68'	23°55'59"
C7	970.00'	32.61'	16.31'	32.61'	01°55'34"
CB	1030.00'	411.98'	208.78'	409.24'	22°55'02"
C9	125.00'	196.35'	125.00'	176.78'	90°00'00"
C10	124.35'	17.88'	8.96'	17.87'	08°14'21"



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

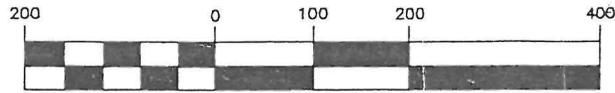
Date: 06/19/96 Job No. 046210

LACKLAND CITY
SUBDIVISION
UNIT 191

BLOCK 82
LACKLAND CITY
SUBDIVISION UNIT 188



GRAPHIC SCALE



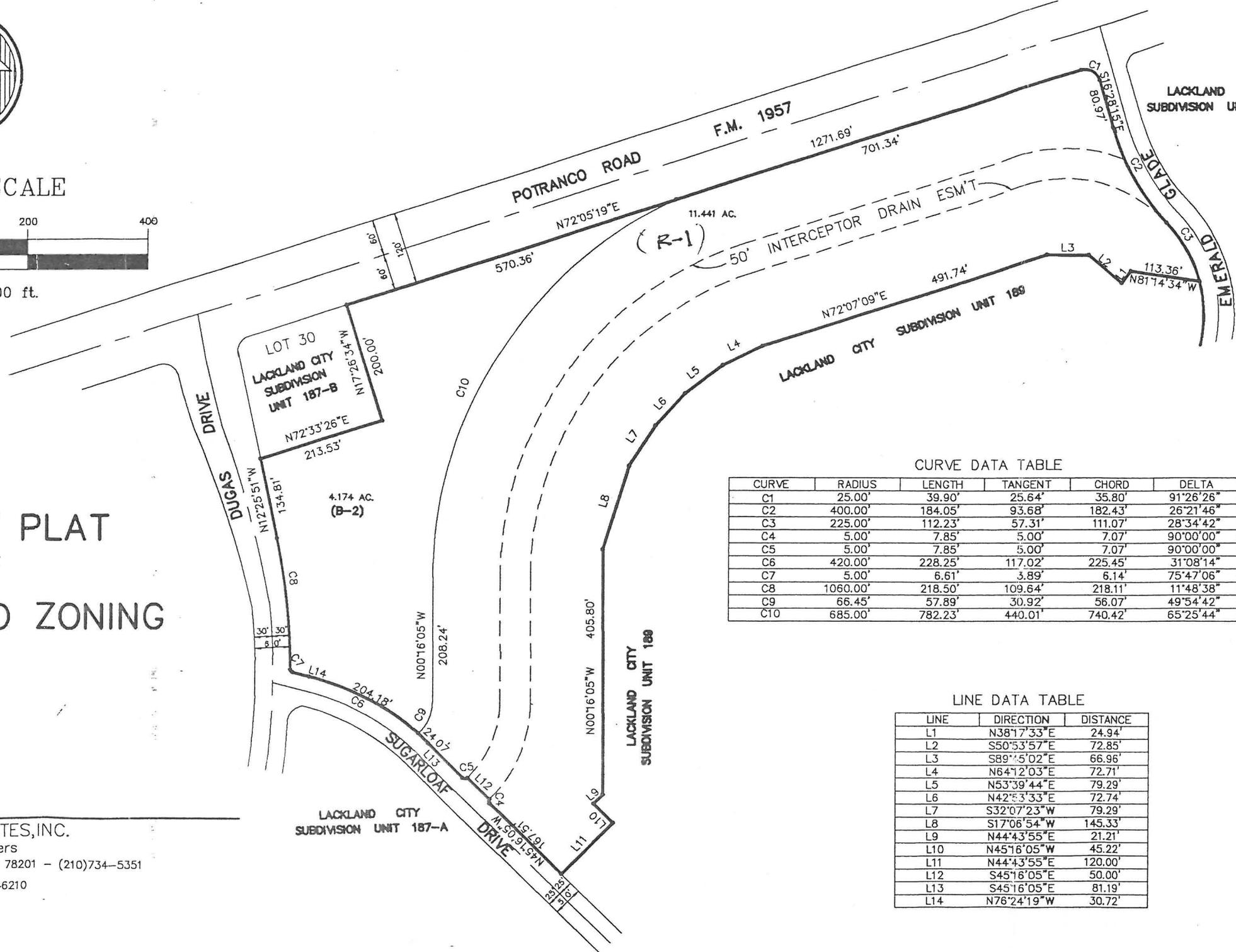
1 inch = 200 ft.

ZONING CASE: Z96012
NCB 15850 - F

EXHIBIT PLAT of PROPOSED ZONING



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351
Date: 06/19/96 Job No. 046210



LACKLAND CITY
SUBDIVISION UNIT 183

LACKLAND CITY
SUBDIVISION UNIT 180

LACKLAND CITY
SUBDIVISION UNIT 187-A

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	25.00'	39.90'	25.64'	35.80'	91°26'26"
C2	400.00'	184.05'	93.68'	182.43'	26°21'46"
C3	225.00'	112.23'	57.31'	111.07'	28°34'42"
C4	5.00'	7.85'	5.00'	7.07'	90°00'00"
C5	5.00'	7.85'	5.00'	7.07'	90°00'00"
C6	420.00'	228.25'	117.02'	225.45'	31°08'14"
C7	5.00'	6.61'	3.89'	6.14'	75°47'06"
C8	1060.00'	218.50'	109.64'	218.11'	11°48'38"
C9	66.45'	57.89'	30.92'	56.07'	49°54'42"
C10	685.00'	782.23'	440.01'	740.42'	65°25'44"

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	N38°17'33"E	24.94'
L2	S50°53'57"E	72.85'
L3	S89°45'02"E	66.96'
L4	N64°12'03"E	72.71'
L5	N53°39'44"E	79.29'
L6	N42°33'33"E	72.74'
L7	S32°07'23"W	79.29'
L8	S17°06'54"W	145.33'
L9	N44°43'55"E	21.21'
L10	N45°16'05"W	45.22'
L11	N44°43'55"E	120.00'
L12	S45°16'05"E	50.00'
L13	S45°16'05"E	81.19'
L14	N76°24'19"W	30.72'

Zoning Case No.: Z96012 - F

Date: August 6, 1996
October 1, 1996
December 17, 1996

Council District; 4

Appeal: No

Applicant: City of San Antonio

Owner: Lost Valley Homes

Zoning Request: Temporary "R-1" Single Family Residence District to "R-1" Single Family Residence District, "B-2" Business District and "B-3R" Restrictive Business District.

Property Location:

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

39.444 acres out of NCB's 15850, 15859 and 15910 being further described by field notes filed in the office of the Planning Department.

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

P-1, NCB 15859, Lot 30, Block 19, NCB 15849

29.82 acres out of NCB's 15850, 15859 and 15910 being further described by field in the office of the Planning Department.

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

5.737 acre tract out of NCB's 15890, 15859 and 15910 being further described by field notes filed in the office of the Planning Department.

In the 10300, 10400, 10500 and 10600 Blocks of Potranco Road.

Zoning Commission Recommendation:

Approval

VOTE:

FOR 10

AGAINST 0

ABSTAIN 0

Owner's Proposal:

"R-1", "B-2" and "B-3R" uses.

Case History and Discussion:

1. This case was initiated by staff as part of the annexation service plan adopted by City Council.

Z96012 - F

2. This property was annexed into the City on December 31, 1995.
3. On August 6, 1996, the Zoning Commission granted a postponement on this property.
4. On October 1, 1996, the Zoning Commission recommended "R-7", "B-2" and "B-3R" zoning.
5. On November 7, 1996, the City Council referred the property back to the Zoning Commission to reconsider "R-1", "B-2" and "B-3R"

Staff Recommendation:

Approval.

ZONING CASE NO. Z96012 - F - October 1, 1996

Applicant: City of San Antonio

Zoning Request: Temporary "R-1" Single Family Residence District to "R-7" Small Lot Home District, "B-2" Business District and "B-3R" Restrictive Business District.

Mr. Joe Nix, representing the owner, stated they are requesting the change of zoning for "R-7", "B-2" and "B-3R" uses.

Mr. John Crone, 14502 Brook Hollow, representing the owners, stated they have a tract under contract for the "R-7" for a housing development and a convenience store with a car wash on one of the other tracts. He further stated they have met and come to an agreement with the Neighborhood Association.

IN OPPOSITION

Ms. Nancy Englebert, 10486 Pine Glade, stated she is in opposition of the request because their property value will devaluate, crime rate will go up and there schools will overflow.

Ms. Barbara Robinette, 1327 Temple Square, representing the Heritage Homeowners Association they are in favor of the "R-7" with deed restrictions that they agreed upon at the meeting with the developers.

Z96012 - F

REBUTTAL

Mr. Nix, stated that the "B-3R" commercial property will limit it from any alcoholic beverages it is intended for a neighborhood service. He stated they have worked very closely with the neighborhood association on the requested "R-7" and the intention is for single family homes.

Staff stated there were 247 notices mailed out to the surrounding property owners, 25 returned in opposition and 3 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Mr. Borrego and seconded by Mr. Williams to recommend approval of the request as submitted ("B-3R", "B-2" and "R-7") for the following reasons:

1. Property is located on a 39.44 acre out of NCB's 15850, 15859 and 15910, 29.82 acres out of NCB's 15850, 15859 and 15910 being 5.737 acre tract out of NCB's 15850, 15859 and 15910.
2. There were 247 notices mailed out, 25 returned in opposition and 3 returned in favor.
3. Staff recommended denial and approval of "B-2" and "R-7", "B-2" on those areas requested for "B-3R".

AYES: Wright, Williams, Carpenter, Borrego, Hophan, Menendez

NAYS: Emerson

THE MOTION CARRIED.

ZONING CASE NO. Z96012 - F - December 17, 1996

Applicant: City of San Antonio

Zoning Request: Temporary "R-1" Single Family Residence District to "R-1" Single Family Residence District, "B-2" Business District and "B-3R" Restrictive Business District.

Staff stated this case was initiated by staff as part of the annexation service plan adopted by City Council.

Z96012 - F

Mr. Joe Nix, representing the owners, stated they have met with the neighbors to address their concerns.

IN FAVOR

Mrs. Barbara Robinette, 1327 Temple Square, representing the Heritage Homeowners Association, stated they are in favor of the request.

Ms. Nancy Englebert, 10486 Pine Glade, stated a petition was faxed to zoning staff in opposition of the request because of the overcrowding of nearby schools. However after meeting with the applicant they are not in total opposition.

Staff stated there were 247 notices mailed out to the surrounding property owners, 17 returned in opposition and 7 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing.

COMMISSION ACTION

The motion was made by Mr. Borrego and seconded by Mr. Carpenter to recommend approval of the request as submitted for the following reasons:

1. Property is located on 39.444 acres out of NCB's 15850 and 15910; P-1, NCB 15859, Lot 30, Block 19, NCB 15849; 5.737 acre tract out of NCB's 15859, 15859 and 15910 being further described by field notes in the office of the Planning Department.
2. There were 247 notices mailed out, 17 returned in opposition and 7 returned in favor.
3. Staff recommended approval

AYES: Carpenter, Hophan, Thuss, Borrego, Emerson, Wright, Menendez, Williams, Earl Arellano

NAYS: None

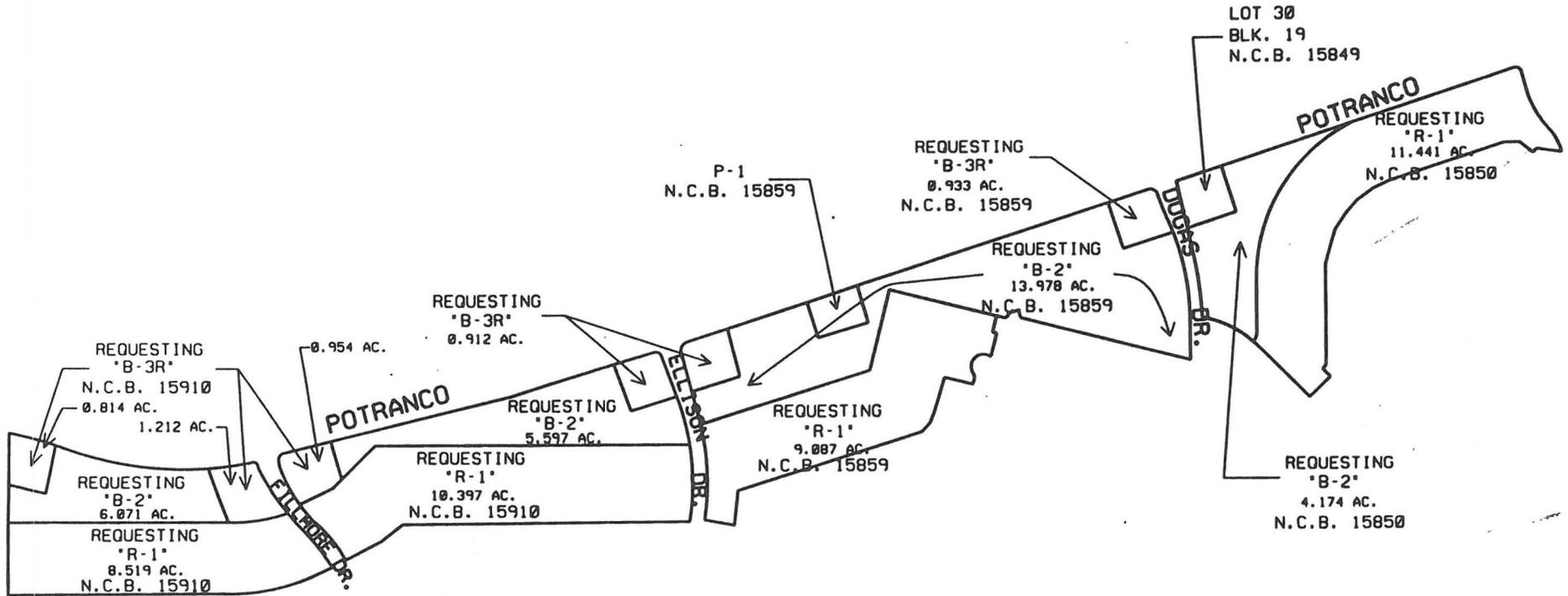
THE MOTION CARRIED.

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at Council hearing.

ZONING CASE : Z96012-F

CITY COUNCIL
JANUARY 09, 1997



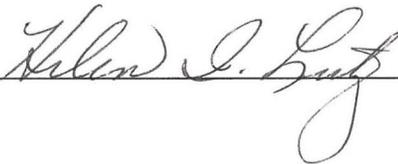
Affidavit of Publisher

STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

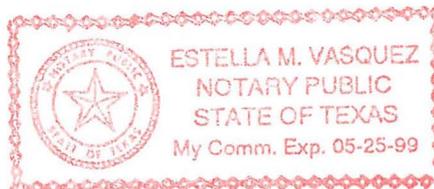
Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is the Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance #85420 hereto attached has been published in the Commercial Recorder newspaper on the following days, to-wit: January 16, 1997.



Sworn to and subscribed before me this 16th day of January, 1997.



Notary Public in and for Bexar County, Texas



PUBLIC NOTICE
AN ORDINANCE 85420
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 39.444 ACRES OUT OF NCBs 15850, 15859 AND 15910 FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "R-1" SINGLE FAMILY RESIDENCE DISTRICT; P-1, NCB 15859, LOT 30, BLOCK 19, NCB 15859, AND 29.82 ACRES OUT OF NCBs 15850, 15859 AND 15910 FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT; AND A 5.737 ACRE TRACT OUT OF NCBs 15890, 15859 AND 15910 FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT; IN THE 10300, 10400, 10500 AND 10600 BLOCKS OF POTRANCO ROAD. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
1/16