

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. Z84069)

The rezoning and reclassification of property from Temporary "R-1" One-Family Residence District and "R-3" Multiple-Family Residence District to "P-1(O-1)" Planned Unit Development Office District, "P-1(B-1)" Planned Unit Development Business District, "P-1(B-3)" Planned Unit Development Business District and "B-3" Business District, listed below as follows:

Temporary R-1 to P-1(B-3)

A 2.6366 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the City Clerk.

Temporary R-1 to B-3

A 4.3503 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the City Clerk.

Temporary R-1 to P-1(B-1)

A 5.9448 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the City Clerk.

Temporary R-1 to P-1(B-2)

A 1.1784 acre and an 11.9963 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the City Clerk.

In the 9200 block of IH 10 West Expressway

Temporary R-1 to P-1(O-1)

A 15.557 acre and a 1.649 acre tract of land out of NCB 14281, being further described by field notes filed in the Office of the City Clerk.

In the 4100-4200 blocks of Gardendale Drive

Temporary R-1 to P-1(O-1)

An 8.590 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the City Clerk.

In the 3800 block of Fairhaven Drive

R-3 to P-1(O-1)

An 8.362 acre tract of land out of NCB 14595, being further described by field notes filed in the Office of the City Clerk.

In the 3800 block of Fairhaven Drive

Provided that access to IH 10 is secured from the Texas State Department of Highways and Public Transportation, and all other access and off-street parking is in compliance with the Zoning Code of the City of San Antonio. Further provided that agreed-upon deed restrictions are legally filed of record.

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 12th day of July, 1984.

Henry Cisneros
M A Y O R

ATTEST: *Norma S. Rodriguez*
City Clerk

APPROVED AS TO FORM: *[Signature]*
City Attorney

84-31

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

84-31

ITEM NO. 37

MEETING OF THE CITY COUNCIL DATE: JUL 12 1984

MOTION BY: Harrington SECONDED BY: Hebb

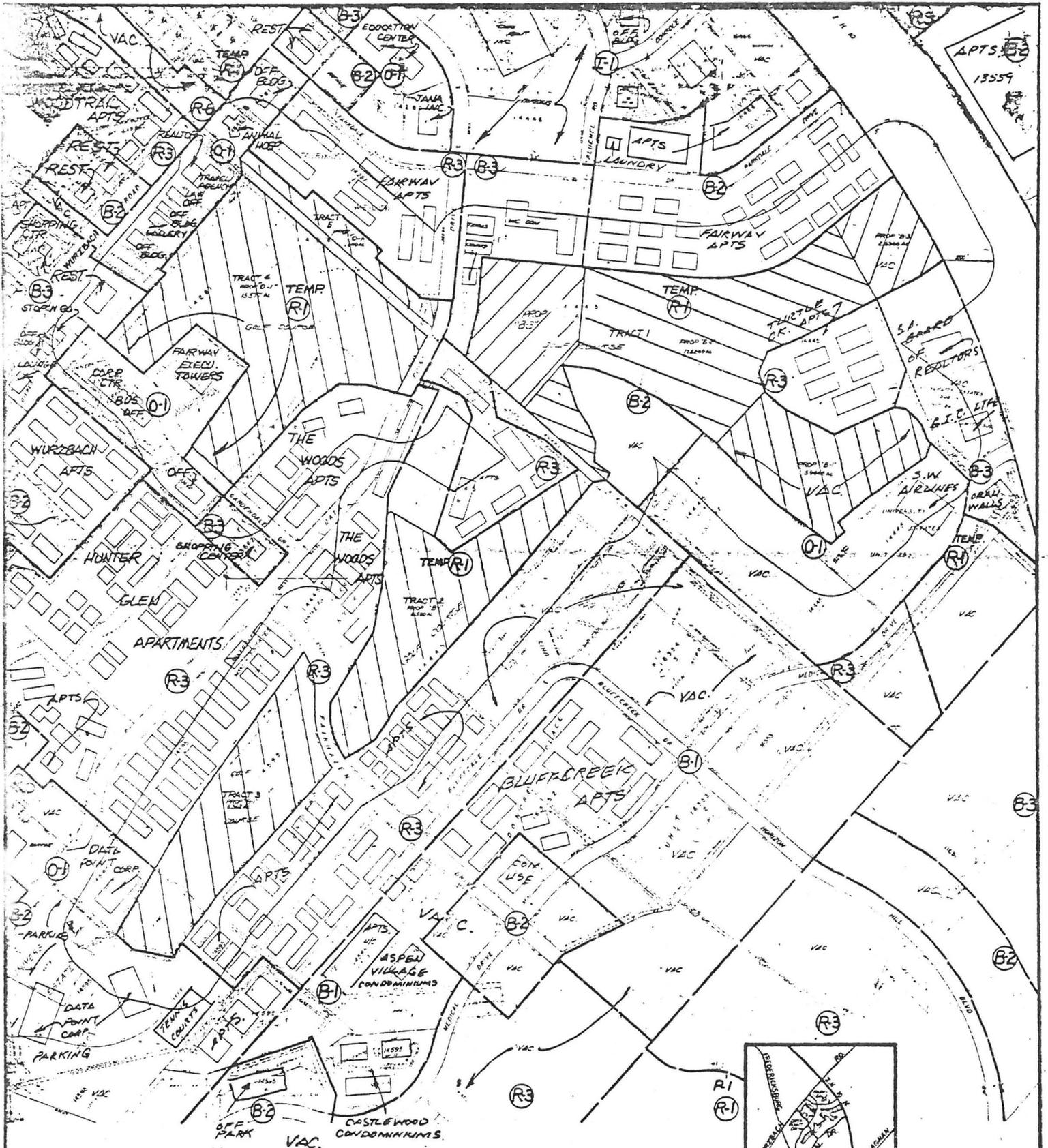
ORD. NO. 59017 ZONING CASE #284069

RESOL. _____ PETITION _____

	ROLL CALL	AYES	NAYS
MARIA A. BERRIOZABAL PLACE 1		/	
JOE WEBB PLACE 2		/	
HELEN DUTMER PLACE 3		/	
FRANK D. WING PLACE 4		absent	
BERNARDO EURESTE PLACE 5		absent	
BOB THOMPSON PLACE 6		/	
JOE ALDERETE, JR. PLACE 7		/	
G.E. "ED" HARRINGTON PLACE 8		/	
VAN ARCHER PLACE 9		/	
JAMES C. HASSLOCHER PLACE 10		/	
HENRY G. CISNEROS PLACE 11 (MAYOR)		/	

Provided that access of IH 10 is secured from the Texas State Dept. of Highways and Public Transportation, and that all other access and off-street parking is in compliance with the Zoning Code of the City of San Antonio.

Attest: See Restrictions to be recorded



ZONING CASE Z 84069

CITY COUNCIL DISTRICT B
 CENSUS TRACT 1810.02
 ORD 1361
 REQUESTED ZONING CHANGE
 FROM TEMP. R-1 SINGLE FAMILY RESIDENTIAL DIST.
 TO "B-1," "B-2," "B-3" BUSINESS DISTRICTS, "O-1" OFFICE DIST.
 DATE JULY 12, 1984

TO "B-1," "B-2," "B-3" BUSINESS DISTRICTS, "O-1" OFFICE DIST.
 P.U.D.



DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

DECLARATION OF PROTECTIVE COVENANTS
FOR TURTLE CREEK
SAN ANTONIO, TEXAS

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

ARTICLE I

INTRODUCTION

This Declaration is made this ____ day of _____, 1984 by TURTLE CREEK JOINT VENTURE (hereinafter called the "Owner").

WHEREAS, TURTLE CREEK JOINT VENTURE, a Texas joint venture, is the owner of the following lands and premises situated in Bexar County, Texas, to-wit:

54 acres

(hereinafter referred to as the "Property" or "Turtle Creek");

WHEREAS, TURTLE CREEK JOINT VENTURE, as the owner of the Property, desires to adopt, prescribe and impose certain protective covenants so as to provide a uniform plan of development for the Property;

NOW, THEREFORE, TURTLE CREEK JOINT VENTURE, as the owner of the Property, does hereby impose on the Property the following conditions, covenants and restrictions (hereinafter collectively called the "Protective Covenants"):

ARTICLE II

MINIMUM SETBACK FOR PORTIONS OF THE PROPERTY
ABUTTING CONDOMINIUM AND APARTMENT PROJECTS

2.1 No structure of any kind shall be placed on any portion of the Property within ten (10) feet of any common boundary line between the Property and any adjacent property on which a condominium project or apartment project is actually constructed and occupied on date hereof.

2.2 The following structures are expressly excluded from the setback restriction created in Section 2.1 above:

- (1) Planters, retaining walls, hedges and perimeter walls;
- (2) General landscaping and lawn sprinkling systems; and
- (3) Driveways, entrances and/or streets entering into or exiting the Property.

ARTICLE III

RESTRICTIONS PERTAINING TO TRACT 4

3.1 The main structure of any improvements erected upon the two hundred feet (200') strip of land in Tract 4 which is adjacent to the Woods Condominiums project, such two hundred foot (200') strip of land being the portion of Property described in Exhibit "B" attached hereto and made a part hereof for all purposes, and hereinafter referred to as the "Restricted Area", shall not exceed one story in height above the natural grade. Such height restrictions shall not restrict the height or prohibit the construction of improvements below grade or improvements which are not intended for occupancy by individuals as work areas such as attics, fireplace chimneys, antennas, etc.

3.2 The Owner shall exercise reasonable efforts to preserve the existing tree line along the common boundary between the Restricted Area and the Woods Condominium's property. The Owner shall, within one hundred eighty (180) days of commencement of construction of any improvements within Tract 4,

excluding drainage and road work, plant and thereafter maintain a landscaping screen along the common boundary of the Restricted Area and the Woods Condominiums, which screen will be composed of trees and shrubbery and, at Owner's option, a masonry wall. The date for the commencement of construction of the wall may be extended with the written consent of the Woods Condominiums Owner's Association.

3.3 With regard to the remainder of Tract 4 (meaning all of Tract 4 other than the Restricted Area), one building of not more than eight (8) stories and one building of not more than twelve (12) stories may be built in the general areas so designated on the site plan attached hereto as Exhibit "C". The balance of the property may be improved with other buildings of not more than three (3) stories (above the ground surface) in height. Multilevel parking facilities may be built anywhere within Tract 4 other than the Restricted Area without limitation on height. Any multilevel parking facility (above ground) within Tract 4 must be 100 feet or more from the north property line of Tract 4.

3.4 No driveways or entrances providing ingress and egress to and from Tract 4 via Gardendale shall be constructed within one hundred (100) feet of the Woods Condominiums property line. In addition, no driveway or entrance providing ingress or egress to and from Tract 4 via Datapoint shall be constructed within seventy-five (75) feet of the Woods Condominium property line.

3.5 All office structures within the Restricted Area shall be predominantly brick, or masonry. Mirrored or reflective glass will not be used in windows which face the Woods Condominiums which windows are within buildings in the Restricted Area.

3.6 A one foot nonaccess easement is hereby created along the common boundary of the Restricted Area and the Woods Condominiums such nonaccess easement being shown on Exhibit "C" attached hereto.

3.7 The owner of Tract 4 shall, not less than twenty (20) days before any plat of Tract 4 is submitted to the planning commission for approval, deliver two copies of the proposed plat to the president of the Woods Condominiums. The delivery of such plats may be either personal delivery or by depositing the plat in the U.S. Mail, postage prepaid, certified mail, return receipt requested, addressed as follows:

All notices so mailed shall be deemed given when so deposited in the U.S. Mail.

3.8 A six (6) foot chain link or similar construction fence shall be built and maintained around all buildings under construction within the Restricted Area. The fence must be erected prior to erection of forms for the pouring of the slab and may be removed after the building is dried in and all construction materials and supplies are stored within the structure.

3.9 The Restricted Area may be used only for general offices as permitted under 0-1 zoning ordinances of the City of San Antonio.

3.10 No structure shall be built within twenty (20) feet of a building existing on the Woods Condominiums' land on the date of these restrictions. Such area may be used for greenbelts, patios, and walks. Such twenty (20) foot set back includes within it the set back described in Section 2.1 of these covenants and is shown on Exhibit "C" attached hereto. There shall be no surface parking within twenty feet (20') of any existing building on the Woods Condominium common property line.

3.11 No signs shall be erected or maintained on Tract 4 except in conformity with the following:

- (a) Signs visible from the exterior of any building may be lighted, but no sign or similar device shall be devised or constructed so as to rotate, gyrate, blink or name in a similar fashion.

- (b) Signs, except for temporary signs, shall be restricted to advertising only the person, firm, company or corporation operating on the property or the product sold or produced thereon. Temporary signs shall be limited to signs used in connection with construction of improvements. In no event, however, may temporary trailer or billboard signs be used within the Restricted Area.
- (c) All signs which are attached to the building must be flush mounted and not extend above the roof line.
- (d) All signage must be maintained and present a fresh looking appearance at all times.

3.12 The Owner shall maintain the drainage ditch along the common boundary line between the Woods Condominiums and Tract 4 so that it is neat and clean at all times. The grass within the drainage ditch shall be cut regularly.

ARTICLE IV

AMENDMENT AND ALTERATION OF COVENANTS

4.1 The Protective Covenants described in Article II may be amended only by the written agreement of all of the following:

- (1) The owner of the Property subject to the restrictions;
- (2) The Declarant; and
- (3) A majority of the then owners (in numbers) of property abutting and within two hundred (200) feet of the portion of the Property for which the change is sought. For purposes hereof, each tract of land shall have one vote to be agreed upon or shared by its owners.

The approval of any amendment by the majority of the adjacent land owners may be evidenced by the Board of Directors of any appropriate owner's association or an instrument signed by 51% or more of the individual condominium unit owners owning a majority of the common interest of the condominium project on the date of the amendment without the joinder of their mortgagees.

4.2 The Protective Covenants described in Article III may be amended only by the written agreement of all of the then owners of Tract 4 and a majority of the owners of the Woods Condominiums but expressly excluding any mortgagees of such condominium units. The approval of a majority of the Woods Condominiums owners may be either the approval of a majority of the Board of Directors of said Owner's Association or the written approval of individual condominium unit owners owning 51% or more of the Woods Condominiums project. The requirement of the joinder of the Woods Condominiums Owner's Association and/or individual unit owners to approve any amendment or modification of the Protective Covenants described in Article III shall automatically terminate on December 31, 2025 or the termination or cancellation of the Woods Condominiums Declaration dated _____, 19____, recorded at Vol. _____, Page _____ of the Condominium Records of Bexar County, Texas.

ARTICLE V

ENFORCEMENT AND TERM OF RESTRICTIONS

5.1 The Protective Covenants described in Article II are binding upon the Owner and all subsequent owners of all or any portion of the Property, and shall inure to the benefit of all such owners and the owners of all adjoining or abutting property, and the owner's association of any condominium project located thereon. The Protective Covenants described in Article II may be enforced by (a) any owner of a portion of the land abutting the Property on which any apartment or condominium project is located, (b) the apartment owner or (c) the owner of any individual condominium unit and/or the homeowner's association of a condominium project by institution of a proceeding

in a court of competent jurisdiction in Bexar County, Texas and the party prevailing in any such action, in addition to any of the remedies provided for hereunder at law or in equity, shall be entitled to recover its reasonable attorneys fees incurred in bringing or defending such action.

5.2 The Protective Covenants described in Article III are binding upon the Owner and all subsequent owners of all or any portion of Tract 4 and shall inure to the benefit of all owners of Tract 4, the Woods Condominiums Owner's Association and each of the individual condominium unit owners of the Woods Condominiums. The protective covenants described in Article III may be enforced by any owner of all or any portion of Tract 4, the owner of any individual Woods Condominiums unit and/or the Woods Condominiums Homeowner's Association by institution of a proceeding in a court of competent jurisdiction in Bexar County, Texas and the party prevailing in any such action in addition to any of the remedies provided for hereunder at law or in equity, shall be entitled to recover its reasonable attorneys fees incurred in bringing or defending such action.

5.3 These covenants and restrictions may be enforced by a proceeding at law or in equity against any person or entity violating or attempting to violate the foregoing Protective Covenants, and such actions may be to seek injunctive relief and/or to recover damages.

5.4. If not sooner terminated, the foregoing Protective Covenants shall terminate on December 31, 2025.

EXECUTED this ____ day of _____, 1984.

TURTLE CREEK JOINT VENTURE

By: _____
STANLEY D. ROSENBERG, Managing Venturer

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this ____ day of April, 1984 by STANLEY D. ROSENBERG, Managing Venturer, acting for and on behalf of the Turtle Creek Joint Venture.

Notary Public in and for Bexar County,
Texas or the State of Texas at Large

My Commission Expires:

Typed or Printed Name of Notary

Please return to:

Kenneth M. Gindy
Oppenheimer, Rosenberg,
Kelleher & Wheatley, Inc.
711 Navarro, Suite 620
San Antonio, Texas 78205

EXHIBIT B

WURZBACH ROAD

GARDENDALE

PARKDALE

RESTRICTED
AREA

200'

THE WOODS
CONDOMINIUMS

DATAPoint DRIVE

TRACT 4



1" : 200'

EXHIBIT C

WURZBACH ROAD

GARDENDALE

PARKDALE

12 STORY
BLDG.
MAXIMUM

100'

8 STORY BLDG.
MAXIMUM

RESTRICTED
AREA

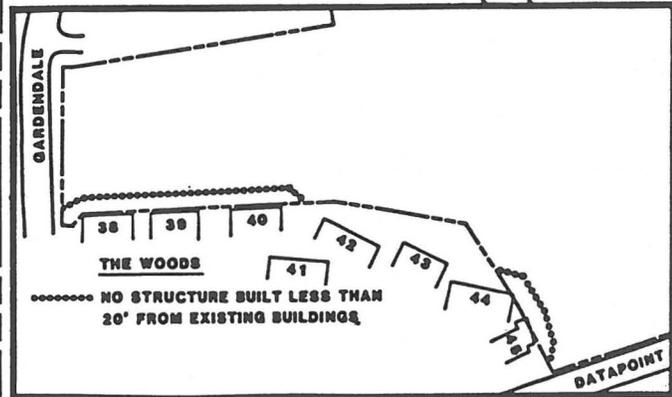
200'

1' NONACCESS
EASEMENT

10' SETBACK

THE WOODS
CONDOMINIUMS

DATAPoint DRIVE



SEE INSET

TRACT 4



1": 200'

TO: CITY CLERKS
REQUEST FOR NOTICE FOR PUBLIC HEARING

CASE: Z84069

NAME: Turtle Creek Joint Venture

The rezoning and reclassification of:

LOCATION

Temporary "R-1" to "P-1(B-3)"

A 2.6366 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the Planning Department

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

A 4.3503 acre tract of land out of NCB 14445, being further described by filed notes filed in the Office of the Planning Department.

Temporary "R-1" to "P-1 (B-1)"

A 5.9448 acre tract of land out of NCB 14445 being further described by field notes filed in the Office of the Planning Department.

Temporary "R-1" to "P-1 (B-2)"

A 1.1784 & 11.9963 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the Planning Department. In the 9200 Block of IH 10 Expressway.

FOR INFORMATION ONLY

Subject property is located on the southwest side of IH 10 Expressway being 350.62' south east of the intersection of Parkdale Dr., & IH 10 Expressway having 385.65' on IH 10 Expressway and a maximum depth of 1776'

Temporary "R-1" to "P-1(0-1)"

A 15.557 and 1.649 acre tract of land out of NCB 14281 being further described by field notes filed in the Office of the Planning. In the 4100-4200 Block of Gardendale DR.

FOR INFORMATION ONLY

Subject property is located on the northeast side of Gardendale Drive being 269.77' southeast of the intersection of Wurzbach Rd and Gardendale DR., having 230' and 215.82' on Gardendale Dr., and a maximum depth of 964'

Temporary "R-1" to "P-1 (0-1)"

A 8.590 acre tract of land out of NCB 14445 being further described by field notes filed in the Office of the Planning Department. In the 3800 Block of Fairhaven Dr.

FOR INFORMATION ONLY

Subject property is located on the northeast side of Fairhaven Dr., being 613' southeast of the intersection of Data Point Dr. and Fairhaven Dr., having 250' on Fairhaven Dr and a maximum depth of 1500'

"R-3" "P-1(0-1)"

A 8.362 acre tract of land out of NCB 14595 being further described by field notes filed in the Office of the Planning Department. In the 3800 Block of Fairhaven Dr.

FOR INFORMATION ONLY

Subject property is located on the southwest side of Fairhaven Dr., being 243' southeast of the intersection of Data Point DR and Fairhaven DR., having 446' on Faorhaven DR and a maximum depth of 1368'

FROM: Temporary "R-1" One Family Residence District and "R-3" Multiple Family Residence District

TO : "P-1(0-1)" Planned Unit Development Office District, "P-1(B-1)" Planned Unit Development Business District, "P-1(B-2)" Planned Unit Development Business District, "P-1(B-3)" Planned Unit Development 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

METES AND BOUNDS DESCRIPTION

FOR A 5.9448 ACRE TRACT

PART OF TRACT I

B-1 P. U. D.

A 5.9448 acre tract out of a 26.1063 acre tract out of N.C.B. 14445 in the City of San Antonio, Bexar County, Texas, and out of the Maria Trinidad Guerra Survey No. 88, C.B. 4443, Bexar County, Texas and being more fully described by metes and bounds as follows:

Beginning at a point being the most northerly corner of the herein described tract, said point of beginning bears the following from the point of intersection of the northeast Right-of-Way line of Parkdale Drive and the southwest R.O.W. line of I.H.-10:

In a southeasterly direction 736.27 feet along a curve to the right having a central angle of $11^{\circ}03'39''$ a tangent of 369.28 feet and a radius of 3819.72 feet;

S $49^{\circ}20'24''$ W, 719.81 feet;
S $59^{\circ}50'23''$ W, 199.61 feet;
S $62^{\circ}30'18''$ W, 329.87 feet;
S $67^{\circ}02'33''$ W, 156.86 feet;
S $23^{\circ}09'11''$ W, 90.47 feet;
S $16^{\circ}10'19''$ E, 82.36 feet;

Thence S $49^{\circ}36'38''$ E, 108.39 feet along a line to a point for a corner of this tract;

Thence S $62^{\circ}36'49''$ E, 221.57 feet along a line to a point for a corner of this tract;

Thence N $65^{\circ}17'38''$ E, 263.64 feet along a line to a point for a corner of this tract;

Thence in a southeast direction the following:

S $84^{\circ}57'24''$ E, 40.64 feet;
S $49^{\circ}02'20''$ E, 64.00 feet;
S $33^{\circ}50'54''$ E, 30.14 feet;
S $21^{\circ}46'42''$ E, 68.70 feet;
S $46^{\circ}23'38''$ E, 70.18 feet to a point for a corner of this

tract;

Thence in a southwest direction the following:

S $20^{\circ}41'55''$ W, 62.63 feet;
S $56^{\circ}15'59''$ W, 276.76 feet;
S $50^{\circ}11'51''$ W, 161.61 feet to a point for an interior

corner of this tract;

Thence S 36°30'28" E, 47.12 feet along a line to a point for a corner of this tract;

Thence S 46°44'21" W, 70.87 feet along a line to a point for a corner of this tract;

Thence in a northwesterly direction the following:
N 53°57'50" W, 284.55 feet;
N 43°53'39" W, 324.40 feet to a point for the northwest corner of this tract;

Thence N 44°03'56" E, 284.39 feet along a line to the point of beginning and containing 5.9448 acres (258,955.14 sq. ft.) of land more or less.

Albert B. Fernandez

Albert B. Fernandez, P.E., R.P.S.
January 19, 1984
File No. 4646

METES AND BOUNDS DESCRIPTION
FOR A 11.9963 ACRE TRACT
PART OF TRACT I

B-2 P. U. D

A 11.9963 acre tract out of a 26.1063 acre tract out of N.C.B. 14445 in the City of San Antonio, Bexar County, Texas, and out of the Maria Trinidad Guerra Survey No. 88, C.B. 4443, Bexar County, Texas, and being more fully described by metes and bounds as follows:

Beginning at a point being the northeast corner of the herein described tract, said point of beginning bears the following from the point of intersection of the northwest Right-of-Way line of IH-10 and the southeast Right-of-Way line of Parkdale Drive:

In a southerly direction, 350.62 feet along a curve to the right having a central angle of $05^{\circ}15'33''$, a tangent of 175.43 feet and a radius of 3819.72 feet;

S $52^{\circ}17'16''$ W, 278.81 feet;

Thence S $22^{\circ}46'05''$ E, 373.70 feet along a line to a point for an exterior corner of this tract;

Thence in a southwesterly direction, the following:

S $62^{\circ}30'18''$ W, 329.87 feet;

S $67^{\circ}02'33''$ W, 156.86 feet;

S $23^{\circ}09'11''$ W, 90.47 feet to a point for an interior corner of this tract;

Thence S $18^{\circ}10'19''$ E, 82.36 feet along a line to a point for a corner of this tract;

Thence S $44^{\circ}03'56''$ W, 284.39 feet along a line to a point for a corner of this tract;

Thence in a northwest direction, the following:

N $51^{\circ}29'50''$ W, 253.82 feet;

N $63^{\circ}57'35''$ W, 213.08 feet;

N $68^{\circ}06'16''$ W, 131.80 feet;

N $81^{\circ}11'50''$ W, 132.57 feet along a line to a point for the most westerly corner of this tract;

Thence N $41^{\circ}18'42''$ E, 170.02 feet along a line to a point for an interior corner of this tract;

Thence N $05^{\circ}17'20''$ E, 234.50 feet along a line to a point for an exterior corner of this tract;

Thence S $84^{\circ}42'40''$ E, 318.00 feet along a line to a point of curvature of a curve to the left;

Thence in a northeasterly direction, 585.40 feet along said curve to the left having a central angle of $43^{\circ}00'04''$, a tangent of 307.26 feet and a radius of 780.00 feet;

Thence N $52^{\circ}17'16''$ E, 781.98 feet along a line to the point of beginning and containing 11.9963 acres (522556.93 sq. ft.) of land more or less.

Albert B. Fernandez

Albert B. Fernandez, P.E., R.P.S.

May 23, 1984

File No. 4646

METES AND BOUNDS DESCRIPTION
FOR A 2.6366 ACRE TRACT
PART OF TRACT I

B-3 P.U.D.

A 2.6366 acre tract out of a 26.1063 acre tract out of N.C.B. 14445 in the City of San Antonio, Bexar County, Texas, and out of the Maria Trinidad Guerra Survey No. 88, C.B. 4443, Bexar County, Texas, and being more fully described by metes and bounds as follows:

Beginning at a point on the south Right-of-Way line of IH-10, said point of beginning bears in a southeasterly direction 350.62 feet along a curve to the right having a central angle of $05^{\circ}15'33''$, a tangent of 175.43 feet and a radius of 3819.72 feet from the point of the intersection of the southeast R.O.W. line of Parkdale Drive and the south R.O.W. line of IH-10, said point also being the northeast corner of herein described tract;

Thence in a southeasterly direction, 385.65 feet along the south R.O.W. line of IH-10, being a curve to the right having a central angle of $05^{\circ}47'05''$, a tangent of 192.99 feet and a radius of 3819.72 feet to a point for the southeast corner of this tract;

Thence in a southwesterly direction the following:
S $49^{\circ}20'24''$ W, 119.81 feet;
S $59^{\circ}50'23''$ W, 199.61 feet to a point for the southwest corner of this tract;

Thence N $22^{\circ}46'05''$ W, 373.70 feet along a line to a point for the northwest corner of this tract;

Thence N $52^{\circ}17'16''$ E, 278.81 feet along a line to the point of beginning and containing 2.6366 acres (114852.02 sq. ft.) of land more or less.

Albert B. Fernandez

Albert B. Fernandez, P.E., R.P.S.

May 22, 1984

File No. 4646

METES AND BOUNDS DESCRIPTION

FOR A 1.1784 ACRE TRACT

PART OF TRACT 1

B-2 P.U.D.

A 1.1784 acre tract out of a 26.1053 acre tract out of N.C.B. 14445 in the City of San Antonio, Bexar County, Texas, and out of the Maria Trinidad Guerra, Survey No. 88, C.B. 4443, Bexar County, Texas, and being more fully described by metes and bounds as follows:

Beginning at a point being the most westerly corner of the herein described tract; said point of beginning bears the following from the point of intersection of the south Right-of-Way line of Parkdale Drive and the East Right-of-Way line of Data Point Drive:

S 05°17'20" W, 535.58 feet;

In a southerly direction, 138.52 feet along a curve to the right having a central angle of 18°27'26", a tangent of 69.87 feet, and a radius of 430.00 feet;

S 48°41'18" E, 411.42 feet;

Thence N 41°18'42" E, 236.99 feet along a line to a point for the north corner of this tract;

Thence in a southeast direction the following:

S 16°51'24" E, 172.90 feet;

S 31°25'05" E, 92.49 feet;

S 21°22'35" E, 78.62 feet to a point for an exterior corner of this tract;

Thence S 04°00'55" W, 73.94 feet along a line to a point for a corner of this tract;

Thence S 54°19'58" E, 79.50 feet along a line to a point for a corner of this tract;

Thence S 40°42'24" W, 31.29 feet along a line to a point for the south corner of this tract;

Thence N 48°41'18" W, 429.33 feet along a line to the point of beginning and containing 1.1784 acres (51,329.63 sq. ft.) of land more or less.

Albert B. Fernandez

Albert B. Fernandez, P.E., R.P.S.

May 23, 1984

File No. 4646

METES AND BOUNDS DESCRIPTION
FOR A 4.3503 ACRE TRACT
PART OF TRACT 1

B-3

A 4.3503 acre tract out of a 26.1063 acre tract out of N.C.B. 14445 in the City of San Antonio, Bexar County, Texas, and out of the Maria Trinidad Guerra, Survey No. 88, C.B. 4443, Bexar County, Texas, and being more fully described by metes and bounds as follows:

Beginning at a point being the most southwesterly corner of the herein described tract, said point of beginning bears the following from the point of intersection of the south Right-of-Way line of Parkdale Dr. and the East Right-of-Way line of Data Point Drive:

S 05°17'20" W, 535.58 feet;

In a southerly direction, 138.52 feet along a curve to the right having a central angle of 18°27'26", a tangent of 69.87 feet, and a radius of 430.00 feet;

S 48°41'18" E, 120.00 feet;

Thence N 24°05'24" E, 192.57 feet along a line to a point for an interior corner of this tract;

Thence N 05°17'20" E, 210.00 feet along a line to a point for the northwest corner of this tract;

Thence S 84°42'40" E, 413.00 feet along a line to a point for the northeast corner of this tract;

Thence S 05°17'20" W, 234.50 feet along a line to a point for an exterior corner of this tract;

Thence S 41°18'42" W, 407.01 feet along a line to a point for the south corner of this tract;

Thence N 48°41'18" W, 291.42 feet along a line to the point of beginning and containing 4.3503 acres (189,499.29 sq. ft.) of land more or less.

Albert B. Fernandez

Albert B. Fernandez, P.E., R.P.S.

May 23, 1984

File No. 4646

METES AND BOUNDS DESCRIPTION

FOR A 8.590 OF AN ACRE TRACT

TRACT 2

~~B-1~~ 0-1 P.U.D.

An 8.590 acre tract out of an 11.064 acre tract out of N.C.B. 14445 in the City of San Antonio, Bexar County, Texas, and out of the Maria Trinidad Guerra Survey, No. 88, C.B. 4443, Bexar County, Texas, and being more fully described by metes and bounds as follows:

Beginning at a point on the northeast Right-of-Way line of Fairhaven Drive, said point of beginning bears S 48°11'38" E, 127.00 feet and in a southeasterly direction 390.26 feet along a curve to the right having a tangent of 209.73 feet and angle of 52°00'00" and a radius of 430.00 feet from the point of intersection of the southeast Right-of-Way line of Data Point Drive and the northeast Right-of-Way line of Fairhaven Drive, said point also being the southwest corner of said 11.064 acre tract and herein described tract;

Thence along the west lot line of herein described tract the following:

N 31°30'18" E, 334.66 feet;
N 12°27'52" E, 193.87 feet;
N 04°13'27" E, 73.82 feet;
N 41°48'22" E, 19.37 feet;
N 48°11'38" W, 14.90 feet;
N 04°13'27" E, 183.57 feet;
N 41°48'22" E, 18.06 feet to a point for the northwest corner of this tract;

Thence S 60°42'04" E, 205.70 feet along a line to a point for a corner;

Thence S 42°08'09" E, 91.89 feet along a line to a point for an interior corner;

Thence N 55°46'49" E, 609.66 feet along a line to a point for a corner;

Thence S 48°41'18" E, 88.16 feet along the south Right-of-Way line of a 40 foot C.P.S.B. Right-of-Way to a point for the northeast corner of said 11.064 acre tract and herein described tract;

Thence along the southeast lot line of herein described tract the following:

S 40°42'16" W, 406.74 feet;
S 42°10'08" W, 783.50 feet;
S 32°31'00" W, 165.13 feet;
S 57°45'53" W, 147.40 feet to a point on the northeast Right-of-Way line of Fairhaven Drive being a curve to the right for the southeast corner of said 11.064 acre tract and herein described tract;

Thence in a northerly direction 232.74 feet along said northeast Right-of-Way line of Fairhaven Drive being said curve to the right having a tangent of 120.37 feet, an angle of $36^{\circ}02'26''$, and a radius of 370.00 feet to the point of beginning and containing 8.590 acres (374,189.76 sq. ft.) of land more or less.

Albert B. Fernandez

Albert B. Fernandez, P.E.

January 18, 1984

File No. 4646

METES AND BOUNDS DESCRIPTION
FOR A 8.362 ACRE TRACT

TRACT 3

~~BY~~ O-I P. U. D.

A 8.362 acre tract out of N.C.B. 14595 in the City of San Antonio, Bexar County, Texas and out of the Maria Trinidad Guerra Survey No. 88, C.B. 4443, and out of the Manuel Tejada Survey No. 89, C.B. 4445, Bexar County, Texas and being more fully described by metes and bounds as follows:

Beginning at a point on the southwest Right-of-Way line of Fairhaven Drive, said point of beginning bears S 48°11'38" E, 127.00 feet and in a southeasterly direction 125.76 feet along a curve to the right having a tangent of 64.01 feet, and an angle of 19°37'45" and a radius of 370.00 feet from the point of intersection of the southeast R.O.W. line of Data Point Drive and the southwest R.O.W. line of Fairhaven Drive, said point of beginning also being the most northerly corner of herein described tract;

Thence in a southerly direction 209.05 feet along the southwest R.O.W. line of Fairhaven Drive being a curve to the right having a tangent of 107.40 feet, and angle of 32°22'20" and a radius of 370.00 feet to a point of curvature of a curve to the left;

Thence in a southeasterly direction 277.78 feet along the southwest R.O.W. line of Fairhaven Drive being said curve to the left having a tangent of 143.93 feet, and angle of 37°00'47" and a radius of 430.00 feet to a point for the most easterly corner of this tract;

Thence along the southeast lot line of herein described tract the following:

S 42°10'29" W, 405.58 feet;
S 41°34'03" W, 325.70 feet;
S 34°42'07" W, 199.73 feet;
S 30°23'36" W, 70.52 feet to a point for the southeast

corner of this tract;

Thence along the south lot line of herein described tract the following:

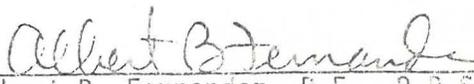
N 78°36'08" W, 158.91 feet;
N 48°41'18" W, 89.82 feet to a point for the southwest

corner of this tract;

Thence along the northwest lot line of herein described tract the following:

N 29°33'25" E, 597.67 feet;
N 35°57'04" E, 771.11 feet to the point of beginning and

containing 8.362 acres (364,248.72 sq. ft.) of land more or less.


Albert B. Fernandez, P.E., R.P.S.
January 18, 1984
File No. 4646

METES AND BOUNDS DESCRIPTION
FOR A 15.577 ACRE TRACT
TRACT 4

~~5~~
0-1 P.U.D.

A 15.577 acre tract of land out of N.C.B. 14281 in the City of San Antonio, Bexar County, Texas and out of the Maria Trinidad Guerra Survey No. 88, C.B. 4443, Bexar County, Texas and being more fully described by metes and bounds as follows:

Beginning at a point on the east R.O.W. line of Gardendale Drive which bears S 48°41'18" E, 269.77 feet from the intersection point of the south R.O.W. line of Wurzbach Road with the east R.O.W. line of Gardendale Drive, said point also being the most westerly corner of this tract;

Thence N 41°18'42" E, 362.35 feet along the north line of this tract to a point for an interior corner of this tract;

Thence N 58°17'26" W, 27.81 feet along said line to a point for an exterior corner of this tract;

Thence N 41°18'42" E, 507.42 feet along said line to a point on the west line of a 40 foot C.P.S.B. R.O.W., said point also being the most northerly corner of this tract;

Thence S 48°41'18" 991.23 feet along said R.O.W. line to a point of curvature of a curve to the right on the north, R.O.W. line of Data Point Drive, said point also being the most easterly corner of this tract;

Thence 5.64 feet in a southerly direction along the arc of said curve, having a central angle of 00°52'24", a radius of 370.00 feet and a tangent of 2.82 feet to a point of tangency for this tract;

Thence S 28°08'37" W, 257.81 feet along said R.O.W. line to a point for an exterior corner of this tract;

Thence N 76°20'12" W, 124.59 feet along the south line of this tract to a point for an interior corner of this tract;

Thence N 80°50'12" W, 124.59 feet along said line to a point for an interior corner of this tract;

Thence S 53°01'41" W, 185.35 feet along said line to a point for an interior corner of this tract;

Thence S 41°48'22" W, 370.00 feet along said line to a point of an interior corner of this tract;

Thence S 03°11'38" E, 21.22 feet along said line to a point for an exterior corner of this tract;

Thence S $41^{\circ}48'22''$ W, 15.00 feet along said line to a point on the east R.O.W. line of Gardendale Drive to a point for the most southerly corner of this tract;

Thence N $48^{\circ}11'38''$ W, 175.81 feet along said R.O.W. line to a point of curvature of a curve to the right;

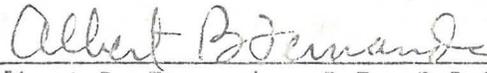
Thence 40.00 feet in a northerly direction along the arc of said curve having a central angle of $06^{\circ}11'39''$, a radius of 370.00 feet and a tangent of 20.02 feet to a point for an exterior corner of this tract;

Thence N $35^{\circ}31'51''$ E, 404.44 feet along a line to a point for an interior corner of this tract;

Thence N $52^{\circ}43'02''$ W, 270.00 feet along a line to a point for an interior corner of this tract;

Thence S $46^{\circ}26'36''$ W, 291.49 feet along a line to a point on the west R.O.W. line of Gardendale Drive for an exterior corner of this tract;

Thence N $48^{\circ}41'18''$ W, 230.00 feet along said R.O.W. line to the point of beginning and containing 15.577 acres of land more or less.


Albert B. Fernandez, P.E., R.P.S.
January 13, 1984
File No. 4645

METES AND BOUNDS DESCRIPTION
FOR A 1.649 ACRE TRACT
TRACT 5

~~B~~
O-1 P.U.D.

A 1.649 of an acre tract out of N.C.B. 14281 in the City of San Antonio, Bexar County, Texas and out of the Maria Trinidad Guerra Survey No. 88, C.B. 4443, Bexar County, Texas and being more fully described by metes and bounds as follows:

Beginning at a point on the west Right-of-Way line of Data Point Drive, said point being the point of intersection of the northeast line of a 40 foot C.P.S.B. R.O.W. and said Data Point Drive R.O.W. line, said point of beginning also being the most southerly corner of herein described tract;

Thence N 48°41'18" W, 1026.16 feet along the north R.O.W. line of said 40 foot C.P.S.B. R.O.W. to a point for the most westerly corner of this tract;

Thence N 41°17'20" E, 55.08 feet along a line to a point for the most northerly corner of this tract;

Thence S 48°42'40" E, 307.00 feet along a line to a point for an interior corner;

Thence N 41°17'20" E, 40.00 feet along a line to a point for the northwest corner of this tract;

Thence S 48°42'40" E, 368.00 feet along a line to a point for the northeast corner of this tract;

Thence S 41°17'20" W, 40.00 feet along a line to a point for an interior corner;

Thence S 48°42'40" E, 259.39 feet along a line to a point for an interior corner;

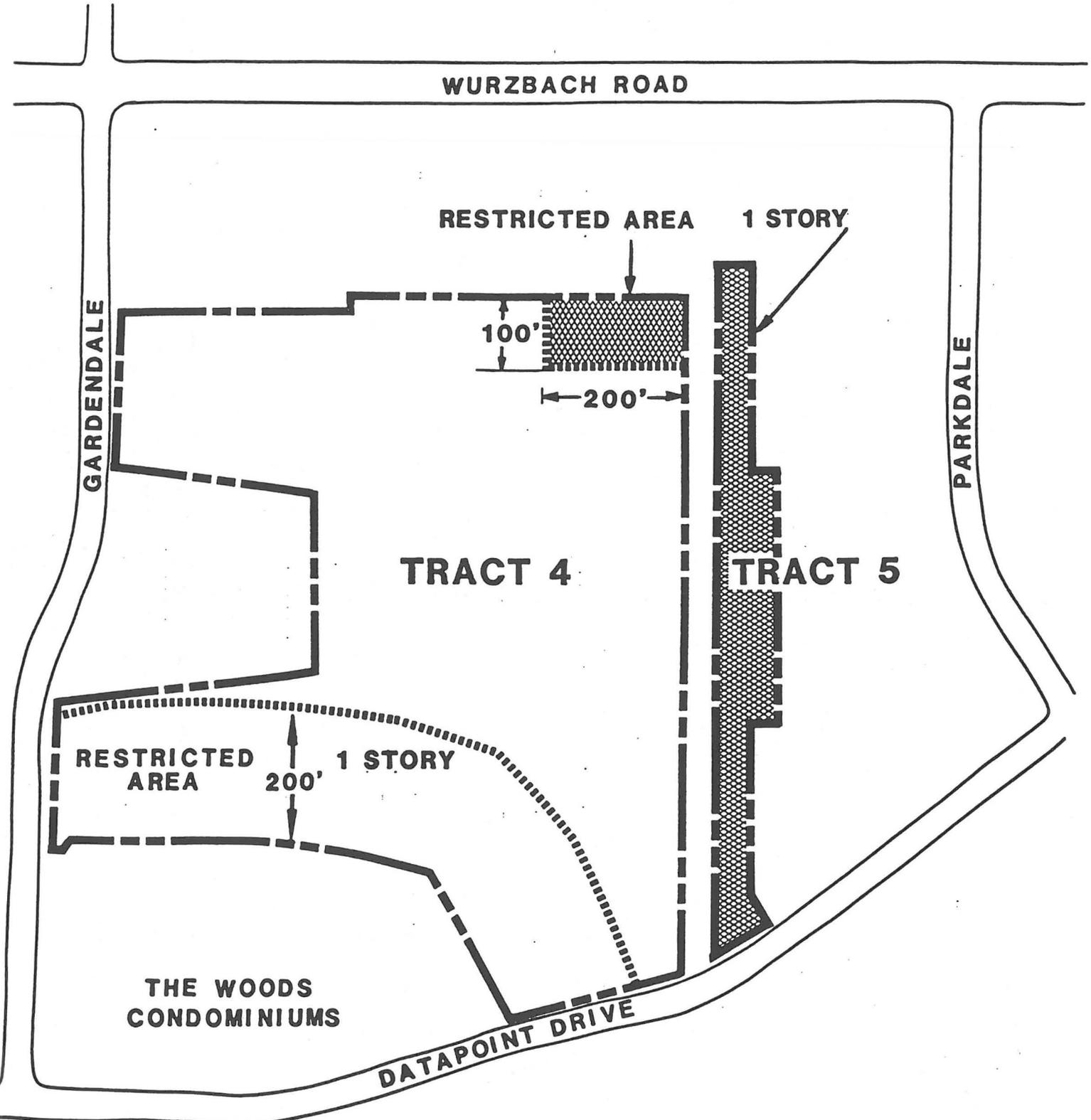
Thence S 84°42'40" E, 55.06 feet along a line to a point on a curve to the right for the most easterly corner;

Thence in a southwesterly direction 100.04 feet along said curve to the right having a tangent of 50.33 feet, an angle of 15°29'30"; and a radius of 370.00 feet to the point of beginning and containing 1.649 acres (71,830.44 sq. ft.) of land more or less.



Albert B. Fernandez, P.E., R.P.S.
January 18, 1984
File No. 4646

EXHIBIT B



APPLICANT: Turtle Creek Joint Venture

ZONING CASE NO Z84069

STATUS OF APPLICANT: Owner

APPEAL CASE

YES

NO XX

OWNER OF PROPERTY: Turtle Creek Joint Venture

OWNER CONCURS WITH THIS REZONING REQUEST:

YES XX

NO

DATE OF APPLICATION: January 24, 1984

LOCATION OF PROPERTY

Temporary "R-1" to "P-1 (B-3)"

A 2.6366 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the Planning Department

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

A 4.3503 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the Planning Department

Temporary "R-1" to "P-1 (B-1)"

A 5.9448 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the Planning Department

Temporary "R-1" to "P-1 (B-2)"

A 1.1784 & 11.9963 acre tract of land out of NCB 14445 being further described by field notes filed in the Office of Planning Department.

In the 9200 Block of IH 10 Expressway.

FOR INFORMATION ONLY

Subject property is located on the southwest side of IH 10 Expressway being 350.62' south east of the intersection of Parkdale Dr & IH 10 Expressway having 385.65' on IH 10 Expressway and a maximum depth of 1776'

Temporary "R-1" to "P-1 (O-1)"

A 15.557 and 1.649 acre tract of land out of NCB 14281, being further described by field notes filed in the Office of the Planning Department.

In the 4100-4200- Block of Gardendale Dr.

FOR INFORMATION ONLY

Subject property is located on the northeast side of Gardendale Drive being 269.77' southeast of the intersection of Wurzbach Rd and Gardendale Dr., having 230' and 215.82' on Gardendale Dr., and a maximum depth of 964'

Temporary "R-1" to "P-1 (O-1)"

A 8.590 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the Planning Department.

In the 3800 Block of Fairhaven. Dr.

FOR INFORMATION ONLY

Subject property is located on the northeast side of Fairhaven Dr., being 613' southeast of the intersection of Data Point Dr and Fairhaven Dr., having 250' on Fairhaven Dr and a maximum depth of 1500'

"R-3" to "P-1(O-1)"

A 8.362 acre tract of land out of NCB 14595 being further described by field notes filed in the Office of the Planning Department.

In the 3800 Block of Fairhaven Dr.

FOR INFORMATION ONLY

Subject property is located on the southwest side of Fairhaven Dr., being 243' southeast of the intersection of Data Point Dr and Fairhaven Dr., having 446' on Fairhaven Dr and a maximum depth of 1368'

REQUESTED CHANGE OF PROPERTY

Temporary "R-1" One Family Residence District and "R-3" Multiple Family Residence District to "P-1 (O-1)" Planned Unit Development Office District, "P-1 (B-1)" Planned Unit Development Business District, "P-1 (B-2)" Planned Unit Development Business District, "P-1 (B-3)" Planned Unit Development Business District and "B-3" Business District.

ZONING COMMISSION PUBLIC HEARING HELD ON February 21, 1984INFORMATION PRESENTED BY APPLICANT

Mr Ralph C. Bender, 4815 Fredericksburg Rd., stated that they are requesting the change of zoning for office and business activities. He further stated that they have met with the homeowners association of the area and are still in the process of negotiating some concerns of the residents. He further stated that they have also been unable to contact some of the property owners that live out of town to inform them of the proposed plans. Therefore, they would like to request that this case be postponed in order to allow them time to contact all the property owners interested in this case.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONSDISCUSSION

The subject property is located in an area which presently entertains a mixture of residential business zoning districts and uses.

RECOMMENDATION

Approval is recommended by staff considering the pattern of development.

TRAFFIC ENGINEERING RECOMMENDATION

Subject property is served by Data Point, Garden Dale, Fairhaven and Interstate IH 10. Access is somewhat limited as mostly the zoning is in the interior of the blocks. The streets, with the exception of IH 10 are collectors. Access to IH 10 must be secured from the Texas State Department of Highways and Public Transportation. All other access and off street parking must be in compliance with the zoning code of the City of San Antonio,

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were ninety-nine notices mailed out to the surrounding property owners, eight returned in opposition and four returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Ms. Davies and seconded by Mr Adams, that this case be postponed at the applicant's request.

Davies, Adams, Rodriguez, Washington, McNeel Alvarado voting in the affirmative; Polunsky voting against; Meza, Oviedo, Kachtik, Small being absent.
THE MOTION CARRIED

ZONING COMMISSION PUBLIC HEARING HELD ON June 12, 1984INFORMATION PRESENTED BY APPLICANT

Mr Ralph Bender, 4815 Fredericksburg Rd., stated that they are requesting the change of zoning for business and office activities. He further stated that they have met with the residents of the area and have tried to accommodate many of the concerns of the property owners. He amended his request to have the 8.590 acre tract of land out of NCB 14445 and the 8.362 acre tract of land out of NCB 14595, in the 3800 Block of Fairhaven Dr. be zoned PUD "O-1" and that the entire property be placed under the PUD designation with the exception of the 4.3503 acre tract which is to remain "B-3".

IN FAVOR

Mr John Justama, 5956 Cherry Lane, Dallas, Texas, stated that they propose to develop a first quality project. He further stated that this will be there first development in the City of San Antonio. He stated that they feel that they have been diligent and sensitive to the concerns of all the adjacent property owners.

Mrs. Harriette Furino, 8915 Data Point Dr., stated that she is representing the Woods Homeowners Association. She further stated that they are in favor of the proposed change of zoning with the contingency that the deed restrictions agreed upon by the residents be filed before this case goes to City Council. She stated that the applicant has been very cooperative in the negotiations.

Mr Kenneth Guindi, Turtle Creek Joint Venture, stated that they are in agreement with the deed restrictions and will file the deed restrictions when the case is approved by the City Council.

Mr Morton Baird, Attorney, stated that he is representing the Woods Condominium Homeowners Association. He further stated that they are in favor of the proposed change of zoning conditioned upon the filing of the protective covenants immediately upon approval of the City Council.

Mr Al Rohde, stated that he is in favor of the proposed change of zoning because he feels that the proposed use is the highest and best use of the subject property.

IN OPPOSITION

Mrs. Elaine Ludwig, 9030 Wurzbach, stated that she did not object to the zoning change but she does object to the deed restrictions. She further stated that they had met with Mr Bander and he had agreed to keep the one story office building around the parameter of the property but when they reviewed the final set of the deed restrictions they favored more toward the Woods Homeowners Association. She stated that according to the deed restrictions the developer can put a three story office building behind their office building and that the buildings would be at least 300' from their property line.

REBUTTAL

Mr Bender stated that in discussion with Mrs Ludwig the deed restrictions were not finalized. He noted that in the deed restrictions it states that there would not be any parking structure closer than 100' to the north property line. In addition they have agreed to buffer all of the adjacent property with a landscape area. They did agree to restricting to only a one story office building adjacent to the multi-family development to the east.

STAFF RECOMMENDATIONSDISCUSSION

The subject property is located in an area which presently entertains a mixture of residential and business zoning districts and uses.

RECOMMENDATION

Approval is recommended by staff considering the pattern of development.

TRAFFIC ENGINEERING RECOMMENDATION

Subject property is served by Data Point, Gardendale, Fairhaven and Interstate IH 10. Access is somewhat limited as mostly the zoning is in the interior of the blocks. The streets, with the exception of IH 10 are collectors. Access to IH 10 must be secured from the Texas State Department of Highways and Public Transportation. All other access and off street parking must be in compliance with the zoning code of the City of San Antonio.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were ninety nine notices were mailed out to the surrounding property owners, five returned in opposition and five returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mr Washington and seconded by Mr Small to recommend approval of the amended petition from Temporary "R-1" One Family Residence District and "R-3" Multiple Family Residence District to "P-1 (O-1)" Office District, "P-1(B-2)" Business District, "P-1 (B-3)" Business District and "B-3" Business District for the following votes:

Washington, Small, Kachtik, Adams, McNeel, Oviedo, Alvarado, Davies voting in the affirmative; None voting against; Polunsky-Abstain; Meza, Rodriguez being absent.
THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located in the 9200 Block of IH 10 Expressway in the 4100-4200 Block of Gardendale Drive and in the 3800 Block of Fairhaven Dr.
2. There were ninety-nine notices mailed out, five returned in opposition and five returned in favor.
3. There are deed restrictions agreed to by the application and neighbors of the area. The deed restrictions include screening, landscaping, ingress and egress, these restrictions are to be filed by the developer in the spirit of harmony with the neighbors.

OTHER RECOMMENDATIONS

It is further stipulated that access to IH 10 must be secured from the Texas State Department of Highways and Public Transportation. All other access and off street parking must be in compliance with the zoning code of the City of San Antonio.

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at Council Hearing

Please Return To:

Kenneth M. Gindy
Oppenheimer, Rosenberg, Kelleher
& Wheatley, Inc.
711 Navarro, Suite 620
San Antonio, Texas 78205

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 he 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 #59017 hereto attached has been published in every issue of said newspaper on the following days, to-wit: July 17, 1984.

AN ORDINANCE 59017

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. Z84069)

The rezoning and reclassification of property from Temporary "R-1" One-Family Residence District and "R-3" Multiple-Family Residence District to "P-1(O-1)" Planned Unit Development Office District, "P-1(B-1)" Planned Unit Development Business District, "P-1(B-3)" Planned Unit Development Business District and "B-3" Business District, listed below as follows:

Temporary R-1 to P-1(B-3)

A 2.6366 acre tract of land out of NCB 14445, being further described by field notes filed in the Office of the City Clerk.

Temporary R-1 to B-3

Irene Palencia

Sworn to and subscribed before me this 17th Day of July, 1984.

Stella G. Orozco

Notary Public in and for Bexar County,
Texas