

AN ORDINANCE **63215**

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.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. THAT SECTION 35-35 OF CHAPTER 35 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. Z86107P.P.)

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

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

An 88.876 acre tract out of CB's 4900, 4910 and 4923 being further described by field notes filed in the Office of the City Clerk.

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

A 6.9445 acre tract out of CB 4900, being further described by field notes filed in the Office of the City Clerk.

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

A 43.6713 acre tract out of CB's 4900 and 4923, being further described by field notes filed in the Office of the City Clerk.

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

SECTION 2. THAT ALL OTHER PROVISIONS OF SAID CHAPTER 35, AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE PENALTIES FOR VIOLATIONS AS MADE AND PROVIDED IN SECTION 35-24.

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 10th DAY OF July 1986.

ATTEST: [Signature]
CITY CLERK

[Signature]
MAYOR

APPROVED AS TO FORM: [Signature]
CITY ATTORNEY

86-31

4-16-6

ITEM NO. 39
JUL 10 1986

MEETING OF THE CITY COUNCIL DATE: _____

MOTION BY: Hasslocher SECONDED BY: Thompson

ORD. NO. 63215 ZONING CASE #286104/P

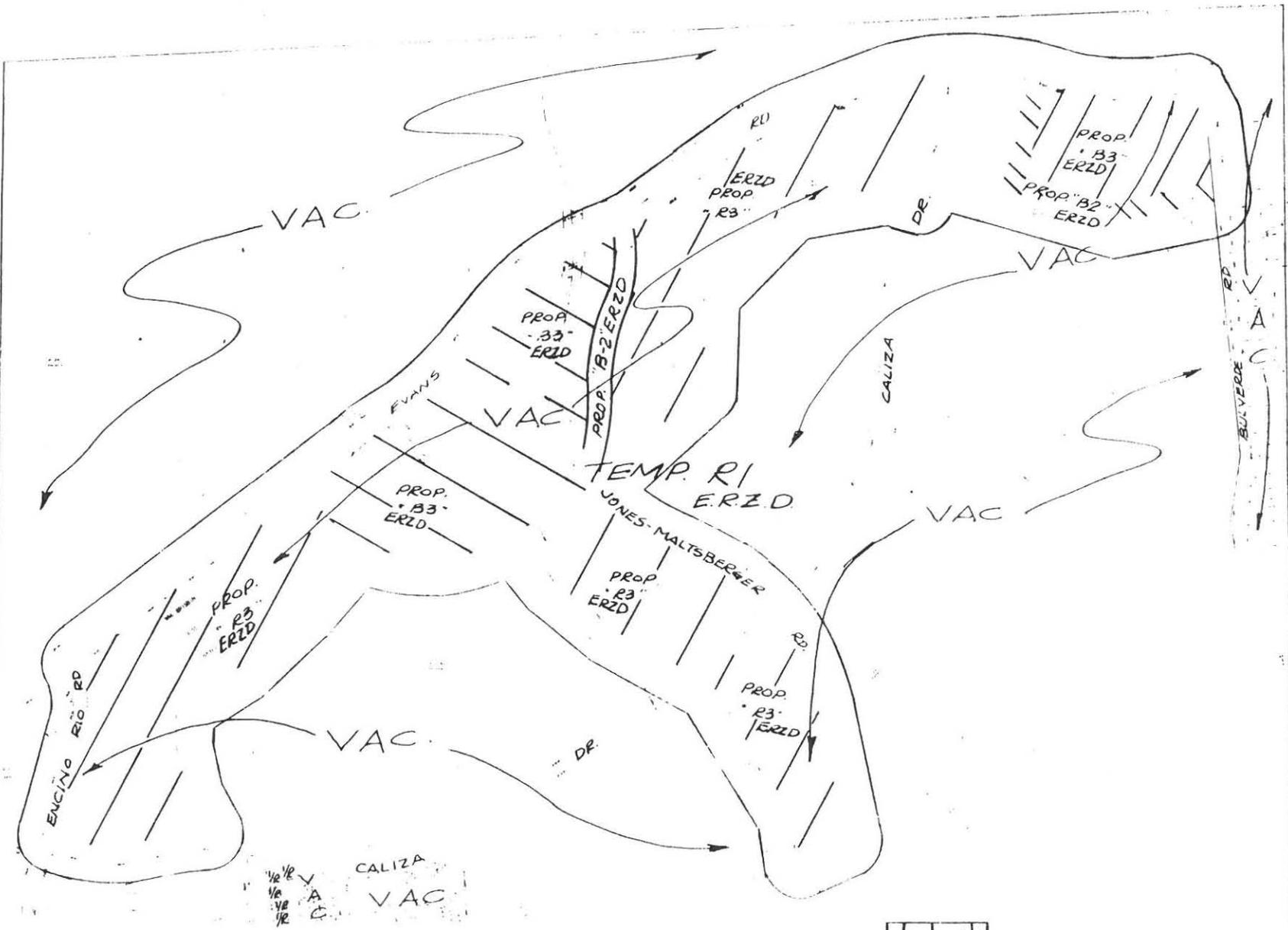
RESOL. _____ PETITION _____

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

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

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

86-31



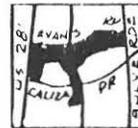
ZONING CASE *IB0107 P.P.*

CITY COUNCIL DISTRICT *10*
 CENSUS TRACT *1212*
 GRID *17-06*

REQUESTED ZONING CHANGE
 FROM *TEMP. R1 ERZD*
 TO *R3 ERZD*
 DATE *JULY 1986*

B2 ERZD BUSINESS DIST.
 TO *B3 ERZD BUSINESS DIST.*
R3 ERZD MULTI-FAM. RESID. DIST.

SCALE



JONES -
 MALTSBERGER



NORTH

DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

Tract VI
Proposed R-3 ←
43.434 Acres
South of Evans Road
Encino Park

286107

LEGAL DESCRIPTION

FOR

Prop ~~Sub~~

43.434 acres (1,891,993 square feet) of land out of a 1,805.174 acre tract of land described by Deed recorded in Volume 3271, Page 1128, of the Official Public Records of Real Property, Bexar County, Texas, and being partly out of William Brisbin Survey No. 396 1/2, County Block 4923, and partly out of William Brisbin Survey No. 89 1/2, County Block 4900, Bexar County, Texas, said tract being more particularly described as follows, to wit:

Beginning: at a point of curvature in the south right-of-way line of Evans Road established by Encino Park Subdivision Unit 23, as recorded in Volume 9512, Pages 24-28, of the Plat and Deed Records of Real Property, Bexar County, Texas, said point being S 89° 28' 24" W, 15.62 feet from the intersection for the south right-of-way line of said Evans Road and the west right-of-way line of Caliza Drive established by Encino Park Subdivision Unit 24, as recorded in Volume 9512, Pages 22-23, of the Deed and Plat Records of Real Property, Bexar County, Texas, said point having a radial bearing of S 00° 55' 03" E;

Thence: 24.17 feet in a southeasterly direction along an arc of a curve to the right having a radius of 15.00 feet and a central angle of 92° 19' 59" to a point of tangency in the west right-of-way line of said Caliza Drive;

Thence: along the west right-of-way line of said Caliza Drive as follows:

S 01° 24' 56" W, 215.53 feet to a point of curvature;

271.44 feet in a southerly direction along an arc of a curve to the right having a radius of 1,169.00 feet and a central angle of 13° 18' 15" to a point of tangency;

S 14° 43' 11" W, 223.98 feet to a point for the southeast corner of this tract;



Tract VI
Proposed R-3
43.434 Acres
South of Evans Road
Encino Park
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Thence: along the southeasterly line of this tract as follows:

N 76° 34' 49" W, 162.69 feet to a point;

S 61° 04' 06" W, 570.90 feet to a point;

S 41° 59' 33" W, 605.58 feet to a point;

S 02° 05' 43" W, 523.15 feet to a point;

S 47° 36' 36" W, 689.63 feet to a point in the north right-of-way line of the proposed extension of Jones-Maltsberger Road for the south corner of this tract;

Thence: N 35° 10' 19" W, 246.52 feet, along said extension of Jones-Maltsberger Road to a point for the west corner of this tract having a radial bearing of N 76° 05' 14" W;

Thence: along the westerly line of this tract as follows:

253.02 feet in a northerly direction along an arc of a curve to the left having a radius of 814.00 feet and a central angle of 17° 48' 35" to a point of tangency;

N 03° 53' 49" W, 429.88 feet to a point of curvature;

156.53 feet in a northerly direction along an arc of a curve to the right having a radius of 450.00 feet and a central angle of 19° 55' 50" to a point of tangency;

N 16° 02' 01" E, 135.37 feet to a point of curvature;

320.94 feet in a northerly direction along an arc of a curve to the left having a radius of 450.00 feet and a central angle of 40° 51' 46" to a point of tangency;

N 24° 49' 45" W, 69.97 feet to a point in the south right-of-way line of said Evans Road for the northwest corner of this tract;



Tract VI
Proposed R-3
43.434 Acres
South of Evans Road
Encino Park
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Thence: along the south right-of-way line of said Evans Road as follows:
N 55° 45' 42" E, 853.73 feet to point of curvature;
311.60 feet in a northeasterly direction along an arc of a curve to the right having a radius of 1,166.00 feet and a central angle of 15° 18' 41" to a point of tangency;
N 71° 04' 24" E, 516.61 feet to a point of curvature;
359.90 feet in a easterly direction along an arc of a curve to the right having a radius of 1,145.00 feet and a central angle of 18° 00' 34" to the POINT OF BEGINNING, containing 43.434 acres (1,891,993 square feet) of land, more or less.

Job No. 0880-13-09/#12
JB/pn
January 30, 1986

Certified this 30th day of January 1986.



Registered Public Surveyor
Texas Registration 4076



VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

Tract IV
Proposed R-3 ←
7.954 Acres
South of Evans Road
Encino Park

286107

LEGAL DESCRIPTION

FOR

Prop ~~R-3~~

7.954 acres (346,491 square feet) of land out of a 1,805.174 acre tract of land described by Deed recorded in Volume 3271, Page 1128, of the Official Public Records of Real Property, Bexar County, Texas, and being partly out of William Brisbin Survey No. 396 1/2, County Block 4923, and partly out of El Paso Irrigation Company Survey No. 92 1/2, County Block 4910, Bexar County, Texas, said tract being more particularly described as follows, to wit:

Commencing: at a point of intersection for the east right-of-way line of Encino Rio and the south right-of-way line of Caliza Drive, both established by Encino Park Subdivision Unit 22, as recorded in Volume 9511, Pages 61-63, of the Deed and Plat Records of Real Property, Bexar County, Texas;

Thence: along the south right-of-way line of said Caliza Drive as follows:

S 73° 10' 27" E, 125.39 feet to a point of curvature;

350.42 feet in a easterly direction along an arc of a curve to the left having a radius of 737.00 feet and a central angle of 27° 14' 33" to a point of tangency;

N 79° 35' 00" E, 183.71 feet to a point of curvature;

449.06 feet in a easterly direction along an arc of a curve to the right having a radius of 957.00 feet and a central angle of 26° 53' 08" to a point of tangency;

S 73° 31' 52"E, 376.69 feet to a point of curvature;

739.96 feet in a easterly direction along an arc of a curve to the left having a radius of 843.00 feet and a central angle of 50° 17' 34" to a point of tangency;

N 56° 10' 34" E, 1,612.28 feet to the POINT OF BEGINNING;

Thence: containing along the south right-of-way line of said Caliza Drive as follows:

N 56° 10' 34" E, 478.26 feet to a point of curvature;



Tract IV
Proposed R-3
7.954 Acres
South of Evans Road
Encino Park
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22.86 feet in a easterly direction along an arc of a curve to the right having a radius of 15.00 feet and a central angle of $87^{\circ} 18' 30''$ to a point of compound curvature in the west right-of-way line in the proposed extension of Jones-Maltsberger Road;

Thence: along the west right-of-way line of said Jones-Maltsberger Road as follows:

501.80 feet in a southeasterly direction along an arc of a curve to the right having a radius of 1,057.00 feet and a central angle of $27^{\circ} 12' 03''$ to a point of tangency;

S $09^{\circ} 18' 53''$ E, 487.15 feet to a point in the south line of said 1,805.174 acre tract for the east corner of this tract;

Thence: S $58^{\circ} 17' 47''$ W, 231.51 feet along the south line of said 1,805.174 acre tract to a point for the south corner of this tract;

Thence: along the west line of this tract as follows:

N $16^{\circ} 13' 47''$ W, 216.01 feet to a point;

N $34^{\circ} 16' 44''$ W, 682.39 feet to a point;

N $61^{\circ} 29' 39''$ W, 55.14 feet to the POINT OF BEGINNING, containing 7.954 acres (346,491 square feet) of land, more or less.

Job No. 0880-13-09/#11
JB/pn
January 30, 1986

Certified this 30th day of January 1986.



Registered Public Surveyor
Texas Registration 4076



VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

Tract I
Proposed R-3
26.998 Acres
South of Evans Road
Encino Park

286107

LEGAL DESCRIPTION

FOR

26.998 acres (1,176,040 square feet) of land out of a 1,805.174 acre tract of land described by Deed recorded in Volume 3271, Page 1128, of the Official Public Records of Real Property, Bexar County, Texas, and being partly out of William Brisbin Survey No. 396 1/2, County Block 4923, Bexar County, Texas, said tract being more particularly described as follows, to wit:

Beginning: at a point in the property return for the south right-of-way line of Evans Road established by Encino Park Subdivision Unit 21, as recorded in Volume 9512, Pages 18-21, of the Deed and Plat Records of Real Property, Bexar County, Texas, said point being N 54° 13' 56" E, 11.89 feet from the intersection of said south right-of-way line of Evans Road and the east right-of-way line of Encino Rio established by said Encino Park Subdivision Unit 21;

Thence: along the south right-of-way line of said Evans Road also established by Encino Park Subdivision Unit 23, as recorded in Volume 9512, Pages 24-28, of the Deed and Plat Records of Real Property, Bexar County, Texas, as follows:

N 54° 13' 56" E, 103.37 feet to a point of curvature;

131.55 feet in a northeasterly direction along an arc of a curve to the right having a radius of 1,176.00 feet and a central angle of 06° 24' 33" to a point of reverse curvature;

136.92 feet in a northeasterly direction along an arc of a curve to the left having a radius of 1,224.00 feet and a central angle of 06° 24' 33" to a point of tangency;

N 54° 13' 56" E, 150.00 feet to a point of curvature;

136.92 feet in a northeasterly direction along an arc of a curve to the left having a radius of 1,224.00 feet and a central angle of 06° 24' 33" to a point of reverse curvature;

131.55 feet in a northeasterly direction along an arc of a curve to the right having a radius of 1,176.00 feet and a central angle of 06° 24' 33" to a point of tangency;



Tract I
Proposed R-3
26.998 acres
South of Evans Road
Encino Park
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N 54° 13' 56" E, 707.72 feet to a point for the north corner of this tract;

Thence: along the northeast line of this tract as follows:

S 35° 46' 04" E, 38.19 feet to a point of curvature;

361.88 feet in a southeasterly direction along an arc of a curve to the left having a radius of 814.00 feet and a central angle of 25° 28' 20" to a point for the east corner of this tract;

Thence: along the southeast line of this tract as follows:

S 40° 44' 25" W, 461.07 feet to a point;

S 48° 04' 42" W, 453.20 feet to a point;

S 59° 38' 25" W, 413.11 feet to a point for an interior corner;

S 01° 24' 43" W, 210.43 feet to a point;

S 13° 38' 04" E, 299.13 feet to a point;

S 28° 47' 39" E, 195.02 feet to a point for the southeast corner of this tract, said point being in the north right-of-way line of Caliza Drive established by Encino Park Subdivision Unit 22 as recorded in Volume 9511, Pages 61-63, of the Deed and Plat Records of Real Property, Bexar County, Texas, and having a radial bearing of S 01° 11' 36" W;

Thence: along the north right-of-way line of Caliza Drive as follows:

208.91 feet in a westerly direction along an arc of a curve to the left having a radius of 1,031.00 feet and a central angle of 11° 36' 36" to a point of tangency;

S 79° 35' 00" W, 183.71 feet to a point of curvature;

315.24 feet in a westerly direction along an arc of a curve to the right having a radius of 663.00 feet and a central angle of 27° 14' 33" to a point of tangency;

N 73° 10' 27" W, 115.39 feet to a point of curvature;



Tract I
Proposed R-3
26.998 acres
South of Evans Road
Encino Park
Page 3 of 3

15.71 feet in a northwesterly direction along an arc of a curve to the right having a radius of 10.00 feet and a central angle of 90° 00' 00" to a point of tangency in the east right-of-way line of Encino Rio as established by said Encino Park Subdivision Unit 22;

Thence: along the east right-of-way line of Encino Rio as follows:

N 16° 49' 33" E, 589.15 feet to a point of curvature;

305.32 feet in a northerly direction along an arc of a curve to the left having a radius of 444.00 feet and a central angle of 39° 24' 01" to a point of tangency;

N 22° 34' 28" W, 35.29 feet to a point of curvature;

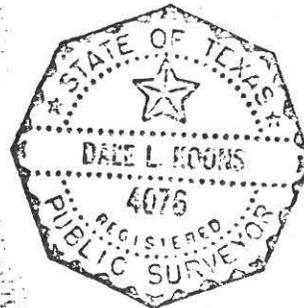
20.11 feet in a northeasterly direction along an arc of a curve to the right having a radius of 15.00 feet and a central angle of 76° 48' 23" to the POINT OF BEGINNING, containing 26.998 acres (1,176,040 square feet) of land, more or less.

Job No. 0880-13-09/#8
JB/pn
January 30, 1986

Certified this 30th day of January 1986.



Registered Public Surveyor
Texas Registration 4076



286107

Tract III
Proposed R-3 ←
13.818 Acres
South of Evans Road
Encino Park

LEGAL DESCRIPTION

FOR

13.818 acres (601,932 square feet) of land out of a 1,805.174 acre tract of land described by Deed recorded in Volume 3271, Page 1128, of the Official Public Records of Real Property, Bexar County, Texas, and being partly out of William Brisbin Survey No. 396 1/2, County Block 4923, Bexar County, Texas, said tract being more particularly described as follows, to wit:

Commencing: at a point of intersection for the east right-of-way line of Encino Rio and the north right-of-way line of Caliza Drive, both established by Encino Park Subdivision Unit 22, as recorded in Volume 9511, Page 61-63, of the Deed and Plat Records of Real Property, Bexar County, Texas;

Thence: along the north right-of-way line of said Caliza Drive as follows:

S 73° 10' 27" E, 125.39 feet to a point of curvature;

315.24 feet in a easterly direction along an arc of a curve to the left having a radius of 663.00 feet and a central angle of 27° 14' 33" to a point of tangency;

N 79° 35' 00" E, 183.71 feet to a point of curvature;

483.79 feet in a easterly direction along an arc of a curve to the right having a radius of 1,031.00 feet and a central angle of 26° 53' 08" to a point of tangency;

S 73° 31' 52" E, 376.69 feet to a point of curvature;

675.01 feet in a easterly direction along an arc of a curve to the left having a radius of 769.00 feet and a central angle of 50° 17' 34" to a point of tangency;

N 56° 10' 34" E, 1,556.16 feet to the POINT OF BEGINNING;

Thence: along the southwest line of this tract as follows:

N 60° 21' 53" W, 441.09 feet to a point;

N 49° 03' 52" W, 411.63 feet to a point;



Tract III
Proposed R-3
13.818 Acres
South of Evans Road
Encino Park
Page 2 of 2

N 35° 49' 44" W, 329.26 feet to a point for the west corner of this tract;

Thence: N 59° 37' 44" E, 464.58 feet along the northwest line of this tract to a point in the south right-of-way line of the proposed extension of Jones-Maltsberger Road for the north corner of this tract;

Thence: along the south right-of-way line of said Jones-Maltsberger Road as follows:

S 35° 10' 19" E, 34.67 feet to a point of curvature;

339.94 feet in a southeasterly direction along an arc of a curve to the left having a radius of 743.00 feet and a central angle of 26° 12' 50" to a point of tangency;

S 61° 23' 09" E, 429.46 feet to a point of curvature;

346.86 feet in a southeasterly direction along an arc of a curve to the right having a radius of 1,057.00 feet and a central angle of 18° 48' 07" to a point of compound curvature;

34.47 feet in a southerly direction along an arc of a curve to the right having a radius of 20.00 feet and a central angle of 98° 45' 37" to a point of tangency in the north right-of-way line in said Caliza Drive;

Thence: S 56° 10' 34" W, 518.43 feet along the north right-of-way line of said Caliza Drive to the POINT OF BEGINNING, containing 13.818 acres (601,932 square feet) of land, more or less.

Job No. 0880-13-09/#10
JB/pn
January 30, 1986

Certified this 30th day of January 1986.


Registered Public Surveyor
Texas Registration 9075



Tract VIIA
Proposed B-2
3.616 Acres
South of Evans Road
Encino Park

286 107

LEGAL DESCRIPTION

FOR

Prop B-2

3.616 acres (157,491 square feet) of land out of a 1,805.174 acre tract of land described by Deed recorded in Volume 3271, Page 1128, of the Official Public Records of Real Property, Bexar County, Texas, and being partly out of William Brisbin Survey No. 89 1/2, County Block 4900, Bexar County, Texas, said tract being more particularly described as follows, to wit:

Commencing: at a point of intersection for the south right-of-way line of Evans Road, established by Encino Park Subdivision Unit 23, as recorded in Volume 9512, Pages 24-28 of the Deed and Plat Records of Real Property, Bexar County, Texas, and the west right-of-way line of Bulverde Road;

Thence: along the west right-of-way line of Bulverde Road as follows:
S 27° 24' 22" E, 145.18 feet to a point;
S 04° 28' 53" E, 357.12 feet to the POINT OF BEGINNING for the northeast corner of this tract;

Thence: S 04° 28' 53' E, 100.37 feet along the west right-of-way line of Bulverde Road to a point for the southeast corner of this tract;

Thence: along the south line of this tract as follows:
S 80° 34' 04" W, 538.90 feet to a point;
N 71° 16' 59" W, 538.72 feet to a point for the southwest corner of this tract;

Thence: along the west line of this tract as follows:
N 14° 43' 11" E, 78.07 feet to a point of curvature;
358.28 feet in a northerly direction along an arc of a curve to the left having a radius of 1,543.00 feet and a central angle of 13° 18' 15" to a point of tangency;
N 01° 24' 56" E, 178.89 feet to a point for the northwest corner of this tract;



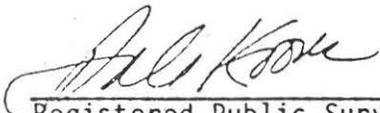
Tract VIIA
Proposed B-2
3.616 Acres
South of Evans Road
Encino Park
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Thence: along the south right-of-way line of said Evans Road as follows:
S 71° 16' 59" E, 104.74 feet to a point for an exterior corner
of this tract;

Thence: along the northeast line of this tract, parallel to and 100'
from the west and south lines of this tract as follows:
S 01° 24' 56" W, 147.74 feet to a point of curvature;
366.31 feet in a southerly direction along an arc of a curve to
the right having a radius of 1643.00 feet and a central angle
of 12° 46' 28" to a point for an interior corner of this tract;
S 71° 16' 59" E, 420.47 feet to a point;
N 80° 34' 04" E, 522.49 feet to the POINT OF BEGINNING,
containing 3.616 acres (157,491 square feet) of land, more or
less.

Job No. 0880-13-09/#34
JB/vij
February 13, 1986

Certified this 13th day of February 1986.



Registered Public Surveyor
Texas Registration 4076



Tract VII
Proposed B-3
10.235 Acres
South of Evans Road
Encino Park

286107

LEGAL DESCRIPTION

FOR

10.235 acres (445,825 square feet) of land out of a 1,805.174 acre tract of land described by Deed recorded in Volume 3271, Page 1128, of the Official Public Records of Real Property, Bexar County, Texas, and being partly out of William Brisbin Survey No. 89 1/2, County Block 4900, Bexar County, Texas, said tract being more particularly described as follows, to wit:

Beginning: at a point of intersection for the south right-of-way line of Evans Road, established by Encino Park Subdivision Unit 23, as recorded in Volume 9512, Pages 24-28 of the Deed and Plat Records of Real Property, Bexar County, Texas, and the west right-of-way line of Bulverde Road;

Thence: along the west right-of-way line of Bulverde Road as follows:

S 27° 24' 22" E, 145.18 feet to a point;

S 04° 28' 53" E, 357.12 feet to a point for the southeast corner of this tract;

Thence: along the south line of this tract as follows:

S 80° 34' 04" W, 522.49 feet to a point;

N 71° 16' 59" W, 420.47 feet to a point for the southwest corner of this tract having a radial bearing of N 75° 48' 36" W;

Thence: along the west line of this tract as follows:

366.31 feet in a northerly direction along an arc of a curve to the left having a radius of 1,643.00 feet and a central angle of 12° 46' 28" to a point of tangency;

N 01° 24' 56" E, 147.74 feet to a point for the northwest corner of this tract;

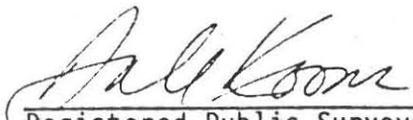


Tract VII
Proposed B-3
10.235 Acres
South of Evans Road
Encino Park
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Thence: along the south right-of-way line of said Evans Road as follows:
S 71° 16' 59" E, 93.62 feet to a point of curvature;
616.57 feet in a easterly direction along an arc of a curve to the left having a radius of 1,255.00 feet and a central angle of 28° 08' 57" to a point of tangency;
N 80° 34' 04" E, 25.71 feet to a point of curvature;
25.14 feet in a southeasterly direction along an arc of a curve to the right having a radius of 20.00 feet and a central angle of 72° 01' 34" to a point for an interior corner;
N 62° 35' 38" E, 25.00 feet to the POINT OF BEGINNING, containing 10.235 acres (445,825 square feet) of land, more or less.

Job No. 0880-13-09/#13
JB/pn
January 30, 1986

Certified this 13th day of February 1986.


Registered Public Surveyor
Texas Registration 4076



VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

Tract V
Proposed B-3
10.773 Acres
South of Evans Road
Encino Park

286107

LEGAL DESCRIPTION

FOR

10.773 acres (469,275 square feet) of land out of a 1,805.174 acre tract of land described by Deed recorded in Volume 3271, Page 1128, of the Official Public Records of Real Property, Bexar County, Texas, and being partly out of William Brisbin Survey No. 396 1/2, County Block 4923, Bexar County, Texas, said tract being more particularly described as follows, to wit:

Commencing: at a point of intersection for the south right-of-way line of Evans Road established by Encino Park Subdivision Unit 23 as recorded in Volume 9512, Pages 24-28, of the Deed and Plat Records of Real Property, Bexar County, Texas, and the west right-of-way line of Caliza Drive established by Encino Park Subdivision Unit 24 as recorded in Volume 9512, Page 22-23, of the Deed and Plat Records of Real Property, Bexar County, Texas, said point having a radial bearing of N 00° 08' 09" W;

Thence: along the south right-of-way line of said Evans Road as follows:

375.52 feet in a southwesterly direction along an arc of a curve to the left having a radius of 1,145.00 feet and a central angle of 18° 47' 27" to a point of tangency;

S 71° 04' 24" W, 516.61 feet to a point of curvature;

311.60 feet in a southwesterly direction along an arc of a curve to the left having a radius of 1,166.00 feet and a central angle of 15° 18' 41" to a point of tangency;

S 55° 45' 42" W, 853.73 feet to the POINT OF BEGINNING;

Thence: along the east line of this tract as follows:

S 24° 49' 45" E, 69.97 feet to a point of curvature;

320.94 feet in a southerly direction along an arc of a curve to the right having a radius of 450.00 feet and a central angle of 40° 51' 46" to a point of tangency;



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S 16° 02' 01" W, 135.37 feet to a point of curvature;

156.53 feet in a southerly direction along an arc of a curve to the left having a radius of 450.00 feet and a central angle of 19° 55' 50" to a point of tangency;

S 03° 53' 49" E, 429.88 feet to a point of curvature;

253.02 feet in a southerly direction along an arc of a curve to the right having a radius of 814.00 feet and a central angle of 17° 48' 35" to a point in the north right-of-way line of the proposed extension of Jones-Maltsberger Road for the south corner of this tract;

Thence: along the north right-of-way line of said extension of Jones-Maltsberger Road as follows:

N 35° 10' 19" W, 252.18 feet to a point of curvature;

543.60 feet in a northwesterly direction along an arc of a curve to the left having a radius of 1,243.00 feet and a central angle of 25° 03' 26" to a point of tangency;

N 60° 13' 45" W, 77.20 feet to a point of curvature;

38.50 feet in a northerly direction along an arc of a curve to the right having a radius of 25.00 feet and a central angle of 88° 13' 44" to a point of tangency in the south right-of-way line of said Evans Road for the westerly corner of this tract;

Thence: along the south right-of-way of said Evans' Road as follows:

68.52 feet in a northerly direction along an arc of a curve to the left having a radius of 2,175.00 feet and a central angle of 01° 48' 18" to a point of tangency;

N 26° 11' 40" E, 105.29 feet to a point of curvature;

590.87 feet in a northerly direction along an arc of a curve to the right having a radius of 1,145.00 feet and a central angle of 29° 34' 02" to a point of tangency;

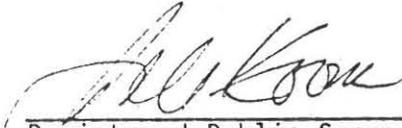


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N 55° 45' 42" E, 185.19 feet to the POINT OF BEGINNING,
containing 10.773 acres (469,275 square feet) of land, more or
less.

Job No. 0880-13-09/#2
JB/pn
January 30, 1986

Certified this 30th day of January 1986.



Registered Public Surveyor
Texas Registration 4076



VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

Tract II
Proposed B-3
22.664 Acres
South of Evans Road
Encino Park

286107

LEGAL DESCRIPTION

FOR

22.664 acres (987,222 square feet) of land out of a 1,805.174 acre tract of land described by Deed recorded in Volume 3271, Page 1128, of the Official Public Records of Real Property, Bexar County, Texas, and being partly out of William Brisbin Survey No. 396 1/2, County Block 4923, Bexar County, Texas, said tract being more particularly described as follows, to wit:

Commencing: at a point of intersection for the south right-of-way line of Evans Road and the east right-of-way line of Encino Rio established by Encino Park Subdivision Unit 21, as recorded in Volume 9512, Pages 18-21, of the Deed and Plat Records of Real Property, Bexar County, Texas;

Thence: along the south right-of-way line of said Evans Road also established by Encino Park Subdivision Unit 23, as recorded in Volume 9512, Pages 24-28, of the Deed and Plat Records of Real Property, Bexar County, Texas, as follows:

N 54° 13' 56" E, 115.26 feet to a point of curvature;

131.55 feet in a northeasterly direction along an arc of a curve to the right having a radius of 1,176.00 feet and a central angle of 06° 24' 33" to a point of reverse curvature;

136.92 feet in a northeasterly direction along an arc of a curve to the left having a radius of 1,224.00 feet and a central angle of 06° 24' 33" to a point of tangency;

N 54° 13' 56" E, 150.00 feet to a point of curvature;

136.92 feet in a northeasterly direction along an arc of a curve to the left having a radius of 1,224.00 feet and a central angle of 06° 24' 33" to a point of reverse curvature;

131.55 feet in a northeasterly direction along an arc of a curve to the right having a radius of 1,176.00 feet and a central angle of 06° 24' 33" to a point of tangency;



Tract II
Proposed B-3
22.664 Acres
South of Evans Road
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N 54° 13' 56" E, 707.72 feet to the POINT OF BEGINNING;

Thence: continuing along the south right-of-way line of said Evans Road as follows;

N 54° 13' 56" E, 250.17 feet to a point of curvature;

861.34 feet in a northeasterly direction along an arc of a curve to the left having a radius of 2,175.00 feet and a central angle of 22° 41' 24" to a point of reverse curvature;

38.50 feet in a easterly direction along an arc of a curve to the right having a radius of 25.00 feet and a central angle of 88° 13' 44" to a point of tangency in the west right-of-way line of the proposed extension of Jones-Maltsberger Road;

Thence: along the west right-of-way line of said proposed extension of Jones-Maltsberger Road as follows:

S 60° 13' 45" E, 77.20 feet to a point of curvature;

505.99 feet in a southeasterly direction along an arc of a curve to the right having a radius of 1,157.00 feet and a central angle of 25° 03' 26" to a point of tangency;

S 35° 10' 19" E, 491.47 feet to a point for the east corner of this tract;

Thence: along the southerly line of this tract as follows:

S 59° 37' 44" W, 517.06 feet to a point of curvature;

1,201.96 feet in a westerly direction along an arc of a curve to the right having a radius of 814.00 feet and a central angle of 84° 36' 12" to a point of tangency;

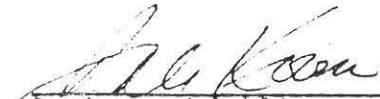


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Proposed B-3
22.664 Acres
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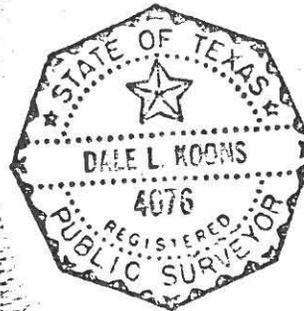
N 35° 46' 04" W, 38.19 feet to the POINT OF BEGINNING,
containing 22.664 acres (987,222 square feet) of land, more or
less.

Job No. 0880-13-09/#9
JB/pn
January 30, 1986

Certified this 30th day of January 1986.



Registered Public Surveyor
Texas Registration 4076



Zoning Case No.: Z86107 P.P.

Date: April 1, 1986

Council District: 10

Appeal: No

Applicant: GSD, Ltd.

Owner: GSD, Ltd.

Zoning Request: Temporary "R-1" ERZD One Family Residence Edward Recharge Zone District to "R-3" ERZD Multiple Family Residence Edwards Recharge Zone District, "B-2" ERZD Business Edwards Recharge Zone District and "B-3" ERZD Business Edwards Recharge Zone District.

Property Location:

Temporary "R-1" ERZD to "R-3" ERZD
An 88.876 acre tract out of CB's 4900, 4910, and 4923

Temporary "R-1" ERZD to "B-2" ERZD
A 6.9445 acre tract out of CB 4900

Temporary "R-1" ERZD to "B-3" ERZD
A 43.6713 acre tract out of CB's 4900 and 4923

Zoning Commission Recommendation:

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

<u>Vote</u>	
FOR	<u>7</u>
AGAINST	<u>0</u>
ABSTAIN	<u>0</u>
ABSENT	<u>4</u>

Staff Recommendation:

Approval of "R-3", "B-2" and "B-3".

Driveways and off-street parking ratios to be submitted to Traffic Engineering for approval.

Applicant Proposal:

Mixed use development.

Discussion:

This property was annexed on December 30, 1985, and is part of the Encino Park Development.

Applicant: GSD, Ltd.

Mr. Michael H. Gulley, stated that they are requesting the change of zoning for a mixed use development. He amended his petition as per staff's recommendation.

There was no opposition present.

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

COMMISSION ACTION

MOTION was made by Mr. Polunsky and seconded Mr. Washington, to recommend approval of the amended petition from Temporary "R-1" ERZD One Family Residence District to "R-3" ERZD Multiple Family Residence District, "B-2" ERZD Business District and "B-3" ERZD Business District for the following reasons:

1. Subject property is located on the southeast side of Evans Road between Encino Rio and Bulverde Road, having a total of 5798.12' on Evans Road, 602.67' on Bulverde Road and 1068.44' on Encino Rio.
2. There were twelve notices mailed out, none returned in opposition and one returned in favor.
3. Staff has recommended denial and approval of the amended petition.

It is further stipulated that driveways and off-street parking be provided and submitted to the Traffic Section for approval.

AYES: Polunsky, Washington, Villarreal, Smith, McNeel, Cockrell, Adams

NAYS: None

ABSENT: Davies, Oviedo, Meza, Small

THE MOTION CARRIED.

RESULTS OF NOTICES FOR COUNCIL HEARING FOR May 1, 1986

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

The City Council postponed this case for a period of sixty days.

CITY OF SAN ANTONIO

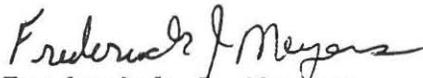
Interdepartment Correspondence Sheet

TO: Andrew Guerrero, Planner III
FROM: Frederick J. Meyers, Environmental Protection Officer II
COPIES TO: Texas Water Commission, File
SUBJECT: Zoning Case Z86107

Date March 25, 1986

This is to confirm that the site being considered for rezoning in the above referenced case lies on the Edwards Recharge Zone and as such is subject to the State's "Edwards Rules."

This site as noted by Encino Park's Geologic Study has revealed at least three faults crossing the property (including Bat Cave Fault) and four significant recharge areas located on stream courses. On site inspection by staff has confirmed the above and found additional recharge areas of concern. Since the above mentioned recharge features provide access for contaminants into the aquifer, special considerations need to be taken in utility design and emplacement along with surface water runoff control. Staff recommends the applicant work closely with this office in developing a pollution abatement plan for surface water runoff.


Frederick J. Meyers
Environmental Protection Officer II
Public Works Department

FJM/pc

APPROVED:


Frank R. Kiolbassa, P.E.
DIRECTOR OF PUBLIC WORKS

CITY COUNCIL

DATE July 10, 1986

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

DISTRICT NO. 10

CASE NO. 286107 P.P. NAME GSD, LTD

THE REZONING AND RECLASSIFICATION OF:

LOCATION

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

A 88.876 acre tract out of CB's 4900, 4910, and 4923 being further described by field notes filed in the Office of the Planning Department.

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

A 6.9445 acre tract out of CB 4900, being further described by field notes filed in the Office of Planning Department.

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

A 43.6713 acre tract out of CB's 4900 and 4923, being further described by field filed in the Office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located on the southeast side of Evans Road between Encino Rio and Bulverde Road, having a total of 5798.12' on Evans Road 602.67' on Bulverde Road and 1068.44' on Encino Rio.

FROM: Temporary "R-1" ERZD One Family Residence Edwards Recharge Zone District

TO: "R-3" ERZD Multiple Family Residence Edwards Recharge Zone District, "B-2" Business Edwards Recharge Zone District, & "B-3" Business Edwards Recharge Zone District

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

Department of Planning and Zoning

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, Office Supervisor, who being by me duly sworn, says on oath that she is Office Superivsor 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 #63215 hereto attached has been published in every issue of said newspaper on the following days, to-wit: July 14, 1986.

AN ORDINANCE 63215

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.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. That Section 35-35 of Chapter 35 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. Z86107 P.P.)

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

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

An 88.876 acre tract out of CB's 4900, 4910 and 4923 being further described by field notes filed in the Office of the City Clerk.

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

A 6.9445 acre tract out of CB 4900, being further described by field notes filed in the Office of the City Clerk.

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

A 43.6713 acre tract out of CB's 4900 and 4923, being further described by field notes filed in the Office of the City Clerk.

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

SECTION 2. That all other provisions of said Chapter 35 as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35-24.

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 10th day of July 1986.

/s/ HENRY G. CISNEROS
MAYOR

ATTEST:
/s/ Norma S. Rodriguez,
City Clerk

7/14

Sworn to and subscribed before me

Irene Palencia
14th Day of July, 1986

Norma S. Rodriguez
City Clerk in and for Bexar County,