

4C

AN ORDINANCE **96338**

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

* * * * *

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

SECTION 1. Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2002151

The rezoning and reclassification of property From "R-6" Residential Single Family District to "C-3" Commercial District on 75.89 acres out of NCB 15894, 15827, 15826; From "R-6" Residential Single Family District to "C-3 S" Commercial District with a Specific Use Authorization for a mini-warehouse on 5.886 acres NCB 15894; and From "R-6" Residential Single Family District to "BP" Business Park District on 96.856 acres out of NCB 15894, 15827 on the property listed as follows:

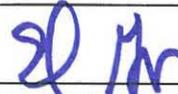
Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

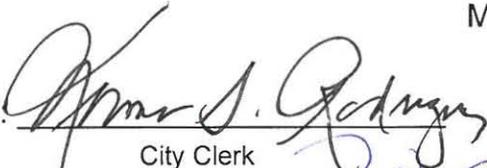
SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 -491.

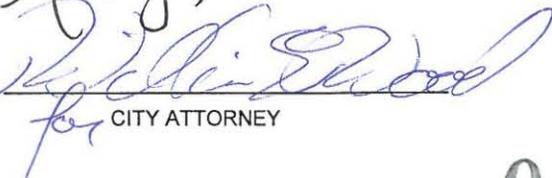
SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 12th DAY OF September 20 02

MAYOR: 
EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
CITY ATTORNEY

02-34 

MEETING OF THE CITY COUNCIL

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
CUSTOMER SERVICE/311 SYSTEM
DEVELOPMENT SERVICES
HOUSE NUMBERING
LAND DEVELOPMENT SERVICES
TRAFFIC & DRAINAGE PLAN REVIEW
ECONOMIC DEVELOPMENT
ENVIRONMENTAL SERVICES
SOLID WASTE
EXTERNAL RELATIONS
PUBLIC INFORMATION OFFICE
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - PUBLIC UTILITIES SUPERVISOR
FINANCE- TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
MANAGEMENT & BUDGET (OFFICE OF) OMB
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
NEIGHBORHOOD ACTION
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT -NEIGHBORHOOD PLNG; URBAN DESIGN/HISTORIC PRESERVATION
DISABILITY ACCESS OFFICE
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 4C

DATE: SEP 12 2002

MOTION: Sanders

ORDINANCE NUMBER: 96338

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: 22002151

TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
BOBBY PEREZ District 1		✓	
JOHN H. SANDERS District 2		✓	
ANTONETTE "TONI" MOORHOUSE District 3		✓	
ENRIQUE "KIKE" MARTIN District 4		✓	
DAVID A. GARCIA District 5		✓	
ENRIQUE M. BARRERA District 6		✓	
JULIAN CASTRO District 7		✓	
BONNIE CONNER District 8		✓	
CARROLL W. SCHUBERT District 9	ABSENT		
DAVID CARPENTER District 10		✓	
EDWARD D. GARZA Mayor		✓	

STAFF: APPROVAL

ZC: APPROVAL

02-34 1

METES & BOUNDS DESCRIPTION

FOR "C-3"

for

5.853 ACRE TRACT

A 5.853 acre (254,951 square feet) tract of land out of a 36.549 acre tract described in instrument recorded in Volume 5279, Page 1472 of the Official Public Records of Real Property of Bexar County; out of the William Winford Survey No. 326, Abstract No. 798, New City Block 15894, in the City of San Antonio, Bexar County, Texas, said 5.853 acres being more particularly described by metes & bounds as follows:

- Beginning: at a point on the south right-of-way line of Eisenhower Road (120' public right-of-way) (Vol. 9524, Pg. 1), the northwest end of a cutback line joining Woodlake Parkway;
- Thence: S 31° 53' 45" E, a distance of 120.21 feet along and with the said cutback line to a point on the west right-of-way line of Woodlake Parkway (variable width public right-of-way) (Vol. 9524, Pg. 1), the southeast end of said cutback line;
- Thence: Southerly, with the west right-of-way line of Woodlake Parkway and the curve to the left having a radius of 1482.78 feet, a delta of 23°49'18", an arc length of 616.49 feet, and a chord bearing S 01° 11' 36" W (bearings are based on the plat recorded in Vol. 9524, Pg. 1) to a point for the southeast corner of this tract, also being the southeast corner of said 36.549 acre tract and the northeast corner of a 205.0494 acre tract recorded in Vol. 5892, Pg. 1655;
- Thence: S 67° 53' 48" W, a distance of 405.65 feet along the south line of said 36.549 acre tract and the north line of said 205.0494 acre tract to a point for the southwest corner of the herein described tract;
- Thence: N 05° 32' 44" E, a distance of 910.79 feet to a point for the northwest corner of the herein described tract;
- Thence: Easterly, with the south right-of-way line of Eisenhower Road and the curve to the right having a radius of 1712.08 feet, a delta of 07° 33' 31", an arc length of 225.86 feet, and a chord bearing S80°40'31"E to a point;
- Thence: S 76° 53' 45" E, a distance of 14.72 feet to the POINT OF BEGINNING and containing 5.853 acres (254,951 square feet) of land.

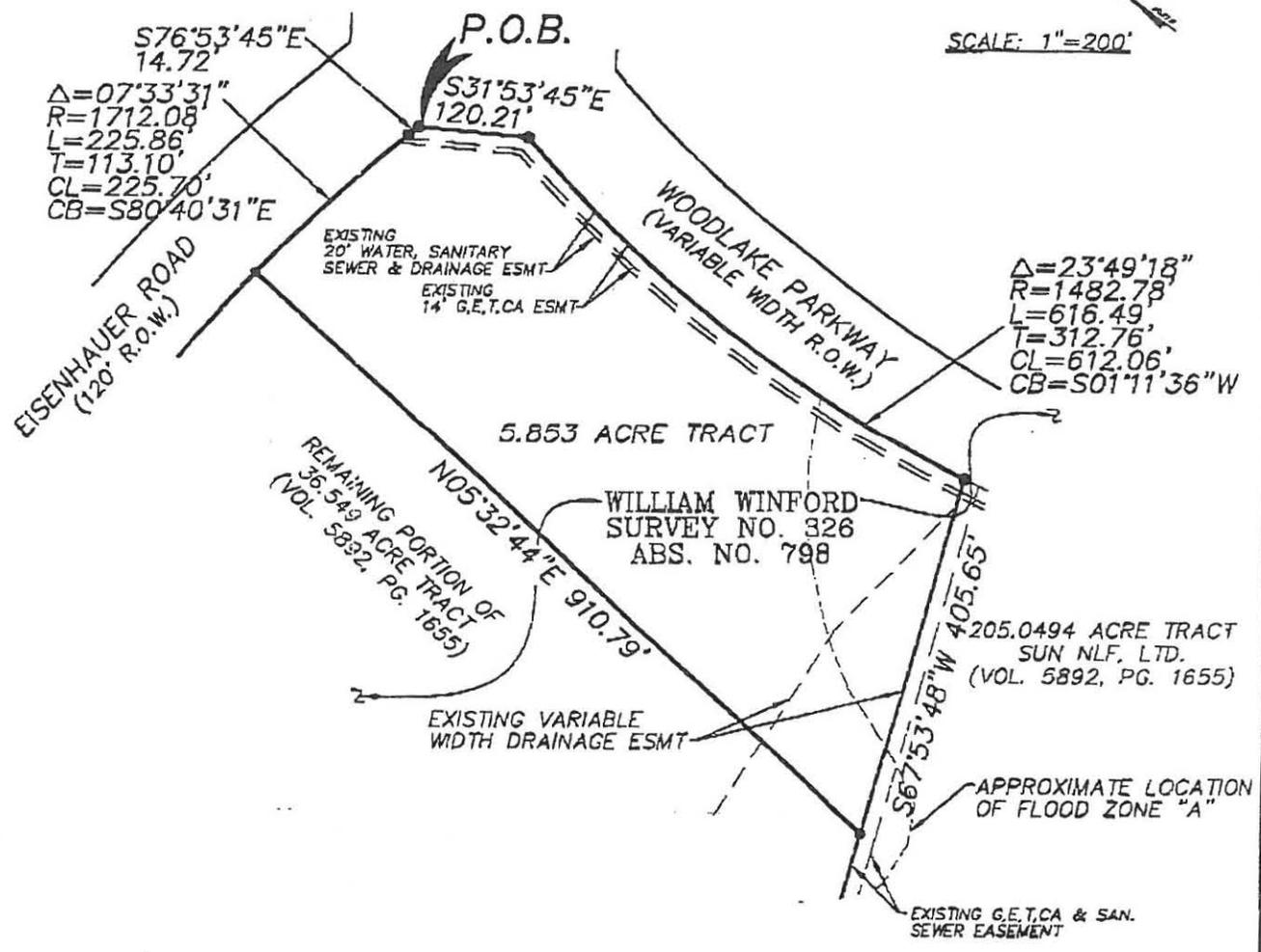
Job No. 1730-016-055
KH/lp/metes5.853
June 10, 2002



1200%



SCALE: 1"=200'



LEGEND

- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ESMT EASEMENT
- FOUND IRON PIN/BRASS DISK

FOR "C-3"

EXHIBIT "A"

5.853 ACRE TRACT

\\1730-018\DWG\SK_PROPOSED.D



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

ATTACHMENT:

DATE: 6/7/02

22002151

METES & BOUNDS DESCRIPTION

FOR: "BP"

for

30.696 ACRE TRACT

A 30.696 acre (1,337,108 square feet) tract of land out of a 36.549 acre tract described in instrument recorded in Volume 5279, Page 1472 of the Official Public Records of Real Property of Bexar County; out of the William Winford Survey No. 326, Abstract No. 798, New City Block 15894 and partially out of Gertrude Rodriguez Survey No. 132, Abstract No. 610, in the City of San Antonio, Bexar County, Texas, said 30.696 acres being more particularly described by metes & bounds as follows:

Beginning: at a point on the south right-of-way line of Eisenhower Road (120' public right-of-way) (Vol. 9524, Pg. 1), at the northwest corner of said 36.549 acre tract;

Thence: N 44° 07' 02" E, a distance of 413.17 feet along and with the south right-of-way line of Eisenhower Road to a point on the south right-of-way line of Eisenhower Road, the beginning of a curve to the right;

Thence: Easterly, with the south right-of-way line of Eisenhower Road and the curve to the right having a radius of 1712.08 feet, a delta of 51° 25' 43", an arc length of 1536.76 feet, and a chord bearing of N 69° 49' 52" E (bearings are based on the plat recorded in Vol. 9524, Pg. 1) to a point for the northeast corner of this tract;

Thence: S 05° 32' 44" W, a distance of 910.79 feet to a point on the north property line of a 205.0494 acre tract recorded in Vol. 5892, Pg. 1655, for the southeast corner of the herein described tract;

Thence: Along and with the north property line of the said 205.0494 acre tract and the south property line of the said 36.549 acre tract the following calls and distances:

S 67° 53' 48" W, a distance of 89.04 feet to a point, the beginning of a curve to the right;

Westerly, with the curve to the right having a radius of 329.30 feet, a delta of 15° 40' 11", an arc length of 90.06 feet, and a chord bearing S 75° 43' 54" W to a point;

S 83° 34' 00" W, a distance of 428.57 feet to a point, the beginning of a curve to the left;

Westerly, with the curve to the left having a radius of 712.00 feet, a delta of 39° 26' 59", an arc length of 490.23 feet, and a chord bearing S63°50'31"W to a point;

S 44° 07' 02" W, a distance of 123.37 feet to a point;



1730016

Thence: N 45° 52' 58" W, a distance of 670.00 feet to a point, the beginning of a curve to the right;

Thence: Northerly, with the curve to the right having a radius of 25.00 feet, a delta of 90° 00' 01", an arc length of 39.27 feet, and a chord bearing N 00° 52' 58" W to the POINT OF BEGINNING and containing 30.696 acres (1,337,108 square feet) of land.

Job No. 1730-016-055
KH/lp/metes30.696
June 10, 2002



22002102

LEGEND

- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ESMT EASEMENT
- POINT

SCALE: 1"=300'

$\Delta=51^{\circ}25'43''$
 $R=1712.08'$
 $L=1536.76'$
 $T=824.49'$
 $CL=1485.68'$
 $CB=N69^{\circ}49'52''E$

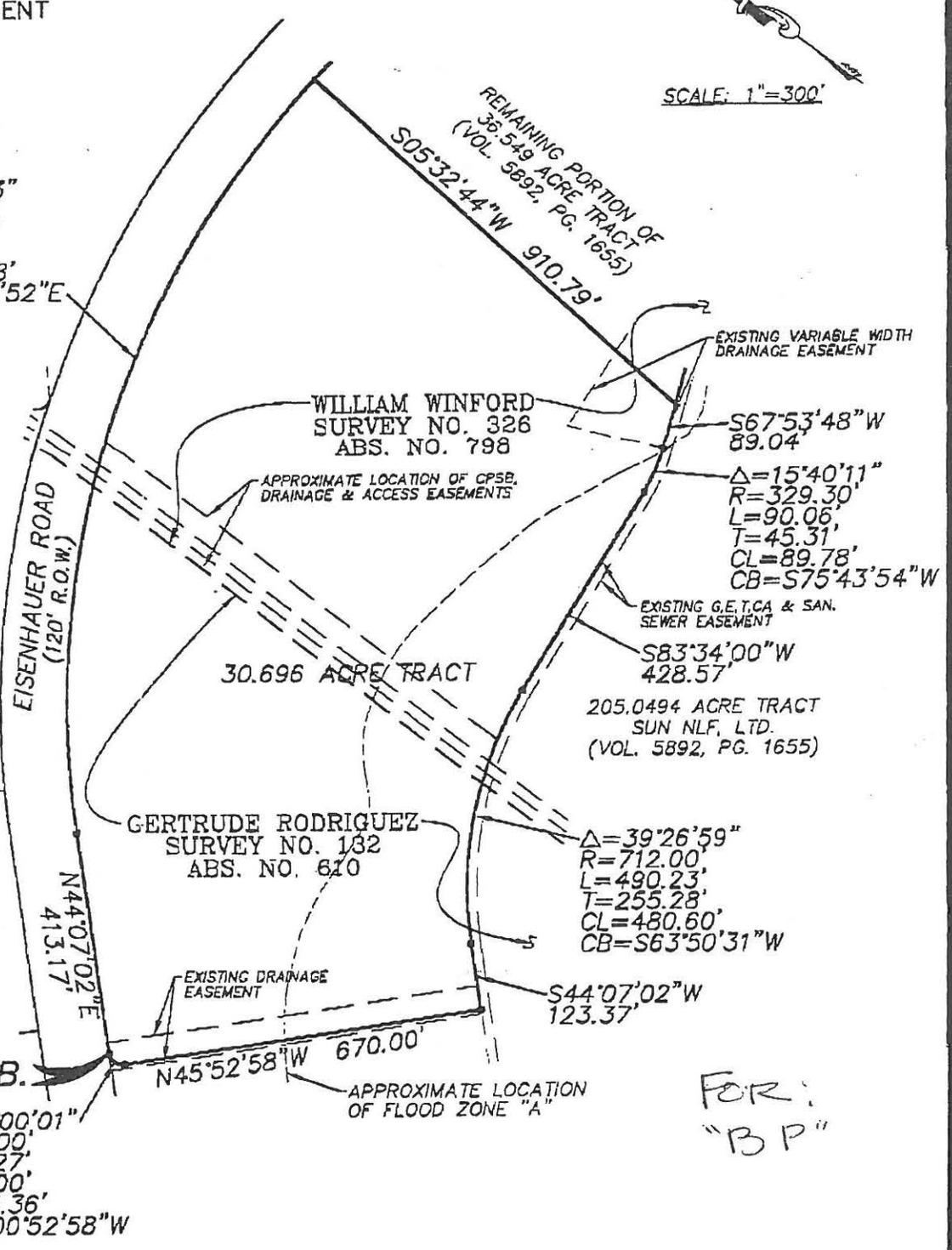


EXHIBIT "B"

30.696 ACRE TRACT

M:\1730-C15\VIEW\SK_PROPDESC.DWG



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blance Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

ATTACHMENT:

DATE: 6/7/02

FOR:
"BP"

METES & BOUNDS DESCRIPTION

FOR
"BP"

for

31.684 ACRE TRACT

A 31.684 acre (1,380,170 square feet) tract of land out of a 180.76 acre tract described in instrument recorded in Volume 6790, Page 1842 of the Official Public Records of Real Property of Bexar County; out of the William Winford Survey No. 326, Abstract No. 798, and partially out of the Gertrude Rodriguez Survey No. 132, Abstract No. 610, New City Blocks 15827 and 15894, in the City of San Antonio, Bexar County, Texas, said 31.684 acres being more particularly described by metes & bounds as follows:

- Beginning: at a point on the north right-of-way line of Eisenhower Road (120' public right-of-way) (Vol. 9524, Pg. 1), at the southwest corner of a 24.456 acre tract recorded in Volume 5279, Page 1472 of the Real Property Records of Bexar County, Texas, the beginning of a curve to the left;
- Thence: Westerly, with the north right-of-way line of Eisenhower Road and the curve to the left having a radius of 1832.04 feet, a delta of 23° 09' 19", an arc length of 740.39 feet, and a chord bearing S 58° 52' 26" W (bearings are based on the plat recorded in Vol. 9524, Pg. 1) to a point;
- Thence: N 45° 29' 18" W, a distance of 800.03 feet to a point;
- Thence: N 00° 02' 30" W, a distance of 902.08 feet to a point;
- Thence: S 89° 57' 53" E, a distance of 801.47 feet to a point;
- Thence: N 00° 16' 32" E, a distance of 50.00 feet to a point;
- Thence: S 89° 45' 32" E, a distance of 289.98 feet to a point, the beginning of a curve to the right;
- Thence: Southerly, with the curve to the right having a radius of 370.00 feet, a delta of 12° 22' 55", an arc length of 79.96 feet, and a chord bearing S 09° 28' 45" W to a point;
- Thence: S 74° 19' 48" E, a distance of 83.92 feet to the northwest corner of Lot 1, Block 94, NCB 15894, Walzem Self Storage Subdivision, recorded in Volume 9536, Page 56;
- Thence: S 00° 06' 50" W, a distance of 459.81 feet along the west property line of said Lot 1, Block 94, NCB 15894 to a point on the north line of a 24.456 acre tract recorded in Volume 5279, Page 1472 of the Real Property Records of Bexar County, Texas, said point also being the southwest corner of said Lot 1, Block 94, NCB 15894;



- Thence: S 49° 54' 35" W, a distance of 233.58 feet along the north line of said 24.456 acre tract to the northwest corner of said 24.456 acre tract, the beginning of a curve to the right;
- Thence: Southerly, along the west property line of said 24.456 acre tract and with the curve to the right having a radius of 460.00 feet, a delta of 19°09'01", an arc length of 153.75 feet, and a chord bearing S 31° 21' 15" E to a point on the west property line of said 24.456 acre tract;
- Thence: S 21° 46' 44" E, a distance of 295.58 feet along the west line of said 24.456 acre tract to the beginning of a curve to the left;
- Thence: Easterly, with the curve to the right having a radius of 25.00 feet, a delta of 87° 56' 35", an arc length of 38.37 feet, and a chord bearing S 65° 38' 05" E to the POINT OF BEGINNING and containing 31.684 acres (1,380,170 square feet) of land.

Job No. 1730-016-056
KH/lp/metes31.684ac061202
June 12, 2002



72000

SCALE: 1"=300'

$\Delta=12^{\circ}22'55''$
 $R=370.00'$
 $L=79.96'$
 $T=40.14'$
 $CL=79.80'$
 $CB=S09^{\circ}28'45''W$

LOT 1, BLOCK 94
NCB 15894
WALZEM SELF STORAGE
SUBDIVISION
(VOL. 9536, PG. 56)

WILLIAM WINFORD
SURVEY NO. 326
ABS. NO. 798

24.455 ACRE TRACT
ZACHRY REALTY INC.
(VOL. 5279, PG. 1472)

UNPLATTED
 $S89^{\circ}45'32''E$
 $289.98'$
EXIST. VARIABLE WIDTH
DRAINAGE ESMT

UNPLATTED

GERTRUDE RODRIGUEZ
SURVEY NO. 132
ABS. NO. 610

31.684 ACRE TRACT

$\Delta=23^{\circ}09'19''$
 $R=1832.04'$
 $L=740.39'$
 $T=375.32'$
 $CL=735.36'$
 $CB=S58^{\circ}52'26''W$

$\Delta=19^{\circ}09'01''$
 $R=460.00'$
 $L=153.75'$
 $CB=S31^{\circ}21'15''E$

$\Delta=87^{\circ}56'35''$
 $R=25.00'$
 $L=38.37'$
 $CB=S65^{\circ}38'05''E$

P.O.B.

$S89^{\circ}57'53''E$
 $801.47'$
 $N00^{\circ}16'32''E$
 $50.00'$

$N00^{\circ}02'30''W$
 $902.08'$

$N45^{\circ}29'18''W$
 $800.03'$

LOT 1, BLOCK 26
NCB 15790
FRISCO HEALTH
SUBDIVISION
(VOL. 9548, PG. 100)
EXIST. 15'
G,E,T,CA ESMT

16' SAN
SEWER ESMT

16' SAN
SEWER ESMT

EISENHauer RD.
(120' R.O.W.)

LEGEND

- G,E,T,CA GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION
- EXIST. EXISTING
- BSL BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ESMT EASEMENT
- POINT

FOR
"BP"

EXHIBIT "B"

31.684 ACRE TRACT

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VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

ATTACHMENT: _____ DATE: 6/11/02

METES & BOUNDS DESCRIPTION

for

13.556 ACRE TRACT

FOR
"C-3"

A 13.556 acre (590,483 square feet) tract of land out of a 180.76 acre tract described in instrument recorded in Volume 6790, Page 1842 of the Official Public Records of Real Property of Bexar County; out of the William Winford Survey No. 326, Abstract No. 798, and partially out of the Gertrude Rodriguez Survey No. 132, Abstract No. 610, New City Blocks 15827 and 15894, in the City of San Antonio, Bexar County, Texas, said 13.556 acres being more particularly described by metes & bounds as follows:

- Beginning: at a point on the south right-of-way line of Walzem Road (120' public right-of-way), at the corner of Lot 1, Block 94, NCB 15894, Walzem Self Storage Subdivision, recorded in Volume 9536, Page 56, for the northeast corner of the herein described tract;
- Thence: S 49° 58' 37" W, a distance of 255.35 feet along the north line of said Lot 1, Block 94, NCB 15894 to a point;
- Thence: N 36° 49' 04" W, a distance of 240.37 feet to a point;
- Thence: S 53° 10' 56" W, a distance of 563.91 feet along the north line of said Lot 1, Block 94, NCB 15894 to the northwest corner of said Lot 1, Block 94, NCB 15894;
- Thence: N 74° 19' 48" W, a distance of 83.92 feet to a point, the beginning of a curve to the left;
- Thence: Northerly, with the curve to the left having a radius of 370.00 feet, a delta of 12° 22' 55", an arc length of 79.96 feet, and a chord bearing N09°28'45"E to a point;
- Thence: N 89° 45' 32" W, a distance of 289.98 feet to a point;
- Thence: N 00° 14' 28" E, a distance of 583.06 feet to a point;
- Thence: N 89° 59' 04" E, a distance of 356.85 feet to a point;
- Thence: N 00° 06' 50" E, a distance of 103.31 feet to a point;
- Thence: N 43° 45' 12" E, a distance of 36.32 feet to a point;
- Thence: S 89° 52' 39" E, a distance of 256.67 feet to a point;
- Thence: N 52° 13' 10" E, a distance of 73.58 feet to a point;

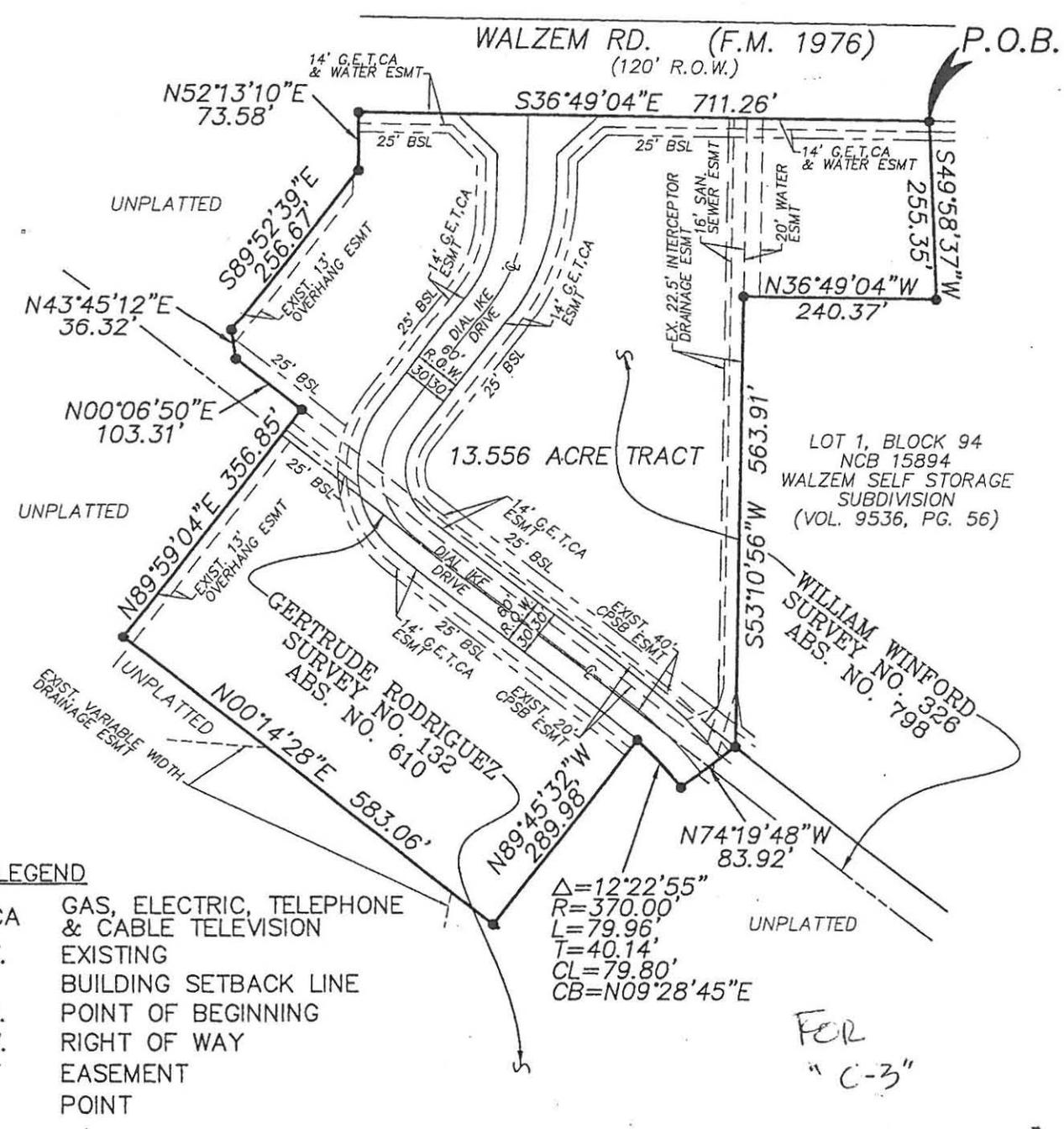


Thence: S 36° 49' 04" E, a distance of 711.26 feet along the south right-of-way line of Walzem Road to the POINT OF BEGINNING and containing 13.556 acres (590,483 square feet) of land.

Job No. 1730-016-056
KH/lp/metes13.553ac061202
June 12, 2002



SCALE: 1"=200'



LEGEND

- G,E,T,CA GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION
- EXIST. EXISTING
- BSL BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ESMT EASEMENT
- POINT

$\Delta=12^{\circ}22'55''$
 $R=370.00'$
 $L=79.96'$
 $T=40.14'$
 $CL=79.80'$
 $CB=N09^{\circ}28'45''E$

FOR "C-3"

EXHIBIT "A"

13.556 ACRE TRACT

M:\1730-016\DWG\SK_PRODESC2.DWG



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

ATTACHMENT: _____ DATE: 6/11/02

EXHIBIT "A"

P.5

FIELDNOTE DESCRIPTION
OFFOR
"BP"

A 34.476 acres of land out of a 96.268 acre tract being Tract 3 a portion of Lot 15 NCB 15894 of Woodlake Park Manufactured Housing Subdivision as recorded in Volume 9542 Page 68 of the Plat Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod with a W.F. Castella cap in the curving northeasterly ROW line of Woodlake Parkway as recorded in Volume 9524 Pages 1 through 8 of the Plat Records of Bexar County, Texas, said point being the most westerly northwest corner of said Lot 15 and being in the southerly line of a 111 foot wide drainage easement as recorded in Volume 9524, Page 1 through 8 of the Plat records of Bexar County, Texas:

THENCE along the easterly ROW line of said Woodlake Parkway the following courses and distances:

Along the arc of a curve to the left with a radial bearing of N 75 ° 36' 35" E, a central angle of 32° 07' 10", a radius of 1301.68 feet, a chord that bears S 30 ° 27' 00" E, a distance of 720.19 feet, a total arc distance of 729.71 feet to a set ½ inch iron pin with a Vickrey & Associates, Inc. cap for the end of said curve:

N 46° 30' 20" E, 416.39 feet to a set ½ inch iron rod with a Vickrey & Associates, Inc. cap at the beginning of a curve to the left;

Along the arc of said curve, with a central angle of 16 ° 29' 54", a radius of 1419.26 feet, a chord that bears S 54 ° 45' 17" E, 407.27 feet to a set ½ inch iron rod with a Vickrey & Associates, Inc. cap for the end of said curve;

S 63° 00' 14" E, 590.16 feet to a set ½ inch iron rod with a Vickrey & Associates, Inc. cap at the beginning of a curve to the right;

Along the arc of said curve, with a central angle of 1° 37' 45", a radius of 1496.22 feet, a chord that bears S 62° 11' 21" E, a distance of 42.54 feet to a point for the end of said curve;

Leaving the said ROW and across said Lot 15 N 26° 59' 43" E, 273.56 feet to a set ½ inch iron rod with a Vickrey & Associates, Inc. cap; and N 21° 51' 21" E, 188.41 feet to a set ½ inch iron rod with a Vickrey & Associates, Inc. cap being an interior corner of said Lot 15 and the southwest corner of a 6.813 acre tract recorded in Volume 8041, Page 445, of the Deed Records of Bexar County, Texas;

Along a northerly line of said Lot 15 and the west line of said 6.813 acre tract N 15° 54' 33" E, 656.58 feet to set ½ " iron rod with a Vickrey & Associates, Inc. cap at the north corner of said Lot 15 and that same point being along the common boundary line of said 6.813 acre tract and the said 127.99 acre tract;



EXHIBIT "A"

P.6

Across the said 127.99 acre tract and along the north line of Lot 15 N 76°49'04" W, 1871.95 feet to a found ½ inch iron rod with a W.F. Castella cap at the most northerly corner of said Lot 15 and being along said 111 foot wide drainage easement;

Continuing along the said easement S 67° 50' 48" W, 123.94 feet to the Point of Beginning, containing in all 1,501,775 square feet or 34.476 acres of land.

Job No. 1730-015-107

KC/tj

April 26, 2001

NOTE: This description is based upon mathematical calculation and is not based upon a Boundary Survey.



EXHIBIT "A"

P.3

FIELDNOTE DESCRIPTION
OF

FOR: "C-3"

A 27.385 acre tract of land out of a 127.99 acre tract recorded in Volume 6790, Page 1949, of the Real Property Records, Bexar County, Texas and being partially out of the William Winford Survey No.326, Abstract No. 798, County Block 5051 and the John H. Miller Survey No. 41, Abstract 487, County Block 5075, Bexar County, Texas. Said parcel of land is in New City Block 15894, San Antonio, Bexar County, Texas and more particularly described as follows:

Beginning at a set $\frac{1}{2}$ " iron rod with a Vickrey & Associates, Inc. cap being on the south right-of-way line of Walzem Road (a 135' R.O.W.) as recorded in Volume 9524, Pages 1-8 of the Plat Records, Bexar County, Texas for the northwest corner of this parcel and also the northeast corner of a 5.664 acre tract as recorded in Volume 5279, Page 1472 of the Real Property Records, Bexar County, Texas,

Thence along said right-of-way S $76^{\circ}49'11''$ E at a distance of 1359.64 feet to a set $\frac{1}{2}$ " iron rod with a Vickrey & Associates, Inc. cap being at the most north northeast corner of this tract and the north corner of a 0.623 acre tract as recorded in Volume 7319, Page 24 of the Real Property Records, Bexar County, Texas,

Thence S $15^{\circ}00'46''$ W at a distance of 140.80 feet to set $\frac{1}{2}$ " iron rod with a Vickrey & Associates, Inc. cap at an interior corner of this tract and the west corner of said 0.623 acre tract,

Thence S $74^{\circ}02'33''$ E passing a found $\frac{1}{2}$ " iron rod at the south corner of said 0.623 acre tract and the west corner of a 0.345 acre tract as recorded in Volume 8041, Page 445 of Deed Records Bexar County, Texas to a found $\frac{1}{2}$ " iron rod at the most east northeast corner of this tract and the south corner of said 0.345 acre tract and also being along the northwest line of a 6.813 acre tract as recorded in Volume 8041, Page 445 of the Deed Records, Bexar County, Texas with a total distance of 287.23 feet,

Thence along the northwest line of said 6.813 acre tract and the southeast line of this tract S $15^{\circ}54'32''$ W at a distance of 545.98 feet to a set $\frac{1}{2}$ " iron rod with a Vickrey & Associates, Inc. cap at the south corner of this tract and the most north northeast corner of Lot 15, New City Block 15894 as Recorded in Volume 9542, Page 68 Plat Records, Bexar County, Texas,

Thence along the south line of this tract and the north line of said Lot 15 N $76^{\circ}49'04''$ W at distance of 1871.95 to a found $\frac{1}{2}$ " iron rod with a W.F. Castella cap and S $67^{\circ}50'58''$ W at a Distance of 123.94 feet to a found $\frac{1}{2}$ " iron rod with a W.F. Castella cap at the east right-of-way (a variable width R.O.W.) as recorded in Volume 9524, Pages 1-8, Plat Records, Bexar County, Texas and also being the west corner of this tract and the north corner of said Lot 15, which begins a non-tangent curve to the right bearing in a northerly direction,

Thence along said right-of-way and said curve having an Arc Length of 147.09 feet, a Radius of 1304.06 feet, a central angle of $6^{\circ}27'45''$, a chord bearing N $11^{\circ}01'26''$ W and a chord distance of 147.01 feet to a set $\frac{1}{2}$ " iron rod with a Vickrey & Associates, Inc. cap at the northwest corner of this tract and the west corner of said 5.664 acre tract,



EXHIBIT "A"
P. 4

22002101

Thence along the south line of said 5.664 acre tract and the northwest corner of this tract N 67°51'56" W at a Distance of 433.20 feet to a set ½" iron rod with a Vickrey & Associates, Inc. cap beginning a tangent curve to the left having an Arc Length of 145.28 feet, a Radius of 152.00 feet a central angle of 54°45'46", a chord bearing of N 40°29'08" E and a chord distance of 139.81 feet to a set ½" iron rod with a Vickrey & Associates, Inc. cap, and S 13°06'15" W at a distance of 262.86 feet to the Point of Beginning, containing in all 1,192,903 square feet or 27.39 acres of land.

Job No. 1730-015-107
KC/tj
April 26, 2001

NOTE: This description is based upon mathematical calculation and is not based upon a Boundary Survey.



EXHIBIT "A"

22002151

Gibbons Surveying & Mapping, Inc.

Land Surveying • Platting • Construction • Development



FOR C-3

FIELD NOTES FOR:

A 24.456 ACRE TRACT OF LAND OUT OF THE WILLIAM WINFORD SURVEY NUMBER 326, ABSTRACT NUMBER 798, COUNTY BLOCK 5051, NEW CITY BLOCK 15894, BEING THAT SAME TRACT RECORDED IN VOLUME 5279, PAGE 1472 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** At a found brass disk on the north right-of-way line of Eisenhower Road (120' wide public right-of-way) (Volume 9524, Page 1), the southwest end of the cutback line joining Walzem Road;
- THENCE:** North $76^{\circ}53'45''$ West (bearings are based on the plat recorded in Volume 9524, Page 1) (this line held for rotation) 12.74' with the north right-of-way line of Eisenhower Road to a found $\frac{1}{2}$ " iron rod, the beginning of a curve to the left;
- THENCE:** With the north right-of-way line of Eisenhower Road and the curve to the left having a radius of 1832.08', a delta of $32^{\circ}44'58''$, an arc length of 1047.19', and a chord bearing South $86^{\circ}43'46''$ West to a set "+" scribed on concrete, the beginning of a curve to the right, the east corner of a 180.76 acre tract recorded in Volume 6790, Page 1842;
- THENCE:** With the curve to the right having a radius of 25.00', a delta of $87^{\circ}56'35''$, an arc length of 38.37', and a chord bearing North $65^{\circ}38'05''$ West to a found $\frac{1}{2}$ " iron rod;
- THENCE:** North $21^{\circ}46'44''$ West 295.58' to a found $\frac{1}{2}$ " iron rod, the beginning of a curve to the left;
- THENCE:** With the curve to the left having a radius of 460.00', a delta of $19^{\circ}09'01''$, an arc length of 153.75', and a chord bearing North $31^{\circ}21'15''$ West to a found $\frac{1}{2}$ " iron rod, a re-entry corner of the 180.76 acre tract, the most westerly corner of this tract;
- THENCE:** North $49^{\circ}54'35''$ East 1300.33' to a set $\frac{1}{2}$ " iron rod stamped "GIBBONS" on the southwest right-of-way line of the aforementioned Walzem Road, the east corner of Lot 1, Block 1, WALZEM SELF STORAGE SUBDIVISION as recorded in Volume 9536, Page 56, the most northerly corner of this tract;
- THENCE:** South $36^{\circ}51'56''$ East 246.87' with the southwest right-of-way line of Walzem Road to a found brass disk, the beginning of a curve to the right;
- THENCE:** With the southwest right-of-way line of Walzem Road and the curve to the right having a radius of 1213.24', a delta of $46^{\circ}41'48''$, an arc length of 988.80', and a chord bearing South $13^{\circ}31'02''$ East to a found brass disk, the northeast end of the aforementioned cut-back line joining Eisenhower Road;
- THENCE:** South $56^{\circ}27'16''$ West along said cut-back line a distance of 123.63' to the POINT OF BEGINNING and containing 1,065,311 square feet or 24.456 acres of land.

Page 1 of 2

28002151

24.456 Acre Tract
Page 2 of 2

THESE FIELD NOTES, TOGETHER WITH A SURVEY MAP, WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons, R.P.L.S. Number 4716
GIBBONS SURVEYING & MAPPING, INC.

Date: January 3, 2000; Job No. 00-2897-02 D
Doc. ID: 24.456 acre tract



METES & BOUNDS DESCRIPTION

OWNE

for

FOR "L"
C-35

A 5.886 acre (256,395 sq. ft) tract of land located in the William Winford Survey No 326, Abstract No. 798, N.C.B. No 15894, County Block No. 5051, City of San Antonio, Bexar County, Texas, and being all of Lot 1, Block 94, of Walzem Self Storage Subdivision as described by Plat in Volume 9536, Page 56 of the Deed and Plat Records of Bexar County, Texas, said 5.886 acre tract being more particularly described as follows:

- Beginning: at a ½ inch iron rod found in the westerly right-of-way line of Walzem Road (120' wide), said iron rod being the northeast corner of that certain 24.456 acre tract described in Volume 5279, Page 1472 of the Official Public Records of Real Property of Bexar County, Texas, and the southeast corner of the herein described tract;
- Thence: S 50° 00' 03" W, for a distance of 1067.14 feet, continuing along the north line of the aforementioned 24.456 acre tract to a ½ inch iron rod with a "Castella" cap found for the southwest corner of the herein described tract;
- Thence: N 00° 09' 00" E, for a distance of 459.79 feet to a ½ inch iron rod with a "Castella" cap found for the common corner of the remainder of that certain 160.76 acre tract described in Volume 6790, Page 1942 of the Official Public Records of Real Property of Bexar County, Texas and the herein described tract;
- Thence: along the common line of the remainder of the aforementioned 160.76 acre tract and the herein described tract the following three (3) courses;
- N 53° 10' 56" E, for a distance of 563.91 feet to a ½ inch iron rod with a "Castella" cap found for corner;
- S 36° 49' 04" E, for a distance of 240.37 feet to a ½ inch iron rod with Vickrey & Associates, Inc. property corner cap set for corner;
- N 49° 58' 37" E, for a distance of 225.35 feet to a ½ inch iron rod found in the westerly right-of-way line of Walzem Road, said iron rod being a common corner of the remainder of the aforementioned 160.76 acre tract and the herein described tract;
- Thence: S 36° 52' 37" E, for a distance of 80.37 feet, continuing along the westerly right-of-way line of Walzem Road to the POINT OF BEGINNING and containing 5.886 acres (256,395 sq. ft.) of land, more or less

22002101

EXHIBIT "A"

Gibbons Surveying & Mapping, Inc.

Land Surveying • Plotting • Construction • Development



FOR "C-34"

FIELD NOTES FOR:

A 4.640 ACRE TRACT OF LAND OUT OF THE WILLIAM WINFORD SURVEY NUMBER 326, ABSTRACT NUMBER 798, COUNTY BLOCK 5051, NEW CITY BLOCK 15826, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THAT SAME TRACT RECORDED IN VOLUME 5279, PAGE 1472 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** At a found ½" iron rod on the south right-of-way line of Walzem Road (F.M. Hwy. 1976) (135' wide public right-of-way) (Volume 9524, Page 1), the northeast corner of Lot 1, Block 1, Shamrock Woodlake Subdivision as recorded in Volume 9530, Page 81, and being 159.00' from a found ½" iron rod marking the northeast end of the cutback line joining the east right-of-way line of Woodlake Parkway;
- THENCE:** South 76°52'08" East (bearings are based on the plat recorded in Volume 9524, Page 1) (this line held for rotation) 278.28' with the south right-of-way line of Walzem Road to a found ½" iron rod, the northeast corner of this tract, the northwest corner of a;
- THENCE:** South 13°06'15" West 262.86' to a found ½" iron rod, the beginning of a curve to the right;
- THENCE:** With the curve to the right having a radius of 152.00', a delta of 54°45'41", an arc length of 145.28', and a chord bearing South 40°29'06" West to a found ½" iron rod;
- THENCE:** South 87°51'56" West 433.20' to a found ½" iron rod on the east right-of-way line of said Woodlake Parkway (120' wide public right-of-way), (Volume 9524, Page 1) the most southerly corner of this tract, the beginning of a curve to the right;
- THENCE:** With the east right-of-way line of Woodlake Parkway and the curve to the right having a radius of 1304.06', a delta of 08°40'03", an arc length of 197.27' and a chord bearing North 03°39'08" West, to a found ½" iron rod;
- THENCE:** North 00°40'53" East 70.45' with the east right-of-way line of Woodlake Parkway to a found ½" iron rod, the beginning of a curve to the right;
- THENCE:** With the east right-of-way line of Woodlake Parkway and the curve to the right having a radius of 1375.00', a delta of 07°37'27", an arc length of 182.97', and a chord bearing North 04°29'37" East to a set ½" rebar stamped "GIBBONS", the southwest corner of said Lot 1, Block 1, SHAMROCK WOODLAKE SUBD;
- THENCE:** South 77°02'53" East 239.14' to a found ½" iron rod, the southeast corner of said Lot 1, a re-entry corner hereof;
- THENCE:** North 13°07'05" East 198.16' to the POINT OF BEGINNING and containing 202,102 square feet or 4.640 acres of land more or less.

Page 1 of 2

22002151

4.640 Acre Tract
Page 2 of 2

THESE FIELD NOTES, TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons, R.P.L.S. Number 4716
GIBBONS SURVEYING & MAPPING, INC.

Date: January 3, 2000; Job No.: 00-2898
Doc. ID: 5.664 acre tract



CASE NO: Z2002151

Zoning Commission Meeting Date: August 20, 2002

Council District: 2

Ferguson Map: 585 C1

Appeal: No

Applicant:

Kaufman & Associates, Inc.

Owner:

Dial-Eisenhauer Limited partnership
("Dial")/Zachry Realty, Inc. ("Zachry")/Quantum
Self Storage LLLP ("Quantum")

Zoning Request:

From "R-6" Residential Single Family District to "C-3" Commercial District on 75.89 acres out of NCB 15894, 15827, 15826; From "R-6" Residential Single Family District to "C-3 S" Commercial District with a Specific Use Authorization for a mini-warehouse on 5.886 acres NCB 15894; and From "R-6" Residential Single Family District to "BP" Business Park District on 96.856 acres out of NCB 15894, 15827

Property Location:

Eisenhauer Road and Walzem Road.

Applicants Proposal:

To allow for development of a business park, a mini-warehouse & commercial retail

Staff Recommendation:

Approval. The subject properties are currently vacant and are zoned residential. The properties front along Eisenhauer Road and Walzem Road which are secondary arterials on the Major Thoroughfare Plan. "C-3" zoning is encouraged at major commercial nodes and is encouraged at major intersection and freeways. This request for change of zoning from "R-6" zoning to "BP", "C-3" and "C-3 S" zoning will not adversely affect the area.

Zoning Commission Recommendation

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002151

ZONING CASE NO. Z2002151 August 20, 2002

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-6" Residential Single Family District to "C-3" Commercial District on 75.89 acres out of NCB 15894, 15827, 15826; From "R-6" Residential single Family District to "L" Light Industrial District on 5.886 acres NCB 15894; and From "R-6" Residential Single Family District to "BP" Business Park District on 96.856 acres out of NCB 15894, 15827

James Ellody, 1100 N. E. Loop 410, representing the owner, stated this property was annexed into the city in the year 2000. He further stated they are purpose to develop Business Park, mini-warehouse and commercial retail uses on the subject property. He stated they have met with the Camelot I Neighborhood Association who is in support of this request.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and a letter of support was submitted by Camelot I Neighborhood Association.

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

COMMISSION ACTION

The motions was made by Commissioner McGowan and seconded by Commissioner Morell to recommend approval "C-3" S for a mini-warehouse on a 5.886 acre site and approval as requested on the remaining properties.

1. Property is located on Eisenhower Road and Walzem Road.
2. There were 18 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

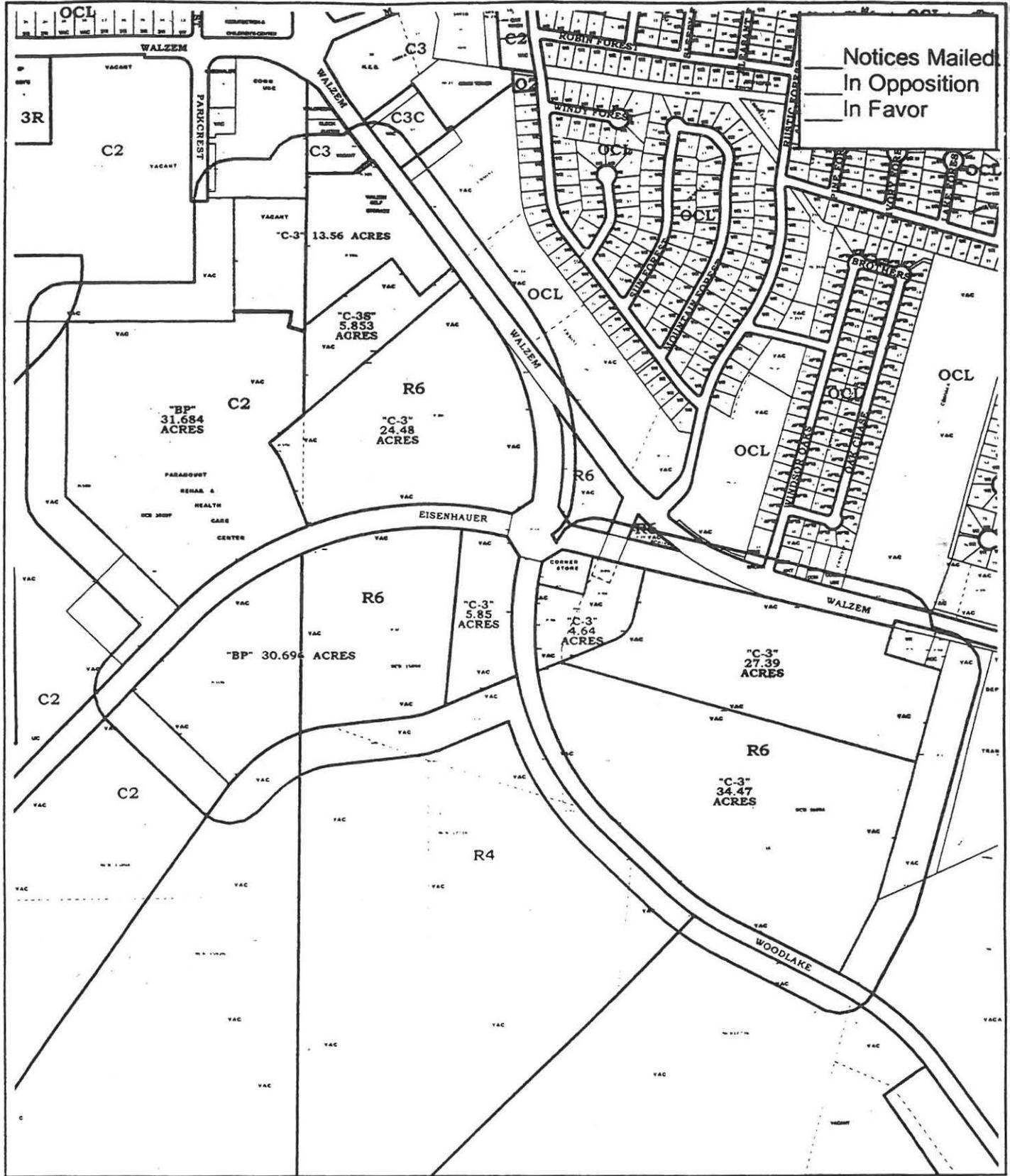
AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



ZONING CASE: Z2002-151

City Council District NO. 2
 Requested Zoning Change
 From: "R-6" To: "C-3,C-3C,BP"
 Date: SEPT. 12, 2002
 Scale: 1" = 700'

-  Subject Property
-  200' Notification



T-11
 C-2
 p. 585



Affidavit of Publisher

PUBLIC NOTICE

AN ORDINANCE 96338

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: From "R-6" Residential Single Family District to "C-3" Commercial District on 75.89 acres out of NCB 15894, 15827, 15826; From "R-6" Residential Single Family District to "C-3 S" Commercial District with a Specific Use Authorization for a mini-warehouse on 5.886 acres NCB 15894; and From "R-6" Residential Single Family District to "BP" Business Park District on 96.856 acres out of NCB 15894, 15827. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

9/18 THE CITY OF SAN ANTONIO

STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day pe
Helen I. Lutz, who being by me duly sworn, says on oath th
of the Commercial Recorder, a newspaper of general circula
San Antonio, in the State and County aforesaid, and that
Antonio-City Clerk-Ordinance 96338 hereto attached has been published in
every issue of said newspaper on the following days, to-wit: September 18,
2002.

Helen I. Lutz

Sworn to and subscribed before me this 18th day of September, 2002.

Cynthia Avery

Notary Public in and for Bexar County, Texas

