



City of San Antonio, Texas

Department of Development Services

August 29, 2007

Rob Killen
Kaufman & Assoc.
100 West Houston Street Ste 1250
San Antonio, TX 78205

RE: Rights Determination File: # 07-07-044 (Overlook at the Rim)

Dear Mr. Killen:

We have reviewed your rights determination that was requested on July 26, 2007. Based on the information provided the following is our official finding:

Based on information submitted by the applicant, the recommendation of statutory rights is effective February 25, 1999 until September 1, 2007. The original request of statutory rights was denied because of a zoning change that was approved by City Council on February 25, 1999.

To extend your statutory rights as per the 1987 UDC § 1027, we recommend that an outlined chronology of your projects development be submitted for our review. This outline shall identify compliance with 50% of the net area of the POADP, which is subject of final plats or development within ten (10) years from September 25, 1997.

In addition, the site plan provided with the Fair Notice Form # 07-007 for condominium use and a hotel use is not consistent with the project and therefore not subject to rights effective February 25, 1999.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted. If you have any further questions please contact Melissa Ramirez at 207-7038.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division

received by x

Date x 9-4-07

File # _____
Assigned by City Staff _____



City of San Antonio
Development Services Department
Local Government Code Chapter 245/Article VII
Unified Development Code
Rights Determination/Consent Agreement

Intake Date: 7/26/07

Intake By: Larry Od's

Type: Rights Determination Consent Agreement

Instructions:

1. All applicable information must be legibly printed or typed for processing. If completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete and attach 2 sets of all applicable documents (i.e. this form, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.
3. Application must contain all information to establish rights under Chapter 245 of the Local Government Code and Article VII of the Unified Development Code (UDC).
4. Any appeal of the decision of the Director to the Planning Commission will be based on information submitted to the Director for determination of rights.

Note: Must comply with the UDC, §35-B128 Rights Determination for the City of San Antonio.

Owner: Main & Main, Ltd.

Agent: Kaufman & Associates, Inc.

Phone: 210-227-2000 **Fax:** 210-227-2001

Address: 100 W. Houston, Suite 1250

City: San Antonio **State:** Texas **Zip code:** 78205

Engineer/Surveyor: Matkin-Hoover Engineering **Contact:** Jeff Carroll

Address: P. O. Box 54 **Phone#:** 830-249-0600

City: Boerne **State:** Texas **Zip code:** 78006

Name of Project: Overlook at the Rim

Site location or address of project and legal description:

W. IH-10 south of Camp Bullis Road; NCB 18332 Lot P-3 and NCB 34761 Lot P-7

RECEIVED
LAND DEVELOPMENT
SERVICES DEPARTMENT

07 JUL 26 AM 11:04

RECEIVED

City Council District(s): 8 ETJ: Yes ~~No~~ Edward's Aquifer Recharge Zone? Yes / No

1. Describe current use(s) of the property:

The site referenced in this application is undeveloped, but there are commercial and mixed residential uses in other units of the Crownridge MDP.

2. Describe the specific Project and the expected use(s) to be created by this Project including the nature, extent, and density or intensity of each use for which rights are being claimed (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Fair Notice of the Project is required with requests based on MDPs, POADPs or plat applications.

(a) Nature of the project:

Mixed office and commercial uses.

(b) Total land area, in square feet: 1,157,302 sq. ft.

(c) Total area of impervious surface, in square feet: 1,041,571 sq. ft.

(d) Number of residential dwellings units, by type:

None

(e) Type and amount of non-residential square footage (ground floor building footprint only):

Mixed office and commercial; 132,860 sq. ft.

(f) Number of buildings: Unknown at this time.

(g) Phases of the development (if applicable): Multiple (3-5)

3. List ordinances to which the Project described in item #2 above will seek exception to based on the date requested for recognition of rights. State specific sections of the San Antonio Municipal Code and their effective dates:

Ordinances adopted after 4/14/95 unless otherwise prohibited under Chapter 245 Texas Local Government Code.

LAND DEVELOPMENT SERVICES DIVISION

07 JUL 26 AM 11:04

RECEIVED

File # _____

Assigned by City Staff

4. Please indicate permits or development approvals received that are the basis to establish rights to complete the Project. Please specify all that may be applicable and include copies of the permit.

PERMIT

Type of Permit: Development Rights permit Date of Application: _____
 Permit Number: 159 Date issued: 4/14/95
 Expiration Date: 9/1/07 Acreage: 287 acres

MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 24 months for the POADP acceptance date. Fair Notice required with MDP/POADP

Name: Crownridge of Texas # 64
 Date accepted: 4/14/95 Expiration Date: _____ MDP Size: 287 acres

P.U.D. PLAN

Name: _____ # _____
 Date accepted: _____

PLAT APPLICATION

Fair Notice required with plat application

Plat Name: _____ Plat # _____ Acreage: _____
 Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 24 months of application submittal date)

APPROVED PLAT

Plat Name: _____ Plat # _____ Acreage: _____ Approval
 Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire)

OTHER PERMITS:

LAND DEVELOPMENT SERVICES DIVISION

07 JUL 26 AM 11:04

RECEIVED

File #

Assigned by City Staff

5. Specify the amount, date and purpose of each expenditure or obligation incurred in reliance on the permits identified above (include copies of contracts): Please include verified or certified copies of all contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for rights or equitable estoppel is based. Do not include land purchase costs nor payment of taxes.

n/a

6. Requested date for claim of rights for this Project: 4/14/95

7. Describe any construction or related actions that have taken place on the property since that date: Include the date, cost, nature and extent of each physical improvement to the property including structures, utilities, roads, driveways, etc

n/a (Please note that construction and related activity have taken place within the project area since 4/14/95, including construction of buildings and installation of utilities.)

Consent Agreements Only:

In addition to the required processing as set forth above, a request for Consent Agreement Approval shall include, but shall not be limited to the following:

- A timing and phasing plan for the proposed development;
- A plan for the provision of public facilities and services to the proposed development, by phase;
- The conditions under which the proposed development will be authorized to proceed; and
- The conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.

LAND DEVELOPMENT SERVICES DIVISION

07 JUL 26 AM 11:04

RECEIVED

8. Sworn statement:

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct and that it is my belief that the property owner is entitled to the requested rights for this Project and, during the pendency of this determination, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Print name: Rob Killen Signature: Rob Killen Date: 7/25/07

Sworn to and subscribed before me by ROB KILLEN on this 25 day of July in the year 2007, to certify which witness my hand and seal of office.



Cathy Turk
Notary Public, State of Texas

Director's Decision: Approved Denied

Reviewed By: _____ Date: _____
Development Services Department

Terms and conditions required for the continuance of the rights being recognized:

This determination is valid only to the extent of the validity of the underlying permit which is the basis for this application. Further subject to all provisions for dormancy and expiration as provided in the Local Government Code Chapter 245 and Article VII of the UDC.

07 JUL 26 AM 11:07
RECEIVED

City of San Antonio
Development Services Department
Fair Notice Form



Date: 7/26/07 Notice Number: FN 07-0073

1. Original Fair Notice Form Number if Applicable: _____
2. Existing Vested Rights Permit No. if applicable: _____

COSA USE ONLY	
Expiration date: <u>9/9/07</u>	Authorized Rep: <u>Larry Od's</u>

3. If a permit application identified in item (6) below is not completed (Administratively) within 45 days from the filing date of this form, this notice will be **null and void**.
4. All submittals with (*) require a site plan. A site plan shall include lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.
5. All single plat, Multiple Land Use projects must complete (# 7) of this form.
6. Permit application Type (Check all appropriate boxes):

- | | |
|---|--|
| <input type="checkbox"/> Building Permit: No. _____ | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) No. _____ |
| <input checked="" type="checkbox"/> Master Development Plan (MDP)
(Formerly POADP) No. <u>64</u> | <input type="checkbox"/> P.U.D. Plan
No. _____ |
| <input type="checkbox"/> MDP/ P.U.D. Plan
(Combination) No. _____ | <input type="checkbox"/> Mixed Use District (MXD)
No. _____ |
| <input type="checkbox"/> Master Plan Community District (MPCD)
No. _____ | <input type="checkbox"/> Traditional Neighborhood Development (TND)
No. _____ |
| <input type="checkbox"/> Manufactured Home Park Plan (MHPP)
No. _____ | <input type="checkbox"/> Pedestrian Plan (PP) No. _____ |
| <input type="checkbox"/> Flexible Development District No. _____ | <input type="checkbox"/> Single-Family (Residential) Plat No. _____ |
-
- | | |
|---|--|
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |

RECEIVED
 07 JUL 26 AM 11:07
 AND DEVELOPMENT
 SERVICES DIVISION

VRP# 07-07-044

City of San Antonio Development Services Department

Fair Notice Form

(Con't)

FN07-0073

The following projects require a site plan.

A site plan shall include, lot layout, general building footprint with approximate square footage of building(s), and land use.

*SAWS/ Utilities No. Category Determination Letter from SAWS:

*CPS Energy/ Utilities No. Other:

*Application for Letter of Certification (LOC) (Subdivision Plat No. issued):

The following single plat projects require a site plan:

- *Multi-Family *Commercial *Office *Industrial
*Multiple Land Use Projects (Complete # 7) *Entertainment *Special District
*Other:

7. For all single plat, Multiple Land Use Projects please complete the following:

(a) Single - Family: Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage
Density

(b) Multi -Family: Land Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage
Density

(c) Commercial: Land Allocation in Square Feet & Acreage 439,775 sf, 16.47 ac
Use Allocation in Square Feet & Acreage 439,775 sf, 16.47 ac

(d) Office: Allocation in Square Feet & Acreage 717,527 sf, 10.10 ac
Use Allocation in Square Feet & Acreage 717,527 sf, 10.10 ac

(e) Industrial: Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage

(e) Entertainment: Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage

(e) Other Special District(s): Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage

VRP#07-07-044

LAND DEVELOPMENT SERVICES DIVISION

RECEIVED 07 JUL 26 AM 11:07

**City of San Antonio Development Services Department
Fair Notice Form**

(Con't)

FN 07-0073

8. Project Name: Overlook at the Rim

Property Description: NCB 18332 Lot P-3 and NCB 34761 Lot P-7

Owner: Main & Main, Ltd. Phone: 210-615-6900 Fax: 210-341-6900
Address: 4115 Medical Drive, Suite 200 City: San Antonio State TX Zip Code: 78229
Agent: Kaufman & Associates, Inc. Phone: 210-227-2000 Fax: 210-227-2001
Address: 100 W. Houston, Suite 1250 City: San Antonio State TX Zip Code: 78205
Applicant: Main & Main, Ltd. Phone: 210-615-6900 Fax: 210-341-6900
Address: 4115 Medical Drive, Suite 200 City: San Antonio State TX Zip Code: 78229
Engineer/Surveyor: Matkin-Hoover Engineering Phone: 830-249-0600 Fax: 830-249-0099
Address: P.O. Box 54 City: Boerne State TX Zip Code: 78006
Contact Person Name: Jeff Carroll E-mail: _____
Phone: 830-249-0600 Fax: 830-249-0099

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No San Antonio City Limits: Yes No

Council District: 8 School District: NISD Ferguson map grid: _____

Owner or Authorized Representative:

I certify that this Fair Notice form is true and accurate.

Print Name: Rob Killen Signature: 
Address: 100 W. Houston, Suite 1250 City: San Antonio State TX Zip Code: 78205
E-mail: rkillen@kaufmanassoc.com

NOTE: To be valid, all fields must be completed.

VRP# 07-07-044

KAUFMAN & ASSOCIATES, INC.

RECEIVED
07 JUL 26 AM 11:04
LAND DEVELOPMENT
SERVICES DIVISION

1250 Frost Bank Tower
100 West Houston Street
SAN ANTONIO, TEXAS 78205-1457
TELE: (210) 227-2000 FAX: (210) 227-2001
www.kaufmanassoc.com

July 25, 2007

Ms. Melissa Ramirez
Special Projects Coordinator
Development Services Department
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78283

VIA HAND DELIVERY

VRP# 07-07-044

Ms. Susan Guinn
Assistant City Attorney
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78283

VIA HAND DELIVERY

RE: Vested Rights Permit Application for Overlook at the Rim - An approximately 26.568-acre Tract Located on West IH-10 south of Camp Bullis Road (NCB 18332 Lot P-3 and NCB 34761 Lot P-7)

Dear Ms. Ramirez & Ms. Guinn:

Please find enclosed two (2) copies of a Vested Rights Permit Application for an approximately 26.568-acre Tract Located on West IH-10 and south of Camp Bullis Road ("Property"). We respectfully request that the City of San Antonio ("City") review this application and acknowledge statutory vested rights for mixed office and commercial development on the Property dating from April 14, 1995 based on the Crownridge of Texas Preliminary Overall Area Development Plan ("POADP"), number 64.

On April 14, 1995, the City accepted the Crownridge POADP. The POADP is a valid POADP. The Development Rights Permit, Permit No. 159, was filed prior to the expiration of the POADP. Since this time, a number of plats have been filed within the POADP area and development has continued regularly.

On February 25, 1999 the City Council approved Ordinance No. 89324, rezoning the Property from Temporary "R-1" Residential to "O-1 ERZD". The property subsequently automatically converted from "O-1" to "O-2" under Appendix D of the Unified Development Code. On February 26, 2007, the San Antonio Water System ("SAWS") issued a Category 1 letter for the Property.

Under Chapter 245 of the Texas Local Government Code ("Chapter"), the project has not changed or become dormant. Development within the project area has been ongoing since the application for the first permit was submitted to the City. After the first permit was approved on April 14, 1995 and prior to the first anniversary of the effective date of Chapter 245 on May 11, 2000, progress was made towards completion of the project. Such progress includes the submittal of final plat applications to the City and development of residential subdivisions and construction

VRP#07-07-044

of commercial buildings within the Crownridge POADP area. Please note that progress towards completion of the project has also continued subsequent to May 11, 2000 through platting and building construction within the Crownridge POADP area.

In support of this application, please find enclosed:

- 1) Crownridge of Texas POADP, Number 64, accepted April 14, 1995;
- 2) Development Rights Permit, Number 159, accepted April 14, 1995;
- 3) Ordinance Number 89324, adopted on February 25, 1999, rezoning the Property from Temporary "R-1" to "O-1";
- 4) SAWS Category Letter, February 26, 2007;
- 5) Zoning Map of Property;
- 6) Aerial photograph of Property; and
- 7) Additional document demonstrating development within project area.

On behalf of the Property owner, we ask that the City issue a Vested Rights Permit based on the project initiation date of April 14, 1995. If there is any additional information or documentation that we can provide to assist in your review of this application, please do not hesitate to contact me at your convenience at (210) 227-2000, extension 23, or via email at robk@kaufmanassoc.com.

Sincerely,

KAUFMAN & ASSOCIATES, INC.

By: 
Rob Killen

X:\3041-end\3108\Ltr - VRP App Cvr.doc

RECEIVED
07 JUL 26 AM 11:01
LAND DEVELOPMENT
SERVICES DIVISION

48

VRP#07-07-044

AN ORDINANCE

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

* * * * *

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

SECTION 1. Section 35-3007 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z99042

The rezoning and reclassification of property from Temporary "R-1" Single Family Residence District and Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" Single Family Residence District, "R-1"ERZD Single Family Residence Edwards Recharge Zone District, "P-1(R-1)" Planned Unit Development Single Family Residence District, "R-3" Multiple Family Residence District, "R-3"ERZD Multiple Family Residence Edwards Recharge Zone District, "R-4" Manufactured Home Residence District, "P-1(R-6)" Planned Unit Development Townhouse Residence District", "R-8" Large Lot Residence District, "P-1(R-8)" Planned Unit Development Large Lot Residence District, "R-8"ERZD Large Lot Residence Edwards Recharge Zone District, "O-1" Office District, "O-1"ERZD Office Edwards Recharge Zone District, "B-1" Business District, "B-2" Business District, "B-2"ERZD Business Edwards Recharge Zone District,"B-2" SUP Business District Special Use Permit for Party House/ Alcoholic Beverages, "B-3" Business District, "P-1(B-3)" Planned Unit Development Business District, "B-3" SUP Business District Special Use Permit for a Warehouse & Mill, & "B-3R" Restrictive Business District on the property listed below as per following legals:

Legals will be attached to conform with City Council action.

PASSED AND APPROVED this 25th day of February, 1999.

M A Y O R

LAND DEVELOPMENT DIVISION RECEIVED 07 JUL 25 AM 11:06

ATTEST: City Clerk

APPROVED AS TO FORM: [Signature] City Attorney

VRP# 07-07-044

Zoning Case No.: Z99042

Date: February 16, 1999

Council District: 8

Appeal: No

Applicant: City of San Antonio

Zoning Request: From Temporary "R-1" Single Family Residence District and Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" Single Family Residence District "R-1" ERZD Single Family Residence Edwards Recharge Zone District, "P-1(R-1)" Planned Unit Development Single Family Residence District, "R-3" Multiple Family Residence District, "R-3" ERZD Multiple Family Residence Edwards Recharge Zone District, "R-4" Manufactured Home Residence District, "P-1(R-6)" Planned Unit Development Townhouse Residence District, "R-8" Large Lot Residence District, "P-1(R-8)" Planned Unit Development Large Lot Residence District, "O-1" Office District, "O-1" ERZD Office Edwards Recharge Zone District, "B-1" Business District, "B-2" Business District, "B-2" ERZD Business Edwards Recharge Zone District, "B-2" SUP Business District Special Use Permit for Party House/Alcoholic Beverages, "B-3" Business District, "B-3R" Restrictive Business District. As per exhibit map.

Property Location:

The property is generally bounded by Babcock Rd., Heuerman Rd., & Aue Rd. on the west; the Camp Bullis Military Reservation & NW Military Hwy. On the north & east; & the southern limits of the Crownridge & Forest Crest subdivisions on the south.

Applicants Proposal:

To recommend new zoning classifications for the 4909 acres subject property as required by the City of San Antonio Annexation Service Plan for the IH 10 West Area.

Staff Recommendation:

Approval - The subject property is part of the IH 10 W. Corridor Perimeter Plan and the Zoning proposal conforms to that plan. The Corridor Perimeter Plan and the Zoning proposal were presented to the public on January 23, 1999.

RECEIVED
7 JUL 26 1999
LAND DEVELOPMENT
SERVICES

Z99042

VRP# 07-07-044

Zoning Commission Recommendation:

Approval

VOTE:

FOR	8
AGAINST	0
ABSTAIN	0

LAND DEVELOPMENT
SERVICES DIVISION

07 JUL 26 AM 11:06

RECEIVED

ZONING CASE NO. Z99042

Applicant: City of San Antonio

Zoning Request: Temporary "R-1" Single Family Residence District and Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" Single Family Residence District, "R-1" ERZD Single Family Residence Edwards Recharge Zone District, "P-1(R-1)" Planned Unit Development Single Family Residence District, "R-3" Multiple Family Residence District, "R-3" ERZD Multiple Family Residence Edwards Recharge Zone District, "R-4" Manufactured Home Residence District, "P-1(R-6)" Planned Unit Development Townhouse Residence District, "R-8" Large Lot Residence District, "P-1(R-8)" Planned Unit Development Large Lot Residence District, "R-8" ERZD Large Lot Residence Edwards Recharge Zone District, "O-1" Office District, "O-1" ERZD Office Edwards Recharge Zone District, "B-1" Business District, "B-2" Business District, "B-2" ERZD Business Edwards Recharge Zone District, "B-2" SUP Business District Special Use Permit for Party House/Alcoholic Beverages, "B-3" Business District, "P-1(B-3)" Planned Unit Development Business District, "B-3" SUP Business District Special Use Permit for a Warehouse & Mill, & "B-3R" Restrictive Business District.

Kirk Nixon, SAWS, stated staff recommends approval.

Bill Telford, Planning Manager, Planning Department, stated SAWS has been working very hard on this project. All properties that are approved at this meeting that are not withdrawn and continued will go onto City Council next week for their approval.

Staff stated there were 1605 notices mailed out to the surrounding property owners, 59 returned in opposition and 29 returned in favor.

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

Z99042

COMMISSION ACTION

VR P# 07 - 07 - 044

The motion was made by Commissioner Sanchez and seconded by Commissioner Anderson to recommend approval for the following reasons:

1. Property is bounded by Babcock Road, Heuerman Road & Aue Road on the west; the Camp Bullis Military Reservation & NW Military Hwy. on the north & east & the southern limits of the Crownridge & Forest Crest subdivision on the south.
2. There were 1605 notices mailed, 59 returned in opposition and 29 returned in favor.
3. Staff recommends approval.

AYES: Earl, Emerson, Hophan, Sanchez, Anderson, Plummer, Galloway, Clamp

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

LAND DEVELOPMENT
SERVICES DIVISION

07 JUL 26 AM 11:06

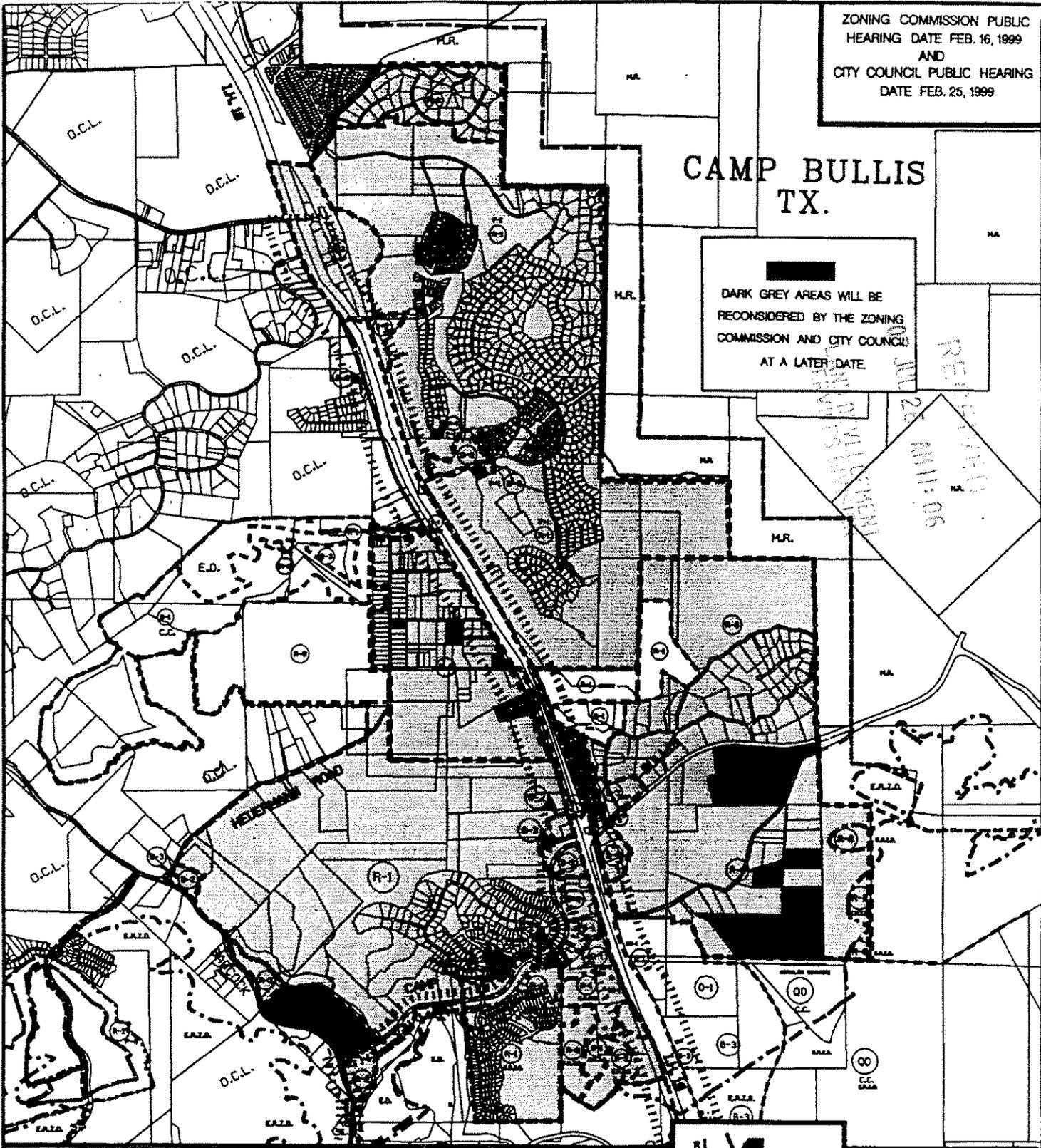
RECEIVED

ZONING COMMISSION PUBLIC HEARING DATE FEB. 16, 1999
 AND
 CITY COUNCIL PUBLIC HEARING DATE FEB. 25, 1999

CAMP BULLIS TX.

DARK GREY AREAS WILL BE RECONSIDERED BY THE ZONING COMMISSION AND CITY COUNCIL AT A LATER DATE

RECEIVED
 JUL 26 AM 11:06
 PLANNING DEPARTMENT

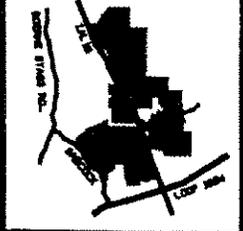


ZONING CASE Z99042

CITY COUNCIL DISTRICT NO: 8

REQUESTED ZONING CHANGE

FROM TEMP "R-1" TO "R-1", "R-1"ERZD, "P-1(R-1)", "R-3",
 DATE FEBRUARY 25, 1999 "R-3"ERZD, "R-4", "P-1(R-6)",
 SCALE 1"=3300' "R-8", "P-1(R-8)", "R-8"ERZD, "O-1", "O-1"ERZD,
 "B-1", "B-2", "B-2"ERZD, "B-2" S.U.P., "B-3",
 "P-1(B-3)", "B-3" SUP & "B-3R"



DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

Affidavit of Publisher

STATE OF TEXAS,

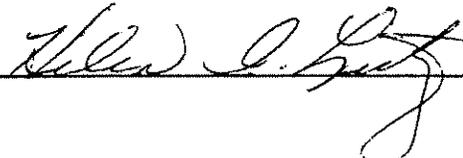
COUNTY OF BEXAR

CITY OF SAN ANTONIO

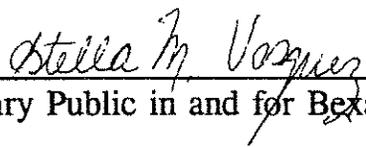
VRP#07-07-044

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Public Notice - An Ordinance #89324 hereto attached has been published in every issue of said newspaper on the following days, to-wit: April 12, 1999.

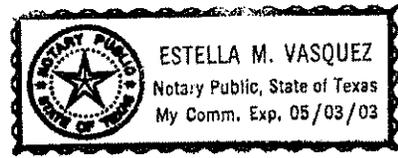
RECEIVED
17 JUL 26 AM 11:06
LAND DEVELOPMENT
SERVICES DIVISION



Sworn to and subscribed before me this 12th day of April, 1999.



Notary Public in and for Bexar County, Texas



VR P# 07-07-044

THENCE: N 00°07'10" E a distance of 253.07 feet to an iron pin set point for angle on the west property line of the said tract;

THENCE: N 00°35'02" E a distance of 310.42 feet to a former iron pin set in concrete at the northwest corner of the property line of the said 4.6 acre tract;

THENCE: N 88°40'13" E a distance of 263.58 feet to an iron pin set point for angle on the northerly property line of the said tract;

THENCE: N 88°36'24" E a distance of 101.88 feet to an iron pin set for the northeast corner of the property line and said point being the POINT OF BEGINNING of the heretofore described 4.6 acre tract.

* * *

NOV 11 2005
11:05 AM

07 JUL 25 AM 11:05

RECEIVED
Page 2 of 2

VRP# 07 - 07 - 044

**FIELD NOTE DESCRIPTION
20.5 ACRE TRACT**

Being 20.5 acres of land out of two parcels of land consisting of 119.204 acres, in accordance with a deed recorded in volume 4139, page 760, and 1.925 acres, in accordance with a deed recorded in volume 4139, page 760 of the Real Property Bexar County, Texas and said 20.5 acre parcel of land being out of the Texas Central Railway Company Survey No. 599, Abstract 1071, County Block 4762 and said 20.5 acre tract of land being more particularly described as follows:

COMMENCING: At a cap found in concrete on the east property line of said 119.204 acre tract and being on the westerly right-of-way line of Interstate Highway 10 West, and said point being the northeast corner of said 119.204 acre tract, and said point being the POINT OF COMMENCEMENT of the hereinafter described 20.5 acre tract of land.

THENCE: S 80°53'57" W for a distance of 38.16 feet to a found iron pin establishing a point for angle on the northerly property line of said 119.204 acre tract;

THENCE: S 85°13'30" W a distance of 301.51 feet to a corner point establishing the northwest corner of the said 20.5 acre tract and being the POINT OF BEGINNING of the hereinafter described 20.5 acre tract;

THENCE: S 06°49'49" W a distance of 579.12 feet to a corner point on the eastline of said tract;

THENCE: N 78°55'40" W a distance of 19.82 feet to a corner point on the east line of said tract;

THENCE: S 07°01'30" W a distance of 475.00 feet to a point for angle on the east line of said tract;

THENCE: S 09°02'16" W a distance of 287.66 feet to a point for angle on the east line of said tract;

THENCE: S 12°58'17" W a distance of 230.52 feet to a point for angle on the east line of said tract;

THENCE: S 16°49'58" W a distance of 170.00 feet to a point for angle on the east line of said tract;

THENCE: S 31°18'50" W a distance of 316.56 feet to a corner point on the east line of said tract;

RECEIVED
07 JUL 26 AM 11:05
COUNTY CLERK
BEXAR COUNTY TEXAS

VR P# 07 - 07 - 044

- THENCE: N 56°30'35" W a distance of 29.66 feet to a corner point on the south line of said tract;
- THENCE: With a curve turning to the left with an arc length of 361.20 feet , with a radius of 3656.09', with a chord bearing of N 59°34'20" W, with a chord length of 361.05 feet to a corner point on the southwest line of said 20.5 acre tract;
- THENCE: N 05°35'38" E a distance of 701.84 feet to a point for angle on the west line of said tract;
- THENCE: With a curve turning to the right with an arc length of 760.12 feet, with a radius of 700.00 feet, with a chord bearing of N 34°41'08" E, with a chord length of 724.39 feet to a corner point on the west line of said tract;
- THENCE: N 20°22'32" W a distance of 519.21 feet to a corner point establishing the northwest corner of the said 20.5 acre tract;
- THENCE: N 89°57'17" E a distance of 315.02 feet to a found iron pin establishing point for angle at the northerly property line of said 119.204 acre tract;
- THENCE: N 89°45'00" E a distance of 124.88 feet to an iron pin found for a point of angle on the northerly property line of said tract;
- THENCE: N 85°13'30" E a distance of 54.21 feet to a point for angle on the northerly property line of said point being the POINT OF BEGINNING of the heretofore described 20.5 acre tract.

* * *

LAND DEPARTMENT
RECORDS DIVISION

07 JUL 25 AM 11:05

RECEIVED

VR P# 07 - 07 - 044

FIELD NOTE DESCRIPTION
68.9 ACRE TRACT

Being 68.9 acres of land out of two parcels of land consisting of 119.204 acres, in accordance with a deed recorded in volume 4139, page 760, and 1.925 acres, in accordance with a deed recorded in volume 4139, page 760 of the Real Property Bexar County, Texas and said 68.9 acre parcel of land being out of the Texas Central Railway Company Survey No. 599, Abstract 1071, County Block 4762 and out of the Wilhelm Kerehner Survey No. 340 1/4, Abstract 408, County Block 4763, and said 68.9 acre tract of land being more particularly described as follows:

BEGINNING: At a brass cap found in concrete on the east property line of said 119.204 acre tract and being on the westerly right-of-way line of Interstate Highway 10 West, and said point being the northeast corner of said 119.204 acre tract, and said point being the POINT OF BEGINNING of the hereinafter described 68.9 acre tract of land.

THENCE: S 80°53'57" W for a distance of 38.16 feet to a found iron pin establishing a point for angle on the northerly property line of said 68.9 acre tract;

THENCE: S 85°13'30" W a distance of 301.51 feet to a corner point establishing the northwest corner of the said 68.9 acre tract;

THENCE: S 06°49'49" W a distance of 579.12 feet to a corner point on the west line of said tract;

THENCE: N 78°55'40" W a distance of 19.82 feet to a corner point on the west line of said tract;

THENCE: S 07°01'30" W a distance of 475.00 feet to a point for angle on the west line of said tract;

THENCE: S 09°02'16" W a distance of 287.66 feet to a point for angle on the west line of said tract;

THENCE: S 12°58'17" W a distance of 230.52 feet to a point for angle on the west line of said tract;

THENCE: S 16°49'58" W a distance of 170.00 feet to a point for angle on the west line of said tract;

THENCE: S 31°18'50" W a distance of 316.56 feet to a corner point on the west line of said tract;

THENCE: N 56°30'35" W a distance of 29.66 feet to a corner point on the west line of said tract;

THENCE: S 31°12'55" W a distance of 561.18 feet to a corner point on the southwest property line of said tract;

RECEIVED
JUL 26 AM 11:08
LAND DEPARTMENT
BEXAR COUNTY, MISSOURI

VRP# 07-07-044

- THENCE: S 58°47'05" E along and with the southwest property line of the 119.204 acre tract for a distance of 489.69 feet to an iron pin found for a property corner of said tract;
- THENCE: S 36°57'11" E a distance of 60.00 feet to a corner point on the southwest property line of said tract;
- THENCE: N 53°02'49" E a distance of 394.16 feet to a point for angle on the southeast property line of said tract;
- THENCE: With a curve turning to the left with an arc length of 661.17 feet, with a radius of 1217.00 feet, with a chord bearing of N 37°28'59" E, with a chord length of 653.07 feet to a ½" set iron pin with plastic cap for the corner of said tract;
- THENCE: S 68°04'50" E a distance of 51.33 feet to a set iron pin for a point of tangency on the property line of said tract;
- THENCE: With a curve turning to the left with an arc length of 630.06 feet, with a radius of 1000.00 feet, with a chord bearing of S 86°07'49" E, with a chord length of 619.69 feet to a set iron pin for the point for angle on the southeast property line of said tract;
- THENCE: N 75°49'11" E a distance of 318.56 feet to a set iron pin establishing the most southeast corner of said point being on the westerly right-of-way line of Interstate Highway 10 West of said tract;
- THENCE: N 08°58'00" W a distance of 194.10 feet to a found brass cap in a concrete monument establishing an point for angle on the southeast property line of said tract;
- THENCE: N 15°37'00" W a distance of 326.00 feet to a concrete monument with a found lead plug and tack in monument establishing an point for angle on the southeast property line of said tract;
- THENCE: With a curve turning to the left with an arc length of 1076.20 feet, with a radius of 4388.75 feet, with a chord bearing of N 22°38'30" W, with a chord length of 1073.51 feet to a found right-of-way (R.O.W.) monument and disk establishing an point for angle on the east property line of said tract;
- THENCE: N 29°40'00" W a distance of 536.09 feet to a found right-of-way monument on the east property line of said tract;
- THENCE: With a curve turning to the left with an arc length of 72.27 feet, with a radius of 4633.75 feet, with a chord bearing of N 30°06'48" W, with a chord length of 72.27 feet, to a found brass cap in concrete, said point being the POINT OF BEGINNING of the heretofore described 68.9 acre tract.

* * *

LAND DEVELOPMENT
SERVICES DIVISION
MINNESOTA

RECEIVED
07 JUL 26 AM 11:05

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

VRP# 07-07-044

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Aquifer Studies Division, San Antonio Water System

Copies To: Rebecca Quintanilla Cedillo, Vice President of Planning, San Antonio Water System,
Scott R. Halty, Director, Watershed Protection and Management Department,
Jason C. Corzine, Planner III, Aquifer Studies Division, File

Subject: Zoning Case Z99042 (McDonough Property)

Date: January 19, 1999

SUMMARY

A request for a change in zoning has been made for an approximate 120.60-acre tract located on the city's northwest side. A change in zoning from "Temporary R-1 ERZD" to "R-1 ERZD, R-3 ERZD, O-1 ERZD and B-2 ERZD", is being requested by Harry Jewett Associates on behalf of the applicant, James P. McDonough. The change in zoning will allow for the area to be developed as office, multi-family, business and a small portion of single family. The area covered by the zoning request has previously been determined to be a Category 1 property.

LOCATION

The subject tract is located in City Council District 8 on the north side of La Cantera Parkway, West of IH-10, and south of Camp Bullis. Approximately 86 acres of the 120.60 acre subject area lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE ASSESSMENT

An investigation was made by the San Antonio Water System, Aquifer Studies Division to assess the geologic conditions, which exist at this site, and to address any environmental problems or concerns.

The property is currently undeveloped and is covered with trees, brush and natural grasses. However, the property was used as a mobile home park in the past and contains an active well, which is currently used to serve cattle on the property. There are some areas of trash and debris on the site. The Edwards Group can be found outcropping across the portion of the site located on the recharge zone. Several areas of exposed Edwards bedrock exhibited solution features and fractures. The majority of these features were soil-filled thus limiting their recharge capabilities. No potential recharge features were observed on the site.

RECEIVED
SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES DIVISION

RECEIVED
07 JUL 26 AM 11:05

Zoning Commission Members
Zoning Case Z99042 (McDonough Property)
Page 2

VRP# 07-07-044

The property displays high topographic relief. The general direction of the drainage flows to the northeast towards an unnamed tributary of Leon Creek. The site is bordered on the south by residential and undeveloped lands, IH-10 is located to north of the property and undeveloped land is located to the east and west.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are as follows:

1. The proper maintenance and operation or plugging of the water well located on site.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas which are then carried off in the first flush of stormwater run-off.
3. Improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance, which may be carried off in the first flush of stormwater run-off.
4. The proper construction of the sewer mains and service laterals to prevent wastewater from entering the subsurface.

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

1. All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. Should the proposed use be listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
2. All stormwater run-off from the commercial site shall be directed to a stormwater abatement system which shall be approved by the Aquifer Studies Division of the San Antonio Water System prior to the release of building permits.
3. The Water Quality Division of the San Antonio Water System shall inspect the existing well and available documentation of well construction shall be provided. If the well is to be plugged, it shall be done in compliance with Chapter 34, Article VI, Section 34-574 of the City Code.
4. Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:

07 JUL 26 AM 11:05

RECEIVED

Zoning Commission Members
Zoning Case Z99042 (McDonough Property)
Page 3

VRP# 07-07-044

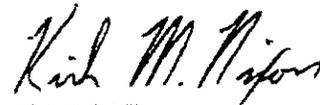
- A. A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan,
 - D. A copy of the approved Water Pollution Abatement Plan.
5. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution. A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
 6. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
 7. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 8. If any solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
 9. The sedimentation/filtration basins proposed for this project shall be properly constructed and maintained.
 10. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

RECEIVED
 07 JUL 26 AM 11:06
 LAND DEVELOPMENT
 SERVICES DIVISION

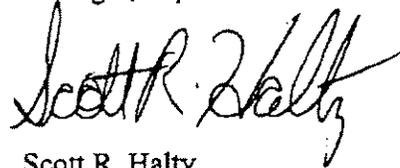
Zoning Commission Members
Zoning Case Z99042 (McDonough Property)
Page 4

VRP# 07-07-044

Based on the environmental assessment of the property, and the proposed land use, staff recommends approval of the intended use as long as the applicant agrees to abide by all recommendations made in this document.



Kirk M. Nixon
Manager, Aquifer Studies



Scott R. Halty
Director, Watershed Protection & Management

APPROVED:



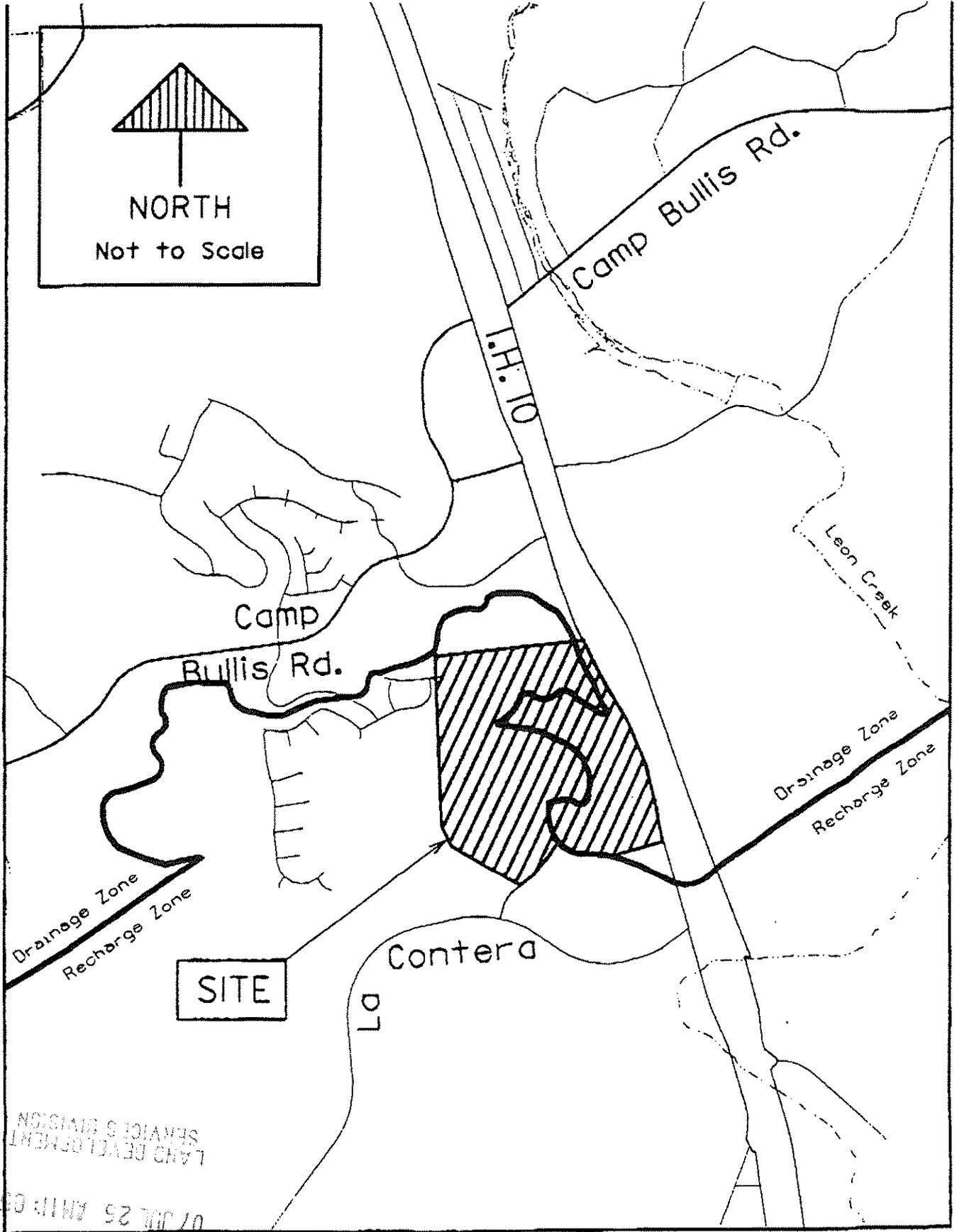
Rebecca Quintanilla Cedillo
Vice President, Planning

KMN: JCC

LAND DEVELOPMENT
SERVICES DIVISION

07 JUL 26 AM 11:06

RECEIVED



VRP#07-07-044

LAND DEVELOPMENT SERVICES DIVISION
07 JUL 26 AM 11:03

Zoning Case Z99042

Figure 2

VRP#07-07-044

FIELD NOTES
FOR
CHANGE OF ZONING

A 44.98 acre (1,959,000 square foot) tract of land being out of a 67.65 acre as described in Deed recorded in Volume 5529, Pages 965-995 of the Official Public Records of Real Property of Bexar County, Texas, and being out of the Charles H. Seidenschnur Survey No. 410, Abstract No. 1222, County Block 4725, in Bexar County, Texas. Said 44.98 acre tract being further described by metes and bounds as follows:

COMMENCING: At a ½" iron rod found for the southeast corner of Lot 2, Block 14, Legend Point, Unit-1 as recorded in Volume 9517, Page 202 of the Deed and Plat Records of Bexar County, Texas, same being the northeast corner of the 67.65 acre tract;

THENCE: Along the common line between a 119.204 acre tract of land out of the T.C.R.R. Survey No. 599, Abstract No. 1071, County Block 4762, S 00°26'55" E, a distance of 555.38 feet to an angle point;

THENCE: Continuing along said common line, S 01°14'08" W, a distance of 114.66 feet to an angle point;

THENCE: S 00°08'48" E, a distance of 22.50 feet to a point for the POINT OF BEGINNING of the herein described tract of land;

THENCE: S 00°08'48" E, a distance of 224.49 feet to an angle point;

THENCE: S 00°07'23" E, a distance of 377.58 feet to an angle point;

THENCE: S 00°23'15" E, a distance of 194.91 feet to an angle point;

THENCE: S 00°36'19" E, a distance of 199.96 feet to an angle point for the southwest corner of the 119.204 acre tract, the northwest corner of a 301.872 acre tract of land recorded in Volume 2816, Page 1419 of the Real Property Records of Bexar County, Texas, same being an angle point of the herein described tract of land;

THENCE: Along the common line between the 301.872 acre tract and the herein described tract, S 00°37'19" E, a distance of 225.59 feet to an angle point;

RECEIVED
07 JUL 26 11:05

- THENCE: S 01°24'51" E, a distance of 507.05 feet to a point for the northeast corner of a 136.9 acre tract and the southeast corner of the herein described tract of land;
- THENCE: Along the common line between the 136.9 acre tract, S 88°42'40" W, a distance of 691.97 feet to a point for the southeast corner of a 28-foot easement in Legend Hills, Unit-4 as recorded in Volume 9517, Page 203 of the aforementioned Deed and Plat Records;
- THENCE: S 88°46'17" W, a distance of 425.00 feet to a point for the southeast corner of Lot 52, Block 10, Legend Hills, Unit-4 as recorded in Volume 9517, Page 203 of the aforementioned Deed and Plat Records, same being the southwest corner of the herein described tract of land;
- THENCE: Along the east line of Legend Hills, Unit-4, N 09°13'08" W, a distance of 540.00 feet to an angle point;
- THENCE: N 04°46'52" E, a distance of 210.00 feet, to an angle point;
- THENCE: N 21°16'52" E, a distance of 265.00 feet, to an angle point;
- THENCE: N 01°16'52" E, a distance of 200.00 feet, to an angle point;
- THENCE: N 07°43'08" W, a distance of 235.00 feet, to an angle point;
- THENCE: N 12°16'52" E, a distance of 165.00 feet, to an angle point;
- THENCE: N 52°16'52" E, a distance of 340.00 feet, to an angle point;
- THENCE: N 61°16'52" E, a distance of 175.00 feet, to an angle point;
- THENCE: S 58°43'08" E, a distance of 180.00 feet, to an angle point;
- THENCE: S 86°43'08" E, a distance of 486.29 feet to the POINT OF BEGINNING and containing 44.98 acres of land in Bexar County, Texas.

RECEIVED
LAND RECORDS
SECTION

07 JUL 26 AM 11:05

RECEIVED

VR P# 07 - 07 - 044

**FIELD NOTE DESCRIPTION
4.6 ACRE TRACT**

Being 4.6 acres of land out of two parcels of land consisting of 119.204 acres, in accordance with a deed recorded in volume 4139, page 760, and 1.925 acres, in accordance with a deed recorded in volume 4139, page 760 of the Real Property Bexar County, Texas and said 4.6 acre parcel of land being out of the Texas Central Railway Company Survey No. 599, Abstract 1071, County Block 4762 and said 4.6 acre tract of land being more particularly described as follows:

COMMENCING: At a cap found in concrete on the east property line of said 119.204 acre tract and being on the westerly right-of-way line of Interstate Highway 10 West, and said point being the northeast corner of said 119.204 acre tract, and said point being the POINT OF COMMENCEMENT of the hereinafter described 4.6 acre tract of land.

THENCE: S 80°53'57" W for a distance of 38.16 feet to a found iron pin establishing a point for angle on the northerly property line of said tract;

THENCE: S 85°13'30" W a distance of 301.51 feet to a corner point establishing the northwest corner of the said 119.204 acre tract;

THENCE: S 85°13'30" W a distance of 54.21 feet to a point for angle on the northerly property line of said tract;

THENCE: S 89°45'00" W a distance of 124.88 feet to an iron pin found for a point of angle on the northerly property line of said tract;

THENCE: S 89°57'17" W a distance of 315.02 feet to a found iron pin establishing point for angle at the northerly property line of said 119.204 acre tract;

THENCE: S 89°57'17" W a distance of 334.35 feet to an iron pin set for the northeast corner of the said 4.6 acre tract and being the POINT OF BEGINNING of the hereinafter described 4.6 acre tract;

THENCE: S 02°27'40" W a distance of 528.02 feet to a corner point on the east line of the said 4.6 acre tract;

THENCE: S 61°41'30" W a distance of 102.45 feet to a corner point on the southeast line of the said tract;

THENCE: N 89°05'47" W a distance of 256.20 feet to a corner point on the most southerly line of the said tract;

LAND DEVELOPMENT
SURVEYING DIVISION
07 JUN 26 AM 11:05
STATION



VRP# 07-07-044 February 26, 2007

RECEIVED
07 JUL 26 AM 11:06
LAND DEVELOPMENT
SERVICES DIVISION

Mr. Jeffrey Carroll, P.E.
Matkin-Hoover Engineering
8 Spencer Road Suite 100
P.O. Box 54
Boerne, Texas 78006

RE: File No. 1606 - Request for Category Determination for the **26.568 Acre Tract**, located approximately 2600 feet south of the intersection of Camp Bullis Road and Interstate 10 (Approximately 15.42 acres lie within the Recharge Zone according to the TCEQ Recharge Zone Map and the remainder in the Contributing Zone)

Dear Mr. Carroll:

On January 29, 2007, the Resource Protection Division of the San Antonio Water System received a letter issued by your office requesting determination of Category classification for the above-referenced project. Based on a review of the documentation submitted and other information in the possession of the Resource Protection Division, and in accordance with Chapter 34, Article VI, Division 6, Section 34-925 of the City Code, **Category 1** classification for that acre portion out of the **26.568 Acre Tract** determined to be within the Recharge Zone is confirmed.

Please be aware that the occurrence of a "substantial alteration", as identified in Section 34-926 of the City Code, may result in a loss of Category 1 status and may cause a recategorization of the property or portions(s) thereof. Upon the expiration of the application(s) or permit(s) causing the property to be designated Category 1, the property will automatically be placed in its appropriate category as of the date of expiration.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at 210/233-3520.

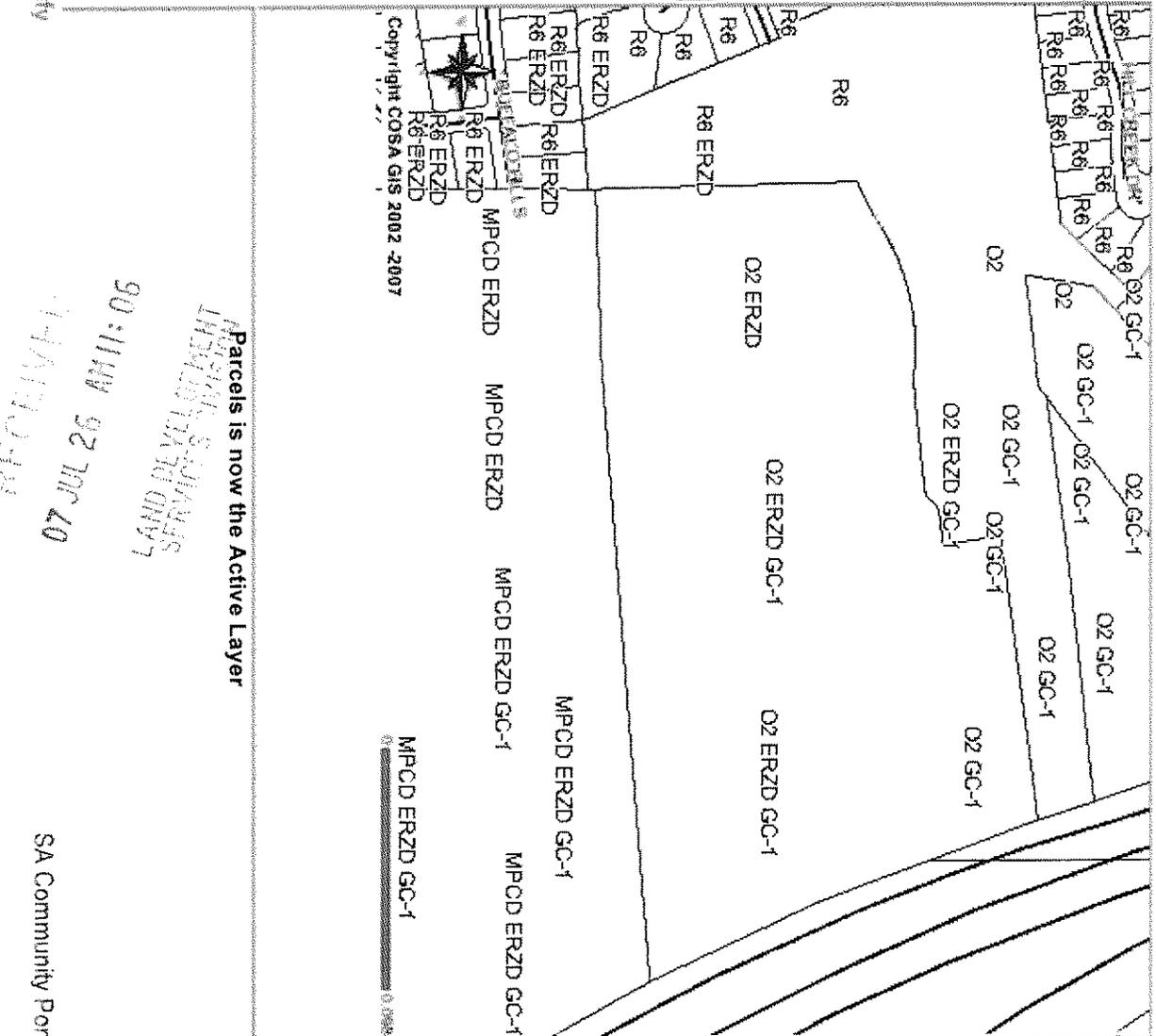
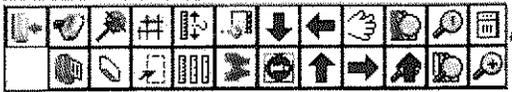
Sincerely,


Kirk M. Nixon
Manager, Resource Protection Division

APPROVED:


Scott R. Halty
Director, Resource Protection & Compliance Department
KMN: JBF

City of San Antonio - Development Services



Copyright COSA GIS 2002-2007

Parcels is now the Active Layer

90:11NW 92 TRP 20

14-11-11-03-03

14-11-11-03-03

SA Community Portal Map Services Disclaimer Help Contact Us

LAYERS

- All Layers
- General
- Parcels
- Corridor Districts
- Limited Annexation
- Neighborhood Associations
- Neighborhood Conservation D
- Historic Districts
- Neighborhood and Community
- River Improvement Overlay
- Military Bases
- Parcel Addresses
- Zoning
- Master Plans
- Development
- Transportation
- Political Boundaries
- Water Features
- 2006 Aerial Photography

Refresh Map

Auto Refresh

Help:

- A closed group, click to open.
- An open group, click to close.
- A map layer.
- A hidden group/layer, click to make visible.
- A visible group/layer, click to hide.
- A visible layer, but not at this scale.
- A partially visible group, click to make visible.
- An inactive layer, click to make active.
- The active layer.

VRP#07-07-044

MDP's														
MDP's	P.U.D. REF. #	PLAT NO.#	MDP/ROADP PLAT	NAME	PUD Name	MDP / ROADP PUD Date Accepted	MDP / ROADP Exp. Date	PLAT ABR. DATE by Planning Comm.	ENGINEER/ DEVELOPER	City limits	Aquifer	# of LOTS IN PLAT	Acres	MDP / ROADP/ PUD Landuse
64		850412	Crownridge-Elfrase			9/27/1985	9/27/1987	9/25/1985		yes	yes	3	15.96	res/com
		850316	Crownridge-Elfrase					10/24/1985						
		950083	Crownridge-Comun U-1					10/24/1985						
		950239	LA Sierra U-1A					7/20/1986						
		950258	LA Sierra U-1A					7/20/1985						
		950314	LA Sierra U-1A					11/01/1986						
		950396	Crownridge-Comun U-5					11/27/1986						
		970232	LA Sierra U-5					10/22/1987						
		970454	Crownridge-Comun U-6					10/22/1987						
		030392	Crownridge-Commercial U-7					11/14/2001				43	15.96	
		010445	Legend Hills U-5					9/8/2004				3	17.26	MF Res/Com
		050031	Crownridge Apartments					9/14/2005						

VRP# 02-02-044

NOV 11 10 59 AM '07

70:11AM 26 JUL 07

RECEIVED

LINE TABLE

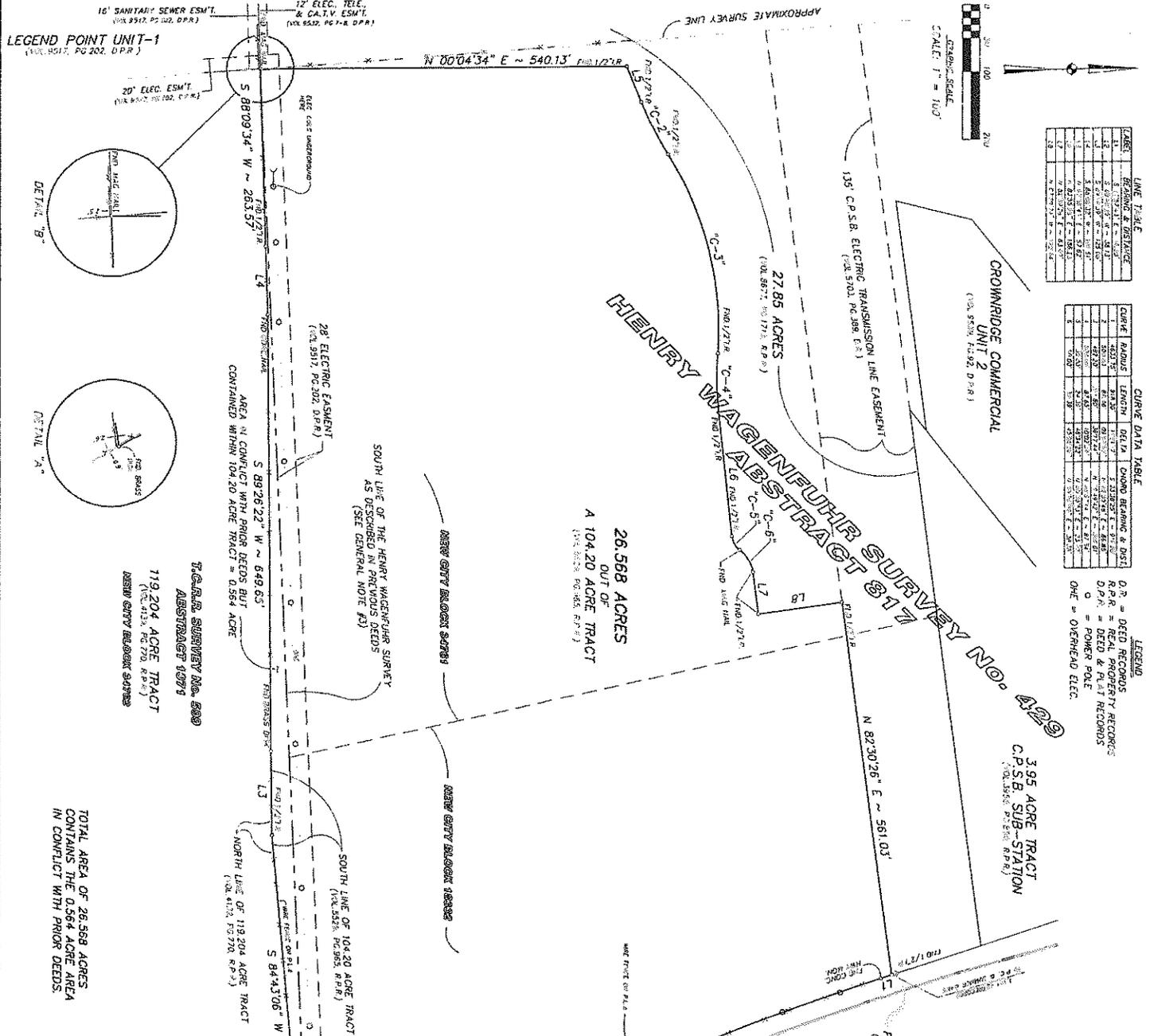
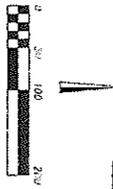
LINE	BEARING	DISTANCE	AREA	REMARKS
1	N 00°04'34" E	540.13'		APPROXIMATE SURVEY LINE
2	S 89°26'22" W	649.63'		
3	S 84°43'06" W	555.52'		
4	N 82°30'26" E	561.03'		
5	N 00°04'34" E	540.13'		

CURVE DATA TABLE

CURVE	AMOUNT	LENGTH	DELTA	CHORD BEARING & DIST.
1	100%	540.13'	179°55'26"	S 89°26'22" W 649.63'
2	100%	540.13'	179°55'26"	S 84°43'06" W 555.52'
3	100%	540.13'	179°55'26"	N 82°30'26" E 561.03'

LEGEND

D.R. = DEED RECORDS
 R.P.R. = REAL PROPERTY RECORDS
 D.P.R. = DEED & PLAT RECORDS
 O = POWER POLE
 OHC = OVERHEAD ELEC.



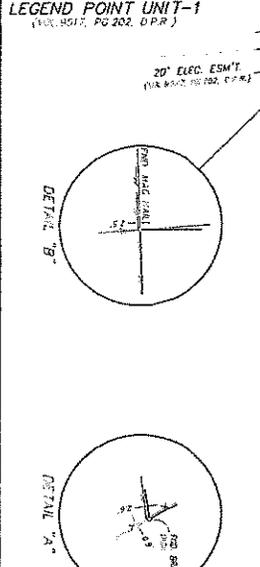
GENERAL NOTES:

- The property described herein is located entirely within the limits of Zone X as identified on the applicable FEMA Flood Insurance Rate Map #1803C0251 F, dated January 4, 2002. Zone X is identified hereon as an area outside the 500 year flood plain.
- The basis of bearings for this survey is the chord bearing for the curve along the west side of the road as shown on the previous plat recorded in Volume 2239, Page 950, Bexar County Real Property Records.
- In the descriptions contained within the previous conveyances recorded in Volume 2660, Page 785; Bexar County Real Property Records dated August 31, 1982; in Volume 6513, Page 233; Bexar County Real Property Records dated February 25, 1971 and in Volume 1865, Page 208; Bexar County Real Property Records dated May 5, 1955, the call for the south line of subject property is consistent with the south line of the Wagenerfuhr Survey and its straight distance between the southeast and southwest corners as shown hereon.
- The property is subject to the following restrictive covenants of record: Volume 3156, Page 656; Volume 4945, Page 1147; Volume 5529, Page 1087; Volume 5515, Page 1189 and Volume 6662, Page 511 Bexar County Real Property Records.

The Maverick Land Surveying Company, hereby certifies that we have completed a survey of the foregoing property and that except as shown or noted hereon, there are no visible encroachments or improvements across boundary lines.

MAVERICK LAND SURVEYING COMPANY
 Daniel C. Snell, R.P.L.S., Texas No. 4612

U.S. INTERSTATE HIGHWAY 10
 (VARIABLE WIDTH R.O.W.)
 LAND DEVELOPMENT
 REFERENCE
 07 JUL 26 AM 11:07
 VBRP#02-02-044



T.C.R.A. SURVEY No. 899
ABSTRACT 1079
119.204 ACRE TRACT
 (VOL. 4124, PG. 704, R.P.R.)
NEW CITY BLOCK 8378

TOTAL AREA OF 26,568 ACRES
CONTAINS THE 0.564 ACRE AREA
IN CONFLICT WITH PRIOR DEEDS.

NO.	DATE	BY	REVISION	DESCRIPTION	DATE	BY	REVISION	DESCRIPTION
1	06-03-06	K.J.	1	START UPRATE				
2	07-14-07	C.	2	REVISION: CORRECTED DISCREPANCY				

Maverick Land Surveying Co.
 1855 Laskin-Serra, Suite 100
 San Antonio, Texas 78213
 PH: 210-443-6458
 FX: 210-342-9532
 © 2006, Maverick Land Surveying Co.

LAND TITLE SURVEY OF:
HENRY WAGENERFUHR SURVEY No. 429, ABSTRACT 817
AND THE T.C.R.A. SURVEY No. 899
NEW CITY BLOCKS 18332, 34761 AND 34762

DRAWN BY: [Signature] F.W. BY: [Signature] U.R.
 SCALE: [Signature] DATE: [Signature] 8-5-07
 SHEET NO. 1 OF 1
 REV. NO. 2 JOB NO. 20889.01



City of San Antonio
Development Services Department
Rights Determination/Consent Agreement
Completeness Review



Note: All Applications must comply with the Unified Development Code (UDC), §35-B128 Vested Rights Determination for the City of San Antonio.

An Application for a Rights Determination shall contain at least the following information:

1. Appropriate filing fee:
 - \$160 homestead property (1 lot up to 3 acres)
 - \$500 single family residential (greater than 1 lot or 3 acres)
 - \$500 commercial

2. Completed application form and 2 sets of all documentation:
 - Name and address of Applicant;
 - Project description and name of subdivision or development, if applicable;
 - A legal description of the property;
 - Description of current use;
 - Project description including total land area, impervious cover, number of dwelling units by type, non-residential square footage; and phases of the development;
 - Complete permit history and expenditures or obligations incurred in reliance on such permits. Include verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 - Date for claim of rights based on permit history;
 - Description of construction or related actions that have taken place on the property since the date for which rights are claimed;
 - A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and

3. Fair Notice Form including the items specified by §35-B132 **VR P# 07-07-044**

RECEIVED
 07 JUL 26 AM 11:04
 LAND DEVELOPMENT
 SERVICES DIVISION

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- A timing and phasing plan for the proposed development;
- A plan for the provision of public facilities and services to the proposed development, by phase;
- The conditions under which the proposed development will be authorized to proceed; and
- The conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.

Accepted **Rejected**

Completeness Review By: Larry Od's **Date:** 7/26/07

VRP 07-07-044

LAW OFFICES OF
KAUFMAN & ASSOCIATES, INC. DEVELOPMENT SERVICES RECEIVED
1250 Frost Bank Tower
100 West Houston Street 2008 FEB 21 PM 3:01
SAN ANTONIO, TEXAS 78205-1457
TELE: (210) 227-2000 FAX: (210) 227-2001
www.kaufmanassoc.com

February 21, 2008

VIA HAND DELIVERY

Ms. Melissa Ramirez
Special Projects Coordinator
Development Services Department
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78283

Re: Main & Main/Crownridge

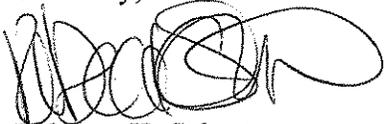
Melissa:

Please find attached two (2) hard copies of the highlighted exhibit for the above referenced matter. Further, please note that the highlighted area is the [redacted] of the project area of which we are vesting.

If you have any questions please do not hesitate to contact me.

Thank you for all of your help with this matter.

Sincerely,



Rebecca K. Schutt
Legal Assistant

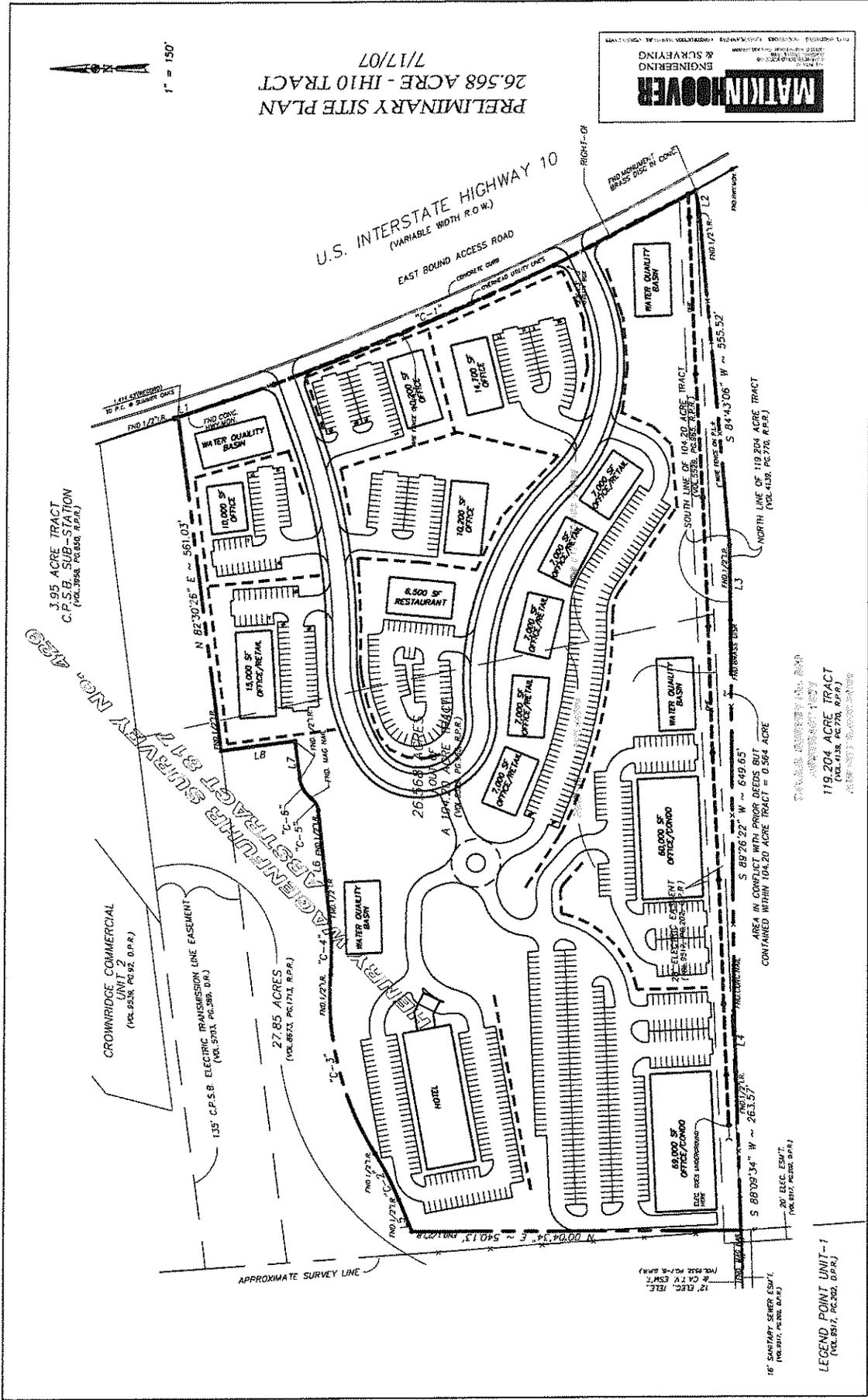
/rks

Enclosures: as stated

100 West Houston Street, Suite 1250
San Antonio, Texas 78205
Phone (210) 227-2000, ext. 23
Fax (210) 227-2001
robk@kaufmanassoc.com

MATKINHOVER
ENGINEERING & SURVEYING

PRELIMINARY SITE PLAN
26.568 ACRE - IH10 TRACT
7/17/07



U.S. INTERSTATE HIGHWAY 10
(VARIABLE WIDTH R.O.W.)
EAST BOUND ACCESS ROAD

3.95 ACRE TRACT
C.P.S.B. SUB-STATION
(VOL. 3958, PG. 830, R.P.R.)

MANAGEMENT SURVEY NO. 423
27.85 ACRES
(VOL. 8823, PG. 1731, R.P.R.)

CROWNBRIDGE COMMERCIAL
UNIT 2
(VOL. 8524, PG. 52, D.P.R.)

135' C.P.S.B. ELECTRIC TRANSMISSION LINE EASEMENT
(VOL. 5703, PG. 389, D.P.R.)

APPROXIMATE SURVEY LINE

RIGHT-OF-WAY
CONCRETE CURB
PAVING STRIP LINES
WATER QUALITY BASIN
NO. 121218
NO. 121219
NO. 121220
NO. 121221
NO. 121222
NO. 121223
NO. 121224
NO. 121225
NO. 121226
NO. 121227
NO. 121228
NO. 121229
NO. 121230
NO. 121231
NO. 121232
NO. 121233
NO. 121234
NO. 121235
NO. 121236
NO. 121237
NO. 121238
NO. 121239
NO. 121240
NO. 121241
NO. 121242
NO. 121243
NO. 121244
NO. 121245
NO. 121246
NO. 121247
NO. 121248
NO. 121249
NO. 121250
NO. 121251
NO. 121252
NO. 121253
NO. 121254
NO. 121255
NO. 121256
NO. 121257
NO. 121258
NO. 121259
NO. 121260
NO. 121261
NO. 121262
NO. 121263
NO. 121264
NO. 121265
NO. 121266
NO. 121267
NO. 121268
NO. 121269
NO. 121270
NO. 121271
NO. 121272
NO. 121273
NO. 121274
NO. 121275
NO. 121276
NO. 121277
NO. 121278
NO. 121279
NO. 121280
NO. 121281
NO. 121282
NO. 121283
NO. 121284
NO. 121285
NO. 121286
NO. 121287
NO. 121288
NO. 121289
NO. 121290
NO. 121291
NO. 121292
NO. 121293
NO. 121294
NO. 121295
NO. 121296
NO. 121297
NO. 121298
NO. 121299
NO. 121300

104.20 ACRE TRACT
(VOL. 5328, PG. 65, R.P.R.)

119.204 ACRE TRACT
(VOL. 4138, PG. 770, R.P.R.)

AREA IN CONFLICT WITH PROOF DEEDS BUT
CONTAINED WITHIN 104.20 ACRE TRACT = 0.564 ACRE

17' ELEC. FEED
CATV ESMT.
SANITARY SEWER ESMT.
(VOL. 8514, PG. 282, D.P.R.)

LEGEND POINT UNIT-1
(VOL. 8514, PG. 282, D.P.R.)

20' ELEC. ESMT.
(VOL. 817, PG. 28, D.P.R.)

12' ELEC. FEED
CATV ESMT.
SANITARY SEWER ESMT.
(VOL. 8514, PG. 282, D.P.R.)

17' ELEC. FEED
CATV ESMT.
SANITARY SEWER ESMT.
(VOL. 8514, PG. 282, D.P.R.)

20' ELEC. ESMT.
(VOL. 817, PG. 28, D.P.R.)

12' ELEC. FEED
CATV ESMT.
SANITARY SEWER ESMT.
(VOL. 8514, PG. 282, D.P.R.)

119.204 ACRE TRACT
(VOL. 4138, PG. 770, R.P.R.)

AREA IN CONFLICT WITH PROOF DEEDS BUT
CONTAINED WITHIN 104.20 ACRE TRACT = 0.564 ACRE

17' ELEC. FEED
CATV ESMT.
SANITARY SEWER ESMT.
(VOL. 8514, PG. 282, D.P.R.)

LEGEND POINT UNIT-1
(VOL. 8514, PG. 282, D.P.R.)

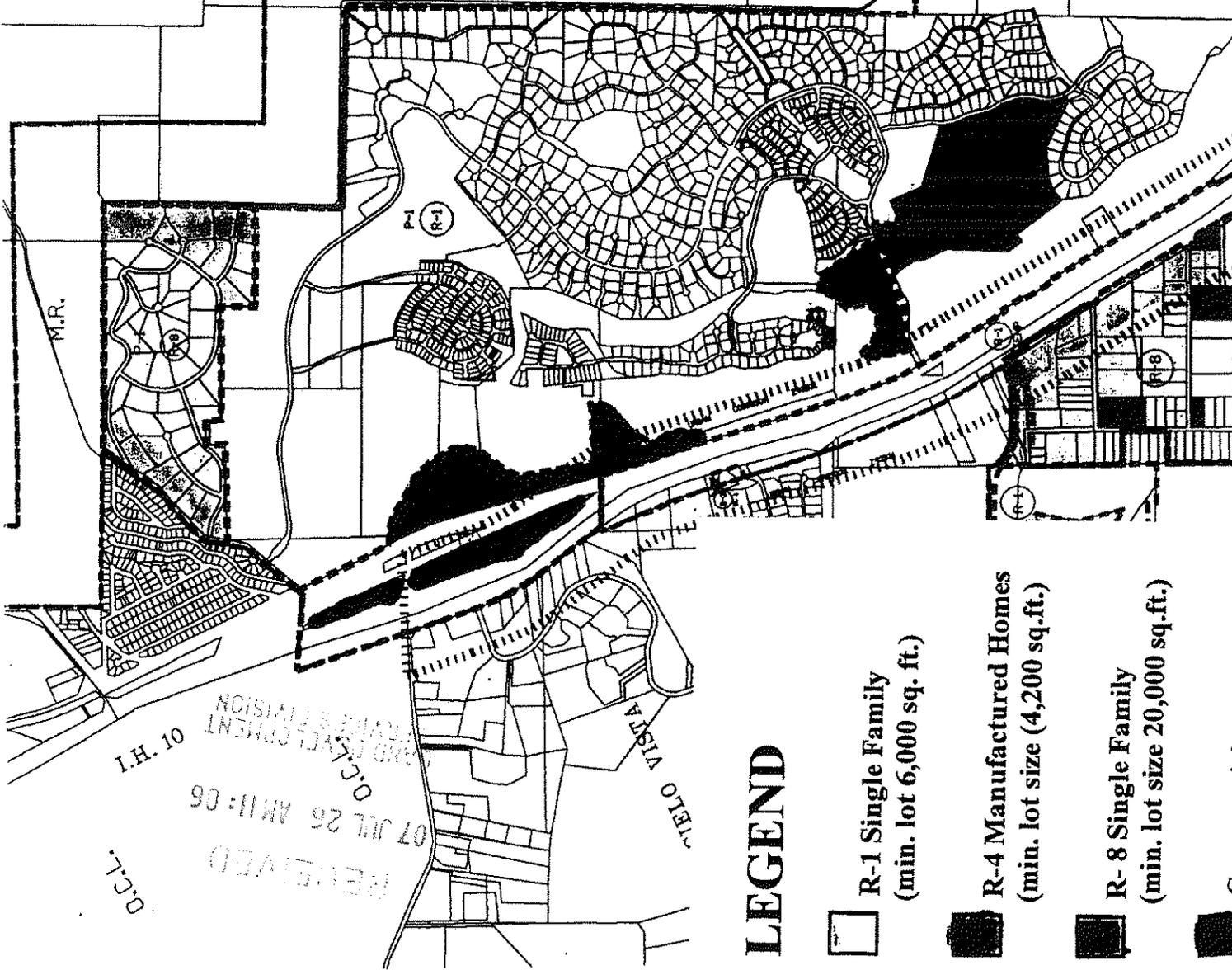
20' ELEC. ESMT.
(VOL. 817, PG. 28, D.P.R.)

M.R.
CAMP BULLIS
TX.

VRP#07-07-044



DARK GREY AREAS WILL BE
 RECONSIDERED BY THE ZONING
 COMMISSION AND CITY COUNCIL
 AT A LATER DATE.

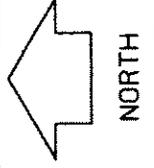


O.C.L.
 RECEIVED
 07 JUL 26 AM 11:06
 O.C.L. DIVISION
 10 H.

LEGEND

-  R-1 Single Family
(min. lot 6,000 sq. ft.)
-  R-4 Manufactured Homes
(min. lot size 4,200 sq.ft.)
-  R-8 Single Family
(min. lot size 20,000 sq.ft.)

VRP#07-07-044

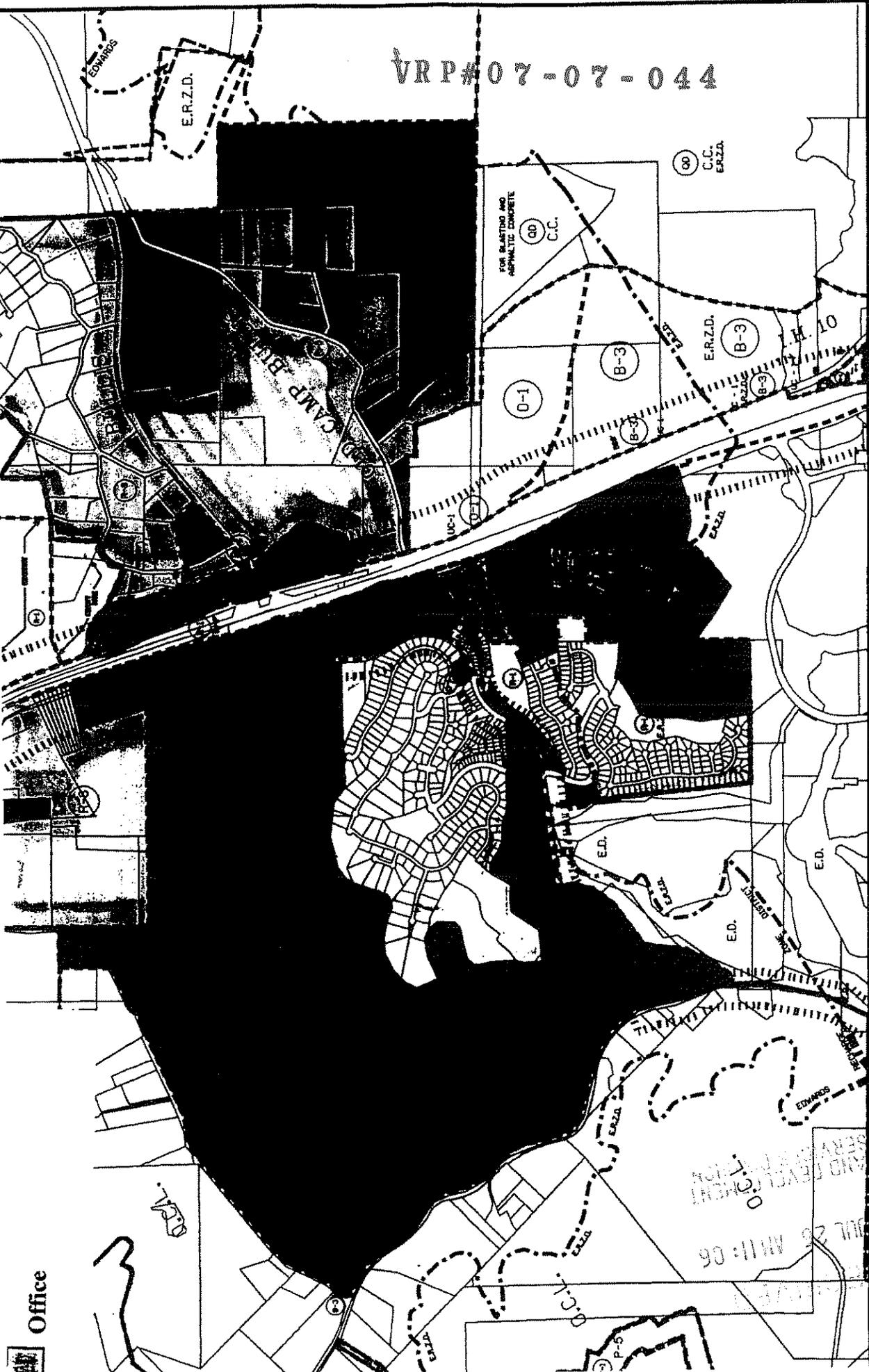


--- PROPOSED ZONING
--- EXISTING ZONING

ZONING CASE Z99042

CITY COUNCIL HEARING - FEBRUARY 24, 1999

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
PLANNING DEPARTMENT
HEARING FEBRUARY 24, 1999



Office

AND DEVELOPMENT
SERVICES
APR 11: 06
APR 26 1999

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

MEETING OF THE CITY COUNCIL

①

*Continued to
March 11 only copies
request of
VRP#07-07-044*

AGENDA ITEM NUMBER: VRP#07-07-044

DATE: FEB 25 1999

MOTION: Market Summary

ORDINANCE NUMBER: 89324

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: 299042

TRAVEL AUTHORIZATION: _____

VRP#07-07-044

NAME	ROLL	ABSE	ABSE
ROGER FLORES, II District 1		✓	
MARIO SALAS District 2		✓	
DEBRA GUERRERO District 3		✓	
RAUL PRADO District 4		absent	
RICK VASQUEZ District 5		ABSENT	
JOSE MENENDEZ District 6		absent	
ED GARZA District 7		✓	
ROBERT MARBUT District 8		✓	
TIM HANNWOLF District 9		✓	
JEFF S. WEBSTER District 10		✓	
HOWARD W. PEAK Mayor		✓	

NC

*That Council continue for March 11 that
part of the residential later portion on
Stagne Hwy west of the intersection
of Stagne Hwy and Strauss program for
rezoning from Single R-1 single family to
R-1 single family separate for the remainder
of 20 299042.
I also properties are attached*

MEETING OF THE CITY COUNCIL

(2)

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

AGENDA ITEM NUMBER: _____

DATE: _____

MOTION: _____

ORDINANCE NUMBER: _____

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: _____

TRAVEL AUTHORIZATION: _____

4C.

2-25-99

Marlow

Shelton

VRP#07-07-044

NAME	ROLL	AYE	NAY
ROGER FLORES, II District 1		✓	
MARIO SALAS District 2		✓	
DEBRA GUERRERO District 2		✓	
RAUL PRADO District 4		<i>absent</i>	
RICK VASQUEZ District 5		<i>absent</i>	
JOSE MENENDEZ District 6		<i>absent</i>	
ED GARZA District 7		✓	
ROBERT MARBUI District 8		✓	
TIM BANNWOLF District 9		✓	
JEFF S. WEBSTER District 10		✓	
HOWARD W. PEAK Mayor		✓	

Approve the zoning districts per the map exhibit less those residential lots fronting on Strayer Street west of the intersection of Strayer Street & Strauss, referenced in earlier motion & those areas requested to be pulled for future consideration

As noted on 1st motion

1

~~After Council~~
continue for March 11th

1. Councilman Marbut should MOVE TO ASK

"that council/ [redacted] that portion of the residential lots fronting on Wagner Way west of the intersection of Wagner Way and Strauss proposed for rezoning from Temp R-1 single family to R-1 single family separate from the remainder of zoning case Z99042 so that I may recuse myself from consideration of THAT PORTION OF zoning case #Z99042.

2. After a vote on that motion, Council Marbut can then make a motion:

"In case # Z99042 (known as the IH10 annexation area) move to approve the zoning districts per the map exhibit less those residential lots fronting on Wagner Way west of the intersection of Wagner Way and Strauss, referenced in my earlier motion, and those areas requested to be pulled for future consideration."

2

RECEIVED
07 JUN 26 AM 11:04
COUNCILMAN MARBUT

VRP#07-07-044

For the Mayor

299042

#(3) 4C

Pt of
ACGN
IN sheets?

REQUESTS FOR PROPERTY
TO BE WITHDRAWN and
RECONSIDERED AT A LATER DATE

HUBERT MCDUGAL (MIKE)

PROPERTY FRONTS IHIO - south of
HEUERMAN RD.

#1 NCB 18333, P-6, 7, 11 & 18
CB 4726 P-11, CB 4727 P-5, CB 4760 P-6,
7 & 18 VRP#07-07-044

Ralph Mitchell

PROPERTY FRONTS CAMPBULLS RD

#3 EAST OF IHIO
CB 5936 BLK D LOTS 6 & 7

Wayne Wright

PROPERTY FRONTS IHIO - south of
HEUERMAN RD.

#2 ~~NCB 18333 LOT P-3 & 4A~~
~~CB 4760 P-3 & 4~~
NCB 18333 LOT P-3 & 4A
CB 4760 P-3 & 4

#4 F. K. Soyars

Property Fronts on Heuermann Rd.

NOV 26 AM 11:04

RECEIVED

~~Return to [Signature]~~

zoning case
799042

#5

February 22, 1999

To: The Department of Planning
Zoning Section
San Antonio, Texas

VRP#07-07-044

From: Julie Wood, Property Owner
7132 Oak Drive
San Antonio, Texas 78256

I would like for my property at 7132 Oak Drive, San Antonio, Texas, 78256, legal description:

The North 752.4 feet of Tract No. 14, TRAYLOR SUBDIVISION, Bexar County, Texas, according to Plat recorded in Volume 980, Page 238, Deed and Plat Records of Bexar County, Texas

to be excluded from the current zoning change and reconsidered by the zoning commission and city council at a later date.

Thank you for your consideration of my request.

Sincerely,

Julie Wood

Julie Wood

To be delivered by my agent, Mr. Don Cameron, to the public hearing February 25, 1999

6. (WAGNER WAY) west of Wagner way

west of STRAUSS

7. west of a Legend LANE

North North of Camp Bullis

CAMP BULLIS

West of

RECEIVED
07 JUN 26 AM 11:04

RECEIVED

AN ORDINANCE **89324**

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.

* * * * *

VRP#07-07-044

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

SECTION 1. Section 35-3007 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z99042

The rezoning and reclassification of property from Temporary "R-1" Single Family Residence District and Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1" Single Family Residence District, "R-1"ERZD Single Family Residence Edwards Recharge Zone District, "P-1(R-1)" Planned Unit Development Single Family Residence District, "R-4" Manufactured Home Residence District, "P-1(R-6)" Planned Unit Development Townhouse Residence District", "R-8" Large Lot Residence District, "P-1(R-8)" Planned Unit Development Large Lot Residence District, "R-8"ERZD Large Lot Residence Edwards Recharge Zone District, "O-1" Office District, "O-1"ERZD Office Edwards Recharge Zone District, "B-1" Business District, "B-2" Business District, "B-2"ERZD Business Edwards Recharge Zone District,"B-2" SUP Business District Special Use Permit for Party House/ Alcoholic Beverages, "B-3" Business District, "P-1(B-3)" Planned Unit Development Business District, and "B-3" SUP Business District Special Use Permit for a Warehouse & Mill on the property listed below as follows:

Temporary "R-1" Single Family Residence District to "R-1" Single Family Residence District

- CB4725, Parcels 17 and 22
- CB4725 Parcel 12
- CB4725E Block 16, Lots 1 thru 22, 24 and 25
- CB4725E Block 17, Lots 1 thru 24
- CB4725C Block 11, Lots 1 thru 22 and P-100
- CB4725A Block 2, Lots 1 thru 19
- CB4725A Block 3, Lots 1 thru 18
- CB4725C Block 9, Lots 2 thru 79
- CB4725A Block 4, Lots 1 thru 22, 29 thru 32 and 34 thru 48
- CB4725D Block 1, Lots 1 thru 23
- CB4725A Block 5, Lots 1 thru 4, 23 thru 26, 57 thru 59 and 63 thru 71

LAND DEVELOPMENT
CHANGES DIVISION
RECEIVED
JUL 26 11:11 AM '07

CB4725 Block 10 Lot 1
CB4725A Block 6, Lots 1 thru 11
CB4725D Lots 1 thru 59
CB4725 Parcels 7C, 7B, 3, 100 and 101

VRP#07-07-044

Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District to "R-1"ERZD Single Family Residence Edwards Recharge Zone District

CB4725B Block 10, Lots 1 thru 55
CB4725B Block 11, Lots 1 thru 79
CB4725B Block 5, Lots 1 thru 12
CB4725B Block 13, Lots 1 thru 16
CB4725B Block 14, Lots 1 and 2
CB4725 Parcels 4 and 9 Save and Except a 44.98 acre tract (Field notes attached)
CB4762 4.6 acres (Field notes attached)

Temporary R-1 Single Family Residence District and Temporary R-1 ERZD Single Family Residence Edwards Recharge Zone District to R-1 Single Family Residence District and R-1 ERZD Single Family Residence Edwards Recharge Zone District

CB4726E Block 17, Lot 23
CB4725 Parcel 8

Temporary "R-1" Single Family Residence District to "P-1(R-1)" Planned Unit Development Single Family Residence District

CB4751 Parcels 1 and 1B
CB4750 Parcels 2, 2B, 2D, 2E, 2F, and 4
CB4732 Parcels 2 and 2C
CB4752 Parcels 1, 1C, 3B, 3C, 4, 9 and 10
CB4753 Parcels 1, 1A, 2, 2H, 2F, 3, 3A, and 3B
CB4753A Block 21, Lots 1 thru 14
CB4753A Block 16, Lot 1
CB4553A Block 22, Lots 1 thru 28
CB4752A Block 15, Lots 1 thru 5, 11 thru 16 and 20
CB4752A Block 15, Lots 22 thru 35 and 44 thru 87
CB4752A Block 15, Lots 91 thru 102 and 106
CB4752A Block 15, Lots 36 thru 42
CB4752A Block 15, Lots 107 thru 144
CB4752A Block 15, Lots 146, 148, 149, 151 thru 156, 158 and 159
CB4752A Block 15, Lots 160 thru 163 and 165
CB4752B Block 19, Lots 1 thru 39 and 45 thru 55
CB4754A Block 17, Lots 1 thru 44
CB4754A Block 18, Lots 5 thru 8, 13 thru 16, 21, 22 and 24 thru 28
CB4754 Parcels 7A, 7C, 7G, 7D, 7F and 9
CB4753A, Block 9, Lots 1 thru 104
CB4753A Block 4, Lots 1 thru 12

RECEIVED
LAND DEVELOPMENT DIVISION
CITY OF DENVER
JUL 23 AM 11:04

CB4753A Block 3, Lots 1 thru 15
CB4753A Block 2, Lots 1 thru 7, 10, 17 thru 57, 58 thru 64, 65, and 67 thru 70
CB4753A Block 5, Lots 1 thru 34
CB4753A Block 6, Lots 1 thru 12
CB4753A Block 7, Lots 1 thru 8
CB4034C Block 18, Lots 1 thru 50, 53 and 54
CB4034C Block 19, Lots 1 thru 27
CB4753A Block 8, Lots 1 thru 11
CB4753A Block 1, Lots 1 thru 14
CB4753A Block 11, Lots 1 thru 3
CB4756 Parcels 1F, 1J, and 1D
CB4034B Block 15, Lots 1 and 2
CB4034B Lots 104 thru 118, 121 thru 138, 141 thru 145, 151, 220, 240, 247 and 249
CB4034 Parcels 35, 28, 18, 24 and 23
CB4753A Block 12, Lots 1 thru 3
CB4034E Block 1, Lots 1 thru 43
CB4034A Block 16, Lots 1, 4, 5, 9, 10, 13 thru 60, 208, 212, 203
CB4756 Parcels 1E and 26
CB4034D Lots 1 thru 64
NCB16386 Parcel 5
NCB16385 Parcels 1 and 4
CB4034C Block 20, Lots 1 thru 35
CB4034A Block 1, Lots 3 thru 6, 40, 9 thru 37, and 41 thru 44
CB4034A Block 2, Lots 1 thru 8, 14, 15, and 19 thru 39
CB4034A Block 3, Lot 1
CB4034 Parcel 14C, 21, 31, 32, 33, 22A, 21B, 21D and 21A
CB4034 Parcels 21C, 20B, 29, 14G, 24 and 25

VRP# 07-07-044

Temporary "R-1" Single Family Residence District to "R-4" Manufactured Home Residence District

CB4760A Block A, Lots 3 thru 36
CB4760A Block B, Lots 4 thru 34
CB4760A Block C, Lots 3 thru 32
CB4760A Block D, Lots 20 thru 30 and Block E, Lots 1 thru 11

Temporary "R-1" Single Family Residence District to "P-1(R-6)" Planned Unit Development Townhouse Residence District

CB4754A Block 18, Lots 9, 10, 11 and 12

Temporary "R-1" Single Family Residence District to "R-8" Large Lot Residence District

CB4758 Parcels 2 and 2B
CB4759 Parcel 2
CB5936 Block A, Lots 3 thru 7, 8B, 8C and 11 thru 37
CB5936 Block B, Lots 1, EAST IRR 659.44' of 1(ARB-1A), NORTH IRR 894.30' of 1

RECEIVED
MAY 10 2007

05-11-07 02:10:10
05-11-07

CB5936 Block B Lots 2 and 4 thru 10
CB5936 Block C, Lots 1 thru 4
CB5936 Block D, Lots 2, 2A, 3, 4 and 5
CB4760 Parcels 9, 10, 10A, 11, 11A, 11B, 13, 14 and 35
CB4760 Parcels 22, 23, 24, 24A, 24B and 24C
CB4760 Tract C, D and E
CB4761 Parcels 2 and 3
CB4781 Parcels 5C and 5F
CB4780 Parcels 1, 1A, 1B and 2
CB4780A Lots 1, 3 thru 6, 11
CB4780A Parcels 3A, 12B and 12C
CB4034 Parcels 15, 15A, 17 and 5
CB4034 Parcels 5A, 6, 7, 8, 9, 10, 10A, 10B, 10D, 10E, 10F, 11, and 12
CB4034 Parcel 13
NCB 18338 Lot P-13
CB4034 Parcel 5
NCB18338 Lots P-5 and P-5A
CB5733 Lots 35, 36 and 37
CB5733 Lots 22, 23, 24 and 26 thru 29
CB5733 Lots 43 thru 55
CB5733 Lots 3N, 3S, 4, 4P, 4O and 4S
CB5733 Parcels 6, ARB 7B, 7H, ARB 7C, 7G, 7E, 7D and 7F
NCB18337 Lot ARB 7B
CB5733 Parcels 9A and 8C
NCB18336 East IRR 60' of WEST 845' of 8C and 9A
CB5733 Parcel WEST 408' of East 694' of Tract 6
NCB18337 Lot WEST 60' of East 287' of Tract 6
CB5733 Lot WEST IRR 722' of TR-5
NCB18337 EAST IRR 60' of WEST 782' of TR-5
CB5733 Lots 13, 13A
CB5733 Lot WEST 231.8' of NORTH 563' of TR 12
CB5733 Lot WEST 200' of NORTH 554.01' of 12
CB5733 Lot WEST IRR 186' of NORTH 553' of SOUTH IRR 563.71' of 12
CB4727 Parcels 2 and 5
CB4760 Parcels 18, 18A, 38A, 38, and 38E
NCB18333 Parcel 38E
CB4760 Parcels 1, 2, 5 and 8
NCB18333 Lots P-8, P-5, P-1 and P-2

VR P# 07-07-044

RECEIVED
GENERAL INVESTIGATION
SECTION

07 JUL 26 11:11:05

RECEIVED

Temporary "R-1" Single Family Residence District to "P-1(R-8)" Planned Unit Development
Large Lot Residence District

CB4750A Block 1, Lots 5 thru 12 and 16 thru 22
CB4750A Block 2, Lots 2, 4 thru 8 and 12 thru 22
CB4750A Block 3, Lots 2, 7, 14, 19 thru 34 and 36

Temporary "R-1" Single Family Residence District to "O-1" Office District

CB4761 Parcels 1D, 7A, 9, 9A, 8 and 8A
NCB18333 Lots P-8 and P-8A

VRP# 07-07-044

Temporary "R-1" Single Family Residence District and Temporary "R-1" ERZD Single Family
Residence Edwards Recharge Zone District to "O-1" Office District and "O-1"ERZD Office
Edwards Recharge Zone District

CB4761 Parcels 7 and 1E
CB4762 20.5 Acres (Field notes attached)

Temporary "R-1" Single Family Residence District to "B-1" Business District

CB4761 Parcels 1 and 6
NCB18333 Lots P-1 and P-6A

Temporary "R-1" Single Family Residence District to "B-2" Business District

CB4754 Parcels 6
CB4752 Parcel 7
CB4725 Parcel 6
CB4725 Parcel 7A
CB4761 Parcel 1C
NCB18332 Lot P-1C
CB4760 Parcels 29, 32A, 32G and 32
CB4760 Parcel 28
CB4760B Lot 1
CB4725 Parcel 1F
CB4721 Parcel 8 SAVE & EXCEPT the NORTHWEST IRR 208' of 8

Temporary "R-1" Single Family Residence District and Temporary "R-1"ERZD Single Family
Residence Edwards Recharge Zone District to "B-2" Business District and "B-2"ERZD
Business District Edwards Recharge Zone District

CB4762 68.9 Acres (Field notes attached)

RECEIVED
JUL 26 11:05 AM '07

07 JUL 26 AM 11:05

RECEIVED

Temporary "R-1" Single Family Residence District to "B-2" SUP Business District Special Use Permit for a Party House/ Alcoholic Beverages

CB4725 Parcel 25
CB4725A Block 1 Lot 23

VR P# 07-07-044

Temporary "R-1" Single Family Residence District to "B-3" Business District

CB4760 Parcels 33B and 39B
CB4732E Block 1, Lot 10
CB4730C Block 1, Lot 1
CB4732 Parcels 22, 13, 17, 14A, 18, 18A, 18B, 18C, 14, 15, 19 and 2D
CB4752 Parcels 1D, 1B, 1A, and 6
CB4760 Parcel 30A
CB4721 Parcel NORTHWEST IRR 208' of 8

SECTION 2. The field notes and legal descriptions, noted in SECTION 1 above, are attached hereto and are incorporated by reference for all purposes.

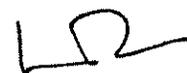
SECTION 3. The "McDonough property" San Antonio Water System report is attached hereto and incorporated by reference for all purposes. A subsequent San Antonio Water System report addressing the remaining property over the ERZD shall be attached when completed. All use, occupancy or possession of property within the ERZD shall adhere to the recommendations of the aforementioned reports to the extent that is authorized by law.

SECTION 4. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35-1024.

SECTION 5. 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 6. This ordinance is not severable.

PASSED AND APPROVED this 25th day of February 1999.

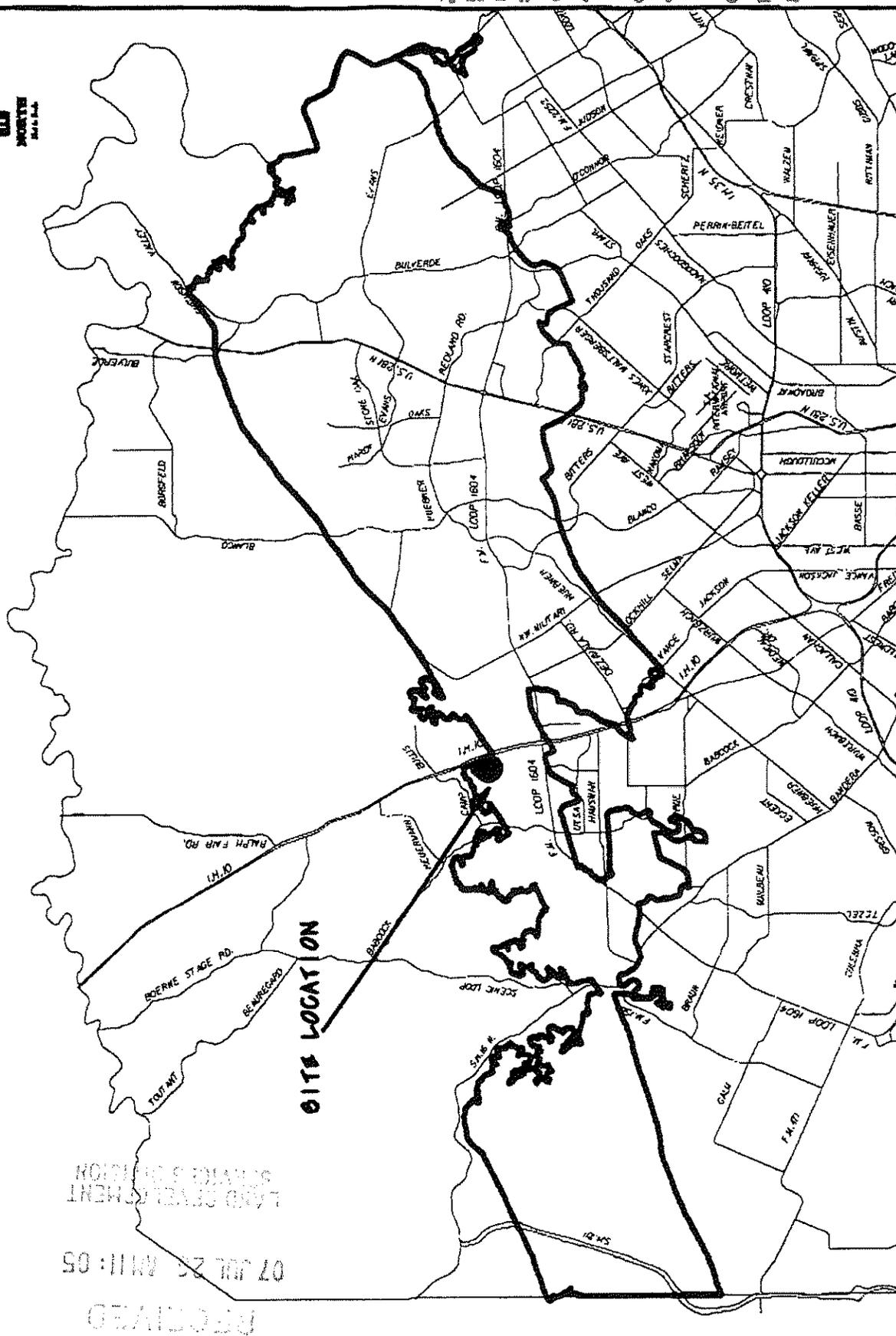

M A Y O R
Howard W. Peak

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

RECEIVED
PLANNING DEPARTMENT
CITY OF SAN ANTONIO
07 JUL 26 AM 11:05
05-11-99

VRP#07-07-044



● SITE LOCATION

**ZONING CASE Z99042
MCDOONOUGH PROPERTY**

● SITE LOCATION

FIGURE 1

RECEIVED
07 JUL 25 AM 11:05
LAND DEVELOPMENT
PLANNING DIVISION

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3468916

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 7/26/2007
DUE DATE 7/26/2007

50-05-5574
MAIN & MAIN LTD
16607 BLANCO RD #303
SAN ANTONIO, TX 78232

PHONE: (000)000-0000

VESTED RIGHTS FEE
VRP#0707044 - OVERLOOK AT THE RIM
FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
7/26/2007 3468916 50-05-5574 7/26/2007 -

LINE INDEX REF DESCRIPTION AMOUNT
1 018838-001 DEVELOPMENT-VESTED RIGHTS 500.00



AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 07/26/2007 CK 1201 0707044
END 07/26/2007

INVOICE INVOICE AMT PAYMENTS RECV TOTAL INV AMT DUE
INFORMATION 500.00 0.00 500.00

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION