

AN ORDINANCE 2015-01-15-0049

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

\* \* \* \* \*

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; NOW THEREFORE,

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

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 1.135 acres out of Lots 5 and 6, Block 6, NCB 18096 from "BP AHOD" Business Park Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

SECTION 2. The property is described in the deed recorded in Volume 15315, Page 1661 of the Bexar County Deed Records, a copy of which is attached as Attachment "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

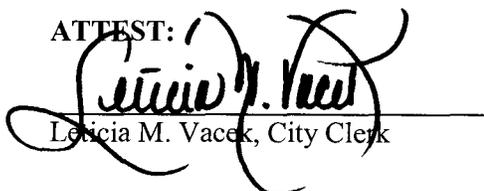
SECTION 5. This ordinance shall become effective January 25, 2015.

PASSED AND APPROVED this 15<sup>th</sup> day of January, 2015.

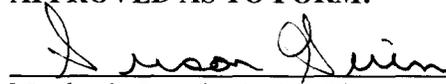


M A Y O R  
Ivy R. Taylor

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
Martha G. Sepeda, Acting City Attorney

| <b>Agenda Item:</b> | Z-26 ( in consent vote: 17, 18, 20, P-2, Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-10, Z-11, Z-14, Z-15, Z-16, Z-20, Z-21, Z-22, Z-23, P-5, Z-25, Z-26, Z-27, Z-31, Z-33, Z-34 )  |             |     |     |         |        |        |
|---------------------|---|-------------|-----|-----|---------|--------|--------|
| <b>Date:</b>        | 01/15/2015  |             |     |     |         |        |        |
| <b>Time:</b>        | 02:08:52 PM   |             |     |     |         |        |        |
| <b>Vote Type:</b>   | Motion to Approve   |             |     |     |         |        |        |
| <b>Description:</b> | ZONING CASE # Z2015041 (District 7): An Ordinance amending the Zoning District Boundary from "BP AHOD" Business Park Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 1.135 acres out of Lot 5 and 6, Block 6, NCB 18096 located at the intersection of Crystal Bow and Blackberry Drive. Staff and Zoning Commission recommend approval. |             |     |     |         |        |        |
| <b>Result:</b>      | Passed  |             |     |     |         |        |        |
| Voter               | Group   | Not Present | Yea | Nay | Abstain | Motion | Second |
| Ivy R. Taylor       | Mayor   |             | x   |     |         |        |        |
| Roberto C. Trevino  | District 1  |             | x   |     |         |        |        |
| Alan Warrick        | District 2  |             | x   |     |         |        |        |
| Rebecca Viagran     | District 3  |             | x   |     |         |        |        |
| Rey Saldaña         | District 4  | x           |     |     |         |        |        |
| Shirley Gonzales    | District 5  |             | x   |     |         |        |        |
| Ray Lopez           | District 6  |             | x   |     |         |        | x      |
| Cris Medina         | District 7  |             | x   |     |         |        |        |
| Ron Nirenberg       | District 8  |             | x   |     |         |        |        |
| Joe Krier           | District 9  |             | x   |     |         | x      |        |
| Michael Gallagher   | District 10   |             | x   |     |         |        |        |

**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.**

**WARRANTY DEED WITH VENDOR'S LIEN**

22015041

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

THAT THE UNDERSIGNED, RAUL BRIBIESCAS and EMMA BRIBIESCAS, herein referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$52,000.00, payable to the order of USAA FEDERAL SAVINGS BANK, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Dennis J. Gudenau, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto PATRICIA GARCIA, a married woman, herein referred to as the "Grantee", whether one or more, the following described real property to-wit:

A 1.135 acre tract, being Lot 5 and a portion of Lot 6, Block 6, New City Block 18096, Rollingwood Estates Subdivision Unit 2, an addition in San Antonio, Bexar County, Texas, as recorded in Volume 2575, Page(s) 295 of the Deed and Plat Records of Bexar County, Texas, being more particularly described In Exhibit "A" attached hereto and made a part hereof

This conveyance, is executed, delivered and accepted subject to ad valorem taxes for the current year, rollback taxes due to this conveyance or Grantee's use of the subject property, maintenance fund liens, zoning ordinances, utility district assessments and standby fees, if any, any and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, recorded easements, reservations, mineral reservations and leases, restrictions, covenants, conditions and rights of way easements, if any, affecting the herein described property.

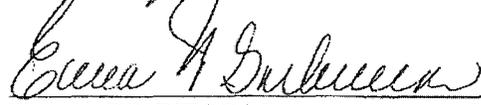
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to

conveyance and warranty.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. That USAA FEDERAL SAVINGS BANK ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED the 18 day of January, 2012.

  
RAUL BRIBIESCAS  
  
EMMA BRIBIESCAS

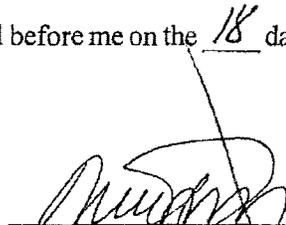
Grantee's Address, And After Recording Return To:

Patricia Garcia  
5741 Timber Star  
SAN ANTONIO, TX 78250

THE STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR           §

The foregoing instrument was acknowledged before me on the 18 day of January, 2012, by RAUL BRIBIESCAS and EMMA BRIBIESCAS.



  
NOTARY PUBLIC, STATE OF TEXAS

Z2015041

Exhibit A

4. Legal description of the land:

A 1.135 acre tract, being Lot 5 and a portion of Lot 6, Block 6, NCB 18096, Rollingwood Estates Subdivision Unit 2, an addition in San Antonio, Texas, as recorded in Volume 2575, Page 295 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

Beginning at a found Iron pin in the north right of way of Blackberry Drive and Crystal Bow (undedicated), said pin being on a curve to the right of Crystal Bow and also the most southerly corner of this tract and the Point of Beginning;

Thence along the north right-of-way line of Crystal Bow and said curve to the right, whose tangent bearing is N 57°16'18" W, whose radius is 670.00 feet whose delta is 09°03'11" a distance of 105.86 feet to a found 1/2" iron pin, said pin being the point of tangency;

Thence continuing along the north right-of-way line of Crystal Bow, N 48°13'07" W, a distance of 259.38 feet to a found 1/2" iron pin in the north right-of-way line of Crystal Bow and the southeast corner of Lot 27, Block 6, N.C.B. 18089 and the southwest corner of this tract;

Thence along the easterly property line of said Lot 27 and the westerly line of this 1.135 acre tract N 48°25'55" E a distance of 147.36 feet to a found pipe for the most northwesterly corner of Lot 5;

Thence S 45°57'05" E, a distance of 347.96 feet to a found Iron pipe for the northeast corner of Lot 5 and also being on the west right of way of Blackberry Drive;

Thence along the west right of way of Blackberry Drive S 41°45'25" W, a distance of 124.25 feet to the Point of Beginning and containing 1.135 acres of land.

E4B-103

2015041

Doc# 20120010094  
# Pages 4  
01/19/2012 11:04AM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$24.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
01/19/2012 11:04AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard Rickhoff*