SG/cla
02/19/2015
Z-5

CASE NO. Z2015038 CD

AN ORDINANCE 2015-02-19-0128

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 Lots 11, 12 and 25, and a portion of Lot 10, Block 1, NCB 13758 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lot 25 and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lots 10, 11, and 12.

SECTION 2. The property is more specifically described in the deed recorded in Volume 15866, Page 2359 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. The City Council finds as follows:

A. The conditional use will not be contrary to the public interest.
B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 4. The City Council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. 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 6. 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 7. This ordinance shall become effective March 1, 2015.

PASSED AND APPROVED this 19th day of February 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-5 (in consent vote: 24, P-1, Z-1, P-3, P-4, Z-4, Z-5, Z-6, P-5, Z-10, Z-11, Z-17, Z-18)**
Date:	02/19/2015
Time:	02:09:47 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015038 CD (District 2): An Ordinance amending the Zoning District from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lot 25 and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lots 10, 11, and 12 all on Lot 10, 11, 12 & 25, Block 1, NCB 13758 located at 5551 Randolph Boulevard and 138 Roundtree Lane. Staff and Zoning Commission recommend approval.
Result:	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				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x			x	

Book 15866 Page 2359 4pgs

ITC 1230385-SOFB/KY

Doc# 20120252302

Z2015038

Warranty Deed

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.

Date: **December** 26 **, 2012**

Grantor: **NATIONAL GLASS AND MIRROR PRODUCTS, INC.**

Grantor's Mailing Address: 480 Parkview Dr., Canyon Lake, TX 78133

Grantee: **POMPA CAPITAL, LLC**

Grantee's Mailing Address: 8113 Amelia Cove, Austin, TX 78750

Consideration: **TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.**

Property (including any improvements): **A tract of land being a part of Lot 10 and all of Lots 11, 12 and 25, Block 1, New City Block 13758, New City Block 13758, BEXAR SUBDIVISION, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 2805, Page 25, of the Map Records of Bexar County, Texas being the combination of two tracts recorded in the name of National Glass and Mirror Products, Inc., under Document Numbers 99-0079611 & 99-0216726 and being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof.**

Reservations from and Exceptions to Conveyance and Warranty: **All effective and enforceable restrictions, reservations, conditions, covenants and easements of record in the Deed and Real Property Records of Bexar County, Texas.**

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

NATIONAL GLASS AND MIRROR PRODUCTS, INC.

BY: _____

ITS: Pres.

Attachment A

STATE OF Texas
COUNTY OF Dallas

This instrument was acknowledged before me on this 26 day of **December, 2012,** by Nehemiah, 2012, of **NATIONAL GLASS AND MIRROR PRODUCTS, INC.,** a _____ corporation on behalf of said corporation.

Notary Public, State of _____

AFTER RECORDING RETURN TO:
POMPA CAPITAL, LLC

STATE OF TEXAS §
§
§
COUNTY OF BEXAR §

Metes & Bounds Description

A tract of land being a part of Lot 10 and all of Lots 11, 12, & 25, Block 1, New City Block 13758, Bexar Subdivision in the City of San Antonio, Bexar County, Texas according to the map or plat thereof recorded in Volume 2805, Page 25 of the Map Records of Bexar County, Texas being the combination of two tracts recorded in the name of National Glass and Mirror Products, Inc under Document Numbers 99-0079611 & 99-0216727 and being more particularly described by metes and bounds as follows (bearings based on said Volume 2805, Page 25)

BEGINNING at a point on the southeasterly right-of-way line of Roundtree Lane (50 Feet wide, platted as Rolon Lane) being the northwesterly or front common corner of Lots 12 & 13 and being the north corner of this tract from which an iron rod found bears North 34° 29' 20" East a distance of 0.38 Feet;

THENCE, SOUTH 41° 47' 00" EAST, with the common line between Lots 12 & 13, a distance of 140.00 Feet to a point being the most northerly southeast corner of this tract, from which a fence post bears South 25° 52' 20" East a distance of 0.76 Feet;

THENCE, SOUTH 48° 13' 00" WEST, with the common line between Lots 12 & 27 and Lot 11 & 26, a distance of 110.00 Feet to a point being the common rear corner of Lots 10, 11, 25, & 26, and being an interior corner of this tract, from which an iron rod found bears North 53° 44' 10" East a distance of 0.53 Feet;

THENCE, SOUTH 41° 47' 00" EAST, with the common line between Lots 25 & 26, a distance of 150.00 Feet to an iron rod found (controlling monument) on the northwesterly right-of-way line of Randolph Boulevard (platted as State Highway No. 2, US 81) being the most southerly southeast corner of this tract;

THENCE, SOUTH 48° 13' 00" WEST, with the northwesterly right-of-way line of Randolph Boulevard, being the southeasterly line of Lot 25, a distance of 55.00 Feet to an iron rod set at the southeasterly or front common corner of Lots 24 & 25 and being the south corner of this tract;

THENCE, NORTH 41° 47' 00" WEST, with the common line between Lots 24 & 25, a distance of 150.00 Feet to a point being the common rear corner of Lots 9, 10, 24 7 25 and being a conrer of this tract;

THENCE, across and through Lot 10, with the lines of a tract recorded in the name of San Miguel Capital Funding Inc. the following three (3) courses:

1. NORTH 48° 13' 00" EAST, a distance of 17.04 Feet to a point at an interior corner of this tract;

2. NORTH 41° 44' 50" WEST, a chord distance of 31.34 Feet to a point at an interior corner of this tract;

3. SOUTH 45° 37' 29" WEST, a distance of 17.08 Feet to a point on the common line between Lots 9 & 10 being a corner of this tract;

THENCE, NORTH 41° 47' 00" WEST, with the common line between Lots 9 & 10, a distance of 109.43 Feet to a cut "X" set on the aforementioned southeasterly right-of-way line of Roundtree Lane being the west corner of this tract;

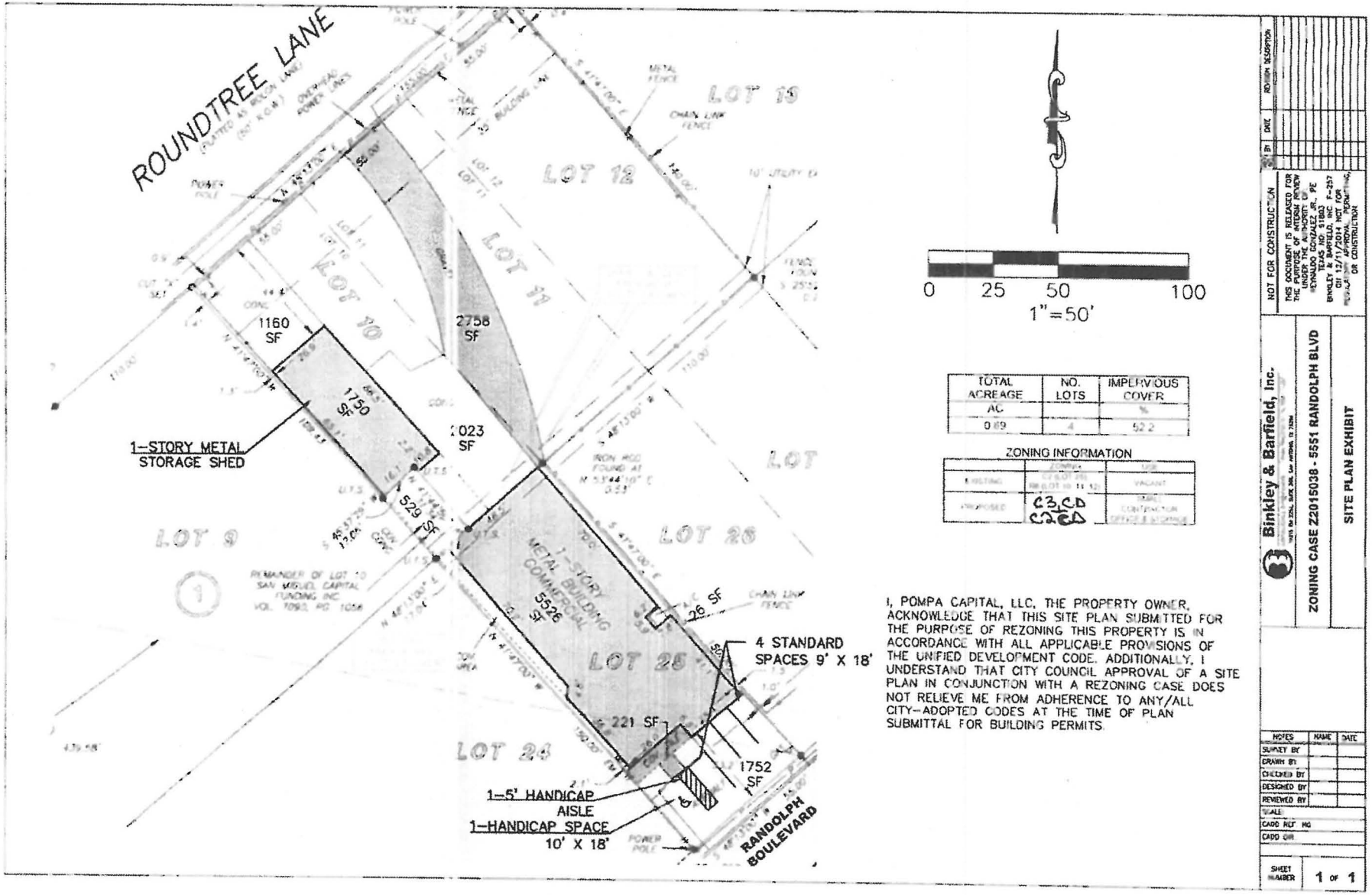
THENCE, NORTH 48° 13' 00" EAST, with the southeasterly right-of-way line of Roundtree Lane, being the northwesterly lines of Lots 10, 11 & 12, a distance of 165.000 Feet to the POINT OF BEGINNING.

(See attached drawing)

Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. SA2012-04001
December 20, 2012

Doc# 20120252302
Pages 4
12/27/2012 12:34PM
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.
12/27/2012 12:34PM
COUNTY CLERK, BEXAR COUNTY TEXAS



ATTACHMENT B