

AN ORDINANCE 2015-02-19-0133

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 0.438 acres out of NCB 15, NCB 16, NCB A-15, NCB A-16 and NCB 6302 from "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District and "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District to "MF-18 IDZ AHOD" Limited Density Multi-Family Infill Development Zone Airport Hazard Overlay District.

**SECTION 2.** A description of the property 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 March 1, 2015.

**PASSED AND APPROVED** this 19<sup>th</sup> 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

<b>Agenda Item:</b>	<b>Z-10 ( 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 )</b>						
<b>Date:</b>	02/19/2015						
<b>Time:</b>	02:09:47 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2015039 (District 5): An Ordinance amending the Zoning District Boundary from "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District and "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District to "MF-18 IDZ AHOD" Limited Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.438 acres out of NCB 15, NCB 16, NCB A-15, NCB A-16 and NCB 6302, located on 326 Clay Street and a portion of 332 Clay Street. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
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	

22015039

ITC GR# 1413119-105A

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: September 30, 2014

Grantor: Tanya Decuir

Grantor's Mailing Address: 302 E. Nakoma, San Antonio, TX 78216

Grantee: R3 Developments, LLC

Grantee's Mailing Address: 302 E. Nakoma, San Antonio, TX 78216

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 or parcel of land containing 0.438 of an acre, more or less, being the same property described as being a part of Lot 1, New City Block 15 (A-15), and a part of Lot 3, New City Block 16 (A-16), being the same property as described in Volume 12884, Page 282, Real Property Records, Bexar County, Texas. Said 0.438 of an acre 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: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

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.

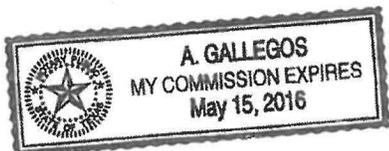
When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
Tanya Decuir

72015039

STATE OF TEXAS  
COUNTY OF Bexar

This instrument was acknowledged before me on this 1<sup>st</sup> day of October, 2014, by Tanya Decuir.



A Gallegos  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
R3 Developments, LLC  
302 E. Nakoma  
San Antonio, TX 78214

**EXHIBIT A**METES AND BOUNDS OF PART OF LOT 1, NCB A-15  
AND PART OF LOT 3 NCB A-16

BEING A METES AND BOUNDS DESCRIPTION OF PART OF LOT 1, NCB A-15 AND PART OF LOT 3 NCB A-16, BOTH SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1475, PAGE 350, ET SEG OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND A TRACT OF LAND OUT OF LOT 27, NEW CITY BLOCK 6302, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED BY DEED RECORDED IN VOLUME 2213, PAGE 382, ET SEG OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.438 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SURVEYED AS FOLLOWS;

BEGINNING AT A ½ INCH IRON ROD SET, A POINT ON THE SOUTHERN LINE OF CLAY STREET (50 FOOT RIGHT-OF-WAY), THE EASTERN MOST CORNER OF THAT 0.1659 ACRE TRACT RECORDED IN VOLUME 5498, AT PAGE 0855, DEED RECORDS, BEXAR COUNTY, TEXAS, THE NORTH MOST CORNER OF THE TRACT HEREIN DESCRIBED, THE POINT OF BEGINNING;

THENCE, WITH THE SOUTHERLY LINE OF CLAY STREET (50 FOOT RIGHT-OF-WAY), THE NORTHEAST LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 69° 24' 08" EAST, FOR A DISTANCE OF 70.81 FEET, TO A ½ INCH IRON ROD SET, THE MOST NORTH, NORTHWEST CORNER OF THAT TRACT RECORDED IN VOLUME 10147, AT PAGE 1157, DEED RECORDS, BEXAR COUNTY, TEXAS, THE EASTERN MOST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING THE SOUTHERLY LINE OF CLAY STREET, WITH A LINE OF SAID TRACT RECORDED IN VOLUME 10147, AT PAGE 1157, A EASTERLY LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 09° 33' 35" WEST, FOR A DISTANCE OF 35.95 FEET TO A ½ INCH IRON ROD SET, A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, CONTINUING WITH THE EASTERN BOUNDARY OF THE TRACT HEREIN DESCRIBED, SOUTH 06° 46' 23" WEST, FOR A DISTANCE OF 198.80 FEET, TO A P.K. NAIL SET, AN INTERIOR CORNER OF THE TRACT RECORDED IN VOLUME 10147, PAGE 1157, A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH A INTERIOR LINE OF THE TRACT RECORDED IN VOLUME 10147, PAGE 1157, A SOUTHWESTERN LINE OF THE TRACT HEREIN DESCRIBED, NORTH 56° 34' 11" WEST, FOR A DISTANCE OF 76.06 FEET, TO A PK NAIL SET, A CORNER OF THE TRACT HEREIN DESCRIBED;

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THENCE, WITH A INTERIOR LINE OF THE TRACT RECORDED IN VOLUME 10147, PAGE 1157, A SOUTHWESTERN LINE OF THE TRACT HEREIN DESCRIBED, NORTH 19° 49' 14" WEST, FOR A DISTANCE OF 76.24 FEET, TO A PK NAIL SET, A POINT IN THE EASTERN LINE OF THE 0.1659 ACRE TRACT RECORDED IN VOLUME 5498, AT PAGE 0855, DEED RECORDS, BEXAR COUNTY, TEXAS, THE WESTERN MOST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH AN EASTERN LINE OF SAID 0.1659 ACRE TRACT, A NORTHWESTERN LINE OF THE TRACT DESCRIBED HEREIN, NORTH 20° 00' 00" EAST, FOR A DISTANCE OF 153.41 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.438 ACRES (19065 SQ. FT.) OF LAND MORE OR LESS.

Z2015039

Doc# 20140171038  
# Pages 5  
10/02/2014 3:10PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$38.00

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.  
10/02/2014 3:10PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*