SG/cla
11/06/2014
Z-15

CASE NO. Z2014256

AN ORDINANCE 2014-11-06-0884

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 Lot 1 and Lot 25, Block C, NCB 2533 save and except that portion conveyed to the City of San Antonio in Volume 15569, Page 883, Deed and Plat records of Bexar County, Texas from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

SECTION 2. A description of the property recorded in Volume 15569, Page 883 of the Official Public Record of Real Property of Bexar County, which is saved and excepted in Section 1 above, 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 November 16, 2014.

PASSED AND APPROVED this 6th day of November 2014.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

Agenda Item:	**Z-15 (in consent vote: 21, P-1, Z-1, 22, Z-2, 24, P-3, Z-5, Z-6, Z-7, P-4, Z-8, P-5, Z-9, P-6, Z-10, Z-12, Z-13, Z-14, Z-15, Z-16, Z-20, Z-21, Z-23)**
Date:	11/06/2014
Time:	02:13:28 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014256 (District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1 and Lot 25, Block C, NCB 2533 save and except that portion conveyed to the City of San Antonio in Volume 15569, Page 883, Deed and Plat records of Bexar County, Texas located at 1802 South Zarzamora Street. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1	x					
Keith Toney	District 2		x				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				
Michael Gallagher	District 10		x			x	

Z 2014256

4002001182-JB

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All 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.

SPECIAL WARRANTY DEED
(AND ASSIGNMENT OF CLAIMS)

Authorizing Ordinance:

Parcel: 18914

Grantor: Jose I. and Maria Griselda Carrillo

Grantor's Mailing Address: 1802 S Zarzamora Street, San Antonio, Texas 78207

Grantee: City of San Antonio

Grantee's Mailing Address: P.O. Box 839966, San Antonio, Texas 78283-3966 (Attention: Director, Capital Improvement Management Services)

Consideration: $10 in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.

Property: Approximately 1,043 square feet of land more particularly described in the attached Exhibit A, which is incorporated herein for all purposes as if fully set forth.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, **grants, sells, and conveys to Grantee**, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold to Grantee, and Grantee's heirs and assigns forever.

Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

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

Assignment of Claims
In addition to the conveyance of real estate addressed above, Grantor hereby assigns to Grantee all choate and inchoate statutory and common-law claims, if any, it may have against its predecessors in title and against any other potentially responsible person for environmental contamination of the Property now known or later found to exist.

Jose I. and Maria Griselda Carrillo

Jose I. Carrillo

June 28, 2012
Date

Attachment A

x Maria Griselda Carrillo
Maria Griselda Carrillo

6/28/12.
Date

State of Texas §

County of Bexar §

This instrument was acknowledged before me this date by Jose I. Carrillo.

Date: June 28, 2012

Jeanne Butler
Notary Public, State of Texas

JEANNE BUTLER
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-29-2014

State of Texas §

County of Bexar §

This instrument was acknowledged before me this date by Maria Griselda Carrillo.

Date: June 28, 2012

Yvonne Watson
Notary Public, State of Texas

YVONNE WATSON
NOTARY PUBLIC - TEXAS
MY COMMISSION EXP. ON 4-04-2015

Approved as to Form:

City Attorney

After recording, please return to:
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966
(Attention: Director, Capital Improvement Management Services)

Exhibit A

Sherwood Surveying, L.L.C.

Residential – Commercial

6477 FM 311
P.O. Box 992
Spring Branch, Texas 78070
830-228-5446 OFFICE
830-885-2170 FAX

0.0239 ACRE TRACT
(1,043 Sq. Ft.)
10LAN010.DWG

FN NO. 10LAN011-3
MARCH 6, 2012
JOB NO. 10LAN010

FIELDNOTE DESCRIPTION (PARCEL NO. 18914)
RIGHT OF WAY TAKING

BEING A 0.0239 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK "C", NEW CITY BLOCK (NCB) 2533, VOLUME 3535, PAGE 58, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THAT CERTAIN PROPERTY DESCRIBED AND CONVEYED TO JOSE I. CARRILLO AND MARIA GRISELDA CARRILLO, VOLUME 12541, PAGE 2354, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.0239 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT MARKING THE NORTHWESTERLY CORNER OF SAID NCB 2533 AND SITUATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF HAZEL STREET WITH THE EASTERLY RIGHT OF WAY LINE OF ZARZAMORA STREET, MARKING THE NORTHWESTERLY CORNER AND **POINT OF BEGINNING** OF THIS TRACT;

THENCE, S 83° 03′ 10″ E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID HAZEL STREET, A DISTANCE OF 0.10 FEET TO A SET ½″ IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, INTO AND ACROSS SAID LOT 1 THE FOLLOWING COURSES:

S 01° 53′ 55″ W, A DISTANCE OF 115.47 FEET TO A SET ½″ IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING A CORNER OF THIS TRACT;

S 06° 10′ 32″ W, A DISTANCE OF 53.09 FEET TO A SET ½″ IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" SITUATED ON THE COMMON SOUTHERLY BOUNDARY LINE OF SAID LOT 1 AND NORTHERLY BOUNDARY LINE OF THE REMAINDER OF LOT 13, BLOCK "C", NCB 2533, MARKING THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, N 83° 31′ 28″ W, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 9.59 FEET TO A POINT SITUATED ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF ZARZMORA STREET, MARKING THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, N 06° 28′ 30″ E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 168.20 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.0239 ACRES OF LAND, MORE OR LESS.

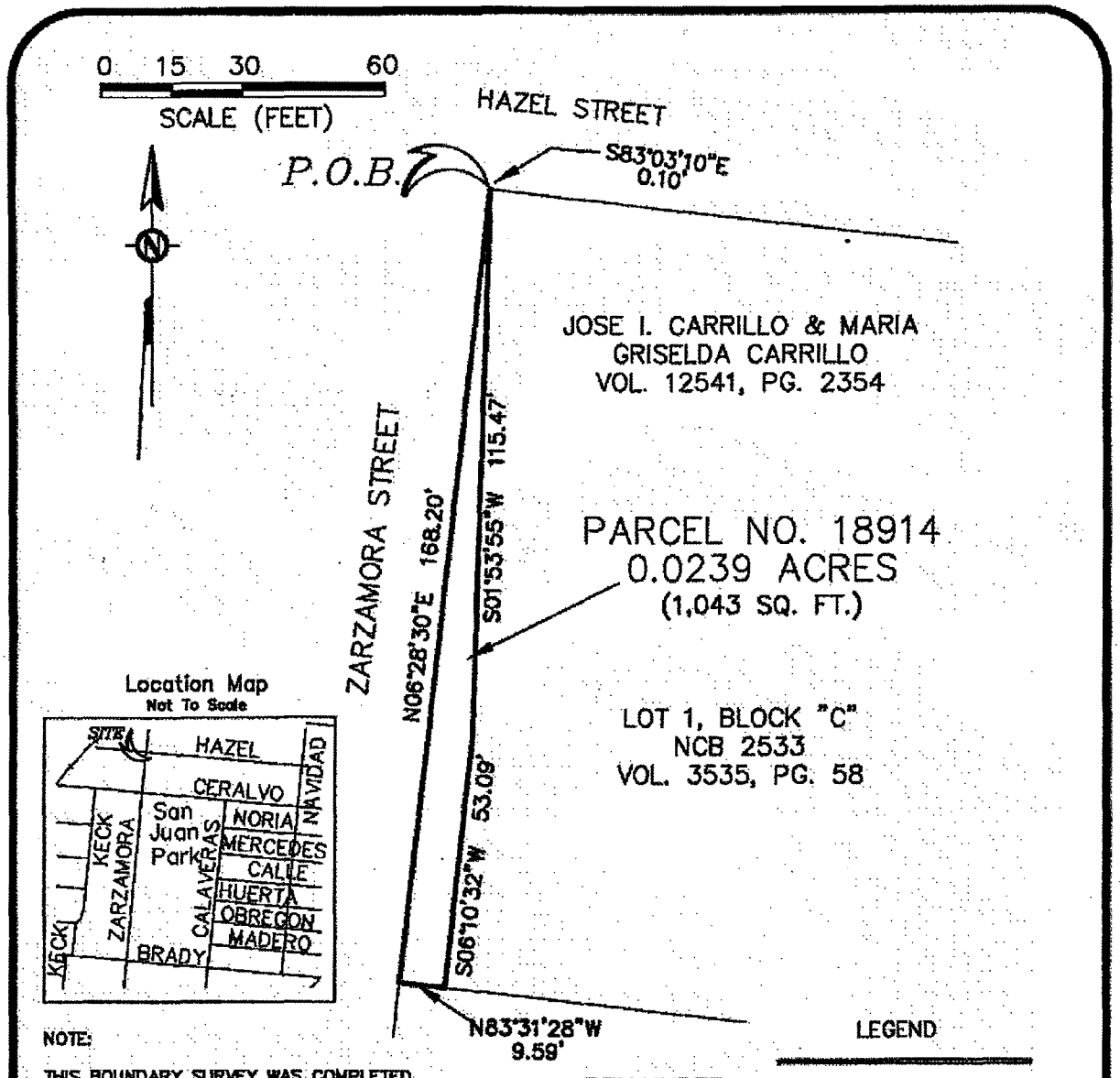
I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070

3/6/12
RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS

STATE OF TEXAS
REGISTERED
RICHARD A. GOODWIN
4069
PROFESSIONAL
LAND SURVEYOR



NOTE:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

LEGEND

●	1/2" IRON ROD FOUND
O	1/2" IRON ROD SET
X	FOUND "X"
D.P.R.	DEED AND PLAT RECORDS
P.O.B.	POINT OF BEGINNING
(XXX)	RECORD INFORMATION
R.O.W.	RIGHT OF WAY

CITY OF SAN ANTONIO

SHERWOOD SURVEYING, L.L.C.
6477 FM 311
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
PHONE # (830) 228-5446
FAX # (830) 885-2170

SKETCH TO ACCOMPANY DESCRIPTION OF

A 0.0239 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK C, NCB 2533 IN THE CITY OF SAN ANTONIO, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3535, PAGE 58, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

DATE: 03/06/12	DRAWN BY: VLH	FILE: I:\SURVEY\ 10LAN010.dwg	FN NO. 10LAN010	PROJECT No. 10LAN010

Doc# 20120124879
Pages 6
07/02/2012 2:16PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees $32.00

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.
07/02/2012 2:16PM
COUNTY CLERK, BEXAR COUNTY TEXAS