SG/cla
01/28/2016
Z-9

CASE NO. Z2016030

AN ORDINANCE 2016-01-28-0050

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, The Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 0.328 acres of land out of NCB 531 from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic 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 February 7, 2016.

PASSED AND APPROVED this 28th day of January, 2016.

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-9 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, Z-21, Z-22)**
Date:	01/28/2016
Time:	02:04:47 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016030 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on 0.328 acres of land out of NCB 531 located at 928 North Olive Street. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x			x	
Alan Warrick	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				

Z2H1 6030

Commerce Title GF# 1055360 LBS; $28

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.

GENERAL WARRANTY DEED

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

THAT THE UNDERSIGNED, MARIA L. DE LA FUENTE, ERICA GARCIA, ALFREDO DE LA FUENTE, JR. and JOHN DE LA FUENTE, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS ($10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto FERNANDO MARIN, herein referred to as "Grantee", whether one or more, all of Grantor's right, title and interest in and to the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF FOR ALL PURPOSES

This conveyance, however, is made and accepted subject to the following restrictions, encumbrances, easements, covenants and conditions, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Bexar County, Texas, to-wit: None.

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'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.

Current ad valorem taxes on said property having been prorated, the payment thereof is

Z2016030

assumed by Grantee.

EXECUTED the 13th day of March, 2009.

MARIA L. DE LA FUENTE

ERICA GARCIA

ALFREDO DE LA FUENTE, JR

JOHN DE LA FUENTE

Grantee's Address, And After Recording Return To:

Fernando Marin
928 North Olive Street
San Antonio, TX 78202

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me on the 16th day of March, 2009, by MARIA L. DE LA FUENTE.

ANNE B. CAMPBELL
Notary Public, State of Texas
My Commission Expires
JUNE 6, 2010

NOTARY PUBLIC STATE OF TEXAS

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me on the 16th day of March, 2009, by ERICA GARCIA.

ANNE B. CAMPBELL
Notary Public, State of Texas
My Commission Expires
JUNE 6, 2010

Z20160030

Anne B. Campbell
NOTARY PUBLIC STATE OF TEXAS

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me on the 13th day of March, 2009, by ALFREDO DE LA FUENTE, JR.

ANNE B. CAMPBELL
Notary Public State of Texas
My Commission Expires
JUNE 3, 2010

Anne B. Campbell
NOTARY PUBLIC STATE OF TEXAS

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me on the 13th day of March, 2009, by JOHN DE LA FUENTE.

ANNE B. CAMPBELL
Notary Public State of Texas
My Commission Expires
JUNE 6, 2010

Anne B. Campbell
NOTARY PUBLIC STATE OF TEXAS

Z201[illegible]0030

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

March 16, 2009

BEING a 0.328-acre tract of land out of the original lot 9, New City Block 531, in the City of San Antonio, Bexar County, Texas, said 0.328-acre tract being known as A12 and being more particularly described as follows:

Beginning at a ½" iron rod set at the intersection of the east Right-of-way line of N. Olive St. and the south R.O.W. line of Lamar St. for the northwest corner of said A12 and the northwest corner of the herein described tract.

THENCE N89° 43' 08"E 150.00 feet along the south R.O.W. line of said Lamar to a 2" metal post for the northeast corner of said A12 and the northeast corner of the herein described tract:

THENCE S 00° 22' 39" E 95.74 feet across said Lot 9 and along the west line of said A12 to a pipe found for the southeast corner of said A12 and the southeast corner of the herein described tract:

THENCE N 90° 00'00" W 150.37 feet across said lot 9 and along the south line of said A12 to a 2" metal post found in the east R.O.W. line of said N. Olive St. for the southwest corner of said A12 and the southwest corner of the herein described tract:

THENCE N 00° 09' 31" W 95.00 feet along the east R.O.W. line of said N. Olive St. to the POINT OF BEGINNING.

Z201K030

Doc# 20090047139
Pages 5
03/17/2009 14:54:37 PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 28.00

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.
03/17/2009 14:54:37 PM
COUNTY CLERK, BEXAR COUNTY TEXAS