

AN ORDINANCE 2013-03-21-0210

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 Parcel 32B, Block 2, NCB 14864 and 0.654 of an acre out of Lot 4 (Parcel 32), Block 2, NCB 14864 from "R-6" Residential Single-Family District to "MF-33" Multi-Family District.

SECTION 2. A description of the portion of the property being 0.654 of an acre out of Lot 4 (Parcel 32), Block 2, NCB 14864 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.

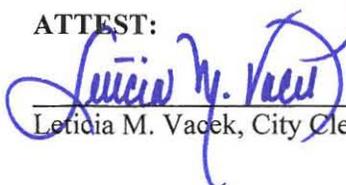
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective March 31, 2013.

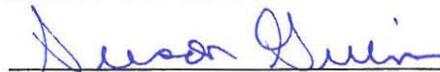
PASSED AND APPROVED this 21<sup>st</sup> day of March, 2013.

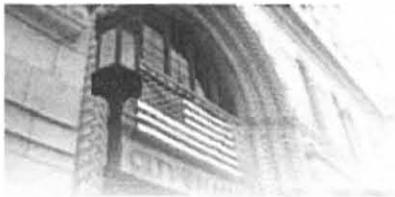
  
M A Y O R  
Julián Castro

ATTEST:

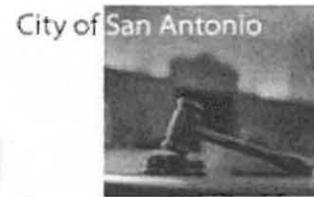
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
for Michael D. Bernard, City Attorney



Request for  
**COUNCIL  
ACTION**



**Agenda Voting Results - Z-12**

<b>Name:</b>	34, Z-5, P-2, Z-6, Z-7, Z-8, P-4, Z-9, Z-10, P-6, Z-12, Z-13						
<b>Date:</b>	03/21/2013						
<b>Time:</b>	02:13:19 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2013061 (District 8): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on Parcel 32B, Block 2 and 0.654 of an acre out of Lot 4 (Parcel 32), NCB 14864 located at 5032 & 5094 Prue Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case #13017)						
<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>
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				x
Leticia Ozuna	District 3	x					
Rey Saldaña	District 4		x			x	
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

285392 9.00

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NH

PREPARED IN THE LAW OFFICE OF:  
JOSEPH L. PETERSON, JR.  
2900 Mossrock, Suite 110  
San Antonio, Texas 78230

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 21, 1992

Grantor: MELBA BOLDT, a single woman

Grantor's Mailing Address (including county): 8943 Hetherington, San Antonio, Bexar County, Texas 78240

Grantee: FRANK G. DECOCK and wife, KIMBERLY DECOCK

Grantee's Mailing Address (including county): 5094 Prue Road, San Antonio, Bexar County, Texas 78240

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, and a note of even date that is in the principal amount of FORTY FOUR THOUSAND AND NO/100 DOLLARS (\$44,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to JOSEPH L. PETERSON, JR., Trustee.

Property (including any improvements):

A parcel of land containing 0.654 acre more or less, out of 1.0 acre tract described by deed recorded in Volume 2867, Page 331, Bexar County, Deed Records, out of Lot 4, Block 2, New City Block 14864, GUSTAV ECKERT ESTATES, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 980, Page 388, Deed and Plat Records of Bexar County, Texas, said 0.654 acre tract being more particularly described in Exhibit "A", attached hereto and made a part hereof.

Reservations from and Exceptions to conveyance and Warranty:

This conveyance is made and accepted subject to conditions, restrictions, and easements appearing of record, if any, in Bexar County, Texas, which affect the hereinabove described property; and

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenance thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or 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

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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 the 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 is fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

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

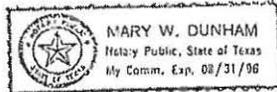
EXECUTED this the 21st day of October, A.D., 1992.

Melba Boldt  
MELBA BOLDT

BEFORE ME, appeared MELBA BOLDT, being by me first duly sworn, upon her oath, stated: THAT she was married to HERBERT G. BOLDT on July 18, 1950, the date he acquired title to the above described property, that HERBERT G. BOLDT died on December 30, 1985, and that she has remained single up to and including the present date.

Melba Boldt  
MELBA BOLDT

SUBSCRIBED AND SWORN TO BEFORE ME by the said MELBA BOLDT on the 21st day of October, 1992.



Mary W. Dunham  
NOTARY PUBLIC, STATE OF TEXAS

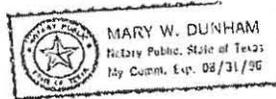
THE STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 21st day of October, 1992, by MELBA BOLDT.

My commission expires: \_\_\_\_\_

Mary W. Dunham  
NOTARY PUBLIC, STATE OF TEXAS  
Notary's printed name:

AFTER RECORDING RETURN TO:  
FRANK G. DECOCK and wife,  
KIMBERLY DECOCK  
5094 Prue Rd.  
San Antonio, Texas 78240



105 4 7 7 BASHO 0 6 5



**SOUTH TEXAS ENGINEERING, INC.**

4600 CENTERVIEW DRIVE, SUITE 110  
SAN ANTONIO, TEXAS 78220 1720  
TEL (512) 736-2646  
FAX (512) 736-2359

**EXHIBIT "A"**

**PROPERTY DESCRIPTION  
OF**

0.654 ACRE (28,467 SQUARE FEET) OF LAND OUT OF A 1.00 ACRE TRACT CONVEYED TO HERBERT G. BOLDT ON JULY 18, 1950 IN VOLUME 2467, PAGE 331 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING ORIGINALLY OUT OF LOT 4, BLOCK 2, NEW CITY BLOCK 14864, GUSTAV ECKERT ESTATE SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 980, PAGE 388 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.654 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING: AT A 2" IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF PRUE ROAD (60 FEET WIDE); SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 4 AND THE HEREIN DESCRIBED TRACT;

THENCE: WITH SAID RIGHT-OF-WAY LINE, N. 89°49'00"E., A DISTANCE OF 225.00 FEET TO AN IRON PIN FOUND FOR THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: DEPARTING SAID RIGHT-OF-WAY LINE WITH THE WEST LINE OF A 0.122 ACRE TRACT RECORDED IN VOLUME 7265, PAGE 975 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS, S.10°56'43"E., A DISTANCE OF 41.77 FEET TO AN IRON PIN SET FOR AN ANGLE POINT, SAID POINT BEING THE MOST NORTHERLY CORNER OF A 0.2243 ACRE TRACT RECORDED IN VOLUME 2419, PAGE 809 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS;

THENCE: WITH THE WEST LINE OF SAID 0.2243 ACRE TRACT, S.04°28'38"W., A DISTANCE OF 145.55 FEET TO AN FENCE POST FOUND FOR AN ANGLE POINT;

THENCE: S.51°43'20"W., A DISTANCE OF 47.54 FEET TO AN IRON PIN SET FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE EAST LINE OF THE ABOVE MENTIONED LOT 4;

THENCE: WITH SAID LOT LINE, N.40°37'00"W., A DISTANCE OF 283.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.654 ACRE (28,467 SQUARE FEET) OF LAND.

  
HARDIT SINGH, R.P.L.S.#4600  
JOB NO. 923469-00-02  
OCTOBER 14, 1992



CIVIL • STRUCTURAL • ENVIRONMENTAL • SURVEYING • LAND DEVELOPMENT

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FILED IN MY OFFICE  
ROBERT D. GREER  
COUNTY CLERK, DIXON CO.

1992 OCT 22 P 3:54

Any provision herein which conflicts with the provisions of the described property  
of record is invalid and unenforceable under federal law.  
because of TEXAS, COUNTY OF DICKER  
STATE OF TEXAS, COUNTY OF DICKER  
has been duly certified to the  
Public Records of this County, Texas  
at the date and at the place  
of this Public Records of this County, Texas

OCT 26 1992



*Robert D. Greer*  
County Clerk Dixon County, Texas

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