

AN ORDINANCE 2016-01-28-0046

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 0.115 of an acre out of NCB 775 from "O-1 IDZ AHOD" Office Infill Development Zone Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

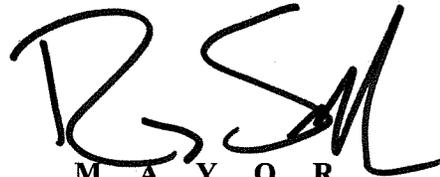
SECTION 2. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

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.

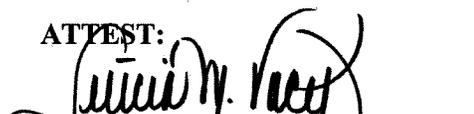
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

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:


Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-3 (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 # Z2016016 (Council District 1): An Ordinance amending the Zoning District Boundary from "O-1 IDZ AHOD" Office Infill Development Zone Overlay Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.115 of an acre out of NCB 775 located at 325 Jackson 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				

Z2016016

CHICAGO TITLE GF# 4312022620RB
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.

WARRANTY DEED

DATE: September 04, 2015

GRANTOR: Samuel R. Cardenas, a single man

GRANTOR'S ADDRESS: 788 Killarney Road, Floresville, TX 78114

GRANTEE: Alfred Rodriguez

GRANTEE'S ADDRESS: 1815 Shumber Pass, San Antonio, TX 78260

CONSIDERATION: Ten Dollars (\$10.00) and other valuable consideration

PROPERTY:

The North 62.15, of Lot A-7, Block 6, New City Block 775, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, and being more particularly described by metes and bounds on 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, easements, etc., if any, affecting the subject property and appearing of record in the Records of Bexar County, Texas.

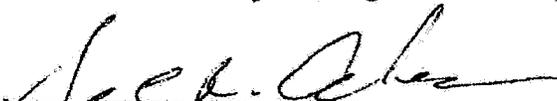
The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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 appurtenances thereto in any wise belonging, to have and to 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,

Z2016016

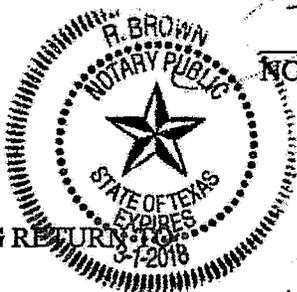
and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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


SAMUEL R. CARDENAS

THE STATE OF TEXAS *
*
COUNTY OF BEXAR *

This instrument was acknowledged before me on the 04 day of September, 2015, by Samuel R. Cardenas.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO

Alfred Rodriguez
1815 Slumber Pass
San Antonio, TX 78260

Z2016016

Doc# 20150170259
Pages 4
09/04/2015 3:08PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$34.00

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.
09/04/2015 3:08PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

Z2016016

STATE OF TEXAS §
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COUNTY OF BEXAR §

PROPERTY DESCRIPTION

A TRACT OF LAND CONTAINING WITHIN THE FOLLOWING CALLS, 0.1151 ACRE; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, TEXAS; BEING A PORTION OF LOT A-7, BLOCK 6, NEW CITY BLOCK 775, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOLUME 2965, PAGE 204 BEXAR COUNTY DEED RECORDS (B.C.D.R.); DEEDED TO SAMUEL R. CARDENAS, AS RECORDED IN CF NO. 20070025968-1, BEXAR COUNTY DEED RECORDS (B.C.D.R.); DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2 inch iron rod found in the intersection of southeasterly right-of-way (R.O.W.) line of West Euclid Street and the southwesterly right-of-way (R.O.W.) line of Jackson Street, being the north corner of aforesaid Lot A-7, Block 6, New City Block 775, and being the most Northerly corner of herein described tract;

THENCE: South 34°05'11" East, a distance of 62.15 feet; along the southwest R.O.W. common line of Jackson Street, and the Northeast common line of herein described tract; to a calculated point from which a fence corner bears N 78°29'39" W, a distance of 0.69 feet; for the northwest common corner of a tract called Kevin D. Hays as recorded in Volume 17336, Page 381, B.C.D.R., and the most Easterly common corner of the herein described tract;

THENCE: South 55°18'08" West, a distance of 80.17 feet; along the northwest common line of aforesaid tract called Kevin D. Hays as recorded in Volume 17336, Page 381, B.C.D.R. and the Southeast common line of herein described tract; to a calculated point from which a 1/2 inch iron rod found bears N 55°02'00" W, a distance of 0.58 feet; for the most Southerly common corner of herein described tract, and in the northeast common line of a tract called, Villas Del Norte as recorded in Volume 9554, Page 168, B.C.D.R.;

THENCE: North 34°05'13" West, a distance of 62.94 feet; severing said Lot A-7, Block 6; along the northeast common line of said tract called, Villas Del Norte, as recorded in Volume 9554, Page 168, B.C.D.R., and the Southwest common line of herein described tract; to a calculated point from which a 1/2 inch iron rod found bears N 68°10'01" E, a distance of 0.95 feet;

THENCE: North 55°52'00" East, a distance of 80.17 feet; along the southeast common line of West Euclid Street, and the Northwest common line of herein described tract; to the POINT OF BEGINNING, and containing 0.1151 acre, more or less.

RALPH GULEKE RESER
Professional Land Surveyor No. 6000
August 27, 2015
Job No. SA15-01996

