SG/cla
05/07/2015
Z-16. Amended.

CASE NO. Z2015091

AN ORDINANCE 2015-05-07-0396

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 2.977 acres out of NCB 11440 from "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "R-3" Single-Family Residential 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 May 17, 2015.

PASSED AND APPROVED this 7th day of May, 2015.

Ivy R. Taylor

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-16**
Date:	05/07/2015
Time:	02:13:14 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015091 (District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on 2.977 Acres out of NCB 11440 located at 4802 Bluff Street. Staff and Zoning Commission recommend Approval. (Continued from April 16, 2015)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
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			x	
Ron Nirenberg	District 8		x				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

PI2-20140165062-3

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

Z2015091

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

Date: ~~August~~ September 5, 2014

Grantor: GSN, LLC, a Texas limited liability company

Grantor's Mailing Address: 19643 Camino Ridge, San Antonio, TX 78258

Grantee: GSN, LLC, a Texas limited liability company and RENOVATIO LLC, a Texas limited liability company

Grantees' Mailing Address: 17101 La Cantera Pkwy #8408 San Antonio, TX 78256

Consideration: TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All that certain property situated in Bexar County, Texas, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: This conveyance and warranties of title are made and accepted subject to all standby fees, ad valorem taxes and assessments by any taxing authority for the year in which this Deed is executed and subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, and any and all homeowners' association and district fees and assessments, the payment of which taxes, fees and assessments and the liens securing the same are hereby assumed by Grantee; all easements and other encumbrances, rights of way, setback lines, restrictions, covenants, oil and gas leases, mineral and royalty rights reserved and conveyed, water rights reserved or conveyed, and all other matters shown on the community plat or otherwise of public record, to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the office of the County Clerk where the Property herein conveyed is located; all conditions and matters that an accurate survey or inspection of the Property would disclose; and all zoning and building codes and other governmental laws, rules and restrictions.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, GRANTS, SELLS and CONVEYS unto Grantee all of Grantor's interest in the Property above described together with all buildings, fixtures and other real property improvements located on the Property; and the benefits and appurtenances on or appertaining to the Property and said improvements. TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto Grantee, Grantee's heirs, successors, and/or assigns forever. And Grantor hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND the title to the Property unto Grantee, Grantee's heirs, executors, administrators, successors and/or 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.

Attachment A

The reservations, covenants, and restrictions set forth in this deed shall be covenants running with the land for the benefit of Grantor and shall be binding on Grantee, its successors and assigns.

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

GRANTOR:

GSN, LLC, a Texas limited liability company

By: _____
Armando Sada

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me on this the 5th day of ~~August,~~ September 2014, by Armando Sada, as the Manager of GSN, LLC, a Texas limited liability company, on behalf of and with the authorization of said company.

CATHERINE E. BECKER
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-23-2016

Catherine E Becker
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
Law Offices of Michael G. Deimund, PLLC
8 Spencer Road, Suite 300
Boerne, Texas 78006
Telephone: (210) 422-0559

AFTER RECORDING RETURN TO:
Grantee at mailing address of Grantee first written above

Z2015081

EXHIBIT "A"

All that certain property situated in Bexar County, Texas, described as follows:

BEING 2.977 ACRES OF LAND CONSISTING OF A PORTION OF LOT 18 AND A PORTION OF LOT 19, BLOCK F, NEW CITY BLOCK 11440, WOODLAWN HILLS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 642, PAGE(S) 107, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 40, BLOCK F, NEW CITY BLOCK 11440, STAT SUBDIVISION AS RECORDED IN VOLUME 5970, PAGE 250, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 01 MINUTES 09 SECONDS WEST 398.47 FEET ALONG THE WEST LINE OF SAID LOTS 18 AND 19 TO AN "X" CHISELED IN CONC. MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 305.04 FEET ALONG THE SOUTH LINE OF FARHILL SUBDIVISION, VOLUME 3700, PAGE 175, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS TO 1/2-INCH IRON ROD FOUND ON THE SOUTH LINE OF LOT 36, OF SAID FARHILL SUBDIVISION MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 06 MINUTES 48 SECONDS EAST 199.38 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 89 DEGREES 55 MINUTES 16 SECONDS EAST 30.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "ROSIN JOHNSON";

THENCE SOUTH 100.00 FEET TO A 1/2-INCH IRON ROD SET WITH YELLOW CAP MARKED "ROSIN JOHNSON";

THENCE SOUTH 89 DEGREES 53 MINUTES 20 SECONDS EAST 20.00 FEET TO A 1/2-INCH IRON ROD SET WITH YELLOW CAP MARKED "ROSIN JOHNSON";

THENCE SOUTH 99.50 FEET TO A 1/2-INCH IRON ROD SET WITH YELLOW CAP MARKED "ROSIN JOHNSON" MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WEST 355.30 FEET (THE BASIS OF BEARINGS OF THE HEREIN DESCRIBED TRACT) ALONG THE NORTH LINE OF STAT SUBDIVISION, VOLUME 5970, PAGE 250, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS TO THE POINT OF BEGINNING.

Doc# 20140165062 Fees: $34.00
09/24/2014 1:23PM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

SEP 24 2014

COUNTY CLERK BEXAR COUNTY, TEXAS