SG/cla
01/16/2014
Z-7. Amended.

CASE NO. Z2014043

AN ORDINANCE 2014-01-16-0032

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 0.5202 of an acre out of Lots 1, 2 and 16, NCB 8614 from "MF-18 MC-2 AHOD" Limited Density Multi-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District to "C-2NA MC-2 AHOD" Commercial Nonalcoholic Sales South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales 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 January 26, 2014.

PASSED AND APPROVED this 16th day of January 2014.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Robert F. Greenblum, City Attorney

For

Agenda Item:	**Z-7**
Date:	01/16/2014
Time:	02:22:00 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2014043 (District 3): An Ordinance amending the Zoning District Boundary from "MF-18 MC-2 AHOD" Limited Density Multi-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District to "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.5202 of an acre out of Lots 1, 2 and 16, NCB 8614. 4514 and 4518 South Presa Street. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				x
Rebecca Viagran	District 3		x			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				
Carlton Soules	District 10		x				

G.F. 1120581 / PU $20.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY AND ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS ANY INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF: 1120581

CASH WARRANTY DEED

LT1-77-20070278526-1

Date: November 28, 2007

LT2-13241-1281-3

Grantor: SILVIA JAVADIANGILANI

Grantor's Mailing Address (including county):

4514 S. Presa, San Antonio, Bexar County, Texas 78223

Grantee: ALFREDO H. ALVAREZ

Grantee's Mailing Address (including county):

103 Mebane St., San Antonio, Bexar County, Texas 78223

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

TRACT I:

THAT ONE CERTAIN TRACT OF LAND BEING 32 X 150 FEET IN DIMENSIONS OUT OF THOMAS THATCHER SURVEY NO.24, ABSTRACT NO. 736, BEING PART OF ORIGINAL LOTS 9 AND 10, WEST RANGE OF THE THOMAS THATCHER SURVEY NO. 24, IN BEXAR COUNTY, TEXAS, AND BEING A PART OF A CERTAIN TRACT OF LAND CONVEYED BY LEWIS HOLLAND TO W.G. VANDERBOSCH, BY DEED DATED MAY 4th, 1911, RECORDED IN VOLUME 356, PAGE 302, OF THE BEXAR COUNTY DEED RECORDS, TO WHICH REFERENCE IS HERE MADE FOR A DESCRIPTION OF SAID LAND, THE TRACT HERE CONVEYED IN TRACT DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID VANDERBOSCH TRACT AND WHICH CORNER IS AT THE INTERSECTION OF THE NORTH LINE OF SAID VANDERBOSCH TRACT, WITH THE EAST LINE OF THE SAN JUAN ROAD; THENCE SOUTH 15° 21' EAST ALONG THE EAST LINE OF SAID SAN JUAN ROAD, 32 FEET TO A STAKE; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID VANDERBOSCH TRACT 150 FEET TO A STAKE; THENCE NORTH 15°21' WEST AND PARALLEL TO THE EAST LINE OF THE SAN JUAN ROAD, 32 FEET TO THE NORTH LINE OF SAID VANDERBOSCH TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID

ATTACHMENT A

VANDERBOSCH TRACT 150 FEET TO THE PLACE OF BEGINNING, NOW KNOWN AS LOT 1, NEW CITY BLOCK 8614, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

TRACT II:

ALL OF LOT 2, AND THE WEST 84.0 FEET OF LOT 16, NEW CITY BLOCK 8614, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, IN BEXAR COUNTY, TEXAS, DESCRIBED BY FIELD NOTES AS FOLLOWS: BEGINNING AT AN IRON STAKE, THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 1, IN THE EAST LINE OF SOUTH PRESA STREET; THENCE WITH THE EAST LINE OF SOUTH PRESA STREET, SOUTH 15°21' EAST 61.3 FEET TO AN IRON STAKE, THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST WITH THE SOUTH LINE OF SAID LOT 2, AT 150.0 FEET, THE SOUTHEAST CORNER OF LOT 2, CONTINUING A TOTAL DISTANCE OF 234.6 FEET TO AN IRON STAKE, THE SOUTHEAST CORNER OF THE PROPERTY HEREBY DESCRIBED; THENCE NORTH 90.0 FEET TO AN IRON STAKE FOR THE NORTHEAST CORNER OF THIS PROPERTY IN THE NORTH LINE OF SAID LOT 16; THENCE WITH THE NORTH LINE OF SAID LOT 16 WEST 109.3 FEET TO AN IRON STAKE FOR CORNER, THE NORTHWEST CORNER OF SAID LOT 16; THENCE WITH THE DIVISION LINE BETWEEN SAID LOTS 1 AND 16 SOUTH 15°21' EAST, 32.0 FEET TO CORNER, THE NORTHEAST CORNER OF SAID LOT 2; THENCE WITH THE DIVISION LINE BETWEEN SAID LOTS 1 AND 2, WEST 150.0 FEET TO THE PLACE OF BEGINNING, ACCORDING TO A SURVEY MADE BY R.H. PARKINSON, LICENSED LAND SURVEYOR, ON JULY 3, 1951.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year having been pro-rated, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, 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 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 thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

SILVIA JAVADIANGILANI

20014043

ACKNOWLEDGMENT

STATE OF TEXAS :

COUNTY OF BEXAR :

This instrument was acknowledged before me on November 29, 2007, by SILVIA JAVADIANGILANI.

PAULA M. ULLEVIG
Notary Public
State of Texas
My Comm. Exp. 02-19-2010

Paula M. Ullevig
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

Demetrio Duarte, Jr. & Associates, P.C.
2200 Warner
San Antonio, Texas 78201
(210) 737-6676

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:

NOV 30 2007

COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20070278526 Fees: $24.00
11/30/2007 4:34PM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK