

AN ORDINANCE **2016-04-28-0307**

AMENDING THE FUTURE LAND USE PLAN OF THE GOVERNMENT HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF 0.47 ACRES OUT OF NCB 488, LOCATED AT 1604 NORTH HACKBERRY STREET FROM NEIGHBORHOOD COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL.

* * * * *

WHEREAS, the Government Hill Neighborhood Plan was adopted on September 20, 2001 and updated on November 4, 2010 by City Council as a component of the City's Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Comprehensive Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Comprehensive Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on February 10, 2016 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

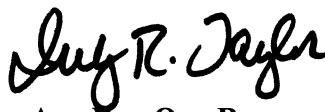
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.47 acres of land out of NCB 488, located at 1604 North Hackberry Street, from Neighborhood Commercial to High Density Residential. All portions of land mentioned are depicted in **Attachments I and II**, attached hereto and incorporated herein for all purposes.

SECTION 3. A description of the property is attached as **Attachment III** and made a part hereof and incorporated herein for all purposes

SECTION 4. This ordinance shall take effect May 8th, 2016.

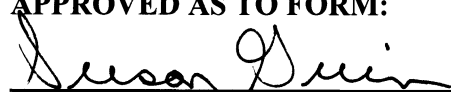
PASSED AND APPROVED on this 28th day of April, 2016.


M A Y O R
Ivy R. Taylor

ATTEST:

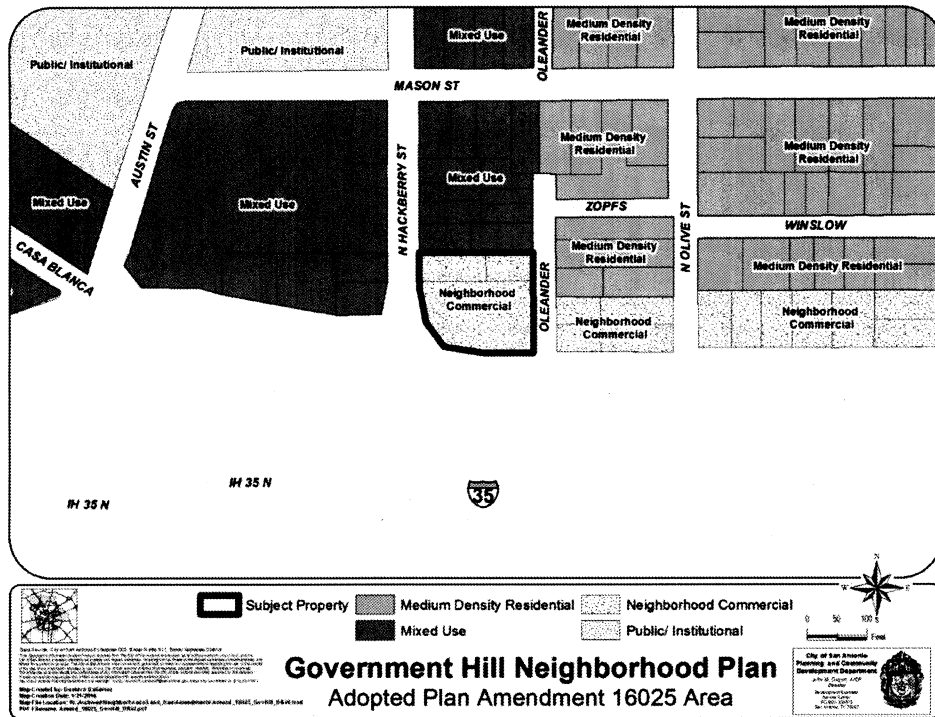

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

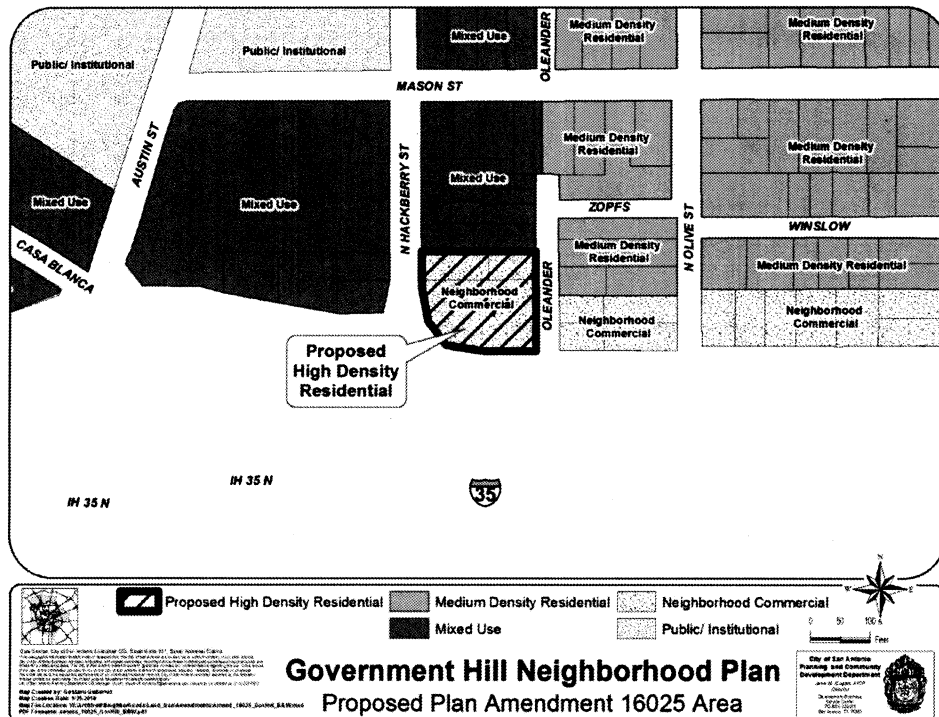

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	P-1 (in consent vote: Z-1, P-1, Z-2, Z-3, Z-4, Z-5, Z-6, Z-9)						
Date:	04/28/2016						
Time:	02:05:53 PM						
Vote Type:	Motion to Approve						
Description:	PLAN AMENDMENT # 16025 (Council District 2): An Ordinance amending the future land use plan of the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.47 acres out of NCB 488, located at 1604 North Hackberry Street from "Neighborhood Commercial" to "High Density Residential." Staff and Planning Commission recommend approval. (Associated Zoning Case Z2016087)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	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				
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

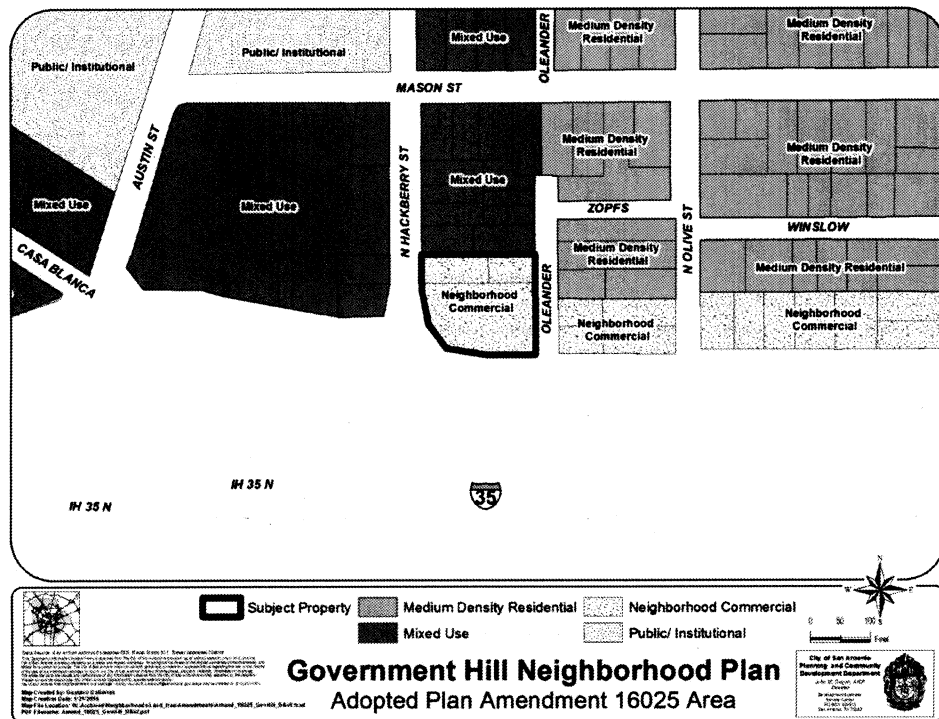
ATTACHMENT I
Land Use Plan as Adopted:



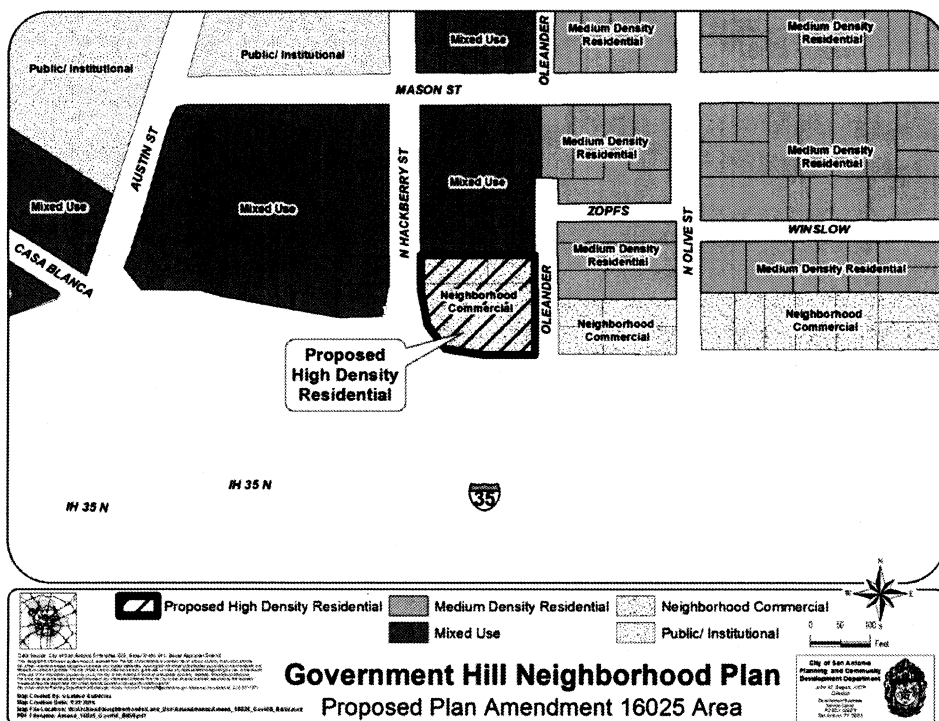
ATTACHMENT II
Proposed Amendment:



ATTACHMENT I
Land Use Plan as Adopted:



ATTACHMENT II
Proposed Amendment:



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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.

SPECIAL WARRANTY DEED

DATE: Effective November 3, 2015

GRANTOR: Mitch McManus, Trustee of the McManus Family Trust dated June 8, 1999

GRANTOR'S ADDRESS: P. O. Box 781948, San Antonio, TX 78278-1948

GRANTEE: K/T TX Holdings, L.L.C.

GRANTEE'S ADDRESS: 3625 Highway 6 South, Suite 110, Sugar Land, TX 77478

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

PROPERTY:

A tract of land containing 0.47 acres of land consisting of 0.13 acres out of Lot 3, 0.17 acres out of Lot 4, and 0.17 acres out of Lot 5, Block 5, New City Block 488, City of San Antonio, Bexar County, Texas as described in Volume 10593, Page 1827, Real Property Records, Bexar County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING: at a found TxDOT Highway Monument at the west right-of-way of Oleander and the north right-of-way of Interstate Highway 35 N Access Road;

THENCE: along the north right-of-way of Interstate Highway 35 N Road, S 89° 59' 08" W, a distance of 89.60 feet to a found TxDOT Highway Monument, for a corner of this tract;

THENCE: N 80° 05' 17" W, a distance of 65.61 feet to a found 1/2" iron pin at the northeast cut off of Interstate Highway 35 N Access and the east right-of-way of N. Hackberry;

THENCE: N 36° 54' 43" W, a distance of 50.26 feet to a found TxDOT Highway Monument at the east right-of-way of N. Hackberry;

THENCE: N 08° 46' 06" W, a distance of 65.70 feet to a found TxDOT Highway Monument at the east right-of-way of N. Hackberry, for the northwest corner of this tract;

THENCE: N 89° 59' 08" E, a distance of 194.40 feet to a point at the west right-of-way of Oleander, for the northeast corner of this tract;

ATTACHMENT III¹

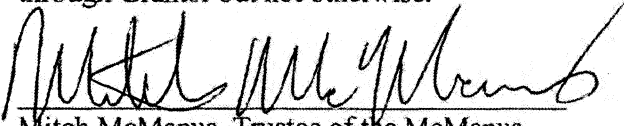
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THENCE: along the east right-of-way of Oleander, S 00° 00' 52" E, a distance of 116.44 feet to the POINT OF BEGINNING and containing 0.47 acres of land.

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.

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, 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, by and through Grantor but not otherwise.

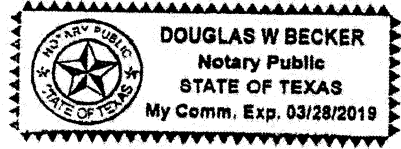


Mitch McManus, Trustee of the McManus Family Trust dated June 8, 1999

THE STATE OF TEXAS *
 *
COUNTY OF BEXAR *

This instrument was acknowledged before me on the 2 day of November, 2015, by Mitch McManus, Trustee of the McManus Family Trust dated June 8, 1999, on behalf of said Trust.



NOTARY PUBLIC, STATE OF TEXAS

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EXHIBIT A

M.ETES AND BOUNDS DESCRIPTION
FOR

0.47 ACRES

0.47 ACRE TRACT OF LAND CONSISTING OF 0.13 ACRES OUT OF LOT 3, 0.17 ACRES OUT OF LOT 4, 0.17 ACRES OUT OF LOT 5, BLOCK 5, NEW CITY BLOCK 488, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 10593, PAGE 1827, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING** at a found TxDOT Highway Monument at the west right-of-way of Oleander and the north right-of-way of Interstate Highway 35 N Access Road;
- THENCE:** along the north right-of-way of Interstate Highway 35 N Road, S 89°59'08" W, a distance of 89.60 feet to a found TxDOT Highway Monument, for a corner of this tract;
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Z2016187

Doc# 20150159423
Pages 4
08/24/2015 11:41AM
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.
08/24/2015 11:41AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff