

AN ORDINANCE

2015-11-19-1004

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 approximately 8.537 acres of land out of Lot P-14A and Lot P-14B, NCB 15702, save and except 0.010 acres of land deeded to Bexar County, from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Landscape Materials Sales and Storage.

SECTION 2. A description of the property and also of that portion recorded in Volume 16950 Page 637 of the Official Public Record of Real Property of Bexar County, which is saved and excepted in Section 1 above, are attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.
- F. All on-site lighting shall be directed onto the site and point away from any residential zoning and/or land uses.
- G. No outdoor speaker or amplification systems shall be permitted.

SECTION 4. The City Council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. 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 6. 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.

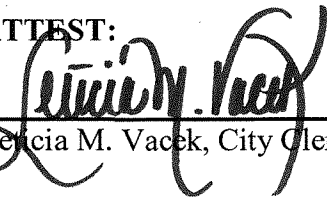
SECTION 7. This ordinance shall become effective is November 29th, 2015.

PASSED AND APPROVED this 19th day of November, 2015.




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-25						
Date:	11/19/2015						
Time:	02:40:51 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2015296 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Landscape Materials - Sales and Storage on 8.537 acres of land out of Lot P-14A and Lot P-14B, NCB 15702, located at 4455 Stahl Road. Staff and Zoning Commission recommend Approval with Conditions.						
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				
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			x	

Z2015296

Warranty Deed

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.

Date: March 30, 2015

Grantor: Christopher Hill and Claudia C. Hill, husband and wife

Grantor's Mailing Address:

Grantee: Lethbetter Holdings, LLC

Grantee's Mailing Address:

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING 8.537 acres of land, more or less, out of the Thomas Jackson Survey, Abstract No. 384, County Block 5015, Bexar County, Texas lying South of the Missouri Pacific Railway Right-of-Way and conveyed to ALICE MACKEY BRANDT, as Trustee of THE CREDIT SHELTER TRUST provided for in the Trust Agreement dated August 18, 1993, as recorded in Volume 8030, Page 552 Real Property Records of Bexar County Texas and described in Volume 6792, Page 884 of the Deed of Trust Records of Bexar County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at an iron rod found at the intersection of the west line of Classen Road and the North right of way of Stahl Road for the PLACE OF COMMENCING HEREOF, also being the southeast corner of a 7.0581 acre tract of land to Bash Joint Venture recorded in Volume 4284, Page 1776 of the Deed Records of Bexar County, Texas;

THENCE with the north line of Stahl Road the following courses;

S 41°49'09" W (Bearing basis hereof) a distance of 559.89 feet (called to be 560.14 feet) to an iron rod found for the southwest corner of Bash, and the southeast corner of a 5.623 acre tract to NBC INCORPORATED A TEXAS non-profit Corporation;

S 41°24'44" W a distance of 384.56 feet to an iron rod set for the southeast corner hereof and the PLACE OF BEGINNING;

S 41°26'30" W a distance of 702.49 feet to an iron rod set and the west right of way of Jung Road;

THENCE with the west right of way of Jung Road, N 46°20'00" W a distance of 405.38 feet to an iron rod set in the south right of way the Union Pacific Railroad right of way (width varies);

THENCE with the south right of way the Union Pacific Railroad right of way the following courses;

N 35°00' 00" E a distance of 265.00 feet to an iron rod set;

S 40°00'00" E a distance of 31.00 feet to an iron rod set;

N 19°56'40" E a distance of 445.98 feet to an iron rod set;

N 46°00'00" E a distance of 193.73 feet to an iron rod set and the northeast corner here of in the west line of the 5.623 acre tract;

THENCE with the west line of said 5.623 acres tract S 30°30'00" E a distance of 580.80 feet to the PLACE OF BEGINNING containing 8.537 acres of land more or less.

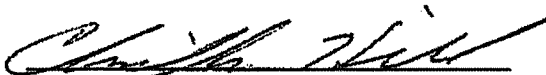
SAVE AND EXCEPT a 0.010 acre tract of land conveyed to Bexar County, Texas by Warranty Deed dated February 3, 2014 and recorded under Volume 16950, Page 637, Official Public Records of Bexar County, Texas.

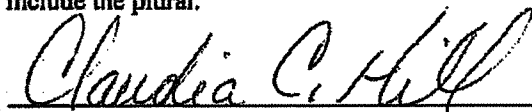
Reservations from and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

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 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 Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

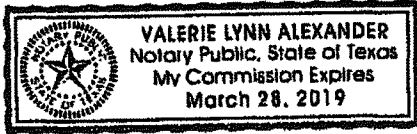

Christopher Hill



Claudia C. Hill

Z2015296

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on this 30 day of March, 2015, by Christopher Hill and Claudia C. Hill.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Ledbetter Holdings, LLC

Z2015296

Doc# 20150056362
Pages 4
04/02/2015 11:36AM
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.
04/02/2015 11:36AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

Z2015296

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

WARRANTY DEED

APPROVED AS TO FORM:

Katherine Rivers
Asst. Criminal District Attorney

Date: February 3, 2014

Grantor: CHRISTOPHER HILL AND CLAUDIA C. HILL

Grantor's Mailing Address: 4455 Stahl Road
San Antonio, Texas 78217-1344

Grantee: BEXAR COUNTY, TEXAS

Grantee's Mailing Address: Bexar County Public Works
Flood Control Program
233 North Pecos, Suite 420
San Antonio, TX 78207

Consideration: Five Hundred Twenty-Five and no/100 Dollars (\$525.00) and other good and valuable consideration, the receipt of which are hereby acknowledged by Grantor.

Property:

A 0.010 of an acre tract of land situated in the City of San Antonio, Bexar County, Texas and being out of New City Block 15702, and being out of that tract described as 8.537 acres, and conveyed to Christopher Hill by Deed recorded in Volume 14241, Page 1034, Official Public Records of Bexar County, Texas, and being more particularly described on Exhibit "A" attached hereto.

Reservations from Conveyance and Exceptions to Conveyance and Warranty: None.

Grantors, for the Consideration and subject to any Reservations from Conveyance and the Exceptions to Conveyance and Warranty, if any, grant, sell, and convey to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantors bind Grantors and Grantors' heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Z2015296

IN WITNESS WHEREOF, this instrument is executed on this the 9 day of May, 2014.

GRANTORS

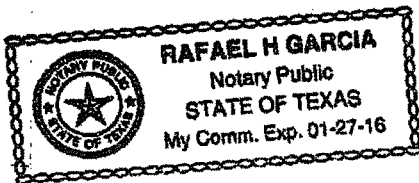
By: Christopher Hill
Christopher Hill

By: Claudia C. Hill
Claudia C. Hill

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, personally appeared CHRISTOPHER HILL known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein. Given under my hand and seal of office this 9 day of MAY, 2014.

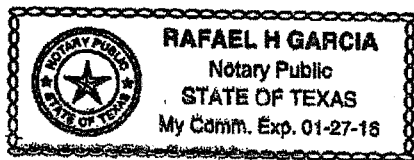


[Signature]
NOTARY PUBLIC in and for State of Texas
Commission Expires 01.27.16

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, personally appeared CLAUDIA C. HILL known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein. Given under my hand and seal of office this 9 day of MAY, 2014.



[Signature]
NOTARY PUBLIC in and for State of Texas
Commission Expires: 01.27.16

TRI ROW
SC-4 KNOLL CREEK
DRAINAGE PROJECT
OWNER: HILL,
CHRSTOPHER
PAGE 1 OF 2

FIELD NOTES
RIGHT OF WAY

Field notes of a 0.010 of an acre tract of land situated in the City of San Antonio, Bexar County, Texas and being out of New City Block 15702, and being out of that tract described as 8.537 acres, and conveyed to Christopher Hill by Deed recorded in Volume 14241, Page 1034, Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin set at the intersection of the existing northwest right of way line of Stahl Road with the existing northeast right of way line of Jung Road, being the south corner of said 8.537 acre tract and this tract, said point being S 41° 34' 37" W. 702.49 feet along the existing northwest right of way line of Stahl Road from a 1/2" iron pin found at the east corner of said 8.537 acre tract.

Thence N 46° 11' 53" W. 89.62 feet along the existing northeast right of way line of Jung Road to a 1/2" iron pin set at its intersection with the proposed northeast right of way line of Jung Road, being the west corner of this tract.

Thence S 49° 51' 37" E. 60.32 feet along the proposed northeast right of way line of Jung Road to a 1/2" iron pin set at a point of curve between the proposed northeast right of way line of Jung Road and the existing northwest right of way line of Stahl Road.

Thence in an easterly direction along the arc of said curve to the left whose radius is 30.00 feet and having a central angle of 88° 33' 46", a distance of 46.37 feet (chord bears N 85° 51' 31" E. 41.89 feet) to a 1/2" iron pin set in the existing northwest right of way line of Stahl Road, at the end of said curve.

Thence S 41° 34' 37" W. 34.98 feet along the existing northwest line of Stahl Road to the place of Beginning and covering 0.010 of an acre of land according to a survey made on the ground.

All 1/2" iron pins set with orange plastic cap "RPLS 4020".

Job No.: 030-13

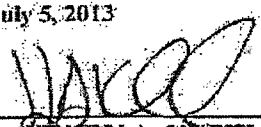
RE: Plat

Bearing Source: Texas State Plane

NAD83 South Central Zone

Surveyed July 5, 2013




HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

H.A. KUEHLEM SURVEY COMPANY

14350 Northbrook Drive Suite 130 San Antonio, Texas 78232 Phone: (210) 490-7847 Fax: (210) 490-7857

SCALE: 1" = 50'

CHRISTOPHER HILL
8.537 ACRE TRACT
V. 14241, P. 1034 O.P.R.

PARCEL TRI ROW
0.010 ACRE

JUNG ROAD
VARIABLE WIDTH R.O.W.
EDGE OF PAVEMENT

STAHL ROAD
120' R.O.W.

- NOTES**
1. SET 1/2" IRON PINS HAVE ORANGE PLASTIC CAP STAMPED "RPLS 4020"
 2. BEARING SOURCE TEXAS STATE PLANE, NAD 83 SOUTH CENTRAL ZONE
 3. THIS EXHIBIT WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT OF NO. 1211477-SOFS PREPARED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 11, 2012

CURVE DATA "A"
 A = 86°33'46"
 R = 30.00'
 L = 46.37'
 T = 29.26'
 CH = N85°51'31"W 41.89'

4365 JUNG RD, LLC
3.954 ACRE TRACT
V. 15004, P. 2179 O.P.R.

TRI
SC-4 KNOLL CREEK
DRAINAGE PROJECT
PAGE 2 OF 2

PLAT OF A 0.010 ACRE TRACT,
BEING PORTION OF A
8.537 ACRE TRACT CONVEYED TO
CHRISTOPHER HILL, BY DEED
RECORDED IN VOLUME 14241, PAGE 1034, O.P.R.,
OUT OF NEW CITY BLOCK 15702,
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.
SURVEYED: JULY 5, 2013

- LEGEND**
- SIGN
 - POWERPOLE
 - ⊙ MANHOLE
 - CONCRETE
 - * WIRE FENCE
 - 1/2" IRON PIN
 - O.P.R. OFFICIAL PUBLIC RECORD

A PORTION OF THIS PROPERTY IS WITHIN
FLOOD ZONE AS DEFINED AS
SPECIAL FLOOD HAZARD AREAS SUBJECT TO
INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
BASE FLOOD ELEVATION DETERMINED
AS PER FIRM MAP NO. 48026C0280G
EFFECTIVE DATE SEPTEMBER 29, 2010

H.A. KUEHLEM SURVEY COMPANY
14350 NORTHBROOK DRIVE SUITE 190
SAN ANTONIO, TEXAS 78232
PHONE: (210) 490-7847
FAX (210) 490-7857



[Signature]
HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020
JOB NO. 030-13

Doc# 20140192461
Pages 5
11/06/2014 4:27PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$38.00

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.
11/06/2014 4:27PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

