

AN ORDINANCE 2014 - 09 - 04 - 0670

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 0.272 of an acre out of NCB 11174 from "C-2 H RIO-6 AHOD" Commercial Mission Historic River Improvement Overlay-6 Airport Hazard Overlay District to "R-6 H RIO-6 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-6 Airport Hazard Overlay District.

SECTION 2. The property is described in the deed recorded in Volume 14803, Page 886 of the Bexar County Deed Records, a copy of which 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.

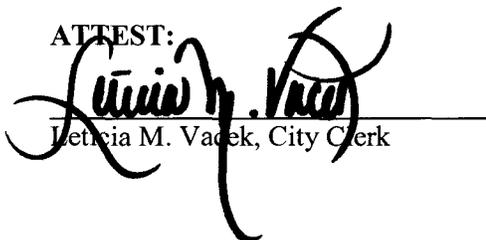
SECTION 5. This ordinance shall become effective September 14, 2014.

PASSED AND APPROVED this 4th day of September 2014.

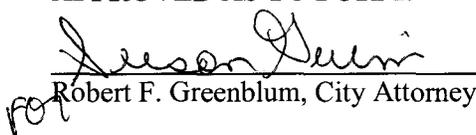


M A Y O R
Ivy R. Taylor

ATTEST:


Jeticia M. Vadek, City Clerk

APPROVED AS TO FORM:


Robert F. Greenblum, City Attorney

Agenda Item:	Z-7 (in consent vote: 29, P-1, Z-1, Z-2, Z-3, Z-4, Z-5, Z-7, Z-8, Z-9, Z-10)
Date:	09/04/2014
Time:	02:07:23 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014200 (District 3): An Ordinance amending the Zoning District Boundary from "C-2 H RIO-6 AHOD" Commercial Mission Historic River Improvement Overlay-6 Airport Hazard Overlay District to "R-6 H RIO-6 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-6 Airport Hazard Overlay District on 0.272 of an acre out of NCB 11174 located at 2230 Emilio Guerra. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				x
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

22014200

NOTICE OF CONFIDENTIALITY: 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

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

THAT Olga G. Zamora, as Independent Co-Executrix of the Estate of J. Emil Guerra, deceased, Olga G. Zamora, individually and as independent Executrix of the Estate of Herminia G. Guerra, deceased, Lee Emil Guerra, Harry William Guerra, Gloria G. Delgado, and Tomas R. Zamora, as Independent Executor of the Estate of Irma Marie Guerra, deceased, hereinafter called Grantor (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration to Grantor in hand paid by Tomas R. Zamora, hereinafter called Grantee (whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

Being 0.272 acres of land, more or less, out of New City Block 11174, situated in the City of San Antonio, Bexar County, Texas, said 0.272 acres being a portion of a certain 2.561 acre tract described in a Deed recorded in Volume 3735, Page 355, Deed Records of Bexar County, Texas, and being subject to an Ingress/Egress Easement described in an Easement Agreement (unspecified width and location) recorded in Volume 8502, Page 1279, said 0.272 being more particularly described by metes and bounds as follows in the attached Exhibit "A":

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's heirs, successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions and mineral reservations, of record affecting the property herein conveyed.

EXECUTED this 29th day of December, 2010

Olga G. Zamora
Olga G. Zamora, as Independent Co-Executrix of the Estate of J. Emil Guerra, deceased

Olga G. Zamora
Olga G. Zamora, Individually and as Independent Executrix of the Estate of Herminia G. Guerra, deceased

Lee Emil Guerra
Lee Emil Guerra

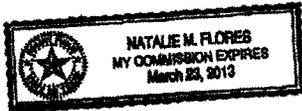
Harry William Guerra
Harry William Guerra

Gloria G. Delgado
Gloria G. Delgado

Tomas R. Zamora
Tomas R. Zamora, as Independent Executor of the Estate
of Irma Marie Guerra, deceased

STATE OF TEXAS
COUNTY OF BEXAR

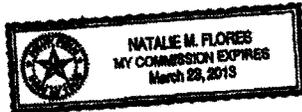
This instrument was ACKNOWLEDGED before me, on this the 29th day of December, 2010, by Olga G. Zamora, as Independent Co-Executrix of the Estate of J. Emil Guerra, deceased.



Natalie M. Flores
Notary Public State of, Texas

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was ACKNOWLEDGED before me, on this the 29th day of December, 2010, by Olga G. Zamora, Individually and as Independent Executrix of the Estate of Herminia G. Guerra, deceased.



Natalie M. Flores
Notary Public State of, Texas

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was ACKNOWLEDGED before me, on this the 22nd day of December, 2010, by Lee Emil Guerra.



Natalie M. Flores
Notary Public State of, Texas

STATE OF TEXAS
COUNTY OF BEXAR

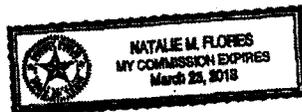
This instrument was ACKNOWLEDGED before me, on this the 29th day of December, 2010, by Harry William Guerra.



Natalie M. Flores
Notary Public State of, Texas

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was ACKNOWLEDGED before me, on this the 29th day of December, 2010, by Gloria G. Delgado.

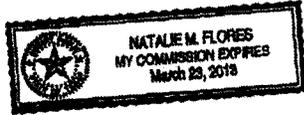


Natalie M. Flores
Notary Public State of, Texas

Z2014200

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was ACKNOWLEDGED before me, on this the 20th day of December, 2010, by Tomas R. Zamora, as Independent Executor of the Estate of Irma Marie Guerra, deceased.



Natalie M. Flores
Notary Public State of Texas

After Recording Please Return To:

Prepared in the Law Office of:
Thomas F. Adkisson
2823 E. Southercross
San Antonio, TX 78223

Exhibit "A"

Being 0.272 acres of land, more or less, out of New City Block 11174, situated in the City of San Antonio, Bexar County, Texas, said 0.272 acres being a portion of a certain 2.561 acre tract described in a Deed recorded in Volume 3735, Page 355, Deed Records of Bexar County, Texas, and being subject to an Ingress/Egress Easement described in an Easement Agreement (unspecified width and location) recorded in Volume 8502, Page 1279, said 0.272 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of this 0.272 acres, same being the northwest corner of the San Antonio River Authority 0.2410 acres and in the southwest Right-of-Way line of Emilio Guerra, same also being the **POINT OF BEGINNING**;

THENCE along the southwest Right-of-Way line of said Emilio Guerra, North 26 degrees 11 minutes 37 seconds East, a distance of 90.63 feet to a 1/2 inch iron rod found for the northwest corner of this 0.272 acres, same being the southwest corner of the San Antonio River Authority (S.A.R.A.) 21.58 acres (Volume 4488, Page 1256);

THENCE along the line common to this 0.272 acres and said S.A.R.A. 21.58 acres, North 89 degrees 53 minutes 38 seconds East, a distance of 110.07 feet to a 1/2 inch iron rod set for the northeast corner of this 0.272 acres, same being the northwest corner of the Richard Cherney 1.3650 acres (Volume 11711, Page 2109);

THENCE along the line common to this 0.272 acres and said Cherney 1.3650 acres, South 00 degrees 05 minutes 28 seconds West, a distance of 98.47 feet to a 1/2 inch iron rod found for the southeast corner of this 0.272 acres, same being the southwest corner of said Cherney 1.3650 acres and the northwest corner of the San Antonio River Authority 0.3260 acres, same also being the northeast corner of said San Antonio River Authority 0.2410 acres;

THENCE along the line common to this 0.272 acres and said San Antonio River Authority 0.2410 acres, North 83 degrees 33 minutes 02 seconds West, a distance of 150.87 feet to the **POINT OF BEGINNING**, and containing 0.272 acres of land, more or less.

Z2014200

Doc# 20110004113
Pages 5
01/06/2011 16:28:40 PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 28.00

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.
01/06/2011 16:28:40 PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard Rickhoff