

AN ORDINANCE 2013-12-19-0928

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 0.0653 of an acre out of Lot 15, NCB 903 from "C-3R H HS AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District to "C-2 IDZ H HS AHOD" Historic Significant Commercial Infill Development Zone Lavaca Historic 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.

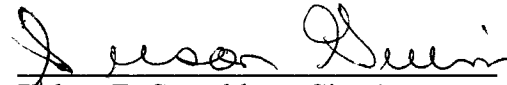
SECTION 5. This ordinance shall become effective December 29, 2013.

PASSED AND APPROVED this 19th day of December 2013.


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-2 (in consent vote: Z-2, Z-3, Z-4, Z-6, Z-8, Z-9, Z-11, Z-12, Z-13, P-3, Z-16)
Date:	12/19/2013
Time:	02:11:26 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014013 (District 1): An Ordinance amending the Zoning District Boundary from "C-3R H HS AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District to "C-2 IDZ H HS AHOD" Historic Significant Commercial Infill Development Zone Lavaca Historic Airport Hazard Overlay District on 0.0653 of an acre out of Lot 15, NCB 903 located at 727 South Alamo 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			x	
Ivy R. Taylor	District 2		x				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				
Carlton Soules	District 10		x				

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Revised 1-1-76. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

403207

WARRANTY DEED WITH VENDOR'S LIEN

MC 1111111111

THE STATE OF TEXAS
 COUNTY OF BEXAR

} KNOW ALL MEN BY THESE PRESENTS:

That I, ENRICO R. RUIZ, a single man, having been single on July 29, 1981, the date subject property was acquired, and having continued single up to and including the present date, of the County of BEXAR and State of TEXAS for and in consideration of the sum of TEN AND NO/100

~~(\$10.00)~~ DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of

the execution and delivery by grantee of his one certain promissory note of even date herewith, in the principal sum of Fifty Five Thousand and No/100 Dollars (\$55,000.00), payable to the order of grantor in monthly installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees;

and for the further consideration of the execution and delivery of grantee of his one certain promissory note of even date herewith, in the principal sum of Two Thousand and No/100 Dollars, (\$2,000.00), payable to the order of grantor as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees.

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to DANIEL J. LOVELAND Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto FRANCISCO J. VELAZQUEZ whose address is 7918 Jones-Maltsberger, San Antonio, Tx. 78216 of the County of BEXAR and State of TEXAS, all of the following described real property in BEXAR County, Texas, to-wit:

The North irregular portion of Lot 15, (lot 15 also known as Arbitrary Lot A-50) New City Block 903, in the City of San Antonio, Bexar County, Texas, being more particularly described in Exhibit "A", attached hereto and made a part hereof.

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FIELD NOTES

Being the North Irregular portion of Lot 15, N.C.B. 903, City of San Antonio, Bexar County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an Iron pin on the Northwest R.O.W. line of South Alamo Street, being the Northeast corner of Lot 15 and the Northeast corner of this tract;

Thence with the Northwest line of South Alamo Street in a Southwesterly direction, making an interior angle with the North line of Lot 15 of $49^{\circ} 55' 57''$, (from West to Southwest) a distance of 66.0 feet to an iron pin for the Southeast corner of this tract;

Thence with the concrete base of an existing building in a Northwesterly direction, making an interior angle of $90^{\circ} 10' 43''$ (from Northeast to Northwest), a distance of 31.35 feet to an iron pin about 1.0 foot past the corner of said building, for an angle point;

Thence in a Northeasterly direction parallel with and 1.0 foot away from said building, making an interior angle of $90^{\circ} 22' 36''$ (from Southeast to Northeast) a distance of 6.95 feet to an iron pin for an angle point;

Thence in a Northwesterly direction parallel with and 1.0 foot away from said building, making an exterior angle of $79^{\circ} 10' 10''$ (from Southwest to Northwest) a distance of 8.46 feet to an iron pin for an angle point;

Thence in a Westerly direction parallel with and 1.0 foot away from said building, making an angle of deflection of $29^{\circ} 22' 54''$ to the left (from Northwest to West) a distance of 35.33 feet to an iron pin on the East R.O.W. line of South Presa Street for the Southwest corner of this tract;

Thence with the East line of South Presa Street, making an interior angle of $89^{\circ} 58'$ (from East to North) 21.43 feet in a Northerly direction to an iron pin for the Northwest corner of Lot 15 and the Northwest corner of this tract;

Thence with the North line of Lot 15, making an interior angle of $89^{\circ} 20'$ (from South to East) a distance of 105.1 feet to the point of BEGINNING and containing 0.0653 acre (2845.8 square feet) more or less.

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EXHIBIT "A"

RECORDER'S MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY
RECORDATION

WARRANT AND FOREVER DEFEND

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TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described notes and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

This conveyance is made subject to and the Grantee herein does not assume payment of the unpaid balance of that certain \$53,500.00 indebtedness described in and secured by a Deed of Trust of record in Volume 2386, Page 1685, Real Property Records of Bexar County, Texas, but Grantor as well as any other owner and holder of Grantee's \$55,000.00 and \$2,000.00 notes shall be obligated to pay any and all installments falling due thereon as and when due, and in the event of default in the payment of any such installment as and when due, then, so long as Grantee is not in default in the payment of Grantee's aforesaid \$55,000.00 and \$2,000.00 notes, or in default in the performance of the covenants of the Deeds of Trust securing said notes, Grantee shall have the right to pay any such delinquent installment or installments and to receive credit upon Grantee's \$55,000.00 and \$2,000.00 notes for all sums so paid, and in such manner as Grantee shall direct, as of the date of such payment.

EXECUTED this 1st day of FEBRUARY A. D. 1982

Enrico R. Ruiz
ENRICO R. RUIZ

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(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared

ENRICO E. RUIZ

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 3rd day of February, A.D. 1982
Herminia Trevino
Notary Public in and for Bexar County, Texas.
My commission expires April 13, 1985
HERMINIA TREVINO
(Printed or stamped name of notary)



010-111-111

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19____

(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19____

(Printed or stamped name of notary)

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19____

(Printed or stamped name of notary)

NOT 2514 FOR 915

Qty. #128346 R.T.

\$11.00

WARRANTY DEED
WITH VENDOR'S LIEN

ENRICO R. RUIZ

TO

FRANCISCO J. VELAZQUEZ



Francisco J. Ruiz
FROM COURT, TEXAS

FEB 3 1982

PART OF (Book) and (Page) appearing in File No. _____
COUNTY OF BEXAR, TEXAS, and the same being a true and correct
copy of the original as the same appears in the records of the County Clerk
of Bexar County, Texas, and the same being a true and correct copy of the
original as the same appears in the records of the County Clerk of Bexar
County, Texas.

FILED IN MY OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO.
E32 FEB -3 PM 3-04

PREPARED IN THE LAW OFFICE OF:

DANIEL J. LOVELAND
416 GPM Life Building
San Antonio, Texas 78216

1 020382 01

\$11.00 08073724

PLEASE RETURN TO:

Mr. Francisco J. Velazquez
7918 Jones-Mullerburger #114
San Antonio, Texas 78216

916 VOL 2514 1982

AM 59T-11 317

7918 JONES-MULLERBURGER