

AN ORDINANCE 2016-01-28-0056

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 Lot 66 and Lot 67, Block 3, NCB 11260, save and except that portion of 0.161 acre of land conveyed to Helaman and Irene L. Duran, and 0.38 acre of land conveyed to Bexar County Texas, from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

SECTION 2. The 0.161 acre of land is described in the deed at Volume 3447 Page 1423, and the 0.38 acre of land is described in the deed at Volume 1463 Page 126, all of the Official Public Records of Bexar County, Texas, which are saved and excepted in Section 1 above. Both descriptions are included 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.

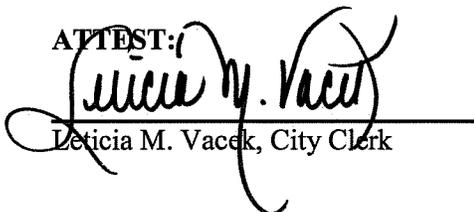
SECTION 5. This ordinance shall become effective February 7, 2016.

PASSED AND APPROVED this 28th day of January, 2016.



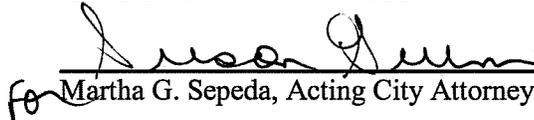
M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-15 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, Z-21, Z-22)
Date:	01/28/2016
Time:	02:04:47 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016022 (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 66 and Lot 67, Block 3, NCB 11260 located in the 7300 block of New Laredo Highway at 915 Bynum Avenue. Staff and Zoning Commission recommend Approval.
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				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				

the assumption by the grantee hereinafter named, of a Deed of Trust Lien of even date with said note and recorded in Volume 1044, on pages 348 to 351 in the Records of Deeds of Trust of Bexar County, Texas to which reference is hereby made a part hereof, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Hortense A. Blunt, to her sole and separate use, all that following described real estate, situated in the City of San Antonio, Bexar County, Texas, to-wit: Being Lot Nineteen (19) of a Resubdivision of Lots Fourteen (14), Fifteen (15) and Sixteen (16) Block Twenty-seven (27), New City Block Six Hundred Twenty-three (623), together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any wise incident or appertaining, to have and to hold, all and singular, the premises above mentioned unto the said Hortense A. Blunt, to her sole and separate use, her heirs and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Hortense A. Blunt, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Witness our hands this 23rd day of November, A.D. 1934., at San Antonio, Bexar County, Texas.

\$.50 rev. stamp can.

Walter S. Jenkins
Amanda V. Jenkins; a widow.

STATE OF TEXAS:
COUNTY OF BEXAR:

Before me, the undersigned authority, on this day personally came and appeared Walter S. Jenkins, a single man, and Amanda V. Jenkins, a widow, both known to me to be the persons whose names are subscribed to the above and foregoing instrument, and severally acknowledged to me that they each executed the same for the purposes and considerations therein expressed.

(SEAL)

G. C. Schildknecht
Notary Public, Bexar County, Texas.

Filed for record Nov. 24, 1934 at 11:26 A.M.
Recorded Dec. 3, 1934 at 10:35 A.M.
Geo. W. Huntress Jr. Co. Clk. Bex. Co. Tex.
By Dillard Coy, Deputy.

No. 62592 --- A. F. FORD, ET-AL
THE STATE OF TEXAS:
COUNTY OF BEXAR:

WARRANTY DEED

COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS: That I, A. F. Ford and wife, Ollia S. Ford, of the County of Bexar, State of Texas, for and in consideration of the sum of Two Hundred Sixty-four (\$264.00) and no/100 Dollars, to us paid by County of Bexar, State of Texas, the receipt of which is hereby acknowledged, of the above amount, the following division is made:

For land-----\$134.00
For moving pecan orchard----- 130.00
\$264.00

Said Bexar County to build a five-foot chicken proof, Elwood fence along the east right-of-way line, and one gate, entrance on Highway. Said fence to be constructed on cedar post placed ten feet apart. The receipt of which is hereby acknowledged. Have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said County of Bexar, State of Texas, all that certain tract or parcel of land being a trapezoidal shaped tract of land out of the North ends of Lots 66 and 67, Block 3, Somerset Place Addn. to the City of San Antonio, Bexar County, Texas, for the purpose of relocating S.H. No. 2 South, 100' wide. Beginning: At a point on the N. line of Lot 66, 14.3' N. 84°-24' W from the N.E. corner of said Lot 66. Thence: S 50°-27' W 264.0' with the S. E. line of the Highway 2 South relocation to a point on the W. line of Lot 66. Thence: N 5°-30' E 141.6' with said W. line to a point on the N/W. line of the Highway 2 South relocation, said point being 45.5' S 5°-30' W from the N.W. corner of Lot 67. Thence: N 50°-27' E 64.4' with said N. W. line to a point on the N. line of Lot 67. Thence: S. 84°-24' E 141.0' with the N. line of Lots 67 and 66 to place of beginning.

Containing: 0.38 acres more or less. 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 County of Bexar, State of Texas, its successors and assigns forever, and do hereby bind heirs, executors, and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said County of Bexar, State of Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Witness our hands at San Antonio, Texas; this 30th day of October, A.D. 1934:

A. F. Ford
Ollia S. Ford

THE STATE OF TEXAS:
COUNTY OF BEXAR: Before me, the undersigned, a Notary Public in and for Bexar County, Texas, on this day personally appeared A. F. Ford 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 this 30th day of October, A.D. 1934.

(SEAL) Mamie Covington
Notary Public, Bexar County, Texas.

THE STATE OF TEXAS:
COUNTY OF BEXAR: Before me, the undersigned, a Notary Public, in and for Bexar County, Texas, on this day personally appeared Ollia S. Ford, wife of A. F. Ford, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Ollia S. Ford acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. GIVEN under my hand and seal of office, this 30th day of October, A.D. 1934.

(SEAL) Mamie Covington
Notary Public, Bexar County, Texas.

Filed for record Nov. 26, 1934 at 10:12 A.M.
Recorded Dec. 3, 1934 at 10:50 A.M.
Geo. W. Huntress Jr. Co. Clk. Bex. Co. Tex.
By Dillard Coy, Deputy.

No. 62593
BLAS IBARRA, ET UX
THE STATE OF TEXAS:
COUNTY OF BEXAR: WARRANTY DEED COUNTY OF BEXAR
KNOW ALL MEN BY THESE PRESENTS: That we, Blas Ibarra and wife, Susana B. Ibarra, of the County of Bexar, State of Texas, for and in consideration of the sum of One Hundred Twenty-five and (\$125.00) No/100 Dollars, to us paid by County of Bexar, State of Texas, the receipt of which is hereby acknowledged, said Bexar County to build a new standard barbed wire fence along new right-of-way lines, also build two gates for crossings. Have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said County of Bexar, State of Texas, all that certain tract or parcel of land being an irregular shaped tract of land out of Lot 25, Block 1, Somerset Place Addition to the City of San Antonio, Bexar County, Texas, for the purpose of relocating S.H. No. 2 South 100' wide. Beginning: At the N.E. corner of Lot 25., Thence: S. 5°-44' W 118.9' with the E. line of Lot 25 to a point on the S.E. line of the Highway 2 South relocation. Thence: S. 50°-27' W 142.5' with said S.E. line to a point on the W. line of Lot 25. Thence: N 5°-44' E 142.2' with the said W. line to a point on the N. W. line of the Highway 2 South relocation, said point being 78.2' S 5°-44' W from the N. W. corner of Lot 25. Thence: N 50°-27' E 108.1' with said N. W. line to a point on the N. line of Lot 25. Thence: S 84°-12' E 24.1' with said N. line to place of beginning. Containing: 0.32 acres more or less. 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 County of Bexar, State of Texas, its successors and assigns forever, and

EB GF# 172595 FEE \$7.00

GTY NO. DT 172595

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

987996 WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF BEXAR

} KNOW ALL MEN BY THESE PRESENTS:

That I, MARIANA SALDANA

of the County of Bexar and State of Texas for and in
consideration of the sum of Ten and No Hundredths-----
-----(\$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 grantees of their one certain promissory note of even date herewith in the original principal sum of Fifty Thousand Dollars (\$50,000.00), payable to the order of grantor as provided therein, and containing the usual clauses for acceleration of maturity upon default and for attorney's fees,

VOL 3447 PAGE 1423

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 JOE HELY Trustee,
" 07/10/85" 170418 \$7.00 Y 1 150
have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
HELAMAN R. DURAN and IRENE L. DURAN

of the County of Bexar and State of Texas, all of the following described real property in Bexar County, Texas, to-wit:
Being 0.161 of an acre of land consisting of a portion of Lots 67, and 68, Block 3, NCB 11260, Somerset Place, Second Filing, in the City of San Antonio, Bexar County, Texas, according to plat recorded in Volume 642, Page 20, Bexar County Plat Records, and consisting of portion of Lot 102, Block 3, NCB 11260, Somerset Place Subdivision, in the City of San Antonio, Bexar County, Texas, according to plat recorded in Volume

7700, Page 219, Bexar County Plat Records. Said tract being more particularly described as follows:

Beginning at a 1/4" iron pin set on the Southwest corner of Briggs Avenue and U.S. Highway 81 South and being the most Northeasterly corner of tract described herein;

THENCE, South 38° 04' 33" West along the West R.O.W. line of said U.S. Highway 81 South a distance of 109.47 feet to a 1/4" iron pin set for the most Southeasterly corner of said tract;

THENCE North 68° 16' 15" West, 77.70 feet to a 1/4" iron pin set on the West line of said Lot 68 for the most Southwesterly corner of this tract;

THENCE North 06° 59' 00" West, 40.00 feet along the West line of Lot 68, to a 1/4" iron pin set on the South line of Briggs Avenue for the Northwest corner of this tract;

THENCE, North 83° 01' 00" East, 145.64 feet along the South line of Briggs Avenue to the POINT OF BEGINNING and containing 0.161 of an acre of land.

This conveyance is made subject to electric easement granted to San Antonio Public Service Company by instrument recorded in Volume 1469, Page 219, of the Deed Records of Bexar County, Texas, and under County Clerk File No. 68094, dated January 4, 1935, and all restrictions, reservations, and covenants of record.

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 S, their 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 S, their 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 note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 30th day of May, A. D. 19 85.

Mariana Saldana
MARIANA SALDANA

VOL 3447 PAGE 1424

Mailing address of each grantee:

Name: Helaman R. & Irene L. Duran
Address:

Name:
Address:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF BEXAR }

This instrument was acknowledged before me on the // day of June, 19 85
by MARIANA SALDANA

JOHN CARL STROMBERGER
Notary Public, State of Texas
My Commission Expires 3-31-87

John Carl Stromberger
Notary Public, State of Texas
Notary's name (printed):



Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19 ____
by _____

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19 ____
by _____

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS }
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19 ____
by _____
of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:
Mr. and Mrs. Duran
654 McLaughlin
San Antonio, Texas 78211

PREPARED IN THE LAW OFFICE OF:
Joe Hely
610 Milam Building
115 E. Travis
San Antonio, Texas 78205

VOL 3447 PAGE 1425

COUNTY CLERK BEXAR COUNTY, TEXAS

Robert D. Green



JUL 10 1985

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT
the instrument was filed in the
public records of Bexar County,
Texas on July 10, 1985 at
the office of the County Clerk
at San Antonio, Texas.

VOL 3447 PAGE 1426

RM
FILED IN OFFICE
ROBERT D. GREEN
COUNTY CLERK, BEXAR CO.
1985 JUL 10 A 11:55