

AN ORDINANCE **2016-08-18-0634**

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 4.15 acres out of NCB 13664, located at 7227 Lamb Road from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 10 feet.

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. The City council approves this Planned Unit Development so long as the attached Planned Unit Development site plan is adhered to. A Planned Unit Development site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 6. This ordinance shall become effective the 28th day of August 2016.

PASSED AND APPROVED this 18th day of August 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-11 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-4, Z-8, Z-9, Z-10, P-3, Z-11, P-4, Z-12, P-5, Z-13)						
Date:	08/18/2016						
Time:	02:06:20 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016184 (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 10 feet on 4.15 acres out of NCB 13664, located at 7227 Lamb Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16052)						
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			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				

This document is being re-recorded to correct spelling of name
"SECO HOLDINGS, LLC and attach Exhibit A.

22016184

Bteay
GF#404402815

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.

WARRANTY DEED

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

THAT, **SHELBY EDUARDO VAZQUEZ LONGORIA**, a single man, 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 considerations to Grantor in hand paid by **SECO HOLDING, LLC**, hereinafter called Grantee (whether one or more) whose mailing address is: 7227 Lamb Rd. San Antonio TX 78240, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

The southwest 4.15 acres, more or less, of Tract Two (2), shown on plat attached to deed recorded in Volume 602, Page 6, Deed Records, Bexar County, Texas, being a re-subdivision of Tract E of the West End Lumber Company's Subdivision in Manuel Tejada Survey No. 89, Abstract 741, New City Block 13664, in Bexar County, Texas, according to plat thereof recorded in Volume 368, Page 255, Deed and Plat Records of Bexar County, Texas, said 4.15 acres being more particularly described in Exhibit "A" attached hereto and made a part hereof.

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, 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 reservations, of record affecting the property herein conveyed.

EXECUTED ON THE FOLLOWING DATE: JANUARY 19, 2016.


SHELBY EDUARDO VAZQUEZ LONGORIA

22016184

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 19TH day of JANUARY, 2016, by SHELBY EDUARDO VAZQUEZ LONGORIA.



Debra J. Rodriguez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

SECO Holding LLC
7227 Lamb Rd
SAT 78240

Prepared in the Law Offices of:

West & West
Attorneys at Law, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

22016184

File No.: 1069101

EXHIBIT A

LEGAL DESCRIPTION:

BEGINNING at a corner of fence in the Northwest line of Lambs Drive, such corner being 25 feet North 50° 10' West from the Southeast line of original Tract E above mentioned and being 688.2 feet South 40° 55' West from the Southwest line of Babcock Road, and being also the most Southerly corner of the tract sold to V. C. McMahan and wife, by deed recorded in Vol. 2455, page 565, Deed Records of Bexar County, Texas;

THENCE with fence North 50° 10' West along McMahan's Southwest line 709.2 feet to fence corner in Northwest line of original Tract E;

THENCE with fence on Northwest line of Tract E South 40° 48' West, 249.3 feet to most Westerly corner of Tract 2 of said subdivision of Tract E;

THENCE with fence South 49° 10' East, 708.6 feet to the Northwest line of Lambs Drive being 25 feet North 49° 10' West 25 feet from original South corner of Tract 2;

THENCE along Northwest line of Lambs Drive North 40° 55' East 260.8 feet to point of beginning, containing 4.15 acres and being all of Tract 2 of the subdivision of Tract E, except the part sold to McMahan above mentioned; described in deed from Elsie Metzner Moehrig, a widow, Individually and as Independent Executrix of the Estate of Alexander Christian Moehrig, deceased, to Charles A. Orsborne and wife, Grace Orsborne, dated November 25, 1953, filed for record on November 30, 1953.

22016184

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TOTAL ACREAGE	4.1
# DWELLING UNITS	69
UNITS/ACRE	17
TOTAL FLOOR AREA	
PASSIVE OPEN SPACE (AC)	0.34
RECREATIONAL OPEN SPACE	0.46
# OFF-STREET PARKING	18

LEGEND

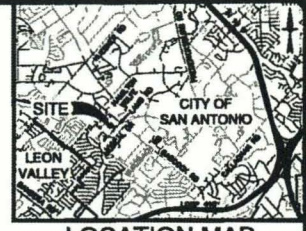
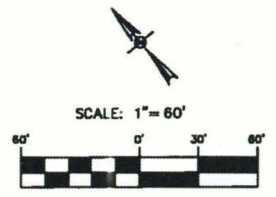
① VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

② NUMBER OF PARKING SPACES

- - - -930- - - EXISTING CONTOUR

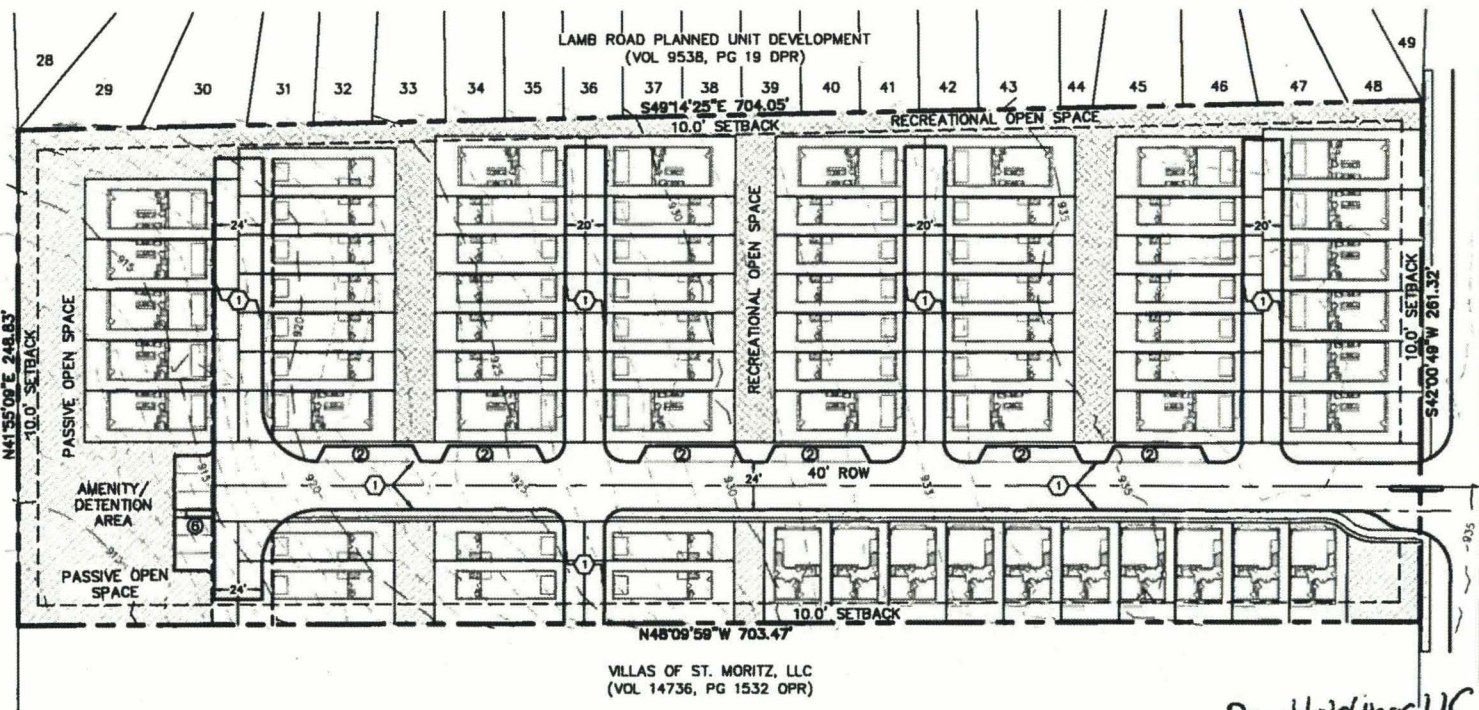
[Pattern] PASSIVE OPEN SPACE

[Pattern] RECREATIONAL OPEN SPACE



PAPE-DAWSON ENGINEERS

2000 W. LOOP #100 | SAN ANTONIO, TEXAS 78205 | PHONE: 214.252.2800
 10000 W. LOOP #100 | SAN ANTONIO, TEXAS 78205 | PHONE: 214.252.2800
 FAX: 214.252.2800



RETREAT AT OAK HILLS
 HOMEOWNERS ASSOCIATION INC
 (VOL 10873, PG 1916 DPR)

LAMB ROAD PLANNED UNIT DEVELOPMENT
 (VOL 9538, PG 19 DPR)

VILLAS OF ST. MORITZ, LLC
 (VOL 14736, PG 1532 DPR)

Seco Holdings, LLC

I, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR SUBDIVISION PLATTING OR BUILDING PERMITS."

LAMB ROAD
 SAN ANTONIO, TEXAS
 PUD REZONING EXHIBIT

JOB NO. 11107-00
 DATE: 01-11-2016
 DESIGNER: JD
 CHECKED: MKF
 DRAWN: MKF
 SHEET 1 of 1

Printed: Jan 28, 2016, 2:48pm. User: JD. P:\11107\11107-00\Drawings\11107-00-01.dwg
 NOT REPRODUCED AND NOT PRINTED FROM SOURCE. THIS HAS BEEN APPROVED ELECTRONICALLY AND MAY HAVE BEEN IMPROPERLY ASSEMBLED. FILE ONLY ON THIS. UNOFFICIAL DRAWINGS BEARING THE CONSULTANT'S ORIGINAL, SIGNATURE AND SEAL, SHALL BE VOID. THESE PRINTS ARE FOR INFORMATION ONLY. HAPPY © 2014, All Rights Reserved. Happy © 2014, All Rights Reserved. Happy © 2014, All Rights Reserved.

Attachment "B"