

AN ORDINANCE 2014 - 06 - 19 - 0480

**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 0.3233 of an acre out of Lots 9 and 10, Block 3, NCB 761 from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Two-Family Dwelling to "MF-25 AHOD" Low Density Multi-Family 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.

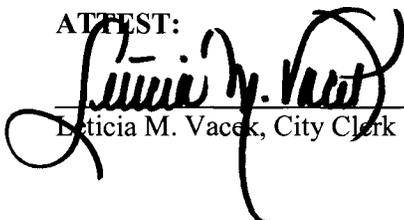
**SECTION 5.** This ordinance shall become effective June 29, 2014.

**PASSED AND APPROVED** this 19<sup>th</sup> day of June 2014.



**M A Y O R**  
**Julián Castro**

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	Z-1 ( in consent vote: P-1, Z-1 )
<b>Date:</b>	06/19/2014
<b>Time:</b>	02:30:52 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2014143 (District 1): An Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Two-Family Dwelling to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 0.3233 of an acre out of Lots 9 and 10, Block 3, NCB 761 located at 308 Warren Street. Staff recommends denial. Zoning Commission recommends approval. (Associated Plan Amendment Case 14040)
<b>Result:</b>	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				
Michael Gallagher	District 10		x				

**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.**

**SPECIAL WARRANTY DEED**

22074148

THE STATE OF TEXAS  
COUNTY OF BEXAR

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§  
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KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, ABELARDO A. JUAREZ, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto COGO INVESTMENTS, LLC, herein referred to as "Grantee", whether one or more, all of Grantor's right, title and interest in and to the following described real property, to-wit:

Approximately 0.3233 of an acre of land, more or less, being Lot 9 and a triangular portion of Lot 10, Block 3, New City Block 761, situated in the City of San Antonio, Bexar County, Texas, and is that same property conveyed to Abelardo A. Juarez in Volume 16544, Page 1077, Real Property Records of Bexar County, Texas, as more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof

This conveyance, is executed, delivered and accepted subject to ad valorem taxes for the current year, rollback taxes due to this conveyance or Grantee's use of the subject property, maintenance fund liens, zoning ordinances, utility district assessments and standby fees, if any, any and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, recorded easements, reservations, mineral reservations and leases, restrictions, covenants, conditions and rights of way easements, if any, affecting the herein described property.

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, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor

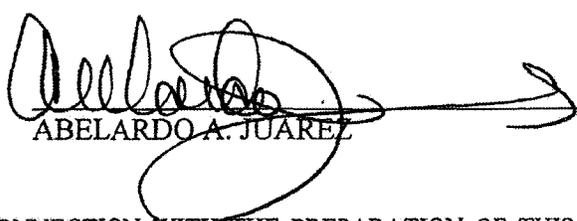
**Attachment A**

Z2014143

and Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED the 9<sup>th</sup> day of April, 2014.

  
ABELARDO A. JUAREZ

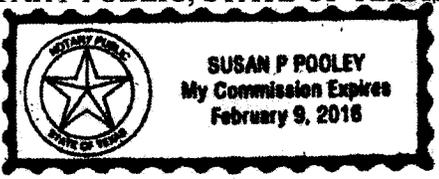
NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THE PROPERTY.

Grantee's Address, And After Recording Return To:

COGO Investments, LLC  
315 Euclid  
San Antonio, TX 78212

THE STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR                   §

The foregoing instrument was acknowledged before me on the 9<sup>th</sup> day of April, 2014, by ABELARDO A. JUAREZ.

  
NOTARY PUBLIC, STATE OF TEXAS  


22014143

EXHIBIT "A"

All that certain 0.3233 acre (14,082 square-foot) tract of land situated in the City of San Antonio, Bexar County, Texas, being all of Lot 9 and a triangular portion of Lot 10, in Block 3, New City Block 761, Bexar County, Texas: said 0.3233 acre tract being the same property described in Warranty Deed filed for record in Volume 4939, Page 435 Bexar County Deed Records (BCDR) and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the Southeast Right-Of-Way line of Warren Street (55.60' ROW) at the North corner of Lot 9 for the North corner of the herein described tract;

THENCE South  $34^{\circ}35'09''$  East along the Northeast line of Lot 9, at a distance of 2.20 feet pass the West corner of Resubdivision Plat of Lot 11 New City Block 761 (Volume 5502, Page 168 Bexar County Deed and Plat: Records), and continue for a total distance of 197.25 feet to an iron rod set at the East corner of: Lot 9 and the North corner of Lot 4 for the East corner of the herein described tract;

THENCE South  $56^{\circ}43'51''$  West along the common rear line of Lots 4 and 9, at a distance of 69.40 feet pass the common rear corner of Lots 4, 5, 9 and 10, and continue for a total distance of 73.40 feet to an iron rod set at the East corner of the Rodolfo M. Chaps Tract (Volume 6588, Page 1224 BCDR) at the South corner of said triangular portion of Lot 10 (Volume 4939, Page 435 BCDR) for the South corner of the herein described tract;

THENCE North  $33^{\circ}25'43''$  West across Lot 10 along the Southwest line of said triangular portion of Lot 10, a distance of 197.20 feet to an iron rod set in the Southeast line of Warren Street at the common front corner of Lots 9 and 10 for the West corner of the herein described tract;

THENCE North  $56^{\circ}43'51''$  East along the Northwest line of Lot 9 and the Southeast line of Warren Street, a distance of 69.42 feet to the POINT OF BEGINNING and containing 0.3233 acre or 14,082 square feet of land.