

AN ORDINANCE 2014 - 09 - 04 - 0665

**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 0.083 of an acre out of Lots 5 and 6, Block F, NCB 2564 from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Historic Landmark Residential Mixed Airport Hazard Overlay District.

**SECTION 2.** The property is described in the deed recorded in Volume 16553, Page 2444 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.



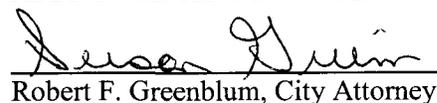
M A Y O R  
Ivy R. Taylor

ATTEST:



Leticia M. Vacek City Clerk

APPROVED AS TO FORM:



Robert F. Greenblum, City Attorney

for

<b>Agenda Item:</b>	<b>Z-2 ( in consent vote: 29, P-1, Z-1, Z-2, Z-3, Z-4, Z-5, Z-7, Z-8, Z-9, Z-10 )</b>
<b>Date:</b>	09/04/2014
<b>Time:</b>	02:07:23 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2014207 HL (District 1): An Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Historic Landmark Residential Mixed Airport Hazard Overlay District on 0.083 of an acre out of Lots 5 and 6, Block F, NCB 2564 located at 218 Sweet. Staff and Zoning Commission recommend approval.
<b>Result:</b>	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				

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** February 14, 2014

**Grantor:** KIMBERLEY DAWN KENNEDY

**Grantor's Mailing Address:** 4005 Ridgeway Dr  
San Antonio, Texas 78259

**Grantee:** JOSEPH HUNTINGTON

**Grantee's Mailing Address:** 218 Sweet  
San Antonio, Texas 78204

**Consideration:** Cash and a note of even date executed by Grantee, payable to the order of **NAVY FEDERAL CREDIT UNION** (the "Lender") in the principal amount of **Two Hundred Twenty Two Thousand Ninety Five and No/100ths Dollars (\$222,095.00)**. The note is secured by a vendor's lien retained and transferred to Lender in this deed and by a deed of trust of even date from Grantee to **JOAN C. COX**, Trustee for Lender.

**Property (including any improvements):**

0.083 acres of land being all of Lot 5 and 6, Block F, New City Block 2564 in the City of San Antonio, Bexar County, Texas; Save and Except that portion of Lot 6 described in Volume 7707, Page 787, Deed Records of Bexar County, Texas; said 0.083 acre tract being more particularly described in Exhibit "A-1", attached hereto and made a part hereof.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** All and singular any liens described herein, ad valorem taxes for the current and all subsequent years, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the Property, and all valid utility easements created by the dedication deed or plat of the subdivision in which the Property is located, covenants and restrictions common to the platted subdivision in which the Property is located, maintenance assessment liens, if any, applicable to and enforceable against the Property as shown by the records of the County Clerk of the County in which said real property is located, and any statutory water rights, or the rights or interests of the State of Texas or the public generally in any waters, tidelands, beaches and streams being situated in proximity to the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person

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whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained and transferred, without recourse, to Lender until each note described is fully paid according to its terms, at which time this deed will become absolute.

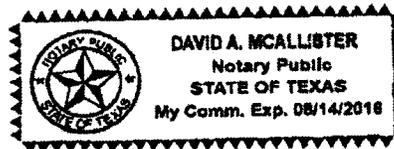
When the context requires, singular nouns and pronouns include the plural.

*Kimberly Dawn Kennedy*  
KIMBERLEY DAWN KENNEDY

THE STATE OF TEXAS §  
  §  
COUNTY OF BEXAR §

This instrument was acknowledged before me this 14<sup>th</sup> day of February, 2014, by KIMBERLEY DAWN KENNEDY.

*David A. McAllister*  
Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**EXHIBIT 'A-1'**

File No.: **856785-SA50 (NKJ)**  
Property: **218 SWEET, SAN ANTONIO, TEXAS 78204**

**0.083 acres of land being all of Lot 5 and 6, Block F, New City Block 2564, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, Save and Except a portion of said Lot 6 as described in Deed recorded in Volume 7707, Page 787, Deed Records of Bexar County, Texas, said 0.083 acres being more particularly described as follows;**

**BEGINNING at a 1/2 Inch rod found on the southerly Right-of-Way line of Sweet marking the northwest corner of said Lot 5;**

**THENCE South 69° 55' 57" East, 49.95 feet along the southerly Right-of-Way line of Sweet to a 1/2 inch iron rod found marking the Northeast corner of the herein described tract;**

**THENCE South 17° 48' 21" West, 79.22 feet to a 1/2 inch Iron rod found marking the southeast corner of the herein described tract;**

**THENCE North 70° 00' 00" West, 41.85 feet along the south line of said Lot 5 and 6 to a 1/2 inch iron rod found marking the southwest corner of said Lot 5;**

**THENCE North 12° 00' 00" East, 80.00 feet along the west line of Lot 5 to the POINT OF BEGINNING.**

**Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.**

**A.P.N. 02564-001-0050**

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02/18/2014 1:26PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$34.00

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.  
02/18/2014 1:26PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*