

AN ORDINANCE 2015-04-16-0321

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 0.062 of an acre out of NCB 903 from "HS H C-3R AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic District Airport Hazard Overlay District to "HS H C-2 S IDZ AHOD" Historic Significant Commercial Infill Development Zone Lavaca Historic District Airport Hazard Overlay District with a Specific Use Authorization for a Bar/Tavern without cover charge 3 or more days per week.

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. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 4. The City Council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. 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.

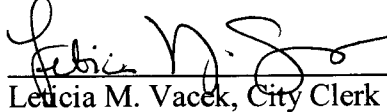
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective April 26, 2015.

PASSED AND APPROVED this 16th day of April, 2015.


M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-1 (in consent vote: 24, 25, Z-1, Z-2, Z-3, Z-4, P-1, Z-5, Z-7, P-3, Z-11)						
Date:	04/16/2015						
Time:	02:20:30 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2014233 S (District 1): An Ordinance amending the Zoning District Boundary from "HS H C-3R AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic District Airport Hazard Overlay District to "HS H C-2 S IDZ AHOD" Historic Significant Commercial Infill Development Zone Lavaca Historic District Airport Hazard Overlay District with a Specific Use Authorization for a Bar/Tavern without cover charge 3 or more days per week on 0.062 of an acre out of NCB 903 located at 318 Martinez Street. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	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				

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WARRANTY DEED WITH VENDOR'S LIEN

DATE: March 7, 1991

GRANTOR: LILLIE BILLINGSLEY, ELISABETH GARZA*, ERLINDA JORDAN, VICTORIA T. PENA,
and MARIA ELENA VALDES*
*a/k/a ELIZABETH GARZA

*a/k/a MARIA ELENA VALDEZ

GRANTOR'S MAILING ADDRESS (including county):

Lillie Billingsley
4611 French Meadow
San Antonio, Bexar County,
Texas 78250

Elisabeth Garza
807 Dagmar, Box 14
Beeville, Bee County,
Texas 78102

Erlinda Jordan
4952 Klein Court
Woodbridge, Prince William County,
Virginia 22193

Victoria T. Pena
1118 Hillcrest Drive
San Antonio, Bexar County,
Texas 78228

Maria Elena Valdes
2030 W. Craig
San Antonio, Bexar County,
Texas 78201

GRANTEE: BRUNO V. YELENCOVICH

GRANTEE'S MAILING ADDRESS (including county):

28320 Quadrilla
Boerne, Kendall County, Texas 78006

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and two notes of even date, one in the principal amount of SIXTY SIX THOUSAND AND NO/100 DOLLARS (\$66,000.00), executed by Grantee, payable to the order of BANK OF LEON SPRINGS, and the other in the principal amount of SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00), executed by Grantee, payable to the order of LILLIE T. BILLINGSLEY, ELISABETH GARZA, ERLINDA JORDAN, VICTORIA T. PENA, and MARIA ELENA VALDES. These notes are secured by a vendor's lien retained in this deed and by two deeds of trust of even date therewith from Grantee to Steve Skinner, Trustee, and Gordon L. Hollon, Trustee, respectively.

PROPERTY (including any improvements):

BEING a 0.062 of an acre tract of land situated in the City of San Antonio, Bexar County, Texas, and being out of Tract "C", Lot 10, New City Block 903, conveyed to Antonio G. Torres and wife, Amada G. Torres by deed recorded in Volume 2089, Page 332 of the Deed Records of Bexar County, Texas; said 0.062 of an acre being more particularly described in Exhibit "A" which is attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

NONE OF RECORD

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

Attachment A

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Lillie Billingsley
LILLIE BILLINGSLEY

Elisabeth Garza
ELISABETH GARZA

Erlinda Jordan
ERLINDA JORDAN

Victoria T. Pena
VICTORIA T. PENA

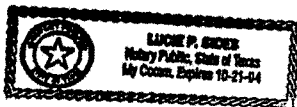
Maria Elena Valdes
MARIA ELENA VALDES

(Acknowledgment)

STATE OF TEXAS
COUNTY OF BEXAR

§
§

This instrument was acknowledged before me on the 13th day of March, 1991 by
Lillie Billingsley.



Lillie P. Baker
NOTARY PUBLIC, State of Texas

Notary's name (printed)
My commission expires: _____

(Acknowledgment)

STATE OF TEXAS
COUNTY OF BEXAR

§
§

This instrument was acknowledged before me on the 13th day of March, 1991 by
Elisabeth Garza.



Lillie P. Baker
NOTARY PUBLIC, State of Texas

Notary's name (printed)
My commission expires: _____

(Acknowledgment)

STATE OF TEXAS VIRGINIA
COUNTY OF PRINCE WILLIAM

§
§

This instrument was acknowledged before me on the 12th day of March, 1991 by
Erlinda Jordan.

Laura M. Rudy
NOTARY PUBLIC, State of ~~TEXAS~~ Virginia
COUNTY OF PRINCE WILLIAM
✓ LAURA M. RUDY
Notary's name (printed)
My commission expires: April 6, 1992



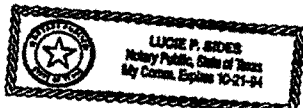
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(Acknowledgment)

STATE OF TEXAS
COUNTY OF BEXAR

S
S

This instrument was acknowledged before me on the 13th day of March, 1991 by
Victoria T. Pena.



Lucie P. Sides
NOTARY PUBLIC, State of Texas

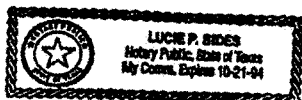
Notary's name (printed)
My commission expires: _____

(Acknowledgment)

STATE OF TEXAS
COUNTY OF BEXAR

S
S

This instrument was acknowledged before me on the 13th day of March, 1991 by
Maria Elena Valdes.



Lucie P. Sides
NOTARY PUBLIC, State of Texas

Notary's name (printed)
My commission expires: _____

AFTER RECORDING RETURN TO:
KENDALL COUNTY ABSTRACT COMPANY
P.O. Box 1349
Boerne, Texas 78006

PREPARED IN THE LAW OFFICE OF:
GORDON L. HOLLON, Atty.
P.O. Box 1259
Boerne, Texas 78006

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Field notes of a 0.062 of an acre tract of land situated in the City of San Antonio, Bexar County, Texas and being out of Tract "C", Lot 10, New City Block 903, conveyed to Antonio G. Torres and wife, Amada G. Torres by deed recorded in Volume 2089, Page 332 of the Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pipe found in the south line of Martinez Street at the northeast corner of Tract "C" and this tract, being the northwest corner of Tract "B", said point being N 87 deg. 37' 15" W. 111.28 feet along the south line of Martinez Street from an iron pin found at its intersection with the west line of South Alamo Street at the northeast corner of Lot 10.

Thence S 01 deg. 51' 28" W. 94.10 feet along the west line of Tract "B", being the east line of Tract "C" to an iron pin set in the south line of Lot 10, being the north line of Lot 11, at the southeast corner of Tract "C" and this tract, being the southwest corner of Tract "B".

Thence S 77 deg. 06' 11" W. 29.30 feet along the south line of Lot 10, being the north line of Lot 11 to an iron pin set at the southwest corner of this tract.

Thence N 02 deg. 53' 26" E. 101.82 feet across Lot 10 and Tract "C" to a nail found in concrete in the south line of Martinez Street, being the north line of Tract "C" and Lot 10, at the northwest corner of this tract.

Thence S 87 deg. 37' 15" E. 26.50 feet along the south line of Martinez Street, being the north line of Tract "C" and Lot 10 to the place of beginning and containing 0.062 of an acre of land according to a survey made on the ground.

EXHIBIT "A"

Any provision herein which requires the filing of this instrument in the public records of the State of Texas is hereby waived and the instrument is hereby acknowledged as being duly acknowledged in the County of Bexar, State of Texas, on the date and at the time stamped herein by me, and was duly recorded, in the Official Public Records of said County of Bexar, State of Texas.

MAR 18 1991



Robert D. Green
COUNTY CLERK BEXAR COUNTY, TEXAS

FILED IN THE OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO.
1991 MAR 15 PM 4:03

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