

AN ORDINANCE 2017-04-06-0221

**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.**

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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 0.121 acres out of NCB 2874 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and a Duplex.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective the 16th day of April 2017.

PASSED AND APPROVED this 6th day of April 2017.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-12 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-5, P-1, Z-7, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, P-2, Z-17, Z-18, P-3, Z-20, P-4, Z-21, P-5, Z-22, P-6)						
Date:	04/06/2017						
Time:	02:13:12 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017064 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and a Duplex on 0.121 acres out of NCB 2874, located at 2217 South Flores 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. Treviño	District 1		x			x	
Alan Warrick	District 2		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				x
Michael Gallagher	District 10		x				

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TTT/GFZ /C/Close CS 16

Z2017064

Warranty Deed

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.

Date: December 4, 2013

Grantor: Pete M. Gonzales, Jr., as Independent Executor of the Estate of Pete M. Gonzales, Deceased

Grantor's Mailing Address: 10755 Morning Glory Dr., Dallas, Dallas County, Texas 75229

Grantee: Mark Oppelt

Grantee's Mailing Address: 122 Brees, San Antonio, Bexar County, Texas 78209

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): The East 120 feet of Lot 5 and the East 120 feet of the South 6.6 feet of Lot 4, New City Block 2374, City of San Antonio, Bexar County, Texas, SAVE AND EXCEPT 12.43 square feet conveyed to the City of San Antonio by Deed recorded in Volume 9718, Page 1115, Real Property Records, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

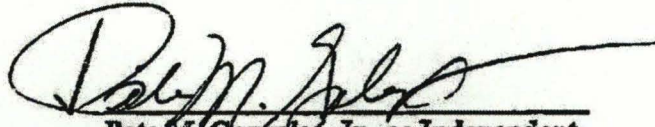
Reservations from and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described 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 whomsoever lawfully claiming or to claim the same or any part thereof, except as to the

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Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

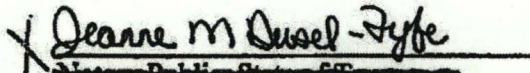

When the context requires, singular nouns and pronouns include the plural.



Pete M. Gonzales, Jr., as Independent
Executor of the Estate of Pete M.
Gonzales, Deceased

STATE OF TEXAS
COUNTY OF Tarrant

This instrument was acknowledged before me on this 4 day of December, 2013, by Pete M. Gonzales, Jr., as Independent Executor of the Estate of Pete M. Gonzales, Deceased.


Notary Public, State of Texas
 JEANNE M. DUSEL-FYFE
Notary Public, State of Texas
My Commission Expires
September 21, 2016

AFTER RECORDING RETURN TO:
Mark Oppelt
122 Breas
San Antonio, Texas 78209

Z2017064

EXHIBIT "A"

0.121 OF AN ACRE OF LAND BEING A PORTION OF LOT 4 AND A PORTION OF LOT 5, NEW CITY BLOCK 2874, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 5414, PAGE 680, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT 12.43 SQUARE FEET CONVEYED TO THE CITY OF SAN ANTONIO DESCRIBED IN DEED, RECORDED IN VOLUME 9710, PAGE 1115, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS; SAID 0.121 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP MARKED K.M. SAT #2432 FOUND ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORES STREET MARKING THE MOST NORTHERLY CORNER OF SAID 12.43 SQUARE FEET TRACT;

THENCE SOUTH 64 DEGREES 54 MINUTES 27 SECONDS WEST 6.53 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED K.M. SAT #2432 FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FORREST AVENUE MARKING THE SOUTHWEST CORNER OF SAID 12.43 SQUARE FEET TRACT;

THENCE NORTH 67 DEGREES 29 MINUTES 39 SECONDS WEST 113.48 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF FORREST AVENUE TO A MAG NAIL SET WITH WASHER MARKED "RPLS 5578" MARKING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 23 DEGREES 39 MINUTES 40 SECONDS EAST 45.73 FEET TO A 1/2" IRON ROD SET WITH CAP MARKED "RPLS 5578" MARKING THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 67 DEGREES 29 MINUTES 39 SECONDS EAST 112.47 FEET TO A MAG NAIL SET WITH WASHER MARKED "RPLS 5578" ON THE WEST RIGHT-OF-WAY-LINE OF SOUTH FLORES STREET MARKING THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 16 DEGREES 14 MINUTES 26 SECONDS WEST 41.14 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORES STREET TO THE POINT OF BEGINNING, AND CONTAINING 0.121 OF AN ACRE OF LAND.

Doc# 20130249577
Pages 4
12/06/2013 4:13PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$24.00

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.
12/06/2013 4:13PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard Rickhoff

GRAPHIC SCALE