

AN ORDINANCE 2017-05-18-0356

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 on 2.00 acres out of NCB 13266 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District.

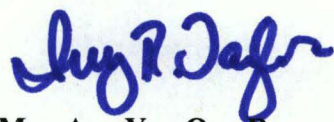
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. 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 the 28th day of May 2017.

PASSED AND APPROVED this 18th day of May 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-4 (in consent vote: Z-1, Z-2, Z-3, Z-4, P-1, Z-5, Z-7, P-2, Z-8, Z-9, Z-11, P-3, Z-12, P-4, Z-13, P-5, Z-14, Z-15, Z-16, Z-18, P-6)						
Date:	05/18/2017						
Time:	02:06:04 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017118 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on 2 acres out of NCB 13266, located at 2803 Mossrock Drive. 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			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				

**FILED BY
PRESIDIO TITLE****WARRANTY DEED WITH VENDOR'S LIEN****Z2017118****Date:** March 17, 2008**Grantor:** MOSSROCK VENTURE, a Texas Joint Venture, comprised of DAVID G. LLOYD, WILLIAM WALSH and CARLOS PORTALES**Grantor's Mailing Address:** 2803 Mossrock, Suite 200
San Antonio, Texas 78230**Grantee:** WILSON MCDANIEL, LLC, a Texas limited liability company**Grantee's Mailing Address:** 311 North Sam Houston
San Benito, Texas 78586**Consideration:** Cash and a note of even date executed by Grantee, payable to the order of Citizen's 1st Bank (the "Lender") in the principal amount of Six Hundred Forty Thousand and No/100ths Dollars (\$640,000.00). 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 James I. Perkins, Trustee for Lender.**Property (including any Improvements):**

That certain real property described in Exhibit "A" attached hereto and incorporated herein for all purposes.

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 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.

[Signature Page to Follow]

Exhibit "A"

Z2017118

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

MOSSROCK VENTURE, a Texas Joint Venture

By:

David G. Lloyd
David G. Lloyd, Venturer

By:

William Walsh
William Walsh, Venturer

By:

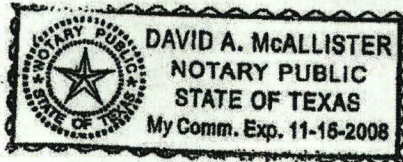
Carlos Portales
Carlos Portales, Venturer

THE STATE OF TEXAS

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COUNTY OF BEXAR

This instrument was acknowledged before me this 14th day of March, 2008, by DAVID G. LLOYD, as Venturer of MOSSROCK VENTURE, a Texas Joint Venture, on its behalf.



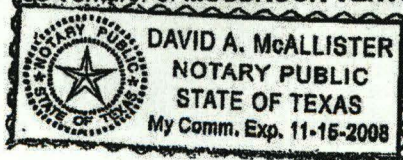
David A. McAllister
Notary Public, State of Texas

THE STATE OF TEXAS

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COUNTY OF BEXAR

This instrument was acknowledged before me this 14th day of March, 2008, by WILLIAM WALSH, as Venturer of MOSSROCK VENTURE, a Texas Joint Venture, on its behalf.



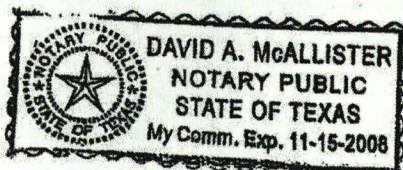
David A. McAllister
Notary Public, State of Texas

THE STATE OF TEXAS

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COUNTY OF BEXAR

This instrument was acknowledged before me this 14th day of March, 2008, by CARLOS PORTALES as Venturer of MOSSROCK VENTURE, a Texas Joint Venture, on its behalf. \



David A. McAllister
Notary Public, State of Texas

Exhibit "A"

EXHIBIT "A"

Z2017118

Tract 1: A tract of land containing 1.234 acres, more or less, out of Lot 33, New City Block 13266, OXFORD SQUARE, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 5940, Page 19, Deed and Plat Records of Bexar County, Texas, and out of Lot 37, New City Block 13266, OXFORD SQUARE SUBD, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 6800, Page 55, Deed and Plat Records of Bexar County, Texas, and being more particularly described in Exhibit "A-1" attached hereto and made a part hereof.

Tract 2: Lot 37, New City Block 13266, OXFORD SQUARE SUBD, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 6800, Page 55, Deed and Plat Records of Bexar County, Texas, SAVE AND EXCEPT THEREFROM that portion thereof described in Tract 1 above.

Exhibit "A"

Z2017113

AFTER RECORDING, RETURN TO:

WILSON MCDANIEL, LLC
311 North Sam Houston
San Benito, Texas 78586

Exhibit "A"

Z2017118

Exhibit A - 1

A 1.234 acre tract being all of the remaining portion of Lot 33 N.C.B. 13266, Oxford Square Subdivision, San Antonio, Bexar County, Texas as recorded in Volume 5940, Page 19 in the Deed and Plat Records of Bexar County, Texas and a portion of Lot 37, N.C.B. 13266, Oxford Square Subdivision, San Antonio, Bexar County, Texas, as recorded in Volume 6800, Page 55 in the Deed and Plat Records of Bexar County, Texas, and being further described as follows:

- Beginning: At a point in the southwest R.O.W. line of Woodcliff Drive, said point being the northernmost corner of the remaining portion of Lot 33, NCB 13266, Oxford Square Subdivision;
- Thence: With the southwest line of Woodcliff Drive S 49° 53' 31" E a distance of 26.66 feet to the P.C. of a curve to the right;
- Thence: With said curve to the right whose radius is 370.00 feet and whose central angle is 20° 41' 28" a distance of 133.62 feet to the P.T. of said curve;
- Thence: Continuing along the southwest line of Woodcliff Drive S 29° 12' 03" E a distance of 149.17 feet to the P.C. of a curve to the right;
- Thence: With said curve to the right whose radius is 15.00 feet and whose central angle is 84° 11' 47" a distance of 22.04 feet to the P.T. of said curve; said P.T. being in the northwest R.O.W. line of Mossrock Drive;
- Thence: With the northwest R.O.W. line of Mossrock Drive with a curve to the left whose radius 430.00 feet and whose central angle is 14° 20' 22" a distance of 107.62 feet to a point for the southernmost corner of this tract;
- Thence: Leaving the northwest R.O.W. line of Mossrock Drive N 58° 42' 47" W a distance of 257.44 feet to an angle point;
- Thence: N 31° 17' 13" E a distance of 243.18 feet to the Point of Beginning and containing 1.234 acres of land, more or less.

Doc# 20080055625
Pages 6
03/18/2008 13:17:19 PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 32.00

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.
03/18/2008 13:17:19 PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard Rickhoff

Exhibit "A"

22017118

SCANNED

QUITCLAIM DEED

STATE OF TEXAS §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

That we, **ALEX WEIL and DELAINE WEIL**, of the County of Travis and the State of Texas, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, have QUITCLAIMED, and by these presents do QUITCLAIM, unto **MOSSROCK VENTURE**, a Texas Joint Venture comprised of **DAVID G. LLOYD, WILLIAM WALSH and CARLOS PORTALES**, all of our right, title and interest in and to the following described real property situated in Bexar County, Texas, to-wit:

TRACT I: Being a tract of land containing 1.234 acres out of Lots 33 and 37, New City Block 13266, OXFORD SQUARE, situated in the City of San Antonio, Bexar County, Texas, according to plats recorded in Volume 5940, Page 19 (Lot 33), and Volume 6800, Page 55 (Lot 37), Deed and Plat Records of Bexar County, Texas; Said 1.234 acres being more particularly described as follows:

A 1.234 acre tract being all of the remaining portion of Lot 33 N.C.B. 13266, Oxford Square Subdivision, San Antonio, Bexar County, Texas, as recorded in Volume 5940, Page 19 in the Deed and Plat Records of Bexar County, Texas and a portion of Lot 37, N.C.B. 13266, Oxford Square Subdivision, San Antonio, Bexar County, Texas, as recorded in Volume 6800, Page 55 in the Deed and Plat Records of Bexar County, Texas, and being further described as follows:

Beginning: At a point in the southwest R.O.W. line of Woodcliff Drive, said point being the northernmost corner of the remaining portion of Lot 33, NCB 13266, Oxford Square Subdivision;

Thence: With the southwest line of Woodcliff Drive S 49° 53' 31" E a distance of 26.66 feet to the P.C. of a curve to the right;

Thence: With said curve to the right whose radius is 370.00 feet and whose central angle is 20° 41' 28" a distance of 133.62 feet to the P.T. of said curve;

Thence: Continuing along the southwest line of Woodcliff Drive S 29° 12' 03" E a distance of 149.17 feet to the P.C. of a curve to the right;

Thence: With said curve to the right whose radius is 15.00 feet and whose central angle is 84° 11' 47" a distance of 22.04 feet to the P.T. of said curve; said P.T. being in the northwest R.O.W. line of Mossrock Drive;

Thence: With the northwest R.O.W. line of Mossrock Drive with a curve to the left whose radius is 430.00 feet and whose central angle is 14° 20' 22" a distance of 107.62 feet to a point for the southernmost corner of this tract;

Thence: Leaving the northwest R.O.W. line of Mossrock Drive N 58° 42' 47" W a distance of 257.44 feet to an angle point;

Thence: N 31° 17' 13" E a distance of 243.18 feet to the Point of Beginning and containing 1.234 acres of land, more or less.

TRACT II: Lot 37, New City Block 13266, OXFORD SQUARE, situated in the City of San Antonio, Bexar County, Texas, according to plat recorded in Volume 6800, Page 55, Deed and Plat Records of Bexar County, Texas; SAVE AND EXCEPT that portion containing 0.234 acres out of said Lot 37, leaving a balance of 0.766 acres, which 0.234 acres is described above as a part of TRACT I.

TO HAVE AND TO HOLD all of our right, title and interest in and to the above described property and premises unto the said Grantee, its successors and assigns forever, so that neither we nor our heirs, legal representatives or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

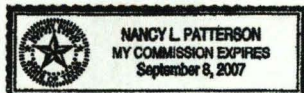
EXECUTED this 10th day of October, 2003.

Alex Weil
ALEX WEIL

Delaine Weil
DELAINE WEIL

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on Nov 21, 2003 by ALEX WEIL.



Nancy Patterson
Notary Public, State of Texas
Notary's Name Printed: Nancy L. Patterson
My Commission Expires: _____

THE STATE OF TEXAS §
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COUNTY OF TRAVIS §

This instrument was acknowledged before me on Nov. 21, 2003 by DELAINE WEIL.



Nancy Patterson
Notary Public, State of Texas
Notary's Name Printed: Nancy L. Patterson
My Commission Expires: _____

PLEASE RETURN TO:

Carlos Portals
2803 Mossrock, Suite 102
San Antonio, TX 78230

Doc# 20030307989
Pages 3
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Filed & Recorded in
Official Records of
BEXAR COUNTY
GERRY RICKHOFF
COUNTY CLERK
Fees \$18.00

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

NOV 26 2003



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Book 10442 Page 2003