

AN ORDINANCE **2017-05-18-0373**

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 2.127 acres out of NCB 14281, located at 999 Gardendale Street from "MF-33" Multi-Family District to "C-2 NA" Commercial Nonalcoholic Sales District.

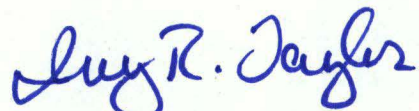
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

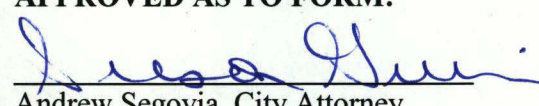
PASSED AND APPROVED this 18th day of May 2017.


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-17						
Date:	05/18/2017						
Time:	02:08:52 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2017117 (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-2" Commercial District on 2.127 acres out of NCB 14281, located at 999 Gardendale 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				
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			x	
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				

Z2017117

CHICAGO TITLE GF# 20080108300 -DB

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That

This Indenture made this 19 day of May, 2008, between RBRA, INC., a corporation (the "Grantor"), and SINT MAARTEN, LLC, a Texas limited liability company (the "Grantee") whose mailing address is 10375 Richmond Avenue, Suite 1550, Houston, Texas 77042.

WITNESSETH, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto Grantee, certain land located in Bexar County, State of Texas, and being more particularly described as follows, to-wit:

See Exhibit "A" attached hereto,

together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters set out in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjoining streets, alleys and rights-of-way, unto Grantee and Grantee's successors, heirs, and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the title to the Property, unto Grantee and Grantee's successors, heirs, and assigns, against any and all acts, conveyances, liens and encumbrances affecting the Property made or suffered to be made or done by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year above written.

RBRA, INC.

By: B. P. Agrawal
Name: B. P. AGRAWAL
Title: President

Exhibit "A"

STATE OF Texas)
COUNTY OF Bexar) ss.

This instrument was acknowledged before me on May 19th, 2008, by
BP O'Connor as President of RBRA, INC., a corporation.

Lora L. Davis
Notary Public

My Commission Expires:

Commission No.:



f:\users\wic\real estate\andofin - 2.12 acre\special warranty deed.doc

Exhibit "A"

EXHIBIT A

Z2017117

Being 2.127 acres (called 2.121 acres) out of a 15.812 acre tract out of the Maria Trinidad Guerra Survey Number 88, Abstract Number 260, New City Block 14281, in the City of San Antonio, Bexar County, Texas, as described in Volume 2855, Page 717, Official Public Records of Real Property of Bexar County, Texas, being more particularly described as follows:

BEGINNING: at a 1/2" iron pin found on the North Right of Way line of Gardendale Drive at the southeast corner of Lot 9, Block 1, New City Block 14281, University Estates Subdivision Unit 19, recorded in Volume 7300, Page 65 of the Deed and Plat Records of Bexar County, Texas, for the Southwest corner of this tract;

THENCE: N 35°31'51" E (Bearing of Reference), along the East line of said Lot 9, a distance of 404.43 feet to a 1/2" iron pin found at the Northeast corner of said Lot 9, for the Northwest corner of this tract;

THENCE: S 52°43'02" E, a distance of 251.00 feet to a 1/2" iron pin found on the West line of The Woods Condominiums, Parcel 63-J, New City Block 14281, recorded in Volume 11942, Page 1799 of the Official Public Records of Bexar County, Texas, for the Northeast corner of this tract;

THENCE: along the West line of said Parcel 63-J, the following courses: S 53°07'01" W, a distance of 26.19 feet to a 1/2" iron pin found, for an angle point; S 41°54'52" W, a distance of 368.30 feet, for an angle point; S 03°10'07" E, a distance of 21.22 feet to a 1/2" iron pin found, for an angle point; S 41°49'53" W, a distance of 15.00 feet to a chiseled "X" set in concrete on the North Right of Way line of said Gardendale Drive, for the Southeast corner of this tract;

THENCE: N 48°10'07" W, along the North Right of Way line of said Gardendale Drive, a distance of 175.87 feet to a 1/2" iron pin found at a point of curvature of a curve to the right;

THENCE: along the North Right of Way line of said Gardendale Drive and said curve to the right having a radius of 370.00 feet, central angle of 06°05'51", chord distance of 39.36 feet bearing N 45°07'12" W, and an arc distance of 39.38 feet to the POINT OF BEGINNING, and containing 2.127 acres of land more or less.

NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Exhibit "A"

EXHIBIT "B"

PERMITTED EXCEPTIONS

Sanitary sewer easement granted to the City of San Antonio recorded in Volume 6929, Page 374, Deed Records, Bexar County, Texas.

Variable width drainage easement shown on plat recorded in Volume 7300, Page 64, Deed and Plat Records of Bexar County, Texas.

Wrought iron fence insets southeast property line as shown on survey by Sia Sayyadi, RPLS No. 5451, SIA Engineering, Inc., dated March 8, 2008 under Job No. 08032.

Z2017117

Doc# 20080108300
Pages 5
05/22/2008 15:13:23 PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 28.00

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.
05/22/2008 15:13:23 PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard Rickhoff