

AN ORDINANCE 2017-06-01-0402

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 0.581 acres out of NCB 13801, located at 5222 Sherri Ann Road from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District.

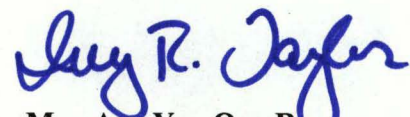
SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 11th day of June 2017.

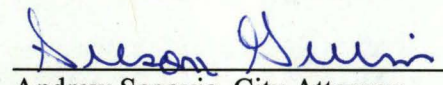
PASSED AND APPROVED this 1st day of June 2017.


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-3 (in consent vote: 15, 16, Z-1, Z-3, P-1, Z-4, Z-5, Z-7, Z-8, Z-10)						
Date:	06/01/2017						
Time:	02:12:42 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017130 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.581 acres out of NCB 13801, located at 5222 Sherri Ann Road. 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					
Ana E. Sandoval	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

CZ2017130

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.

TX-15036461
5222 SHERRI ANN ROAD
SAN ANTONIO, TX 78233

15/ITC/ 1/53009/10H

SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Bexar

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE**, hereinafter called "Grantor", whether one or more, for valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto **POMPA CAPITAL LLC, 8113 AMELIA COVE, AUSTIN, TX 78750**, herein referred to as "Grantee", all of Grantor's right, title and interest in and to the real property described as:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above described property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

GRANTOR HEREBY SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$64,800.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTOR SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$64,800.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTOR.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE, RELATED TO A MORTGAGE OR DEED OF TRUST.

02017130

TX-15036461
5222 SHERRI ANN ROAD
SAN ANTONIO, TX 78233

EXECUTED this 11th day of May, 2016

FEDERAL NATIONAL MORTGAGE
ASSOCIATION, A/K/A FANNIE MAE By Barrett
Duffin Freppier Turner & Engel, LLP as attorney in fact

By: Devin Buckland
Its: Authorized Agent for BDFTE LLP, Attorney in Fact

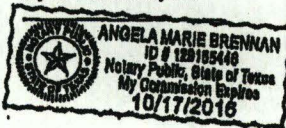
CORPORATION ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public, on this day personally appeared Devin Buckland
the Authorized Agent for Barrett Duffin Freppier Turner & Engel, LLP as attorney in fact for FEDERAL NATIONAL
MORTGAGE ASSOCIATION, A/K/A FANNIE MAE, known to me to be the person whose name is subscribed to the
foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of May, 2016

My Commission Expires:



Angela Marie Brennan
Notary Public for the State of TEXAS

Angela Marie Brennan
Printed Name of Notary Public

RETURN TO:

8113 AMELIA COVE
AUSTIN, TX 78730

PREPARED BY:

Barrett Duffin Freppier Turner and Engel, LLP
15000 Surveyor Blvd., Suite 100
Austin, TX 75001

PLACE OF CLOSING:

Independence Title - Zane King
13809 M. Highway 183, Suite 125
Austin, TX 78730

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Exhibit "A"

Being 0.581 Acres of land comprised of a portion of Lot 11 and Lot 12, Block 1, New City Block 13801, Minot Austin Highway Acres, recorded in Volume 988, Page 412 of the Deed and Plat Records of Bexar County, Texas and this 0.581 Acre Tract of land being a portion out of a tract of land described in Volume 9286, Page 867 of the Real Property Records of Bexar County, Texas and this 0.581 Acre Tract of land being more particularly described as follows:

Beginning at a 1/2" dia. iron pin set on southeast right of way line of Sherri Ann Road, for the northerly corner of the herein described tract and the Point of Beginning also being the westerly corner of a tract of land conveyed to Carlos Del Carmen Gonzalez by Warranty Deed recorded in Volume 15576, Page of 1325 of the Official Public Records of Bexar County, Texas;

THENCE: S. 41° 06' 04" E., 143.54 feet leaving the southeast right of way line of Sherri Ann Road and along the northeast line of this tract also being the southwest line of said Carlos Del Carmen Gonzalez tract, to a 1/2" dia. iron pin set for an interior corner of the herein described tract, said point also being the southerly corner of said Carlos Del Carmen Gonzalez tract;

THENCE: N. 47° 34' 25" E., 48.82 feet along the southeast line of said Carlos Del Carmen Gonzalez tract, to a 1/2" dia. iron pin set on the northeast line of said Lot 11 and the southwest line of said Lot 10, Block 1, New City Block 13801, for an exterior corner of the herein described tract, said point also being the easterly corner of said Carlos Del Carmen Gonzalez tract, also being on the southwest line of a tract of land conveyed to Benjamin Pena Jr. by Warranty Deed recorded in Volume 108545, Page 503 of the Official Public Records of Bexar County, Texas;

THENCE: S. 41° 16' 48" E., 95.58 feet along the common lot line of said Lots 10 and 11, Block 1, New City Block 13801, to a 1/2" dia. iron pin set, for the easterly corner of the herein described tract, said point also being the northerly corner of a 0.489 Acre Tract conveyed to Benjamin Pena Jr. by Warranty Deed recorded in Volume 15524, Page 1569 of the Official Public Records of Bexar County, Texas;

THENCE: S. 58° 20' 36" W., 192.92 feet along the northwest line of said Benjamin Pena Jr. 0.489 Acre Tract also being the southeast line of the herein described tract, to a 1/2" dia. iron pin found on the northeast line of a tract of land conveyed to Estrada Holdings, LLC, by Warranty Deed recorded in Volume 16806, Page 464 of the Official Public Records of Bexar County, Texas, for the southerly corner of the herein described tract, and said point also being the westerly corner of said Benjamin Pena Jr. 0.489 Acre Tract;

Exhibit "A"

THENCE: N. 41° 01' 23" W., 97.81 feet along the northeast line of said Estrada Holding, LLC tract, also being the southwest line of the herein described tract, to a ½" dia. iron pin found; for the westerly corner of the herein described tract, said point also being the northerly corner of said Estrada Holding, LLC tract and on the southeast line of a tract of land conveyed to Robert Guerrero by Warranty Deed recorded in Volume 8518, Page 1513 of the Official Public Records of Bexar County, Texas;

THENCE: N. 47° 43' 44" E., 91.29 feet along the southeast line of said Robert Guerrero Tract and of the Poppy LLC tract, recorded in Volume 17178, Page 840 of the Official Public Records of Bexar County, Texas, to a ½" dia. iron pin found for an interior corner of the herein described tract and said point also being the easterly corner of said Poppy LLC tract;


THENCE: N. 39° 57' 01" W., 105.30 feet along the northeast line of said Poppy LLC tract, to a ½" dia. iron pin found on the southeast right of way line of Sherri Ann Road, for the westerly corner of the herein described tract, also being the northerly corner of said Poppy LLC tract;

THENCE: N. 47° 14' 17" E., 47.69 feet along the southeast right of way line of Sherri Ann Road, to the Point of Beginning and containing 0.851 Acres of land more or less.

○
Z2017130

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Pages 5
05/12/2016 11:08AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$38.00

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.
05/12/2016 11:08AM
COUNTY CLERK, BEXAR COUNTY TEXAS

 *Gerard C. Rickhoff*