

ORDINANCE 2020-01-16-0021

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 0.086 acres out of NCB 421 from "D AHOD" Downtown Airport Hazard Overlay District to "D HL AHOD" Downtown Historic Landmark Airport Hazard Overlay District.


SECTION 2. A description of the property recorded in Warranty Deed Document No. 20190037280 of the Official Public Record of Real Property of Bexar County, 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.

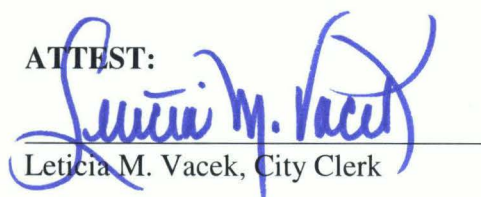
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective January 26, 2020.

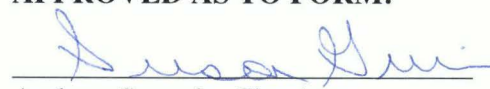
PASSED AND APPROVED this 16th day of January, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council

January 16, 2020

Item: Z-4

Enactment Number:

File Number: 19-8766

2020-01-16-0021

ZONING CASE Z-2019-10700267 HL (Council District 1): Ordinance amending the Zoning District Boundary from "D AHOD" Downtown Airport Hazard Overlay District to "D HL AHOD" Downtown Historic Landmark Airport Hazard Overlay District on 0.086 acres out of NCB 421, located at 505 East Travis Street. Staff and Zoning Commission recommend Approval.

passed

Aye: 9 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval and Courage

Absent: 2 Pelaez and Perry

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

THAT THE UNDERSIGNED, LIFSHUTZ COMPANIES, L.P., a Texas limited partnership ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by 505 TRAVIS BAUDHAUS, LLC, a Texas limited liability company ("Grantee"), the receipt and sufficiency of which are hereby fully acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, whose address is 3330 W. Esplanade Ave. S, Suite 205, Metairie, LA 70002-3454, all of Grantor's rights, titles, benefits, easements, privileges and interests in and to that certain real property in San Antonio, Bexar County, Texas legally described in Exhibit "A" attached hereto and made part hereof for all purposes (the "Land"), together with all and singular the rights and appurtenances pertaining thereto, including without limitation the improvements constructed thereon, strips or gores, adjacent streets, roads, alleys, rights-of-way, easements, licenses, reservations, privileges, rights of ingress and egress and fixtures (collectively, the "Property").

This conveyance is made and accepted subject to those certain matters set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the "Permitted Exceptions").

GRANTOR SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, CONCERNING THE PROPERTY OR ITS OPERATION. THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AS "AS-IS, WHERE-IS" BASIS, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT, EXCEPT THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, AND ANY AND ALL OTHER REPRESENTATIONS AND WARRANTIES SET FORTH IN THE ASSET PURCHASE AGREEMENT, GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PROPERTY.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Land unto Grantee, and Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

{00241712.3}

Exhibit "A"

CHICAGO TITLE GF# 4300281801043mf

Z2019-10700267 HL

Ad valorem taxes and special assessments, if any, against the Property for the year 2019 have been prorated between Grantor and Grantee as of the date of this Special Warranty Deed.

[SIGNATURE AND NOTARY PAGE TO FOLLOW]

EXECUTED to be effective the 1ST day of ~~February~~^{MARCH}, 2019 ("Effective Date").

GRANTOR:

LIFSHUTZ COMPANIES, L.P.,
a Texas limited partnership

By: Lifshutz Management LLC,
a Texas limited liability company,
its general partner

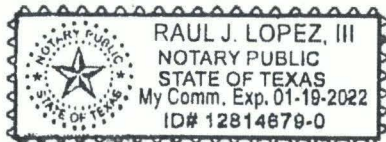
By: [Signature]
James Lifshutz, Manager

STATE OF TEXAS

COUNTY OF BEXAR

§
§
§

The foregoing instrument was acknowledged before me this 1ST day of ~~February~~^{March}, 2019, by James Lifshutz, the Manager of Lifshutz Management LLC, a Texas limited liability company, the general partner of LIFSHUTZ COMPANIES, L.P., a Texas limited partnership, on behalf of said entities.



[Signature]
Notary Public | State of Texas
Printed Name: RAUL J. LOPEZ III
Notary I.D. No.: 12814679-0
My Commission Expires: January 19, 2022

[Counterpart Signature Page to Special Warranty Deed]

ACKNOWLEDGED, ACCEPTED AND AGREED as of the Effective Date.

GRANTEE:

505 TRAVIS BAUDHAUS, LLC,
a Texas limited liability company

By: _____

Name: Walter Baudhaus III

Title: Manager

STATE OF LOUISIANA §

COUNTY OF JEFFERSON §

The foregoing instrument was acknowledged before me this 28 day of February, 2019, by Walter Baudhaus III, Manager of 505 TRAVIS BAUDHAUS, LLC, a Texas limited liability company, on behalf of said limited liability company.

Notary Public | State of _____

Printed Name: _____

Notary I.D. No.: _____

My Commission Expires: _____

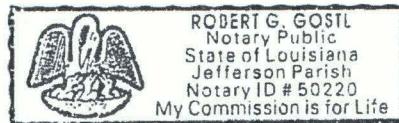


EXHIBIT "A"

Legal Description

A 0.086 acre (3743 SF) tract being a portion of Lots 1 and 2, Block 24, New City Block 421, San Antonio, Texas, and being the same tract described in Volume 3697, Page 1251, Deed Records, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north line of West Travis Street located west 91.78 feet from the northwest intersection of East Travis Street and North Alamo Street for the southeast corner of this tract and also being the POINT OF BEGINNING;

THENCE, with southeast wall of a three-story building and along the west line of an alley, north 17 degrees, 45 minutes, 00 seconds east, 67.25 feet, the northeast corner of the building and this parcel;

THENCE, with the north line of this parcel and the three story building north 72 degrees, 12 minutes, 00 seconds west, a distance of 48.57 feet to the northwest corner and corner of said three story building and the northwest corner of this tract;

THENCE, with the common line of a six and three story building the following courses and distances;

south 17 degrees, 33 minutes, 00 seconds west, a distance of 17.91 feet to a point for a corner;

north 72 degrees, 27 minutes, 00 seconds west, a distance of 1.55 feet to a point for a corner;

south 17 degrees, 48 minutes, 00 seconds west, a distance of 65.42 feet to a point for a corner;

To the southwest corner of this parcel of land and also being the north right of way of Travis Street;

THENCE, along the north right of way line of East Travis Street, south 90 degrees, 00 minutes, 00 seconds east, 52.62 feet to the POINT OF BEGINNING and containing 0.086 acres (3743 SF) of land

EXHIBIT "B"

Permitted Exceptions

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

Z2019-10700267 HL

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20190037280
Recorded Date: March 01, 2019
Recorded Time: 4:59 PM
Total Pages: 7
Total Fees: \$46.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/1/2019 4:59 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk