CASE NO. Z-2020-10700019 CD

SG/ lj 04/02/2020 # Z-6

ORDINANCE 2020-04-02-0236

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 Lot 104, NCB 6724 save and except the north 0.1028 acres out of NCB 6724 from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units.

SECTION 2. A description of the save and except portion of the property is recorded in deed, Volume 4727, Page 99 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. The City Council finds as follows:

- **A.** The conditional use will not be contrary to the public interest.
- **B.** The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- **C.** The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- **D.** The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 4. The City council approves this Conditional Use 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.

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SECTION 5. 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 6. 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 7. This ordinance shall become effective April 12, 2020.

PASSED AND APPROVED this 2nd day of April, 2020.

M A R 0 Y **Ron Nirenberg**

ATTEST:

Tina Flores, Acting City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney



Item: Z-6 File Number: 20-2619

City of San Antonio

City Council

April 02, 2020

Enactment Number: 2020-04-02-0236

ZONING CASE Z-2020-10700019 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 104, NCB 6724, save and except the north 0.1028 acres out of NCB 6724, located at 250 Bogle Street. Staff and Zoning Commission recommend Approval.

Councilmember Ana E. Sandoval made a motion to adopt. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

> Aye: 10 Nirenberg, Treviño, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Absent: 1 Andrews-Sullivan SG/lj 04/02/2020 Item No. Z-6

EXHIBIT "A"

By Dignety. Texas Highway Department 160 Form D-15-14-57 Defet Z-2020-10700019 CD Defet Lot 104 Save and Except DEEED 0.1028 acres Vol 4727 ME S T A T E O F T E X A S Image: County of S T A T E O F T E X A S Image: County of Max Max Mow ALL MEN BY THESE PRESENTS: Image: County of	PRED HUNTRESS, Councy Clerk, Bexir Councy, Texas. By dr MAS de Human Deputy. Bivery Department
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2.200.1070019 CD Lot 104 Save and Except OJ028 acces STATE OF TEXAS County ofBexar KNOW ALL MEN BY THESE PRESENTS: Thatwe, FRANK M. VINCENTY and wife, ELA C. VINCENTY, of the County ofBexar, State of Texas, hereinafter referrer to as Grantors, whether one or more, for and in consideration of the sum of MINE true manping SIXTY-ONE & NO/100 (\$9, 561.00)OLLARS, to Grantors in hand Pail by the State of Texas, and do by these presents grant, bargan scill and convey unto the State of Texas, all that certain tract or parcel of lan situate in the County ofBexar, State of Texas, scill and convey unto the State of Texas, all that certain tract or parcel of lan situate in the County ofBexar Gunty, Texas, according to a map or plat there recorded in Volume 2805 at Page 199 of the Deed and Plat Records of Lot DA New City Elock 6724, of a Resubtivision of Lots 38 thru 42, Louis R. Saur Subdiv in the City of San Antonio, Bexar County, Texas, according to a map or plat there recorded in Volume 2805 at Page 199 of the Deed and Plat Records of Bexar County Texas, the south 58.05 feet of which hot 104, was conveyed to Frank K. Vincenty a wife, Ella C. Vincenty, by deed lated December 23, 1922 of record in Volume 2371 at Page 531 of the Deed Records of Bexar County, Texas, which 0.1028 of an are land, more or less, is more particularly described by metes and bounds EDINNING at the northwest corner of the south half of Lot LO & New City Elock 6724 in the City of San Antonio, said point being the intersection of the division line between the south half of Lot LO & New City Mocks 6724 and 6318, to the south half of said Lot LO4; TRENCE, North 62° 47° 55° West, a distance of 154,30 feet along the division line between the south half and the north half of Lot LO4, to the northeast corner of the south half of said Lot LO4; TRENCE, North 62° 47° 55° West, a distance of 164,466 feet along the proposed southwest right of way line of U. S. Highway 90 to the point of IED	OTODODS CD Saxt and Except OT 4727 AE: 99 STATE OF TEXAS
01028 acres DEED V014/2/ Her STATE OF TEXAS County ofBexar	STATE OF TEXAS <u>F</u>
County of	<pre>MLL MEN BY THESE PRESENTS: MLL MEN BY THE SET THE SET ALL MLL MEN BY</pre>
<pre>THENCE, North 62° 47' 53" West, a distance of 164.86 feet along the proposed interment of all of way line of U. S. Highway 90 to the point of way line of the distance of 10. S. Highway 90.</pre>	ALL MEN BY THESE PRESENTS: Me, FRANK M. VINCENTY and wife, ELLA C. VINCENTY, Jounty of <u>Bexar</u> , State of Texas, hereinafter referred rantors, whether one or more, for and in consideration of the sum of <u>NINE THO</u> <u>INTED SIXTY-QUE & NO/100 (59, 561.00) DOLLARS, to Grantors in hand</u> the State of Texas, acting by and through the State dighway Commission, of which is hereby acknowledged, and for which no lien is retained, either, d or implied, have this day sold, and do by these presents grant, bargain, t convey unto the State of Texas, all that certain tract or parcel of land, in the County of <u>Bexar</u> t convey unto the State of Texas, same being out of and a part of Lot 104 Rlock 6724, of a Resubdivision of Lots 38 thru 42, Louis R. Saur Subdivision in volume 2805 at Page 159 of the Deed and Plat Records of Bexar Country, he south 58.05 feet of which Lot 104 was conveyed to Frank N. Vincenty and all C. Vincenty, by deed dated December 23, 1932 of record in Volume 3271 531 of the Deed Records of Bexar Country, Texas, which 0.1028 of an acre of re or less, is more particularly described by metes and bounds as follows: C at the northwest corner of the south half (58.05 feet) of Lot 104, New ck 6724, in the City of San Antonio, said point being the intersection of sion line between the south half of Lot 104 to the northeast corner of the south half and the north half of Lot 104 to the northeast corner of h half of said Lot 104; South 68° 32' 4' 55'' East, a distance of 154.30 feet along the division line the south half and the north half of Lot 104 to the northeast corner of h half of said Lot 104, on said proposed southwest right of way line of subsching the division line between New City Elocks 6724 and 6318, to heast corner of Lot 104 on said proposed southwest right of way line of ghway 90; E, North 62° 47' 53'' West, a distance of 164.86 feet along the proposed west right of way line of U. S. Highway 90 to the point of EDINNING. (a) House - Frame - asbestos - slab improvement:
<pre>That _ we, FEANK M. VINCENTY and wife, ELLA C. VINCENTY. of the County of _ Bexar, State of Texas, hereinafter referrent to as Grantors, whether one or more, for and in consideration of the sum of MIME with minimum SITYLY-ONE & ANO(100 (45).561.00) DOLLARS, to Grantors in hand plid by the State of Texas, acting by and through the State Highway Commission, receipt of which is hereby acknowledged, and for which no lien is retained, eith expressed or implied, have this day sold, and do by these presents grant, bargar situate in the County of _ Béxar istuate in the County of _ Béxar being more particularly described as follows, to-wit: Olio28 of an acre of land, more or less, same being out of and a part of Lot 10/ New Gity Block 6724, of a Resubdivision of Lots 38 thru 42, Louis R. Saur Subdiv in the City of San Antonio, Bexar County, Texas, according to a map or plat ther record in Volume 2805 at Page 159 of the Deed and Plat Hecords of Bexar County Texas, the south 58.05 feet of which Lot 104 was conveyed to Frank N. Wincenty a wife, Ella C. Vincenty, by deed dated December 23, 1952 of record in Volume 3271 at Page 531 of the Deed Records of Bexar County, Texas, which 0.1028 of an acre land, more or less, is more particularly described by metes and bounds as follow BEGINNING at the northwest corner of the south half (52.05 feet) of Lo 10, New EUD Hock 6721, the City of San Antonio, said point being the intersection of the division line between the south half of Lot 104 with the east line of Bogle Street and also being on the southwest right of way line of the proposed location of U. S. Highway 90; THENCE, South 63° 24' 55'' East, a distance of 154.30 feet along the division line between the south half and the north half of Lot 104 with sine for Lot 104, way line of the south half of said Lot 104; southwest right of way line of U. S. Highway 90 to the point of HECINNING. THENCE, North 62° 47' 53'' Mest, a distance of 164.86 feet along the proposed southwest right of way</pre>	<pre>ye, FRANK M. VINCENTY and wife, ELLA C. VINCENTY, Dounty of</pre>
of the County of <u>Bexar</u> , State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of NIME <u>unre mampined</u> SIXTY-ONE & NO/100 (\$9,561.00) DOLLARS, to Grantors in hand paid by the State of Texas, acting by and through the State Highway Commission, receipt of which is hereby acknowledged, and for which no lien is retained, eith expressed or implied, have this day sold, and do by these presents grant, bargan sell and convey unto the State of Texas, all that certain tract or parcel of law situate in the County of <u>Bexar</u> or less, same being out of and a part of Lot 104. New City Elock 6724, of a Resubdivision of Lots 38 thru 42, Louis R. Saur Subdiv in the City of San Antonio, Bexar County, Texas, according to a map or plat ther recorded in Volume 2805 at Page 159 of the Deed and Plat Records of Bexar County Wife, Ella C. Vincenty, by deed dated December 23, 1952 of record in Volume 3271 at Page 531 of the Deed Records of Bexar County, Texas, which 0.1028 of an acre land, more or less, is more particularly described by metes and bounds as follow EEGINNINC at the northwest corner of the south half (58.05 feet) of Lot 104, New City Elock 6724, in the City of San Antonio, said point being the intersection of the division line between the south half of Lot 104 with the east line of Bogle Street and also being on the southwest right of way line of the proposed location of U. S. Highway 90; THENCE, South 83° 24' 55'' East, a distance of 154.30 feet along the east line of lot 104, also being the invision line between New City Elocks 6724 and 6318, to the southhalf of said Iot 104 on said proposed southwest right of way line of u. S. Highway 90; THENCE, North 62° 47' 53'' West, a distance of 164.86 feet along the proposed southwest right of way line of U. S. Highway 90 to the point of EEGINMING. Southwest right of way line of U. S. Highway 90 to the point of EEGINMING. Southwest right of way line of U. S. Highway 90 to the point of EEGINMING.	<pre>county of <u>Dexar</u>, State of Texas, hereinafter referred rantors, whether one or more, for and in consideration of the sum of <u>NINE</u> THO <u>INEND SIXTY-QUE & NO/100 (\$9,561.00) DOLLARS, to Grantors in hand</u> the State of Texas, acting by and through the State Highway Commission, of which is hereby acknowledged, and for which no lien is retained, either ed or implied, have this day sold, and do by these presents grant, bargain, in the County of <u>Bexar</u>, all that certain tract or parcel of land, in the County of <u>Bexar</u>, sold that certain tract or parcel of Land, in the County of <u>Bexar</u>, sold that certain tract or parcel of Land, in the County of <u>Dexar</u>, sold that certain tract or parcel of Land, in the County of <u>Dexar</u> County, Texas, according to a map or plat thereof ity of San Antonio, Bexar County, Texas, according to a map or plat thereof ity of San Antonio, Bexar County, Texas, according to a map or plat thereof ity of San Antonio, Bexar County, Texas, accord in Volume 2805 at Page 159 of the Deed and Plat Records of Bexar County, he south 58.05 feet of which Lot 104 was conveyed to Frank M. Vincenty and la C. Vincenty, by deed dated December 23, 1952 of record in Volume 3271 531 of the Deed Records of Bexar County, Texas, which 0.1028 of an acre of re or less, is more particularly described by metes and bounds as follows: C at the northwest corner of the south half (\$8.05 feet) of Lot 104, New ck 6724 in the City of San Antonio, said point being the intersection of sion line between the south half of Lot 104 with the east Bogle Street and also being on the southwest right of way line of the location of U. S. Highway 90; South 83° 24' 55'' East, a distance of 154.30 feet along the division line the south half and her of 104 104 to the northeast corner of h half of said Lot 104; South 62° 47' 53'' West, a distance of 164.86 feet along the proposed mest right of way line of U. S. Highway 90 to the point of EEGINMING. west right of way line of U. S. Highway 90 to the point of May line of ghway 90; (a)</pre>
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<pre>to as Grantors, whether one or more, for and in consideration of the sum of MIME Pute mamments SIXTY-OWE & NO/100 (\$9,561.00) DOLLARS, to Grantors in hand paid by the State of Toxas, acting by and through the State Highway Commission, receipt of which is hereby acknowledged, and for which no lien is retained, eith expressed or implied, have this day sold, and do by these presents grant, bargan sell and convey unto the State of Texas, all that certain tract or parcel of law situate in the County of <u>Bexar</u> 0,1028 of an acre of land, more or less, same being out of and a part of Lot 104, New City Block 6724, of a Resubdivision of Lots 38 thru 42, Louis R. Saur Subdiv in the City of San Antonio, Bexar County, Texas, according to a map or plat ther recorded in Volume 2805 at Page 159 of the Deed and Plat Records of Bexar County Texas, the south 50.05 feet of which Lot 104, was conveyed to Frank N. Wincenty a wife, Ella C. Vincenty, by deed dated December 23, 1952 of record in Volume 3271 at Page 531 of the Deed Records of Bexar County, Texas, which 0.1028 of an acre land, more or less, is more particularly described by metes and bounds as follow BEGINNING at the northwest corner of the south half (58.05 feet) of Lot 104, New City Elock 6724 in the City of San Antonio, said point being the intersection of the division line between the south half of Lot 104 way line of the proposed location of U. S. Highway 90; THENCE, South 83° 24' 55" East, a distance of 154.30 feet along the division lin between the south half and the north half of Lot 104 to the northeast corner of the south half of said Lot 104; THENCE, North 62° 47' 53" West, a distance of 164.86 feet along the proposed southwest right of way line of U. S. Highway 90 to the point of EEGINNING. The south all of said Lot 104; THENCE, North 62° 47' 53" West, a distance of 164.86 feet along the proposed southwest right of way line of U. S. Highway 90 to the point of EEGINNING. The south all of said lot 104, on said proposed southwest right of way line of U.</pre>	<pre>mantors, whether one or more, for and in consideration of the sum of NINE THO INCED SIXTY-QUE & NO/100 (\$9,561.00) DOLLARS, to Grantors in hand the State of Texas, acting by and through the State Highway Commission, of which is hereby acknowledged, and for which no lien is retained, either do rimplied, have this day sold, and do by these presents grant, bargain, tonvey unto the State of Texas, all that certain tract or parcel of land, in the County of <u>Bexar</u>, State of Texas, and the certain tract or parcel of land, in the County of <u>Bexar</u>, State of Texas, and the county of a Resubdivision of Lots 38 thru 42, Louis R. Saur Subdivision ity of San Antonio, Bexar County, Texas, according to a map or plat thereof in Volume 2805 at Page 159 of the Deed and Plat Records of Bexar County, he south 58.05 feet of which Lot 104 was conveyed to Frank N. Vincenty and la C. Vincenty, by deed dated Decembor 23, 1952 of record in Volume 3271 531 of the Deed Records of Bexar County, Texas, which O.LO28 of an are of re or less, is more particularly described by metes and bounds as follows: G at the northwest corner of the south half (58.05 feet) of Lot 104, New ck 6724, in the City of San Antonio, said point being the intersection of sion line between the south half and north half of Lot 104 with the east Bogle Street and also being on the southwest right of way line of the location of U. S. Highway 90; South 83° 24' 55'' East, a distance of 154.30 feet along the division line the south half and the north half of Lot 104 way line of also being the division line between New City Elocks 6724 and 6318, to heast corner of Lot 104 on said proposed southwest right of way line of also being the division line between New City Elocks 6724 and 6318, to heast corner of Lot 104 on said proposed southwest right of way line of ghway 90; E, North 62° 47' 53'' West, a distance of 164.86 feet along the proposed west right of way line of U. S. Highway 90 to the point of EEGINNING- west right of way line of U. S. Highway 90 to the point</pre>
 0.1028 of an acre of land, more or less, same being out of and a part of Lot 104. New City Block 6724, of a Resubdivision of Lots 38 thru 42, Louis R. Saur Subdiv in the City of San Antonio, Bexar County, Texas, according to a map or plat ther recorded in Volume 2805 at Page 159 of the Deed and Plat Records of Bexar County Texas, the south 58.05 feet of which Lot 104 was conveyed to Frank M. Vincenty a wife, Ella C. Vincenty, by deed dated December 23, 1952 of record in Volume 3871 at Page 531 of the Deed Records of Bexar County, Texas, which 0.1028 of an acre land, more or less, is more particularly described by metes and bounds as follow EEGINNING at the northwest corner of the south half (58.05 feet) of Lot 104, New City Block 6724 in the City of San Antonio, said point being the intersection of the division line between the south half and north half of Lot 104 with the east line of Begle Street and also being on the southwest right of way line of the proposed location of U. S. Highway 90; THENCE, South 83° 24' 55" East, a distance of 154.30 feet along the division line between the size Line of 56.05 feet along the asst line of Lot 104, also being the division line between New City Elocks 6724 and 6318, to the south half of said Lot 104 on said proposed southwest right of way line of U. S. Highway 90; THENCE, North 62° 47' 53" West, a distance of 164.86 feet along the proposed us the southwest right of way line of U. S. Highway 90 to the point of ECINNING. It is understood and agreed that grantor is retaining title to the following bisected improvement: (a) "Howse - Frame - asbestos - slab 	f an acre of land, more or less, same being out of and a part of Lot 104 Block 6724, of a Resubdivision of Lots 38 thru 42, Louis R. Saur Subdivision ity of San Antonio, Bexar County, Texas, according to a map or plat thereof in Volume 2605 at Page 159 of the Deed and Plat Records of Bexar County, he south 58.05 feet of which Lot 104 was conveyed to Frank N. Wincenty and la C. Vincenty, by deed dated December 23, 1952 of record in Volume 3271 531 of the Deed Records of Bexar County, Texas, which 0.1028 of an acre of re or less, is more particularly described by metes and bounds as follows: G at the northwest corner of the south half (58.05 feet) of Lot 104, New ck 6724 in the City of San Antonio, said point being the intersection of sion line between the south half and north half of Lot 104 with the east Bogle Street and also being on the southwest right of way line of the location of U. S. Highway 90; South 83° 24' 55" East, a distance of 154.30 feet along the division line the south half and the north half of Lot 104 to the northeast corner of h half of said Lot 104; South 04° 35' 05" West, a distance of 164.86 feet along the east line of also being the division line between New City Blocks 6724 and 6318, to heast corner of Lot 104 on said proposed southwest right of way line of ghway 90; E. North 62° 47' 53" West, a distance of 164.86 feet along the proposed west right of way line of U. S. Highway 90 to the point of EEGINNING. s understood and agreed that grantor is retaining title to the following list cied improvement: (a) House - Frame - asbestos - slab improvement shall be removed from the premises hereby conveyed by the grantor is for 90 days after delivery of the deed, subject, however, to such extension effore 90 days after delivery of the deed, subject, however, to such extension improvement shall be removed from the premises hereby conveyed by the grantor improvement shall be removed from the premises hereby conveyed by the grantor is the out athe delivery of the deed,
City Block 6724 in the City of San Antonio, said point being the intersection of the division line between the south half and north half of Lot 104 with the east line of Bogle Street and also being on the southwest right of way line of the proposed location of U. S. Highway 90; THENCE, South 83° 24' 55" East, a distance of 154.30 feet along the division line between the south half and the north half of Lot 104 to the northeast corner of the south half of said Lot 104; THENCE, South 06° 35' 05" West, a distance of 58.05 feet along the east line of Lot 104, also being the division line between New City Blocks 6724 and 6318, to the southwest right of way line of U. S. Highway 90; THENCE, North 62° 47' 53" West, a distance of 164.86 feet along the proposed southwest right of way line of U. S. Highway 90; THENCE, North 62° 47' 53" West, a distance of 164.86 feet along the proposed southwest right of way line of U. S. Highway 90; THENCE, North 62° 47' 53" West, a distance of 164.86 feet along the proposed southwest right of way line of U. S. Highway 90; THENCE, North 62° 47' 53" West, a distance of 164.86 feet along the proposed southwest right of way line of U. S. Highway 90 to the point of EEGINNING. It is understood and agreed that grantor is retaining title to the following bisected improvement: (a) House - Frame - asbestos - slab Such improvement shall be removed from the premises hereby conveyed by the g or before 90 days after delivery of the deed, subject, however, to such externor following the formation of the deed, subject, however, to such externor following the formation of the divery of the deed, subject, however, to such externor following the formation for the premises hereby conveyed by the grant for the following the divery of the deed, subject, however, to such externor following the formation for the premises hereby conveyed by the grant for the following the formation formation formation for the premises hereby conveyed by the gran	<pre>ck 6724 in the City of San Antonio, said point being the intersection of sion line between the south half and north half of Lot 104 with the east Bogle Street and also being on the southwest right of way line of the location of U. S. Highway 90; South 83° 24' 55" East, a distance of 154.30 feet along the division line the south half and the north half of Lot 104 to the northeast corner of h half of said Lot 104; South 06° 35' 05" West, a distance of 58.05 feet along the east line of also being the division line between New City Elocks 6724 and 6318, to heast corner of Lot 104 on said proposed southwest right of way line of ghway 90; E. North 62° 47' 53" West, a distance of 164.86 feet along the proposed meet right of way line of U. S. Highway 90 to the point of EEGINNING. s understood and agreed that grantor is retaining title to the following list cited improvement:</pre>
<pre>between the south half and the north half of Lot 104 to the northeast corner of the south half of said Lot 104; THENCE, South 06° 35' 05" West, a distance of 58.05 feet along the east line of Lot 104, also being the division line between New City Elocks 6724 and 6318, to the southeast corner of Lot 104 on said proposed southwest right of way line of U. S. Highway 90;</pre> THENCE, North 62° 47' 53" West, a distance of 164.86 feet along the proposed southwest right of way line of U. S. Highway 90 to the point of EEGINNING. It is understood and agreed that grantor is retaining title to the following bisected improvement:	<pre>the south half and the north half of Lot 104 to the northeast corner of h half of said Lot 104; South 06" 35' 05" West, a distance of 58.05 feet along the east line of also being the division line between New City Elocks 6724 and 6318, to heast corner of Lot 104 on said proposed southwest right of way line of ghway 90; E. North 62° 47' 53" West, a distance of 164.86 feet along the proposed mwest right of way line of U. S. Highway 90 to the point of HEGINNING. s understood and agreed that grantor is retaining title to the following list cied improvement:</pre>
<pre>Lot 104, also being the mivision line between New City Elocks 6724 and 6318, to the southeast corner of Lot 104 on said proposed southwest right of way line of U. S. Highway 90; THENCE, North 62° 47' 53" West, a distance of 164.86 feet along the proposed southwest right of way line of U. S. Highway 90 to the point of EEGINNING. It is understood and agreed that grantor is retaining title to the following bisected improvement: (a) House - Frame - asbestos - slab Such improvement shall be removed from the premises hereby conveyed by the g or before 90 days after delivery of the deed, subject, however, to such externor the such the such after the such a starter failed for the such after the such a</pre>	also being the division line between New City Blocks 6724 and 6318, to heast corner of Lot 104 on said proposed southwest right of way line of ghway 90; E. North 62° 47' 53" West, a distance of 164.86 feet along the proposed west right of way line of U. S. Highway 90 to the point of HEGINNING. s understood and agreed that grantor is retaining title to the following list cied improvement: (a) House - Frame - asbestos - slab improvement shall be removed from the premises hereby conveyed by the granto efore 90 days after delivery of the deed, subject, however, to such extension
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southwest right of way line of 0. 5. Highway 70 to the point of the following It is understood and agreed that grantor is retaining title to the following bisected improvement: (a) House - Frame - asbestos - slab Such improvement shall be removed from the premises hereby conveyed by the g or before 90 days after delivery of the deed, subject, however, to such exte	<pre>west right of way line of 0. 5. Highway 70 to the point of a second and agreed that grantor is retaining title to the following list cted improvement:</pre>
southwest right of way line of U. S. Highway 70 to the point of the following It is understood and agreed that grantor is retaining title to the following bisected improvement: (a) House - Frame - asbestos - slab Such improvement shall be removed from the premises hereby conveyed by the g or before 90 days after delivery of the deed, subject, however, to such exte	<pre>west right of way line of 0. 5. Highway 70 to the point of a second and agreed that grantor is retaining title to the following list cted improvement:</pre>
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Such improvement shall be removed from the premises hereby conveyed by the g or before 90 days after delivery of the deed, subject, however, to such exte	improvement shall be removed from the premises hereby conveyed by the grantor efore 90 days after delivery of the deed, subject, however, to such extension
reason to remove such improvement wrenan en	on to remove such improvement within the time herein provides for, the

improvement, including the portion thereof located on the grantor's remaining property, shall infimediately vest in the State of Texas, all for the same consideration herein

It is further understood and agreed that in the event title to such improvement vests in the State of Texas under the provision of the paragraph next above, grantor authorizes the State of Texas or its assigns to enter upon his remaining property for the purpose of removing such bisected structure, and grantor expressly waives all damage or claims that may result to the remaining property of the grantor as a result of such entry and removal of such structure.

SAVE AND EXCEPT HOWEVER, it is expressly understood and agreed that grantors are retaining title to the following described improvements located on the above described property, to-wit:

(b) garage - frame-asbestos-slab(d) Fence - Ornamental Wire

5 S 3

- (f) Clothes Poles Metal

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SUBJECT HOWEVER, to the limitation that in the event grantors fail or refuse, for any reason, to remove such above described improvements by 90 days after delivery of dead subject, however, to such extensions of time as may be granted by the State in writing, the title to all or any part of such improvements not so removed, shall pass without further consideration to and rest in the State of Texas forever.

The Grantors reserve all of the oil, gas and sulphur in and under said land, but waive all rights of ingress and egress for the purpose of exploring, develop-. ing, mining or drilling for the same; however, nothing in this reservation shall affect the title and rights of the State to take and use, without additional compensation, all other minerals and materials thereon, therein or thereunder.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said State of Texas and its assigns, forever. And the Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises, unto the said State of Texas, and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

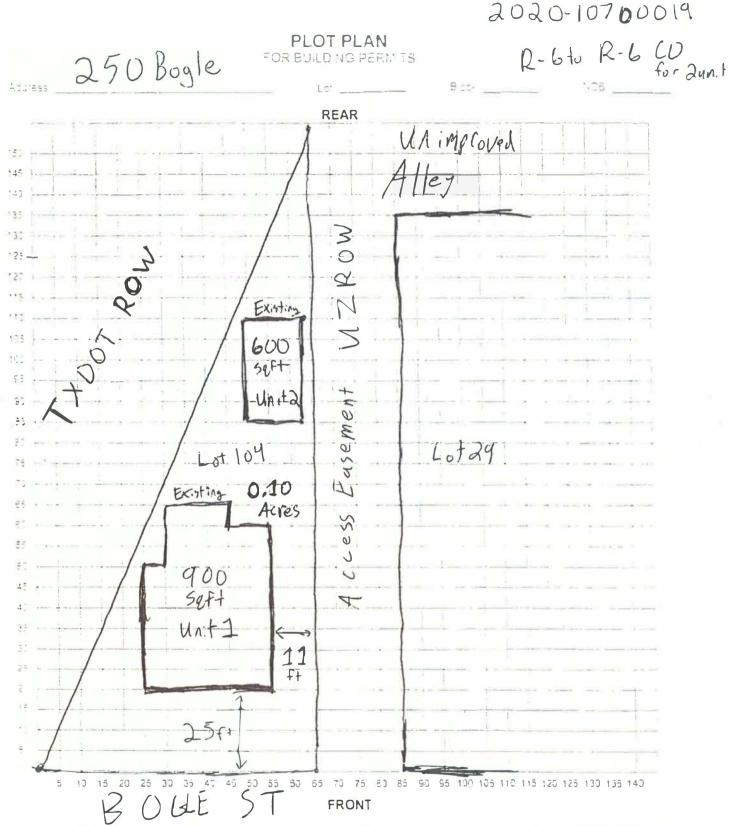
It is expressly understood that nothing contained herein shall be a limitation of any type on the fee-simple title conveyed by this instrument.

IN WITNESS WHEREOF, Grantors have ca 	19 62. Alento B. Jencenty
	FRANK AL VINCENTY
	INOWLEDGMENT
THE STATE OF TEXAS,) · s
County of BEXAR	_)
Before me,	a notary public in and for said County and
State, on this day personally appeared	FRANK MeLVINCENTY
	, known to me (or proved to me on
oath of	, a credible witness) to be the

	person whose nam	e is subscr	ribed to the foregoin	g instrument and	-
	acknowledged to me that	he executed the sa	ame for the purposes	and consideration	VOI
	therein expressed.				47
	Given under my hand	and seal of office, th	is the $\overset{\mathcal{V}}{-\!$	mart	27
	19. 62		A	-	val 4727 2001
		· .	Autor Mel	trac	101
		Notary Public in	and for <u>Bexar</u>	County, Texas.	
	Form D-15-14-57	-3-			
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				a	¢.
	THE STATE OF TE	VIFE'S SEPARATE ACKI	NOWLEDGMENT		;
	County ofB E X A R	}			λ.
		, a no	tary public in and for said	County and State on	$n \leq 0$
	this day personally appeared	ELLA C. VINCEN	TY	, wife of	
	subscribed to the foregoing i				
	husband, and having the same acknowledged such instrumen same for the purposes and com	t to be her act and deed,	and declared that she had	d willingly signed the	
	Given under my hand and	d seal of office, this the	Veday of mare	19 62	
		· ·	allen John	4	
÷.			erBexar		
		mandres	1962, at	STO'CLOCK	
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	Car Contraction	409468			
		WARRANTY	DEED		
r	THE STATE OF TEXAS	KN	OW ALL MEN BY THE	SE PRESENTS:	
c	OUNTY OF BEXAR	(
7	hat I, J. B. ETHERIDG	E, owning, occupyi	ing and claiming (ther property	
	in Bexar County, Texas		0		
n		State State		for and in	
the second second second		EN AND NO/100 (\$10.		DOLLARS	
Contraction of the second s	nd other good and valu me in hand paid by the g		n s ed, the receipt of which is	s hereby acknowledged.	
· h	ave GRANTED, SOLD AND	CONVEYED, and by the	se presents do GRANT,	SELL AND CONVEY	
u	nte ERNIE	E WILSON HARDIE and	d wife, GERALDINE	B. HARDIE,	
0	f the County of E	Sexar State	of Texas	s , all of	
t	he following described real prope	erty in	Bexar	County, Texas, to-wit:	
The second					

SG/lj 04/02/2020 Item No. Z-6

EXHIBIT "B"



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. Latso certify that I will build in compliance with the UDC and the 2015 IRC.

7. The following statement: "I, <u>Jenifer Giagnetto</u>, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.