

ORDINANCE

2020-08-06-0489

**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.**

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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 1.139 acres out of NCB 10615 from "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "PUD C-1 MLOD-3 MLR-1" Planned Unit Development Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District.

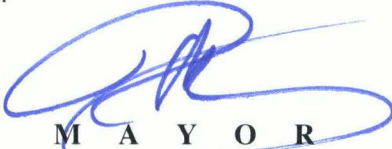
SECTION 2. A description of the property recorded in Warranty Deed Volume 9463, Page 2475 of the Official Public Record of Real Property of Bexar County, is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 August 16, 2020.


PASSED AND APPROVED this 6th day of August, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina Flores, Acting City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

August 06, 2020

Item: Z-10

File Number: 20-4038

Enactment Number:

2020-08-06-0489

ZONING CASE Z-2020-10700083 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "PUD C-1 MLOD-3 MLR-1" Planned Unit Development Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 1.139 acres out of NCB 10615, generally located in the 5000 block of Waycross Lane. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
08/06/2020
Item No. Z-10

Exhibit “A”

WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

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THAT, **YOLANDA H. COLEBANK**, hereinafter called Grantor (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid by **ALDO VILLARREAL**, hereinafter called Grantee (whether one or more), whose mailing address is as hereinafter set forth, the receipt of which is hereby acknowledged, and for the further consideration that the Grantee has executed and delivered one certain promissory note of even date herewith in the original principal sum of **FOURTEEN THOUSAND EIGHT HUNDRED TWO AND 69/100 DOLLARS (\$14,802.69)**, payable to the order of Grantor herein, at such place as is designated by Grantor, bearing interest and payable as in said note provided; said note containing the usual provisions for attorney's fees and acceleration of maturity in case of default and being secured by Vendor's Lien herein and hereby expressly retained in favor of the holder thereof on the property hereinafter described, and as further security for the payment of said indebtedness, the **SUPERIOR TITLE** and **VENDOR'S LIEN** of said property are hereby retained by Grantor herein, until the whole of said note has been fully paid; said note being additionally secured by a Deed of Trust of even date herewith to **NORTH O. WEST**, Trustee; has **GRANTED, SOLD and CONVEYED** and by these presents Grantor does hereby **GRANT, SELL and CONVEY** unto Grantee herein, the following described real property together with all improvements thereon situated in Bexar County, Texas, described as follows, to-wit:

BEING 1.139 acres (49,599 sq. ft.) of land, more or less, out of a 6.935 acre tract described as East Houston Estates, Unit 2, recorded in Volume 7700, Page 53 of the Deed and Plat Records of Bexar County, Texas, and being a part of N.C.B. 10615 of the City of San Antonio, Bexar County, and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said Grantee herein, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors and/or assigns, TO WARRANT and FOREVER DEFEND all and singular the said premises unto the Grantee herein, Grantee's heirs, successors and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations, of record affecting the property herein conveyed.

EXECUTED ON May 29, 2002

Yolanda H. Colebank
YOLANDA H. COLEBANK

(ACKNOWLEDGMENT)

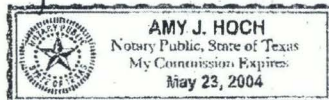
STATE OF TEXAS

§

COUNTY OF BEXAR

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This instrument was ACKNOWLEDGED before me, on this the 9th day of July, 2002, by YOLANDA H. COLEBANK



Amy J. Hoch
Notary Public, State of Texas

AFTER RECORDING RETURN TO
GRANTEE'S MAILING ADDRESS:

ALDO VILLARREAL
2822 KAISER
SAN ANTONIO, TX 78222

Prepared in the Law Offices of:

West & West

Attorneys at Law, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

Exhibit "A"

Book 9463 Page 2475

EXHIBIT "A"

BEING 1.139 acres (49,599 sq. ft.) of land, more or less, out of a 6.935 acre tract described as East Houston Estates, Unit 2, recorded in Volume 7700, Page 53 of the Deed and Plat Records of Bexar County, Texas, and being a part of N.C.B. 10615 of the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin set in the west line of the J. C. Rice Subdivision, N.C.B. 12883 (unrecorded) said line also being the west line of the J. L. Ackermann Subdivision as recorded in Volume 980, Page 359 of the Deed and Plat Records of Bexar County, Texas for the southeast corner of this tract and the southeast corner of the above referenced Unit-2, said point also being the northeast corner of a 66.886 acre tract described in Volume 5404, Page 82 of the Real Property Records of Bexar County, Texas;

THENCE, along the common line with said 66.886 acre tract as follows:

N 89°49'33" W, 120.96 feet to an iron pin set,

S 00°10'27" W, 37.38 feet to an iron pin found,

N 89°49'33" W, 49.99 feet to an iron pin found and

N 89°59'11" W, 182.66 feet to an iron pin set in the east line of a Drainage R.O.W. described in Volume 5438, Page 859 of the Real Property Records of Bexar County, Texas for the southwest corner of this tract;

THENCE, N 00°00'58" E, 120.61 feet along the common line with said Drainage R.O.W. to an iron pin set in the existing south R.O.W. line of Waycross Lane for the northwest corner of this tract.

THENCE, S 89°38'13" E, 27.12 feet along said south R.O.W. line to an iron pin found in same for the beginning of a curve to the left;

THENCE, along said south R.O.W. line with a curve having a central angle of 25°59'45", a radius of 394.88 feet, a tangent distance of 91.15 feet, an arc length of 179.16 feet and a chord bearing and distance of N 77°21'55" E, 177.63 feet to an iron pin set in same for the point of a reverse curve;

THENCE, along said south R.O.W. line with a curve having a central angle of 26°05'53", a radius of 313.24 feet, a tangent distance of 72.60 feet, an arc length of 142.68 feet and a chord bearing and distance of N 77°25'01" E, 141.45 feet to an iron pin set in same for the end of this curve;

THENCE, S 89°32'01" E, 14.99 feet along said south R.O.W. line to an iron pin set in same for the northeast corner of this tract;

THENCE, S 00°04'14" E, (Ref. Brg.) 153.17 feet along the common line with said Tract G to the POINT OF BEGINNING and containing 1.139 acres (49,599 sq. ft.) of land, more or less.

Any provision herein which restricts the sale, or use of the described real property because of race is hereby and irrevocably 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 herein by me and was duly RECORDED
in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20020367628
Pages 2
07/09/2002 01:40:18 PM
Filed & Recorded in
Official Records of
BEXAR COUNTY
BERRY RICHHOFF
COUNTY CLERK
Fees \$11.00

JUL 09 2002



Serry Richhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

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