

ORDINANCE 2022-08-18-0617

AMENDING THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.290 ACRES OF LAND LOCATED AT 3238 MISSION ROAD AND 3244 MISSION ROAD, LEGALLY DESCRIBED AS 0.290 ACRES OUT OF NCB 7659 FROM "LOW DENSITY RESIDENTIAL" TO "NEIGHBORHOOD COMMERCIAL".

* * * * *

WHEREAS, the South Central San Antonio Community Plan was adopted on August 19, 1999 by City Council as a component of the City's Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Comprehensive Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Comprehensive Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on June 22, 2022 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE;**

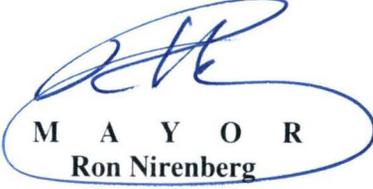
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.290 acres of land located at 3238 Mission Road and 3244 Mission Road, legally described as 0.290 acres out of NCB 7659, from "Low Density Residential" to " Neighborhood Commercial". All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes.

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

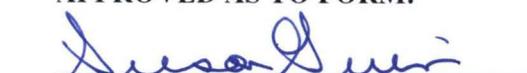
SECTION 3. This ordinance shall take effect August 28, 2022.

PASSED AND APPROVED on this 18th day of August, 2022.


M A Y O R
Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting August 18, 2022

11.

2022-08-18-0617

PLAN AMENDMENT CASE PA-2022-11600048 (Council District 3): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on 0.290 acres out of NCB 7659, located at 3238 Mission Road and 3244 Mission Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700134)

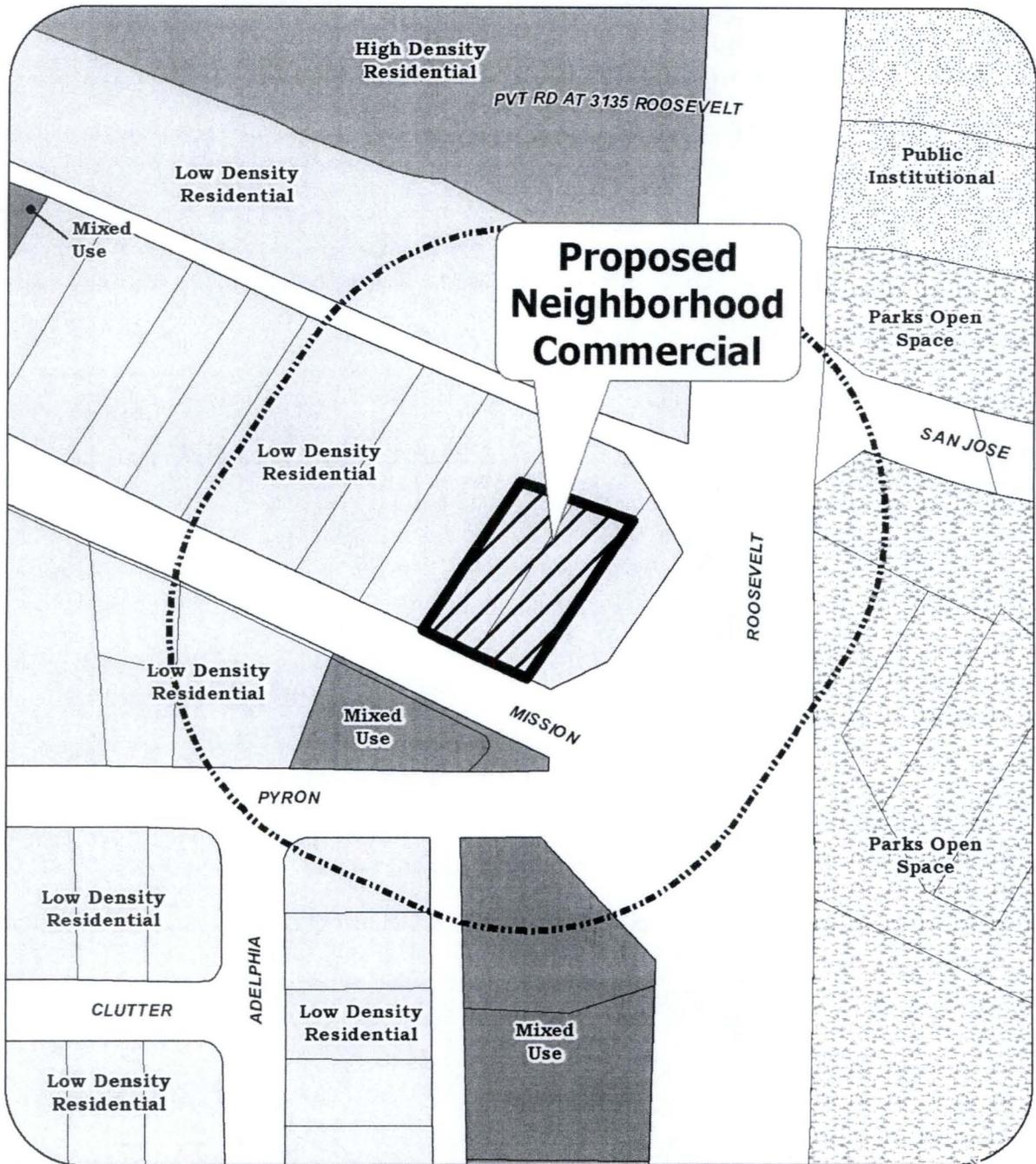
Councilmember Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Perry

Absent: Sandoval

5180-BI-PO-SSOS

ATTACHMENT I
Proposed Amendment:



**Proposed
Neighborhood
Commercial**

| | | | | | | |
|--|--------------------------|------------------------|--------------------------|-------------------------|----------------------|------------------|
| | | 200' Notification Area | | Low Density Residential | | Parks Open Space |
| | Proposed Land Use Change | | High Density Residential | | Public Institutional | |
| | | | Mixed Use | | | |

**South Central San Antonio
Community Plan**
Proposed Plan Amendment 2211600048 Area

City of San Antonio
Planning and Community
Development Department

1007 Commerce Street, Suite 1000
San Antonio, TX 78205
781-341-2000

AZJ
08/18/2022
Item No. 11

Attachment ‘II’

PA-2022-11600048

Z-2022-10700134

FILED BY ATC
LINCOLN HGTS
GF # 4000032200134

Warranty Deed

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.

Date: March 31, 2022

Grantor: William Gemblar, Successor Independent Executor of the Estate of Henry Gemblar, Jr., Deceased

Grantor's Mailing Address:

Grantee: Anna Ferante Cascarano

Grantee's Mailing Address: 113 East Redgewood Ct., San Antonio, Bexar County, Texas 78212

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): A 0.290 acre parcel of land out of New City Block 7659, said 0.290 acre parcel of land being part of what is sometimes designated as Lots 1 and 2, being out of the HUIZAR ESTATE TRACT, recorded in Volume 1021, Page 205, Bexar County Deed Records out of the R. T. HIGGINBOTHAM SURVEY NO. 29, being more particularly described in Exhibit "A", attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

1693767

WARRANTY DEED

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

THAT, THOMAS C. BORDELON and wife, MAXINE GOODMAN BORDELON, of Bexar County, Texas, in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid by the Grantor hereinafter named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto HENRY GEMBLER, JR. whose mailing address is 539 East Pyron, San Antonio, Texas, 78214, the following described real property, together with all improvements thereon situated in Bexar County, Texas, described as follows, to-wit:

A 0.290 acre parcel of land out of New City Block Seven Thousand Six Hundred Fifty Nine (7,659), said 0.290 acre parcel of land being part of what is sometimes designated as Lots One (1) and Two (2), being out of the HUIZAR ESTATE TRACT, recorded in Volume 1021, Page 205, Bexar County Deed records, out of the R. T. HIGGINBOTHAM SURVEY NO. 29, and being more particularly described in the EXHIBIT "A" which is attached hereto.

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, his heirs, successors or assigns forever. And we do hereby bind ourselves, our heirs executors, administrators, successors, and assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the Grantee herein, his heirs, assigns and successors, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to any and all restrictions, easements, setback lines, terms, provisions, covenants, conditions and, reservations of record affecting the herein conveyed property.

EXECUTED this the 19th day of December, 1988.

Thomas C. Bordelon
THOMAS C. BORDELON

Maxine Goodman Bordelon
MAXINE GOODMAN BORDELON

STATE OF TEXAS §
COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the 23rd day of December, 1988, by THOMAS C. BORDELON ~~and wife~~, ~~MAXINE GOODMAN BORDELON~~



\$5.00 Y 01-01-93

Janice Sanders
Notary Public, State of Texas

STATE OF MASSACHUSETTS X
COUNTY OF SUFFOLK X

THIS INSTRUMENT WAS ACKNOWLEDGED before me, on this the 21st day of DECEMBER, 1988., by MAXINE GODMAN BORDELON.

Susan M. Young
Notary Public, State of Massachusetts
SUSAN M. YOUNG
Print name
My commission expires 3-4-94

VOL 147 PAGE 130

EXHIBIT "A"

BEGINNING at a point on the north right-of-way line of Mission Road, said point being the southeast corner of Lot 4-B, and the southwest corner of Lot 1 and being on the west boundary line of the said Huizer Estate tract, for the southwest corner and the point of beginning of the tract herein described;

THENCE in a northerly direction with the west boundary line of the Huizer Estate Tract and the west boundary line of Lot 1 and the east boundary line of Lot 4-B, forming an interior angle of $81^{\circ} 48' 00''$ a distance of 145.26 feet to a point for the northwest corner of the tract herein described;

THENCE in an easterly direction forming an interior angle of $98^{\circ} 00' 00''$ a distance of 85.20 feet to a point on the east boundary line of Lot 2 and the west boundary line of Lot 3, for the northeast corner of the tract herein described;

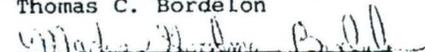
THENCE in a southerly direction with the east boundary line of Lot 2 and the west boundary line of Lot 3 forming an interior angle of $84^{\circ} 10' 00''$ a distance of 144.25 feet to a point on the north right-of-way line of Mission Road, said point being the southeast corner of Lot 2 and the southwest corner of Lot 3, for the SE corner of the tract herein described

THENCE in a Westerly direction with the north right-of-way line of Mission Road and the south boundary line of Lot 2 and Lot 1, forming an interior angle of $96^{\circ} 02' 00''$ a distance of 90.80 feet to the point of beginning and containing 0.290 acres of land more, or less.

Ret. to:
Alamo title

July 4 7 7 PAGE 1 | 3 |

SIGNED FOR IDENTIFICATION:


Thomas C. Bordelon

Maxine Goodman Bordelon

PA-2022-11600048
Z-2022-10700134

[Signature]
FILED IN OFFICE
ROBERT D. GREEN
CLERK BEHAR CO.
1989 DEC 30 P 4: 42

[Signature]
COUNTY CLERK BEHAR COUNTY, TEXAS



68861 4/11/11
THE STATE OF TEXAS
COUNTY OF BEHAR
CLERK OF COURTS
BEHAR COUNTY, TEXAS
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF BEHAR COUNTY, TEXAS, ON THE 11th DAY OF APRIL, 2011.
ROBERT D. GREEN
CLERK OF COURTS
BEHAR COUNTY, TEXAS