

ORDINANCE 2022-12-01-0943

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 on 0.234 acres out of NCB 3559, located at 2316 South Flores Street, from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "NC MLOD-2 MLR-2 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

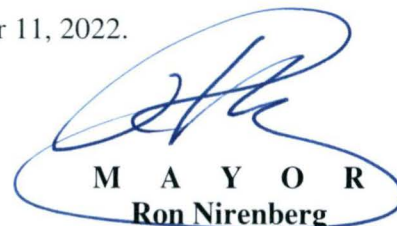
SECTION 2. A description of the property, as recorded in Warranty Deed Document No. 20130058918 of the Official Public Record of Real Property of Bexar County, is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 December 11, 2022.

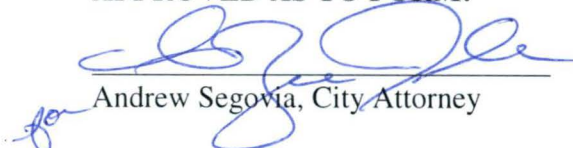
PASSED AND APPROVED this 1st day of December, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 1, 2022

37.

2022-12-01-0943

ZONING CASE ZONING Z-2022-10700285 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "NC MLOD-2 MLR-2 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.234 acres out of NCB 3559, located at 2316 South Flores Street. Staff and Zoning Commission recommend Approval.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

Aye:	Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage
Abstain:	Gallagher
Absent:	McKee-Rodriguez, Pelaez

Sec. 1302937825.MGM

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.

GENERAL WARRANTY DEED

Date: March 25, 2013

Grantor: LABORDE FAMILY MEMORIAL FOUNDATION

Grantor's Mailing Address:

1518 South Flores Street
San Antonio, Texas 78204
Bexar County

Grantee: GAOS PAMPANTAS, LLC

Grantee's Mailing Address:

24803 Shinnecock Trail
San Antonio, TX 78260
Bexar County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

0.234 of an acre of land being a portion of Lot A, Block A, New City Block 3559, E.J. Lamm's Subdivision, in the City of San Antonio, Bexar County, Texas according to plat thereof recorded in Volume 368, Page 54, Deed and Plat Records of Bexar County, Texas; said 0.234 acres of land being the same property described in deed recorded in Volume 12742, Page 1931, Real Property Records, Bexar County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2013, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Exhibit "A"

BEING 0.234 OF AN ACRE OF LAND BEING A PORTION OF LOT A, BLOCK A, NEW CITY BLOCK 3559, E.J. LAMM'S SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 368, PAGE 54, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.234 ACRES OF LAND BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 12742, PAGE 1931, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a mag nail set marking the intersection between the Northeast right-of-way line of Bank St with the Southeast right-of-way line of S Flores St;

THENCE North 16° 06' 54" East 81.00 feet along the Southeast Right-of-Way line of S Flores St to a ½" iron rod set with cap marked "RPLS 5578" marking the Northwest corner of the herein described tract;

THENCE South 75° 07' 55" East 124.66 feet along the North line of said Lot A to a ½" iron rod set with cap marked "RPLS 5578" marking the most Easterly corner of the herein described tract, and also marking the Northwest corner of the East irregular 8.0 feet of the West irregular 126.5 feet of said Lot A as described in deed recorded in Volume 8284, Page 498, Real Property Records, Bexar County, Texas;

THENCE South 20° 19' 44" West 86.80 feet to a ½" iron rod found on the Northeast Right-of-Way line of Bank St marking the Southwest corner said East irregular 8.0 feet of the West irregular 126.5 feet of said Lot A;

THENCE North 72° 30' 19" West 118.30 feet to the **POINT OF BEGINNING**, and containing 0.234 acres of land.

Doc# 20130058918
Pages 4
03/26/2013 12:15PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$24.00

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.
03/26/2013 12:15PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff