

AN ORDINANCE **2016-06-02-0422**

**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 2.41 acres out of NCB 18009 from "C-2" Commercial District and "R-6" Residential Single-Family District to "C-2" Commercial District.

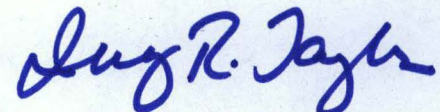
**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**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.

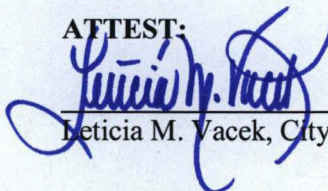
**SECTION 5.** This ordinance shall become effective June 12, 2016.

**PASSED AND APPROVED** this 2<sup>nd</sup> day of June 2016.

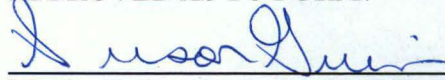


**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Martha G. Sepeda, Acting City Attorney  
*for*



Fidelity National Title GPO 41008761 RJ

Warranty Deed

Z2016114

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: October 6<sup>TH</sup>, 2010

Grantor: MICHAEL RONNIE WILSON, Individually and as Trustee for the MARY VONCILE WILSON FAMILY TRUST

Grantor's Mailing Address: 13617 Fitzhugh Road, Austin, Hays County, Texas 78736

Grantee: WILLIAM SWEATT

Grantee's Mailing Address:

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 parcel of land containing 2.41 acres, more or less, comprising all of Tracts Nos. 6 and 16, of an unrecorded plat of sixteen acre tracts of land out of the Clara Marie Biering Tract of 220.31 acres, out of the Perry Davis Survey No. 267, Abstract No. 189, County Block 4528 (New City Block 18009), situated in San Antonio, Bexar County, Texas, SAVE AND EXCEPT a 0.006 acre parcel conveyed to the County of Bexar by deed recorded in Volume 7073, Page 921, Deed Records of Bexar County, Texas, subject parcel being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty: All effective and enforceable liens, restrictions, reservations, conditions, covenants and easements of record in the Deed and Real Property Records of Bexar County, Texas.

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.

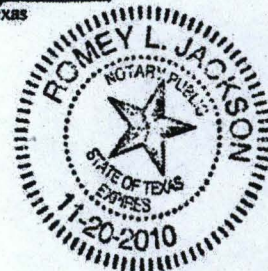
When the context requires, singular nouns and pronouns include the plural.

*Michael Ronnie Wilson*  
MICHAEL RONNIE WILSON, Individually  
and as Trustee for the MARY VONCILE  
WILSON FAMILY TRUST

STATE OF TEXAS  
COUNTY OF BEXAR

This instrument was acknowledged before me on this 6<sup>TH</sup> day of October, 2010, by MICHAEL RONNIE WILSON, Individually and as Trustee for the MARY VONCILE WILSON FAMILY TRUST.

*[Signature]*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
WILLIAM SWEATT



**EXHIBIT "A"**

A parcel of land containing 2.41 acres, more or less, comprising all of Tracts Nos. 6 and 16, of an unrecorded plat of sixteen acre tracts of land out of the Clara Marie Biering Tract of 220.31 acres, out of the Perry Davis Survey No. 267, Abstract No. 189, County Block 4528 (New City Block 18009), situated in San Antonio, Bexar County, Texas, SAVE AND EXCEPT a 0.006 acre parcel conveyed to the County of Bexar by deed recorded in Volume 7073, Page 921, Deed Records of Bexar County, Texas, subject parcel being more particularly described as follows:

**BEGINNING** at an iron pin on the northeast right-of-way line of the Bandera Road (State Highway 16) for the most westerly corner of said 2.14 acre Tract, being 685.8 feet South 37° 57' East and 56.06 feet South 38° 44' East from the Southwest Corner of said Clara Marie Biering 220.31 Acres Tract;

**THENCE** North 51° 24' East, 272.25 Feet to an iron pipe at an angle:

**THENCE** North 52° 57' East, 271.5 Feet to an iron pipe on southwest line of a fifty foot road, and North Corner of this tract;

**THENCE** with southwest line of said fifty foot road, South 37° 57' East, 151.5 feet to an iron pipe, for a Southeast Corner of this tract;

**THENCE** with west line of said fifty foot road, South 21° 00' West 301.95 feet to an iron pipe for a corner;

**THENCE** North 42° 05' West, 75.5 feet to an iron pipe at an angle:

**THENCE** North 40° 11' West, 79.89 Feet to an iron pipe for a corner;

**THENCE** South 49° 39' West, 272.25 Feet to an iron pipe on the northeast right-of-way line of Bandera Road, the South corner of this tract;

**THENCE** with northeast right-of-way line of Bandera road, North 40° 11' West, 79.04 feet to an iron pipe at an angle;

**THENCE** continuing with northeast right-of-way line of Bandera Road, North 38° 44' West 84.4 feet to the POINT OF BEGINNING being all of a 2.41 acre SAVE AND EXCEPT the 0.006 acre tract conveyed to the County of Bexar by deed recorded in Volume 7073, Page 921, Deed Records of Bexar County, Texas.

**NOTE:** The Company does not represent that any acreage or square footage calculations in the above description or in any exhibit attached hereto are correct.



Doc# 20100181589  
# Pages 3  
10/07/2010 15:33:28 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD RICKHOFF COUNTY CLERK

Fees 20.00

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.  
10/07/2010 15:33:28 PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard Rickhoff*



<b>Agenda Item:</b>	<b>Z-14 ( in consent vote: Z-1, Z-2, Z-4, Z-5, Z-7, Z-9, Z-10, Z-11, Z-12, Z-14, Z-15, P-1, Z-17, Z-18, Z-19 )</b>						
<b>Date:</b>	06/02/2016						
<b>Time:</b>	02:09:06 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016114 (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District and "R-6" Residential Single-Family District to "C-2" Commercial District on 2.41 acres of land out of NCB 18009 located at 10920 Bandera Road. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				