

AN ORDINANCE 2016-08-18-0628

**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 1.89 acres of land out of NCB 10762, located at 4438 Wildt Road from "R-20" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for Self-Storage Facility.

**SECTION 2.** A description of the property 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.

**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.

SG/lj  
08/18/2016  
# Z-6

CASE NO. Z2016189

**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.

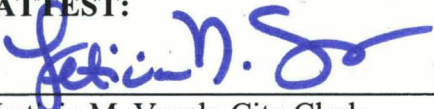
**SECTION 7.** This ordinance shall become effective the 28<sup>th</sup> day of August 2016.

**PASSED AND APPROVED** this 18<sup>th</sup> day of August 2016.

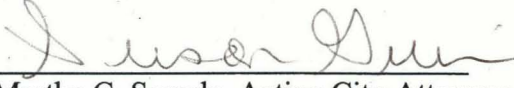


**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

<b>Agenda Item:</b>	<b>Z-6 ( in consent vote: P-2, Z-6 )</b>						
<b>Date:</b>	08/18/2016						
<b>Time:</b>	02:08:40 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2016189 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-20" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for a Self Storage Facility on 1.89 acres out of NCB 10762, located at 4438 Wildt Road. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16053)						
<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				
Alan Warrick	District 2		x				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				

GF# 1601334-03

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.

# WARRANTY DEED

STATE OF TEXAS  
COUNTY OF BEXAR

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

THAT, **VIVIAN RAE MINNIS OLIVARES**, a widow, 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 to Grantor in hand paid by **DON CLAUSON**, hereinafter called Grantee (whether one or more), whose mailing address is: 4515 GRANGER ST. SAN ANTONIO, TX 78207, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

A 1.89 acre tract of land out of Lot 16, New City Block 10762, OLIVE'S ARBOR SUBDIVISION, City of San Antonio, Bexar County, Texas, as recorded in Volume 9517, Page 56, Deed and Plat Records of Bexar County, Texas, a tract out of the M. G. DE ALANIZ SURVEY NO. 20, in Bexar County, Texas, and a tract out of a 1.3639 acre tract as recorded in Volume 4695, Page 127, Deed Records, Bexar County, Texas, said 1.89 acres being the same property described in deed to Vivian Rae Minnis Olivares recorded in Volume 13909, Page 1062, Official Public Records of Bexar County, Texas, and being more particularly described in the 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, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said 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.

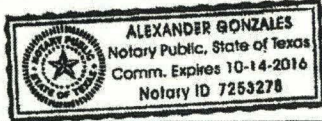
EXECUTED ON THE FOLLOWING DATE: April 15, 2016

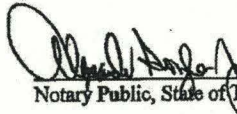
*Vivian Rae Minnis Olivares*  
VIVIAN RAE MINNIS OLIVARES

(ACKNOWLEDGEMENT)

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 15<sup>th</sup> day of April, 2016, by VIVIAN RAE MINNIS OLIVARES.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Prepared in the Law Offices of:

*West & West*  
Attorneys at Law, P.C.

2929 Mossrock, Suite 204  
San Antonio, Texas 78230

Exhibit "A"

METES AND BOUNDS DESCRIPTION  
FOR

1.89 ACRES

1.89 ACRE TRACT OF LAND CONSISTING OF 1.44 ACRES OUT OF LOT 16, NEW CITY BLOCK 10762, OLIVE'S ARBOR SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 9517, PAGE 56, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A 0.21 ACRE TRACT OUT OF THE M.G. DE ALARIZ SURVEY NO. 20, BEING SAME TRACT DESCRIBED IN VOLUME 3807, PAGE 482, DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALSO 0.24 ACRES OUT OF A 1.8699 ACRE TRACT AS RECORDED IN VOLUME 4695, PAGE 127, DEED RECORDS OF BEXAR COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING** at a found  $\frac{1}{4}$ " iron pin at the northwest corner of Lot 13, Balans Subdivision, Unit 1, as recorded in Volume 9510, Page 45, Deed and Plat Records of Bexar County, Texas and the south right-of-way of Wildt Road;
- THENCE:** departing the south right-of-way of Wildt Road, S 00°05'10" E, a distance of 395.92 feet to a found chain link fence post, for the southeast corner of this tract;
- THENCE:** N 89°47'38" W, a distance of 212.00 feet to a set  $\frac{1}{8}$ " iron pin along the north right-of-way of Linfa Kay Drive, for the southwest corner of this tract;
- THENCE:** N 90°54'38" E, a distance of 394.31 feet to a set  $\frac{1}{4}$ " iron pin at the south right-of-way of Wildt Road, for the northwest corner of this tract;
- THENCE:** along the south right-of-way of Wildt Road, N 89°44'55" E, a distance of 205.14 feet to the POINT OF BEGINNING and containing 1.89 acres of land.

Doc# 20160071271  
# Pages 4  
04/19/2016 10:41AM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$34.00

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.  
04/19/2016 10:41AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*

