

AN ORDINANCE 2014 - 08 - 21 - 0627

**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 acres out of Tract 2 (also known as Lot 2C), NCB 10757 from "R-5" Residential Single-Family District to "C-2" Commercial District.

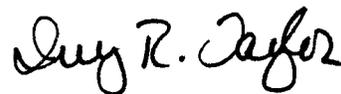
**SECTION 2.** The property is described in the deed recorded in Volume 13543, Page 2389 of the Bexar County Deed Records, a copy of which is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**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 August 31, 2014.

**PASSED AND APPROVED** this 21st day of August, 2014.



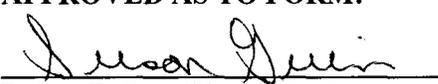
M A Y O R  
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	Z-6 ( in consent vote: Z-1, P-1, Z-2, P-3, Z-4, Z-5, Z-6, Z-8, P-4, Z-9, Z-10, P-5, Z-11, Z-12, P-6, Z-13, Z-14 )
<b>Date:</b>	08/21/2014
<b>Time:</b>	02:13:25 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2014156 (District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-2" Commercial District on 2 acres out of Tract 2 (also known as Lot 2C), NCB 10757 located at 1825 (also known as 1845) South W.W. White Road. Staff and Zoning Commission recommend approval.
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x



Z2014156

**WARRANTY DEED**

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.



That I SOILA S. LEIVA, of Riverside County, California, owning and occupying other property as my homestead, for no consideration, have GRANTED AND CONVEYED and by these presents do GRANT AND CONVEY TO SOILA LEIVA, TRUSTEE OF THE SOILA LEIVA LIVING TRUST DATED May 30, 1991, of Riverside County, California, all of the following real property situated in Bexar County, Texas, to-wit:

Two (2) acres of land known as Tract #2 of the F.H. Weber's Subdivision of 12 acres out of the J.M. Urriegas Survey #94 and being part of Tracts 2 and 3 of the H. J. Peterson Subdivision of 16 acres, as shown on plat recorded in Volume 939, Page 131, Deed Records of Bexar County, Texas, and more fully described as follows:

BEGINNING at the Southeast corner of Tract #2, according to said plat recorded in Volume 939, Page 131, Deed Records of the County;

THENCE in a Westerly direction along South line of said Tract 2, a distance of 590.6 feet to a point;

THENCE in a Northerly direction on a line perpendicular to the said South line of said Tract 2, a distance of 186.4 feet to a point which is Southwest and beginning place of the tract herein described;

THENCE continuing in a Northerly direction on said line a distance of 170.9 feet to a point which is the Northwest corner of this tract;

THENCE in an Easterly direction on a line parallel to said South line of said Tract 2, 486.9 feet to a point in the West line of the W.W. White Road;

THENCE in a Southerly direction along the West line of the W.W. White Road 176 feet to a point which is the Southeast corner of this tract;

THENCE in a Westerly direction on a line parallel to said South line of said Tract 2, a distance of 532.6 feet to the beginning point of this tract.

TO HAVE AND TO HOLD the above premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, her heirs

and assigns forever. And I, do hereby bind my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises claiming or to clam the same or any part hereof.

It is expressly agreed that the property together with all of its improvements are conveyed in "AS IS" condition "WITH ALL FAULTS" and without any express of implied warranties of any kind or character; and further, Grantor has made no oral or written representations, statements of fact or other warranties regarding the condition of the property or its improvements or its compliance with applicable laws, rules, or regulations.

SIGNED this 12th day of June, 2008.

Soila S. Leiva  
SOILA S. LEIVA

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.

On June 12, 2008, before me, Eva Ruiz,

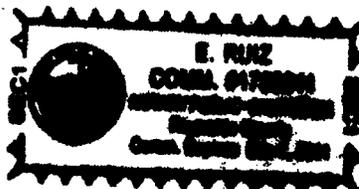
Notary Public, personally appeared SOILA S. LEIVA, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Eva Ruiz

SIGNATURE OF NOTARY



**After recording return to:**

Soila Leiva, Trustee  
919 Ridgewood Drive  
Corona, California 92881

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR

I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUN 16 2008



*Gerard Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20080126555 Fees: \$24.00  
06/16/2008 3:44PM # Pages 3  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERARD RICKHOFF COUNTY CLERK