

ORDINANCE 2020-06-04-0387

**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 Lot 1, Block 1, NCB 6692, save and except 0.0002 acres out of NCB 6692, from "C-2 NA H UC-3 AHOD" Commercial Nonalcoholic Sales Historic Fredericksburg Road Urban Corridor Airport Hazard Overlay District to "C-2 H UC-3 AHOD" Commercial Historic Fredericksburg Road Urban Corridor Airport Hazard Overlay District.

**SECTION 2.** A description of the property recorded in Warranty Deed Volume 4706, Page 1557 of the Official Public Records of Real Property of Bexar County, which is saved and excepted in Section 1 above, 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 June 14, 2020.

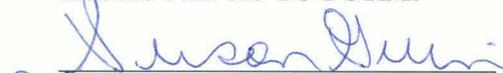
**PASSED AND APPROVED** this 4<sup>th</sup> day of June, 2020.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



# City of San Antonio

## City Council

June 04, 2020

**Item: Z-14**

**File Number: 20-3338**

**Enactment Number:**

**2020-06-04-0387**

ZONING CASE Z-2020-10700026 (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 NA H UC-3 AHOD" Commercial Nonalcoholic Sales Historic Fredericksburg Road Urban Corridor Airport Hazard Overlay District to "C-2 H UC-3 AHOD" Commercial Historic Fredericksburg Road Urban Corridor Airport Hazard Overlay District on Lot 1, Block 1, NCB 6692, save and except 0.0002 acres out of NCB 6692, located on 1901 Fredericksburg Road. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA 2020-11600017)

Councilmember Ana E. Sandoval made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

**Aye:** 9 Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Cabello  
Havrda, Sandoval, Pelaez, Courage and Perry

**Absent:** 2 Nirenberg and Gonzales

SG  
06/04/2020  
Item No. Z-14

# **EXHIBIT “A”**

1845525

/dow 10/12/89

Parcel: 12752

Return to:

Project: Elmendorf St. Drain-  
age #38, Phase II

Real Estate Division  
City of San Antonio  
P. O. Box 839966  
San Antonio, Tx. 78283-3966

WARRANTY DEED  
\*\*\*\*\*

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

THAT WILLIAM ODIS WALKER and WILLIAM ODIS WALKER, JR., each owning, occupying and claiming other property as his homestead, hereinafter referred to as "GRANTORS", of the County of Bexar, State of Texas, for and in consideration of the sum of FIFTY-FIVE AND NO/100 (\$55.00) DOLLARS to them in hand paid by the "GRANTEE" herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the CITY OF SAN ANTONIO, hereinafter referred to as "GRANTEE", a municipal corporation, of the County of Bexar, State of Texas, whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, all of the following described real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, to-wit:

A parcel of land out of Lot 1, Block 1, New City Block 6692, in the City of San Antonio, Bexar County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

It is further understood and agreed that the consideration received by the "GRANTORS" is also in full payment for all damages to the remaining property, if any, of the "GRANTORS".

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said "GRANTEE", its successors and assigns forever; and GRANTORS do hereby bind themselves, their heirs, executors and administrators to WARRANT and FOREVER DEFEND all and singular the said premises unto the said "GRANTEE", its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 14<sup>TH</sup> day of NOVEMBER, A. D., 1989.

*William Odis Walker*  
WILLIAM ODIS WALKER

*William Odis Walker, Jr.*  
WILLIAM ODIS WALKER, JR.

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Marranty Deed - Parcel 12752 - Page 2

STATE OF TEXAS |  
COUNTY OF BEGAR |

This instrument was acknowledged before me on this the 14<sup>TH</sup> day of NOVEMBER, 1989 by WILLIAM ODIS WALKER.

*Eldon D. White*  
Notary Public in and for the State of TEXAS  
ELDON D. WHITE  
NOTARY'S PRINTED SIGNATURE  
MY COMMISSION EXPIRES: 10-6-92

STATE OF TEXAS |  
COUNTY OF BEGAR |

This instrument was acknowledged before me on this the 14<sup>TH</sup> day of NOVEMBER, 1989 by WILLIAM ODIS WALKER, JR.

*Eldon D. White*  
Notary Public in and for the State of TEXAS  
ELDON D. WHITE  
NOTARY'S PRINTED SIGNATURE  
MY COMMISSION EXPIRES: 10-6-92

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Parcel No. 12752

June 12, 1989

FIELD NOTES

For a parcel of land containing 8.607 square feet or 0.0002 acres and being a triangle area located at the West corner of Lot 1, Blk 1, WCB 6692, located at the northwest corner of the intersection of Donaldson Avenue and Fredericksburg Road and being more particularly described to-wit:

Beginning at a point being the East corner of Lot 1 and being at the intersection of the North right-of-way of Donaldson Avenue and the Southwest right-of-way of Fredericksburg Road;

Thence in a Westerly direction with an interior angle of  $43^{\circ} 31' 00''$ , a total distance of 5.00 feet to a point for a corner;

Thence in a Northeasterly direction with an interior angle of  $68^{\circ} 14' 30''$ , a total distance of 3.71 feet to a point for a corner;

Thence in a Southeasterly direction with an interior angle of  $68^{\circ} 14' 30''$ , a total distance of 5.00 feet to the point of beginning.



Job No. S 17064-83

JUN 13 1989

*George Ozuna, Jr.*  
George Ozuna, Jr.  
Registered Public Surveyor

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EXHIBIT "A"

OZUNA & ASSOCIATES, INC.

Any person who signs this document has read the contents of the instrument and has acknowledged to the undersigned that the instrument is the true and correct expression of his or her intent and that the instrument is not void for any reason. The undersigned is a duly qualified and authorized officer of the State of Texas and is acting in the public interest. The undersigned is not a party to the instrument and is not bound by its terms. The undersigned is not a party to the instrument and is not bound by its terms. The undersigned is not a party to the instrument and is not bound by its terms.

NOV 30 1989



*Robert D. Green*  
COUNTY CLERK, TEXAS

FILED IN MY OFFICE  
ROBERT D. GREEN  
COUNTY CLERK, TEXAS  
NOV 29 AM 9 51

*R*