

ORDINANCE 2022-06-16-0469

**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 18, save and except 84.47 square feet, Block 5, NCB 10244, located at 170 Ferris Avenue, from "C-3 EP-1 MLOD-3 MLR-2" General Commercial Facility Parking/ Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-6 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Military Lighting Overlay Military Lighting Region 2 District.

**SECTION 2.** A description of the 84.47 square feet which is saved and excepted in Section 1, is recorded in a Warranty Deed, Volume 3905, Page 0829 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 June 26, 2022.

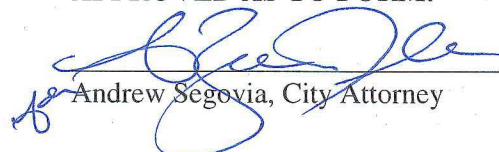
**PASSED AND APPROVED** this 16<sup>th</sup> day of June, 2022.

  
**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 Zoning & Land Use Session Meeting June 16, 2022

10.

2022-06-16-0469

ZONING CASE Z-2022-10700096 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 EP-1 MLOD-3 MLR-2" General Commercial Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-6 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 18, save and except 84.47 square feet, Block 5, NCB 10244, located at 170 Ferris Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval

# Exhibit “A”

Z-2022-10700096

1296880

/na 9/10/86

Parcel: 10961

RETURN TO:  
Right of Way Division  
P.O. Box 9066  
San Antonio, TX 78285

Project: Spriggsdale, Bundy,  
Ferris, Corliss, Baxter, Hub,  
Drew & Ambrosia St. Improvement  
Project

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

STATE OF TEXAS }  
COUNTY OF BEXAR }

KNOW ALL MEN BY THESE PRESENTS:

That, VALREE THOMPSON and wife, JOYCE M. THOMPSON, hereinafter referred to as "Grantors", of the County of Bexar, State of Texas, for and in consideration of the sum of ONE HUNDRED AND NO/100 (\$100.00) DOLLARS to Grantors 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 hereby GRANT, SELL and CONVEY unto CITY OF SAN ANTONIO, a municipal corporation, of the County of Bexar, State of Texas, hereinafter referred to as "Grantee", whose mailing address is P. O. Box 9066, San Antonio, Texas 78285, all of the following described real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, to-wit:

Being a tract of land 84.47 square feet of land more or less, out of Lot 18, Block 5, New City Block 10244 HOMESTAKE ADDITION, in the City of San Antonio, Bexar County, Texas. Said 84.47 square feet being described as follows:

COMMENCING at the Northwest corner of said Lot 18;

THENCE along the common line between Lot 17 and Lot 18, South 101.05 feet to a set iron pin for the POINT OF BEGINNING of the tract being described;

THENCE continuing along the common line between Lot 17 and Lot 18, South 15.83 feet to a point on the East right-of-way line of Spriggsdale Blvd.;

THENCE along the East right-of-way line of Spriggsdale Blvd., South 18° 24' 27" East, 8.55 feet to a point on the common line between Lot 18 and Lot 23;

THENCE along the common line between Lot 18 and Lot 23, East 5.27 feet to a set iron pin;

THENCE North 18° 24' 27" West, 25.24 feet to the POINT OF BEGINNING and containing 84.47 square feet of land more or less.

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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.

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Exhibit "A"



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 4<sup>TH</sup> day of DECEMBER, A. D., 1986.

Valree Thompson  
VALREE THOMPSON

Joyce M. Thompson  
JOYCE M. THOMPSON

STATE OF TEXAS  
COUNTY OF BEXAR

This instrument was acknowledged before me on this 4<sup>TH</sup> day of DEC, 1986, by VALREE THOMPSON and wife, JOYCE M. THOMPSON.

[Signature]  
Notary Public in and for the State of  
TEXAS

MY COMMISSION EXPIRES: 10-26-88

Any provision herein which purports to restrict the sale, rental or use of the described real property because of color or race is invalid and unenforceable under Federal Law, THE STATE OF TEXAS, COUNTY OF BEXAR.  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time signed herein by me, and was duly RECORDED, in the Official Public Records of Bexar County, Texas on

JAN 8 1987



Robert D. Green  
COUNTY CLERK, BEXAR COUNTY, TEXAS

FILED IN MY OFFICE  
ROBERT D. GREEN  
COUNTY CLERK BEXAR CO  
1987 JAN -6 AM 8:52

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