

ORDINANCE 2022-09-15-0702

**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 4 and Lot 5, Block 2, NCB 6201, Lot 71 and Lot 72, NCB 3098, and Lot 87, Block 2, NCB 3099 and 0.120 acres out of NCB 3099, located at 610 and 618 East Woodlawn Avenue, 2902 North Saint Mary's Street, 412 and 416 East Craig Place, from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District, "O-2 UC-4 AHOD" High-Rise Office North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "C-1 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District, on Lot 4 and Lot 5, Block 2, NCB 6201 and "C-1 S UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot, on Lot 71 and Lot 72, NCB 3098, and Lot 87, Block 2, NCB 3099, and 0.120 acres out of NCB 3099.

**SECTION 2.** A description of the 0.120 acres of property is recorded in Document No. 20200084215 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.** The City Council finds as follows:

- A.** The specific use will not be contrary to the public interest.
- B.** The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D.** The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E.** The specific use will not adversely affect the public health, safety and welfare.

5050-21-90-5505

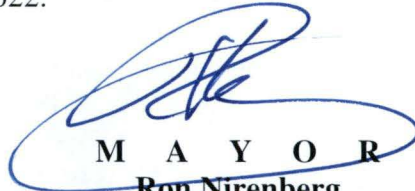
**SECTION 4.** The City Council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**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.

**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 September 25, 2022.

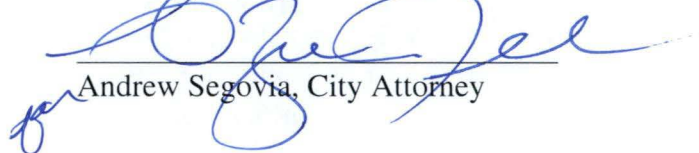
**PASSED AND APPROVED** this 15<sup>th</sup> day of September, 2022.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney





## City of San Antonio

### City Council Meeting September 15, 2022

8.

2022-09-15-0702

ZONING CASE Z-2022-10700182 S (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District, "O-2 UC-4 AHOD" High-Rise Office North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "C-1 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District on Lot 4 and Lot 5, Block 2, NCB 6201 and "C-1 S UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot on Lot 71 and Lot 72, NCB 3098, and Lot 87, Block 2, NCB 3099, and 0.120 acres out of NCB 3099, located at 610 and 618 East Woodlawn Avenue, 2902 North Saint Mary's Street, 412 and 416 East Craig Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600069)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Cabello Havrda 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-2022-10700182 S**

**NOTICE OF CONFIDENTIALITY: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**DEED**

**Date:** January 1, 2020

**Grantor:** 416 E. CRAIG, LLC, a Texas limited liability company

**Grantor's Mailing Address (including County):** 1250 N.E. Loop 410, Suite 236  
San Antonio, Bexar County, Texas  
78209

**Grantee:** 2806 N. ST. MARYS, LLC, a Texas limited liability company

**Grantee's Mailing Address (including County):** 1250 N.E. Loop Suite 236  
San Antonio, Bexar County, Texas  
78209

**Consideration:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

**Property (including any improvements):**

A tract of land containing 0.12 acres out of Lot 88, Block 2, NCB 3099, City of San Antonio, Bexar County, Texas, said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

**Reservations from and Exceptions to Conveyance:**

This Deed is expressly made subject to all easements, restrictions, encumbrances and any other exceptions or matters of record in the Official Real Property Records of Bexar County, Texas.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, without express or implied warranty; and all warranties that might arise by common law and the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded.

Exhibit "A"  
Attachment "II"



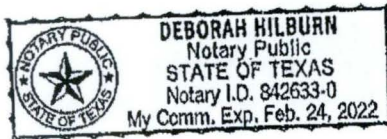
When the context requires, singular nouns and pronouns include the plural.

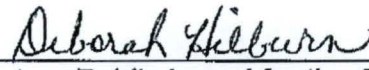
GRANTOR: 416 E. CRAIG, LLC,  
a Texas limited liability company

By:   
MALCOLM T. HARTMAN, Vice President

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me this 10<sup>th</sup> day of <sup>February</sup>~~January~~, 2020, by MALCOLM T. HARTMAN in his capacity as Vice President of 416 E. CRAIG, LLC, a Texas limited liability company.



  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

2806 N. St. Mary's, LLC  
1250 NE Loop 410, Suite 236  
San Antonio, Texas 78209

**EXHIBIT A  
PROPERTY**

**METES & BOUNDS DESCRIPTION**

OF A 0.12 ACRE (CALLED 0.124 ACRE) TRACT OF LAND BEING A PORTION OF LOT 88, BLOCK 2, NEW CITY BLOCK 3099, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, THE SAME TRACT OF LAND AS CONVEYED FROM GLORIA A. SANCHEZ TO JOE NICK VILLAREAL BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10216, PAGE 714, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** at a found ½" iron rod in the northerly R.O.W. line of Russell Place (A/K/A E. Russell Place, a 30' Public R.O.W.) for the southwest corner of the herein described tract, the southeast corner of Lot 87, said Block 2;

**THENCE** along and with the common boundary line of said Lot 87 and Lot 88, North 01°40'11" East, at a distance of 120.00 feet passing a found ½" iron rod, a total distance of 120.23 feet (called North 00°14'33" West, a distance of 120.00 feet) to a point of reference for the northwest corner of the herein described tract, the northwest corner of Lot 88, the northeast corner of Lot 87, a point in the southerly R.O.W. line of E. Craig Place (a 40' Public R.O.W.);

**THENCE** along and with said R.O.W., North 89°41'33" East, a distance of 44.98 feet (called North 89°41'33" East, a distance of 45.00 feet) to a found ½" iron rod for the northeast corner of the herein described tract, the northwest corner of a tract known as the east irregular five feet (5') of said Lot 88 and the west irregular twenty and a half feet (20.5') of Lot 89;

**THENCE** along and with the westerly boundary of said Tract, into and across said Lot 88, South 01°40'13" West, a distance of 120.01 feet (called South 00°14'33" East, a distance of 120.00 feet) to a found ½" iron rod for the southeast corner of the herein described tract, a point in the northerly R.O.W. line of said Russell Place;

**THENCE** along and with said R.O.W., South 89°24'35" West, a distance of 44.99 feet (called South 89°41'33" West, a distance of 45.00 feet) to the **POINT OF BEGINNING** and containing 0.12 acres, more or less.

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20200084215

**Recorded Date:** April 23, 2020

**Recorded Time:** 4:06 PM

**Total Pages:** 4

**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on:  
4/23/2020 4:06 PM



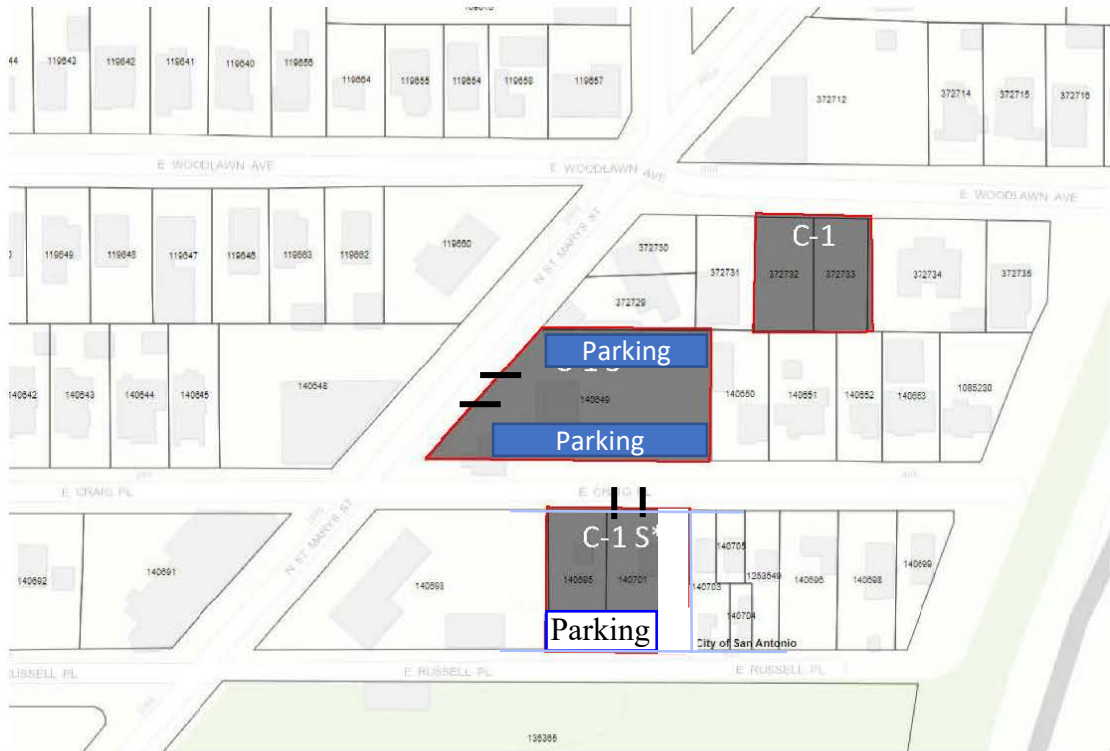
*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk



# **EXHIBIT “B”**

**Z-2022-10700182 S**

### Rezoning Exhibit for Properties at E Woodlawn and E Craig:



S\* = Specific Use Authorization for a commercial parking lot

Current Zoning: "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District, "O-2 UC-4 AHOD" High-Rise Office North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District

Requested Zoning: "C-1 UC-4 AIHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District, located at 610 and 618 East Woodlawn Avenue and "C-1 S UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot, located at 2902 North Saint Mary's Street, 412, 416 East Craig Place

**I, 2902 N St. Marys LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.**