

ORDINANCE

2023-02-02-0060

**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 2.721 acres out of NCB 10319, located at 2006 and 2018 Rigsby Avenue, from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District.


**SECTION 2.** A description of the property recorded in Warranty Deed Book 17297, Page 115 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 February 12, 2023.

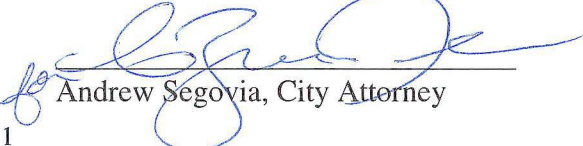
**PASSED AND APPROVED** this 2<sup>nd</sup> day of February, 2023.

  
**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 Meeting February 2, 2023

6.

**2023-02-02-0060**

ZONING CASE Z-2022-10700316 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 2.721 acres out of NCB 10319, located at 2006 and 2018 Rigsby Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Perry 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:** DISTRICT 7

# EXHIBIT “A”

FILED BY ATC  
HUEBNER

Exhibit "A"

GF # 40060044502m

General Warranty Deed

Date: May 15, 2015

Grantor: Antonio Carreon

Grantor's Mailing Address:

17791 Shady Falls Rd., lot 14  
Elmendorf, Texas 78112

Grantee: John Bonillas

Grantee's Mailing Address:

302 Marquis St, San Antonio, Texas 78216  
San Antonio, Texas

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A 2.721 acre tract of land consisting of Tract 2, a 1.00 acre tract of land recorded in Volume 2445, Page 171, of the deed records of Bexar County, Texas, and 1.721 acres of land out of a 1.78 acre tract of land, designated Tract 1, as recorded in Volume 2943, Page 115, of the Deed Records of Bexar County, Texas, said Tract 1 and Tract 2 being wholly within the Maria G. de Alanis Survey No. 20 in Bexar County, Texas, said 2.721 acre tract of land being more particularly described in Exhibit "A", attached hereto and made a part hereof.

Reservations from Conveyance:

None, other than those of record in the Deed and Property Records of Bexar County, Texas

Exceptions to Conveyance and Warranty:

None except those of record in the Deed and Plat Records of Bexar County, Texas

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the



Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

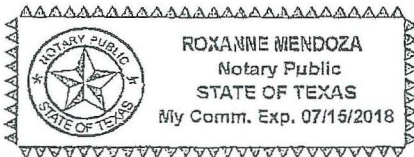
When the context requires, singular nouns and pronouns include the plural.

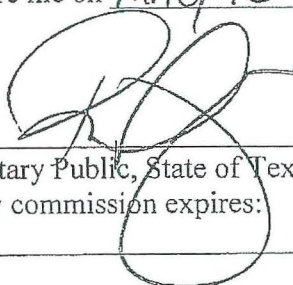
  
Antonio Carreon

STATE OF TEXAS )

COUNTY OF BEXAR )

This instrument was acknowledged before me on MAY 15 2015 <sup>(P)</sup>2014, by Antonio Carreon.



  
Notary Public, State of Texas  
My commission expires:

PREPARED IN THE OFFICE OF:

George Leal Willingham  
201 Donaldson Avenue  
San Antonio, TX 78201  
Tel: (210) 736-3800  
Fax: (210) 736-3902  
Email: glw@stic.net

AFTER RECORDING RETURN TO:

John Bonillas  
302 Marquis  
San Antonio, TX. 78216

FIELD NOTES  
FOR

A 2.721 Acre tract of land consisting of Tract 2, a 1.00 acre tract of land recorded in Volume 2445, Page 171 of the deed records of Bexar County, Texas, and 1.721 acres of land out of a 1.78 acre tract of land, designated Tract 1, as recorded in Volume 2943, Page 115 of the deed records of Bexar County, Texas, said Tract 1 and Tract 2 being wholly within the Maria G. de Alanis Survey No. 20 in Bexar county Texas. said 2.721 acre tract of land being more fully described as follows:

Commencing at a found iron pin at the intersection of the South line of U. S. Highway 87 (Rigsby Avenue) with the West line of Ancel Road, thence along the South line of U. S. Highway 87 (Rigsby Avenue), 106.62 feet to a found iron pin, said iron pin being the Northeast corner of said Tract 2, also being the Northeast corner of this 2.721 acre tract, and the point of Beginning:

THENCE: S 16°42'00" W, 582.00 feet along the East line of said Tract 2 to a point for the Southeast corner of Tract 2 and the Southeast corner of this 2.721 acre tract:

THENCE: N 72°24' W, 80.00 feet, with the South boundary of Tract 2 to a point for the Southwest corner of Tract 2, said point also being the Southeast corner of Tract 1, continuing N72°24' W, 154.70 feet along the South boundary of said Tract 1, for a total distance of 234.70 feet, to a point for the southwest corner of Tract 1 and the Southwest corner of this 2.721 acre tract:

THENCE: N 17°41' E, 327.15 feet along the West boundary line of Tract 1 to a point:

THENCE: S 89°31'30" E, 15.00 feet to a point

THENCE: N 17°41' E, 180.00 feet to a point on the South line of U. S. Highway 87 (Rigsby Avenue) and the Northwest corner of this 2.721 acre tract

THENCE: N 90°00' E, 142.80 feet along the South line of U. S. Highway 87 (Rigsby Avenue) and the North line of Tract 1 to a point, said point also being the Northeast corner of Tract 1 and the Northwest corner of Tract 2, continuing N 90°00' E, 78.50 feet along the South line of U. S. Highway 87 (Rigsby Avenue) and the North line of Tract 2 for a total distance of 221.30 feet and to the point of beginning and containing 2.721 acres of land.

Exhibit "A"

Z202210700316

Doc# 20150108916  
# Pages 4  
06/18/2015 9:08AM  
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.  
06/18/2015 9:08AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*