

AN ORDINANCE 2018-11-01-0896

**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 4.931 acres out of NCB 15655 from "R-6 AHOD MLOD-2 MLR-1 " Residential Single-Family Airport Hazard Overlay Military Lighting Overlay-2 Military Lighting Region-1 District to "MF-18 AHOD MLOD-2 MLR-1 " Limited Density Multi-Family Airport Hazard Overlay District Military Lighting Overlay-2 Military Lighting Region-1 District.

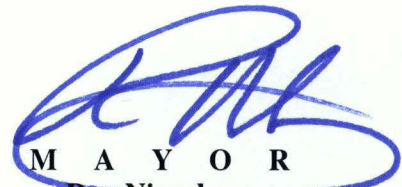
SECTION 2. A description of the property recorded in Warranty Deed Volume 18460, Page 1251 of the Official Public Record of Real Property of Bexar County, in Section 1 above, is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 November 11, 2018.

PASSED AND APPROVED this 1st day of November 2018.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

Agenda Item:	Z-9 (in consent vote: P-2, Z-3, Z-5, P-3, Z-6, P-4, Z-7, Z-8, P-5, Z-9, Z-10, Z-11)						
Date:	11/01/2018						
Time:	02:35:14 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018319 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 4.931 acres out of NCB 15655, generally located at Medina Base Road and Holm Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18090)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2	x					
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj
11/01/2018
Item No. Z-9

EXHIBIT “A”

22018319

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

WARRANTY DEED

STATE OF TEXAS

COUNTY OF BEXAR

Know all men by these presents, that Saint Ephrain Orthodox Church ("Grantor"), of the County of Bexar in the State Texas, for and in consideration of the sum of Ten (10) dollars, in hand paid by Zena Properties, LLC ("Grantee"), has granted, sold, and conveyed, and by these presents does grant, sell, and convey unto the said Grantee, of the County of Bexar, in the State of Texas, all that certain property described as:

See Exhibit "A" attached hereto and made a part hereof for all purposes

to have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Grantee, its heirs or assigns forever. And Grantor does hereby bind itself its heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the said Grantee, its heirs, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

Witness my hand, this 17th day of April, 2017.

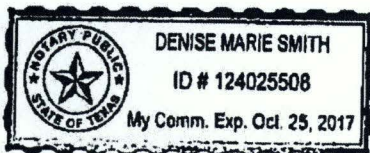
Saint Ephrain Orthodox Church

By: Fr. Mark Vair

Print Name: Fr. Mark Vair

Title: Pastor

This instrument was acknowledged before me on this 17th day of April 2017 by Fr. Mark Vair.



[Signature]
Notary Public Signature

Exhibit "A"

Z2018319

After recording return to:
Law Office of John M. Battiato
8800 Broadway, Ste 200
San Antonio, Texas 78217

EXHIBIT "A"

Z2018319

Metes and bounds description of a 4.931 acre tract of land being Tract No. 1302, described in Volume 5912, Page 40, Official Public Records, Bexar County, Texas and being out of the Maria F. Rodriguez Survey No. 4, Abstract No. 16, N.C.B. 15655, City of San Antonio, Bexar County, Texas, said 4.931 acre tract being that same 5.073 acre tract, recorded in Volume 6103, Page 570, Deed Records, Bexar County, Texas and being more particularly described as follows:

COMMENCING: at a found inch diameter iron pin at the intersection of the north right of way line of Medina Base Road, a 100 foot ROW and the intersection of east ROW line of Whitewood Drive, an 83 foot right of way;

THENCE: S 79° 03' 48" East, 713.96 feet along the north ROW line of Medina Base Road to a set inch diameter iron pin for the southwest corner and point of beginning of this tract;

THENCE: N 49° 01' 01" West, 347.82 feet to a set inch diameter iron pin for an angle point;

THENCE: N 70° 06' 50" East, 261.22 feet to a found inch diameter iron pin for an angle point;

THENCE: N 00° 30' 00" West, 127.00 feet to a found inch diameter iron pin for an angle point;

THENCE: N 12° 00' 00" East, 117.00 feet to a found inch diameter iron pin for an angle point;

THENCE: N 78° 30' 00" West, 57.00 feet to a found inch diameter iron pin for an angle point;

THENCE: N 61° 30' 00" West, 53.00 feet to a railroad spike found for an angle point;

THENCE: N 28° 00' 00" East, 6.00 feet to a railroad spike found for an angle point;

THENCE: N 61° 30' 00" West, 108.00 feet to a railroad spike found for an angle point;

THENCE: N 04° 50' 00" West, 47.00 feet to a found inch diameter iron pin for an angle point;

THENCE: N 78° 31' 43" West, 12.17 feet to a found inch diameter iron pin for an angle point;

THENCE: N 14° 09' 09" East, 50.00 feet to a found inch diameter iron pin for an angle point;

THENCE: S 75° 50' 00" East, 6.00 feet to a found inch diameter iron pin for an angle point;

THENCE: N 13° 56' 42" East, 73.12 feet to a found inch diameter iron pin for an angle point;

THENCE: S 86° 19' 37" East, 14.85 feet to a found inch diameter iron pin for an angle point;

THENCE: N 09° 10' 00" East, 70.64 feet to a set inch diameter iron pin in the south line of a City Public Service Board 40 foot easement recorded in Volume 4955, Page 423 and Volume 2515, Page 256, Deed Records, Bexar County, Texas, for the northwest corner of this tract;

THENCE: S 79° 47' 55" East, 66.50 feet along the south line of said City Public Service Board 40 foot easement to a set inch diameter iron pin for an angle point;

THENCE: S 61° 28' 47" East, 336.68 feet along the southwest line of said City Public Service Board 40 foot easement to a inch diameter iron pin for the northeast corner of this tract and the northwest corner of Lot 1, N.C.B 15655, City of San Antonio, Fasone Subdivision recorded in Volume 6800, Page 36, Map Records, Bexar County, Texas;

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EXHIBIT "A"
(Continued)

THENCE: S 10° 51' 30" West, 743.75 feet along the west line of Lot 1, Fasone Subdivision to a found va inch diameter iron pin in the north ROW line of Medina Base Road for the southeast corner of this tract and the southwest corner of Lot 1, N.C B. 15655, County Block 4303, Fasone Subdivision;

THENCE: N 79° 10' 45" West, 80.20 feet along the north ROW line of Medina Base Road to the Point of Beginning and containing 4.931 acres of land more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

Z2018319

Doc# 20170071153
Pages 5
04/17/2017 4:09PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$38.00

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.
04/17/2017 4:09PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

Public Information Report

Z2018319

Public Information Report
ZENA PROPERTIES LLC
Report Year :2016

Information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS.

You may order a copy of a Public Information Report from open.records@cpa.texas.gov or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
MEMBER	GEORGE ATALLAH 8800 BROADWAY STE 200 SAN ANTONIO, TX 78217
MEMBER	SALIBA FAMILY JOINT LIVING TRUST 8800 BROADWAY STE 200 SAN ANTONIO, TX 78217