

AN ORDINANCE 2017-12-07-0961

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 6.651 acres out of NCB 10571 from "I-2" Heavy Industrial District to "C-3" General Commercial District.


SECTION 2. A description of the property recorded in Volume 18704, Page 2077 of the Official Public Records of Real Property 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 December 17, 2017.

PASSED AND APPROVED this 7th day of December 2017.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-16 (in consent vote: 19, Z-1, Z-2, Z-6, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, P-6, Z-13, P-7, Z-15, Z-16, Z-17, P-8, Z-18, Z-19, P-9, Z-20, Z-24, Z-25, Z-26, Z-27, Z-28, P-10, Z-29, Z-31, P-11, Z-32, Z-33, Z-35, P-13, Z-39)						
Date:	12/07/2017						
Time:	04:12:59 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017295 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-2" Heavy Industrial District to "C-3" General Commercial District on 6.651 acres out of NCB 10571, located at 3855 North Panam Expressway. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x			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				
Clayton H. Perry	District 10		x				x

SG/lj
12/07/2017
Item No. Z-16

Exhibit “A”

Z2017295

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

STATE OF TEXAS §

§

COUNTY OF BEXAR §

3855 IH 35 NORTH, LLC, a Nevada limited liability company, hereinafter referred to as "Grantor," whether one or more, of the County of Bexar, State of Texas, for and in consideration of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration paid to Grantor by Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, AND CONVEY to 3855 SAN ANTONIO HOLDINGS, LLC, a Nevada limited liability company, hereinafter referred to as "Grantee," whether one or more, whose address is 3790 Paradise Rd. Ste. 250, Las Vegas, Nevada, all of the following described real estate situated in Bexar County, Texas, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT 1

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 above named Grantee and Grantee's heirs, successors and assigns forever. Grantor does bind Grantor and Grantor's heirs, successors and assigns to **WARRANT AND DEFEND**, all and singular, the said Property unto the said Grantee and Grantee's heirs, successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

Exhibit "A"

L.M.H.
Initials *L.M.H.* (S) _____ (B)

Dated this 10th day of August, 2017.

3855 IH 35 NORTH, LLC,
a Nevada limited liability company

By Larry M. Hall
Larry M. Hall, Manager

By Gabriel A. Hall
Gabriel, Manager

STATE OF _____ §
COUNTY OF _____ §

See attached

Before me, _____, on this day personally appeared Larry M. Hall the Manager of 3855 IH 35 North, LLC, a Nevada limited liability company, known to me or proved to me through _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, on behalf of said limited liability company.

Given under my hand and seal of office, this _____ day of _____, 2017.

[OFFICER TITLE]

(Seal)

My commission expires on _____.

L.M.H.
Initials: L.M.H. (S) _____ (B)

STATE OF
COUNTY OF

§
§

See attached

Before me, _____, on this day personally appeared Gabriel Hall the Manager of 3855 IH 35 North, LLC, a Nevada limited liability company, known to me or proved to me through _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, on behalf of said limited liability company.

Given under my hand and seal of office, this ____ day of _____, 2017.

[OFFICER TITLE]

(Seal)

My commission expires on _____.

AFTER RECORDING RETURN TO:

3855 San Antonio Holdings LLC
3790 Paradise Road, Suite 250
Las Vegas, NV 89169

G.H.
Initials: *(S)* _____ (B)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

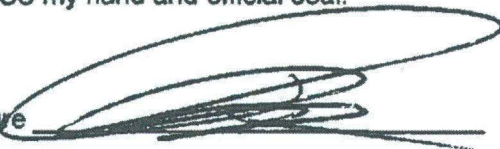
On August 10, 2017 before me, Bobbi Pearson
(insert name and title of the officer)

personally appeared Larry M. Hall
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~they executed the same in his/~~her~~their authorized capacity(ies); and that by his/~~her~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On August 10, 2017 before me Bobbi Pearson
(insert name and title of the officer)

personally appeared Gabriel Hall
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



Exhibit 1 to General Warranty Deed

Legal Description

Real property in the City of San Antonio, County of Bexar, State of Texas, described as follows:

6.651 ACRES OF LAND BEING THE NORTHEAST PART OF A 20.0 ACRE TRACT KNOWN AS TRACT NO. 3, AND SHOWN ON PLAT RECORDED IN VOLUME 642, PAGE 260, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF NEW CITY BLOCK 10571, SAN ANTONIO BEXAR COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD IN THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 FOR THE EASTERNMOST CORNER OF PAN AM, UNIT-1, RECORDED IN VOLUME 9512, PAGE 89 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE SOUTHERNMOST CORNER OF THIS 6.65 ACRE TRACT;

THENCE DEPARTING IH-35, FOLLOWING THE NORTHEAST LINE OF PAN AM, UNIT-A, N 38° 09' 29" W, A DISTANCE OF 429.90 FEET TO A FOUND IRON ROD IN THE SOUTHEAST LINE OF OLD SEGUIN ROAD FOR THE NORTHERNMOST CORNER OF PAN AM, UNIT-1, THE WESTERNMOST CORNER OF THIS TRACT;

THENCE FOLLOWING THE SOUTHEAST LINE OF OLD SEGUIN ROAD, THE FOLLOWING: N 54° 35' 31" E, A DISTANCE OF 164.03 FEET TO A FOUND IRON ROD; N 62° 05' 31" E, A DISTANCE OF 227.17 FEET TO A FOUND NAIL AND CAP; N 62° 47' 31" E, A DISTANCE OF 240.45 FEET TO A FOUND IRON ROD FOR THE WESTERNMOST CORNER OF A PRIVATE UTILITY EASEMENT RECORDED IN VOLUME 3012 PAGE 1219 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, THE NORTHERNMOST CORNER OF THIS TRACT;

THENCE DEPARTING OLD SEGUIN ROAD, FOLLOWING THE SOUTHWEST LINE OF SAID EASEMENT AND STRATFORD HOUSE INNS, SUBDIVISION NO. 1, RECORDED IN VOLUME 9504, PAGE 181 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, S 37° 34' 29" E, A DISTANCE OF 481.44 FEET TO A FOUND IRON ROD IN THE NORTHWEST LINE OF IH-35 FOR THE SOUTHERNMOST CORNER OF STRATFORD HOUSE INNS, SUBDIVISION NO. 1, THE EASTERNMOST CORNER OF THIS TRACT; THE FOLLOWING THE NORTHWEST LINE OF IH-35, THE FOLLOWING: S 63° 24' 00" W, A DISTANCE OF 133.48 FEET TO A FOUND IRON ROD; S 65° 23' 31" W, A DISTANCE OF 502.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.65 ACRES (289,719 SQUARE FEET) OF LAND, MORE OR LESS, IN BEXAR COUNTY, TEXAS.

P. M. H.
Initials *ai* /SY _____ (B)

Doc# 20170168725
Pages 7
08/24/2017 3:16PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$46.00

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.
08/24/2017 3:16PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff