

ORDINANCE 2022-06-16-0478

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 4.481 acres out of CB 4286 from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

**SECTION 2.** A description of the property recorded in Warranty Deed Document No. 20200255943 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.

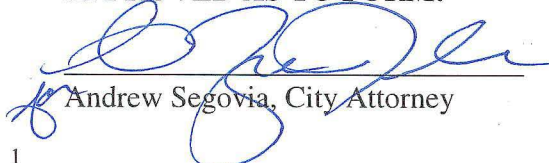
**PASSED AND APPROVED** this 16<sup>th</sup> day of June, 2022.

  
**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

20.

2022-06-16-0478

ZONING CASE Z-2022-10700036 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 4.481 acres out of CB 4286, generally located north of Mallard Pass and Catfish Pond. Staff recommends Denial. Zoning Commission recommends Approval.

Councilmember Rocha Garcia moved to approve. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**Absent:** Bravo, Sandoval, Perry

# Exhibit “A”



**Z-2022-10700036**

**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.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**DATE:** October 26, 2020

**GRANTOR:** WeinRitter Realty, LP

**GRANTOR'S ADDRESS:** P. O. Box 782129, San Antonio, TX 78278-2129

**GRANTEE:** Yellowstone Developers, LLC

**GRANTEE'S ADDRESS:** 13914 Riverbank Pass, Helotes TX 78023

**CONSIDERATION:** TEN DOLLARS (\$10.00) and a Note of even date that is in the principal amount of \$315,000.00 and is executed by Grantee, payable to the order of WeinRitter Realty, LP, a Texas limited partnership. It is secured by a vendor's lien retained in this Deed and by a Deed of Trust of even date from Grantee to Michael Baucum or Virginia W. Peterson or Laura Ann Baucum, Trustee.

**PROPERTY (including improvements):**

Being 4.481 acres of land or 195,204 square feet of land area situated in the Charles Tenness Survey No. 50, Abstract No. 747, County Block 4286 in Bexar County, Texas and being out of and a part of that certain tract of land called to contain 83.015 acres of land of record in Volume 10001, Page 2006, Official Public Records of Bexar County, Texas. Said 4.481 acres of land is more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** This conveyance is made and accepted subject to conditions and restrictions, if any, affecting the subject property and appearing of record in the Records of Bexar County, Texas.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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 anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever

**Exhibit "A"**

CHICAGO TITLE GF# 4300172000289MB

lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor but not otherwise.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

WEINRITTER REALTY, LP,  
A TEXAS LIMITED PARTNERSHIP

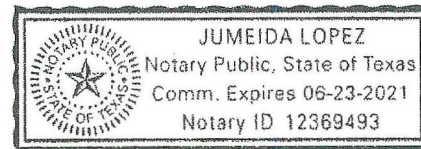
BY: WEINRITTER INVESTMENTS, INC.  
ITS GENERAL PARTNER

BY: [Signature]  
MARC WEINSTEIN, VICE PRESIDENT

THE STATE OF TEXAS \*

\*

COUNTY OF BEXAR \*



This instrument was acknowledged before me on the 21 day of October, 2020, by Marc Weinstein, Vice President of WeinRitter Investments, Inc., a Texas corporation, on behalf of said corporation, and the corporation acknowledged this instrument as General Partner on behalf of WeinRitter Realty, LP, a partnership.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS



**EXHIBIT "A"**

4.481 acres of land or 195,204 square feet of land area situated in the Charles Tenness Survey No. 50, Abstract 747, County Block 4286 in Bexar County, Texas and being out of and a part of that certain tract of land called to contain 83.015 acres of land of record in Volume 1001, Page 2006, Official Public Records of Bexar County, Texas. Said 4.481 acres of land designated Tract 1 and is more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with plastic cap marked "RPLS 4540" found for the northwest corner of this 4.481 acre tract of land;

**THENCE** with the north line of this 4.481 acre tract of land, North 89°36'56" East for a distance of 353.45 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point for the most northerly, northeast corner of this 4.481 acres of land;

**THENCE** South 45°23'18" East for a distance of 16.97 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point;

**THENCE** with the irregular, easterly line of this 4.481 acre tract of land for the following four courses:

1. South 00°23'31" East for a distance of 495.99 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point;
2. South 44°36'45" West for a distance of 16.97 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point;
3. South 89°37'01" West for a distance of 121 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point;
4. South 00°23'31" East for a distance of 110.00 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for the most southerly, southeast corner of this 4.481 acre tract of land;

**THENCE** with the south line of this 4.481 acre tract of land, South 89°37'01" West for a distance of 148.00 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point for the most southerly, southwest corner of this 4.481 acre tract of land;

**THENCE** North 45°23'15" West for a distance of 16.97 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found angle point;

**THENCE** with the irregular, westerly line of this 4.481 acre tract of land for the following 8 courses:

1. North 00°23'31" West for a distance of 248.00 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
2. South 89°37'01" West for a distance of 72.04 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
3. North 00°38'37" West for a distance 100.00 feet;
4. North 00°10'52" West for a distance of 119.99 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
5. North 89°36'56" East for a distance of 25.86 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
6. North 00°10'52" West for a distance of 50.00 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
7. South 89°36'56" West for a distance of 26.82 feet to a 1/2 inch iron rod with red plastic cap marked "RPLS 4540" found for corner;
8. North 00°10'52" West for a distance of 100.00 feet to the **POINT OF BEGINNING**.

**File Information**

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

**Document Number:** 20200255943  
**Recorded Date:** October 26, 2020  
**Recorded Time:** 9:55 AM  
**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: 10/26/2020 9:55 AM



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