

AN ORDINANCE **2016-12-01-0941**

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.

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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 0.5022 acres of land out of NCB 3731 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and Motor Vehicle Sales.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City council approves this Infill Development Zone 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 4. 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 5. 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 6. This ordinance shall become effective the 10th day of December 2016.

PASSED AND APPROVED this 1st day of December 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

City Attorney

Agenda Item:	Z-13 (in consent vote: Z-1, Z-2, P-1, Z-3, P-2, Z-4, Z-5, Z-6, P-3, Z-7, P-4, Z-8, Z-10, Z-11, Z-12, Z-13, P-6, Z-15, Z-16, Z-17, P-7, Z-18, P-8, Z-19, Z-20, Z-21, Z-23)						
Date:	12/01/2016						
Time:	02:48:23 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016279 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and Motor Vehicle Sales on 0.5022 acres out of NCB 3731, located at 179 Sims Avenue. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

CAREY SURVEYING

634 Briar Oak San Antonio Texas
210.366.1415 fx.366.2636
established 1986

METES AND BOUNDS DESCRIPTION OF

171 and 179 SIMS AVENUE and 519 ROCHAMBEAU

0.5022 OF AN ACRE OF LAND BEING THE SOUTH 162.13 FEET OF THE REMAINING EAST IRREGULAR PORTION OF LOT 1 AND LOT 2, BLOCK 4, NEW CITY BLOCK 3731, GLADSTONE ADDITION, SAN ANTONIO, TEXAS AS RECORDED IN VOLUME 105 ON PAGE 195 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a chain link fence post at the intersection of the north right of way line of SIMS AVENUE with the west right of way line of ROCHAMBEAU, the southeast corner of this tract and the southeast corner of Lot 1;

THENCE westerly, 141.87 feet with the north right of way line of SIMS AVENUE and generally following a chain link fence to the southwest corner of this tract on the east right of way line of INTERSTATE HIGHWAY 35, 0.5 feet west of a chain link fence post;

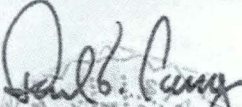
THENCE northerly, 105.04 feet at an interior angle of $84^{\circ}55'03''$ and with the east right of way line of INTERSTATE HIGHWAY 35 and generally following a chain link fence, to a found #4 rebar at a chain link fence post, an angle point on the west line of this tract;

THENCE northerly, 58.22 feet at an interior angle of $180^{\circ}50'59''$ and with the east right of way line of INTERSTATE HIGHWAY 35 and generally following a chain link fence, to a found #4 rebar at a chain link fence post, the northwest corner of this tract;

THENCE easterly, 128.79 feet at an interior angle of $93^{\circ}58'59''$ and generally following a chain link fence to a found #4 rebar on the west right of way line of ROCHAMBEAU, the northeast corner of this tract;

THENCE southerly, 162.13 feet at an interior angle of $90^{\circ}04'03''$ with the west right of way line of ROCHAMBEAU, and generally following a chain link fence and passing a found #4 rebar at a distance of 58.15 feet and continuing to the POINT OF BEGINNING, with a closing interior angle of $90^{\circ}10'56''$ and containing 0.5022 of an acre of land;

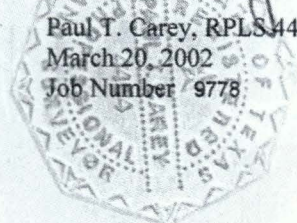
I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 19, 2002.



Paul T. Carey, RPLS 4454

March 20, 2002

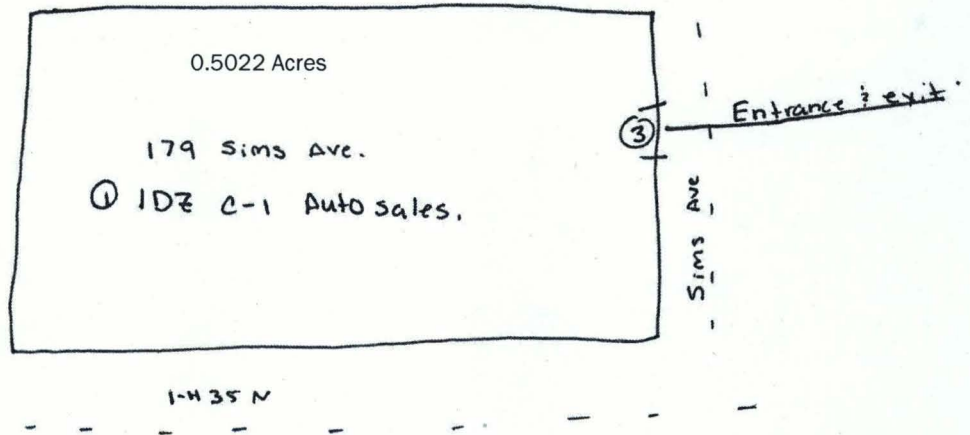
Job Number 9778



Site Plan

Z2016279

Legal description: MCB 3731 BLK 4 Lot W 5 ft of S 105 of 1 & E 1220
41.89 of S 105 of 2



② wish to use land to sale cars, will park cars up in the front by the access road for display.

Exhibit "B"