

AN ORDINANCE **2016-06-16-0497**

**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 0.989 acres out of NCB 3736 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

SECTION 2. A property description is attached as **Attachment "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, 2016.

PASSED AND APPROVED this 16th day of June 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-8 (in consent vote: 39, 40, P-1, Z-1, Z-2, Z-3, Z-4, P-4, Z-8, Z-9)						
Date:	06/16/2016						
Time:	02:08:17 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016149 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.989 acres out of NCB 3736, located at 4407 IH 35 S Expressway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16040)						
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			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				

Attachment "A"

iron pin set for Northwest corner of Lot 5 and the Northeast corner of Lot 6, and Northeast corner of herein conveyed tract and point of beginning of this description;

THENCE in a Westerly direction along the South property line of Gladstone Avenue, a distance of 100.0 ft. to an iron pin set for the Northwest corner of this tract; same being the Northwest corner of Lot 6 and the Northeast corner of Lot 7;

THENCE in a Southerly direction along division line between Lot 6 and Lot 7, a distance of 410.0 ft. to an iron pin set in the South property line of N.C.B. 3736 for the Southwest corner of this tract; same being the Southwest corner of Lot 6 and the Southeast corner of Lot 7;

THENCE in an Easterly direction along the South line of Lot 6, a distance of 71.44 ft. to a point for the most Southerly Southeast corner of this tract; this point also being 28.56 ft. West of the original Southeast corner of Lot 6; this point also being set in the West r-o-w line of International Highway No. 35 (s);

THENCE in a Northeasterly direction along the West r-o-w line of I.H. 35, a distance of 209.21 ft., more or less; across Lot 6 and the South 205.0 ft. of Lot 5 (crossing the division line between Lot 5 and Lot 6 at 146.49 ft., more or less) to an iron pin set for corner on the division line between the North 205.0 ft. of Lot 5 and the South 205.0 ft. of Lot 5; said point also being 12.23 ft. Easterly from the Northwest corner of the South 205.0 ft. of Lot 5 measured along the said division line between the North 205.0 ft. of Lot 5 and the South 205.0 ft. of Lot 5;

THENCE in a Westerly direction along the division line between the North 205.0 ft. of Lot 5 and the South 205.0 ft. of Lot 5, a distance of 12.23 ft. to existing Northwest corner of South 205.0 ft. of Lot 5;

THENCE in a Northerly direction along division line between Lot 5 and Lot 6 a distance of 205.0 ft., more or less, to an iron pin set in the South property line of Gladstone Avenue for the Northeast corner of herein conveyed tract and POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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CERTIFICATE

The page to which this certificate is affixed may have been altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.

ATTESTED:

GERARD C. RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: em
Deputy

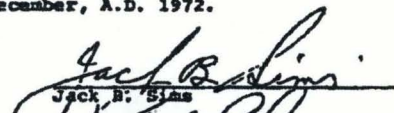

5.30.12
Date

100 0053 100 750

But it is expressly agreed that the VENDOR'S LIEN as well as the Superior Title in and to the above described premises is retained against the above described property, premises and improvements until the above described note and all interest thereon is fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

PROVIDED HOWEVER, that this conveyance is made subject to any and all conditions, restrictions and/or easements of record in the Office of the County Clerk of Bexar County, Texas, as the same may affect the herein described property, and if the same still be effective.

EXECUTED this 1st day of December, A.D. 1972.


Jack B. Sims

Robert P. Sims


THE STATE OF TEXAS I
COUNTY OF BEXAR I

BEFORE ME, the undersigned authority, on this day personally appeared JACK B. SIMS and ROBERT P. SIMS, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of December, A.D. 1972.



MARGARET GARZES BENAVIDES
NOTARY PUBLIC, BEXAR COUNTY, TEXAS


Notary Public in and for
Bexar County, Texas

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CERTIFICATE

The page to which this certificate is affixed may have been altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.

ATTESTED:
GERARD C. RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: 
Deputy

5-30-72
Date

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STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that the instrument was FILED on the
day and of the time specified herein by me and was duly
RECORDED in the Volume and Page of the PUBLIC RECORDS
of Bexar County, Texas, as stated herein by me.



DEC 11 1972

James W. Knight
COUNTY CLERK
BEXAR COUNTY, TEXAS

<p>JACK B. SIMS & ROBERT P. SIMS TO JUAN J. FLORES, JR., ET UX 134 Glamis San Antonio, Texas</p>	<p>WARRANTY DEED WITH VENDOR'S LIEN</p>	<p>FILED IN MY OFFICE JAMES W. KNIGHT COUNTY CLERK BEXAR CO. 1972 DEC 8 - PM 3 50</p>
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SIMS & SIMS
ATTORNEYS AT LAW
607 PLEASANTON ROAD
SAN ANTONIO, TEXAS 78214



CERTIFICATE

The page to which this certificate is affixed may have been altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.

ATTESTED:
GERARD C. RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: *[Signature]*
Deputy

5-30-12
Date