

**AN ORDINANCE 2016-12-01-0940**

**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 Lot 13, Block 2, NCB 8963 from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Agency.

**SECTION 2.** The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

**SECTION 3.** The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** 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.

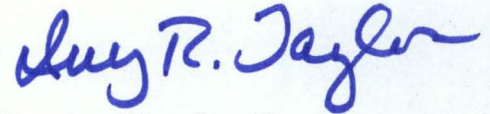
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj  
12/01/2016  
# Z-12

CASE NO. Z2016260 S

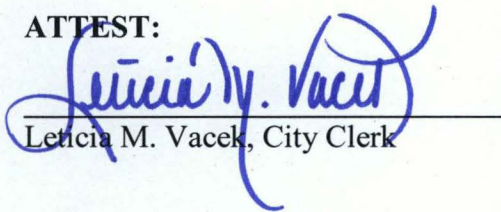
**SECTION 6.** This ordinance shall become effective the 10<sup>th</sup> day of December 2016.

**PASSED AND APPROVED** this 1<sup>st</sup> day of December 2016.

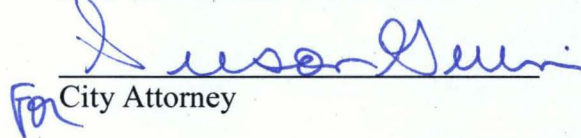


**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

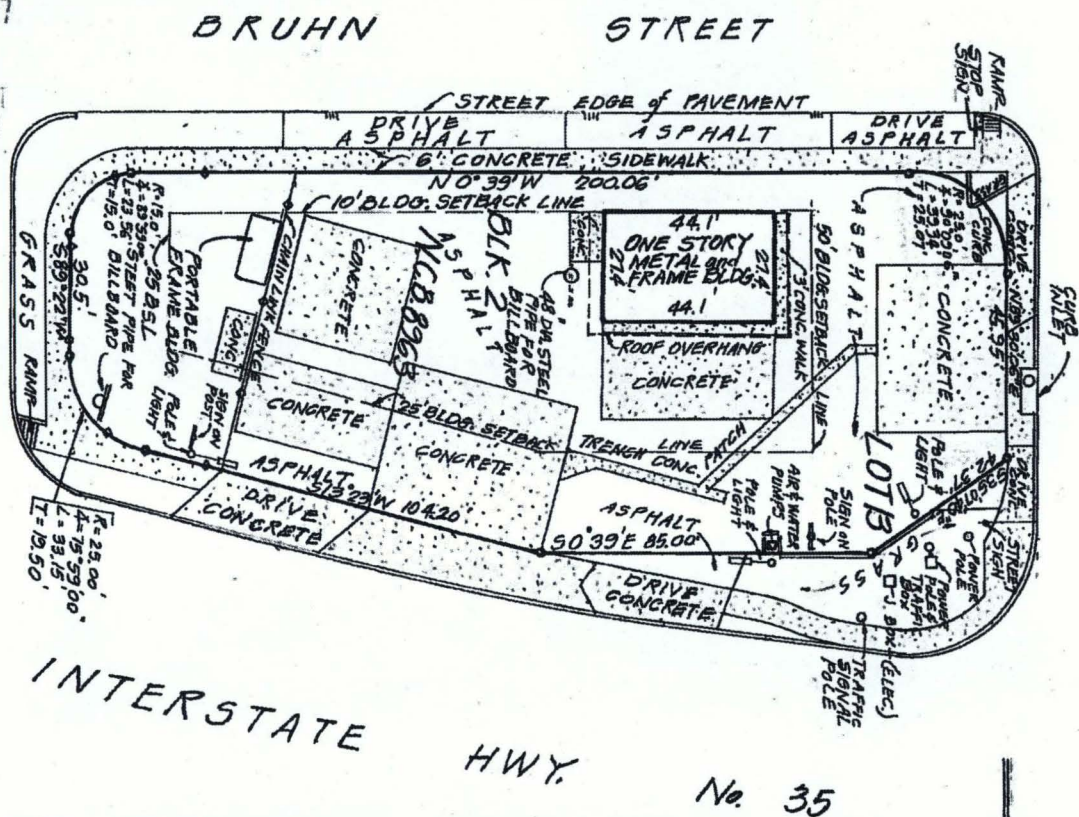
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
For City Attorney

|                     |  |                    |            |            |                |               |               |
|---------------------|--|--------------------|------------|------------|----------------|---------------|---------------|
| <b>Agenda Item:</b> | Z-12 ( 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 )  |                    |            |            |                |               |               |
| <b>Date:</b>        | 12/01/2016   |                    |            |            |                |               |               |
| <b>Time:</b>        | 02:48:23 PM  |                    |            |            |                |               |               |
| <b>Vote Type:</b>   | Motion to Approve  |                    |            |            |                |               |               |
| <b>Description:</b> | ZONING CASE # Z2016260 S (Council District 5): An Ordinance amending the Zoning District Boundary from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Agency on Lot 13, Block 2, NCB 8963, located at 700 Division Avenue. Staff and Zoning Commission recommend Approval. |                    |            |            |                |               |               |
| <b>Result:</b>      | Passed   |                    |            |            |                |               |               |
| <b>Voter</b>        | <b>Group</b>   | <b>Not Present</b> | <b>Yea</b> | <b>Nay</b> | <b>Abstain</b> | <b>Motion</b> | <b>Second</b> |
| 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             |

DIVISION AVE. 72016260

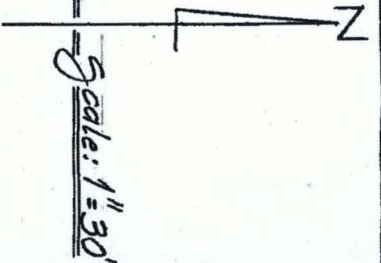


RECEIVED  
16 OCT 10 PM 4: 27

LAMONT VILLAGE  
SERVICE CENTER

VERMONT ST.

INTERSTATE HWY. No. 35



I, Albert Saenz the property owners applicant acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the UDC.

Additionally, I understand that city council approval of a site plan in conjunction with the rezoning case does not relieve me from adherence to any/all city adopted codes at the time of plans submittal for building permits.

Further, that the hours of operation will be 24 hours but clients or customers on bond will NOT be allowed to report to the location at 700 Division.

ALBERT SAENZ

DATE 9/30/16

DATE

QAMRUDDIN SHAFI

DATE

9-30-16

*A. Saenz*

NOTE:  
BEARINGS, DISTANCES  
AND CURVE DATA ARE  
AS SHOWN ON RECORDED  
PLAT, VOL 4969, P. 271, D.P.R. B.C.

BRIONES  
CONSULTING & ENGINEERING LTD.  
2110 BROADWAY, SUITE 200  
TAMPA, FL 33606  
PH: 813-887-4411  
FAX: 813-887-4411

PREPARED BY



SEPT. 28, 2016

Exhibit "A"