

**AN ORDINANCE 2016-06-16-0498**

**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 0.025 acres out of Lot 8, Block 1, NCB 15053 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Office.

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

**SECTION 3.** 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 4.** The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 5.** 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 6.** 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 7.** This ordinance shall become effective June 26, 2016.

**PASSED AND APPROVED** this 16<sup>th</sup> 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

<b>Agenda Item:</b>	<b>Z-9 ( in consent vote: 39, 40, P-1, Z-1, Z-2, Z-3, Z-4, P-4, Z-8, Z-9 )</b>						
<b>Date:</b>	06/16/2016						
<b>Time:</b>	02:08:17 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016147 S (Council District 7): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Office on 0.025 acres out of Lot 8, Block 1, NCB 15053, located at 5714 NW Loop 410. 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			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				



22016147

**Sinclair Land Surveying, Inc.**

5000 NW Industrial  
Leon Valley, Texas 78238  
210-341-4518  
TBPLS Firm No. 10089000

April 12, 2016

0.025 acres out of  
Lot 8, Block 1  
New City Block 15053  
Bandera Park Industrial Subdivision  
City of San Antonio

THE STATE OF TEXAS  
COUNTY OF BEXAR

**METES AND BOUNDS DESCRIPTION OF A SURVEY OF**

0.025 acres out of Lot 8, Block 1, New City Block 15053 Bandera Park Industrial Subdivision, City of San Antonio, Bexar County, Texas, as shown by plat of record in Volume 9600 at page 1 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a point on the northwest face of the existing building for the north corner of this tract, whence an ½ "iron bar with an orange cap marked "RPLS 4020" found set in the ground in the south right-of-way line of Interstate Highway 410, the north corner of Lot 8, Block 1, New City Block 15053, Bandera Park Industrial Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9600 at page 1 of the Deed and Plat Records of Bexar County, Texas and the west corner of Lot 9, said Block 1, bears N 25°19'08" E a distance of 169.03 feet;

Thence S 17°12'30" E crossing said Lot 8 and said building a distance of 75.51 feet to a point on the southeast face of said building for the east corner of this tract, whence a point in the northwest right-of-way line of Stimmons Drive the east corner of said Lot 8 and the south corner of said Lot 9, bears S 72°37'35" E a distance of 138.73 feet;

Thence S 72°47'30" W with the southwest face of said building a distance of 14.50 feet to a point for the south corner of this tract;

Thence N 17°12'30" W crossing said building a distance of 75.51 feet to a point on the northwest face of said building for the west corner of this tract;

Thence N 72°47'30" E with the northwest face of said building a distance of 14.50 feet to the point of beginning.

Containing 0.025 acres (1,095 square feet) of land, more or less.

The bearings for this survey are based on the plat as shown by plat of record in Volume 9600 at page 1 of the Deed and Plat Records of Bexar County, Texas

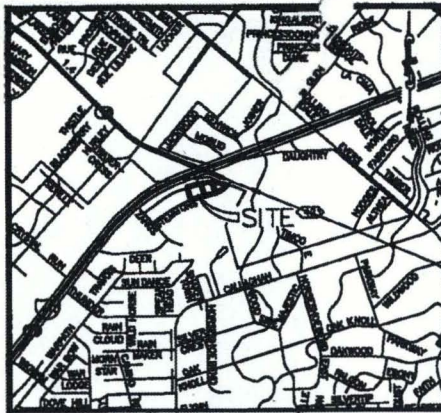
SINCLAIR LAND SURVEYING, INC.

*David L. Elzy*  
David L. Elzy,  
Registered Professional Land  
Surveyor No. 4675



Its





LOCATION MAP  
NOT TO SCALE

**Z2016147**

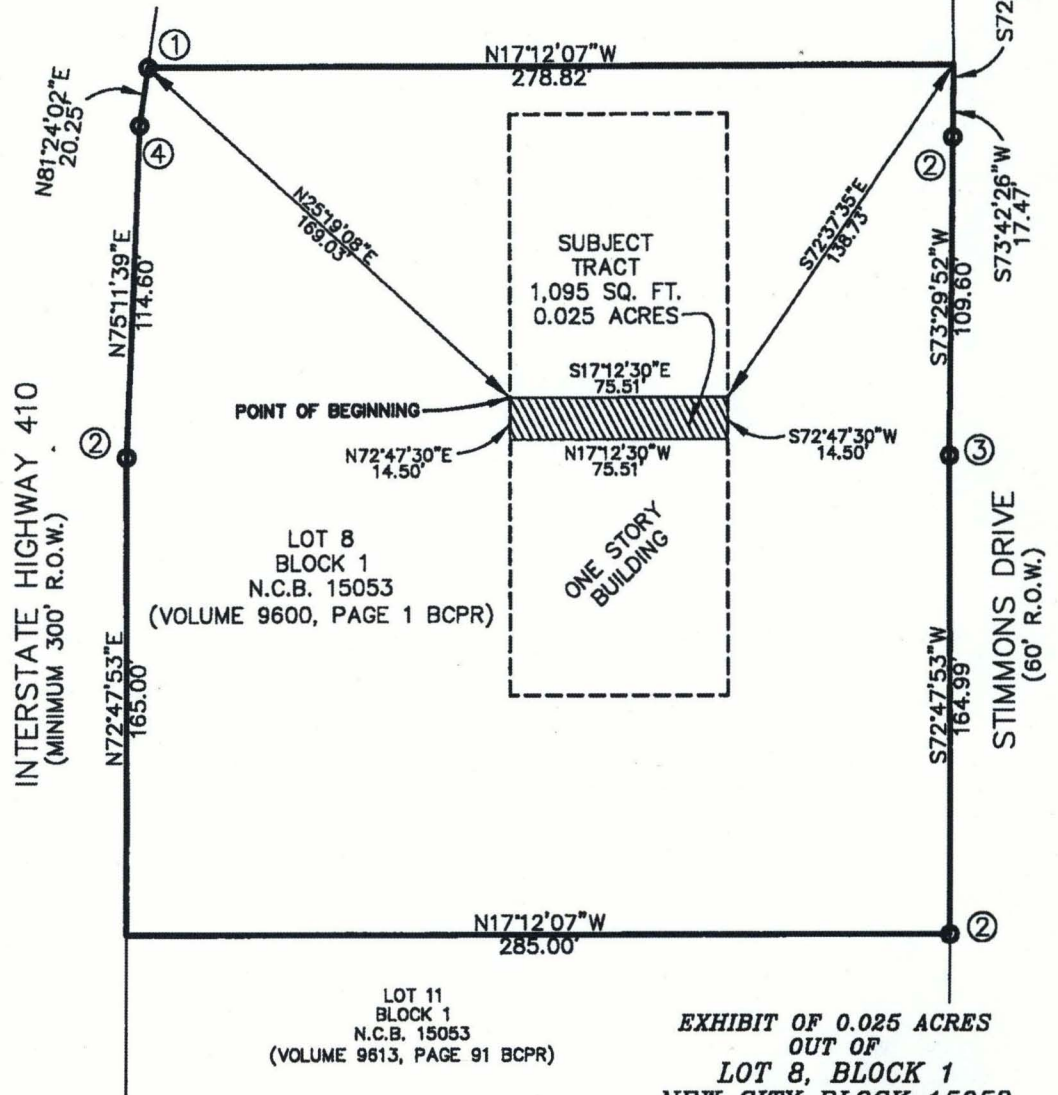


NORTH  
SCALE: 1" = 50'

- LEGEND:
- ① = FOUND 1/2" IRON BAR WITH ORANGE CAP MARKED "RPLS 4020"
  - ② = FOUND 1/2" IRON BAR
  - ③ = FOUND 1/2" IRON BAR WITH RED CAP MARKED "VICKERY"
  - ④ = FOUND TXDOT CONCRETE MONUMENT
- BCPR = BEXAR COUNTY PLAT RECORDS  
SQ. FT. = SQUARE FEET

**\*REFERENCE BEARING FROM SUBDIVISION PLAT (SEE TITLE) ALL OTHER BEARINGS ARE RELATIVE TO THIS BEARING.**

LOT 9  
BLOCK 1  
N.C.B. 15053  
(VOLUME 9600, PAGE 1 BCPR)



**EXHIBIT OF 0.025 ACRES  
OUT OF  
LOT 8, BLOCK 1  
NEW CITY BLOCK 15053  
BANDERA PARK  
INDUSTRIAL SUBDIVISION  
CITY OF SAN ANTONIO  
BEXAR COUNTY, TEXAS**

STATE OF TEXAS  
COUNTY OF BEXAR

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 2, CONDITION II SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED FEBRUARY 2006 AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: *David L. Elzy*  
DAVID L. ELZY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4675

DATE: APRIL 12, 2016



DRAWN BY: DLE CREW CHIEF: MATT



SINCLAIR LAND SURVEYING, INC.  
5000 NW INDUSTRIAL  
LEON VALLEY, TEXAS 78238  
210-341-4518  
TBPLS FIRM NO. 10089000  
JOB NUMBER: S-201634825