

AN ORDINANCE 2012-04-05-0260

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 560.78 square feet out of Lots 1, 2 and 3, Block 96, NCB 271 from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Specific Use Authorization for a Bail Bond Agency.

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.

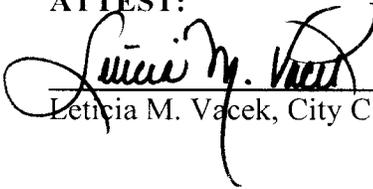
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective April 15, 2012.

PASSED AND APPROVED this 5th day of April 2012.

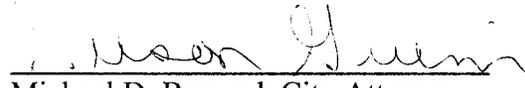

M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for
Michael D. Bernard, City Attorney

NOTES

1. BEARINGS ARE BASED ON THE PLAT OF VISTA VERDE SOUTH, UNIT-10A OF RECORD IN VOLUME 9529 PAGE 146 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

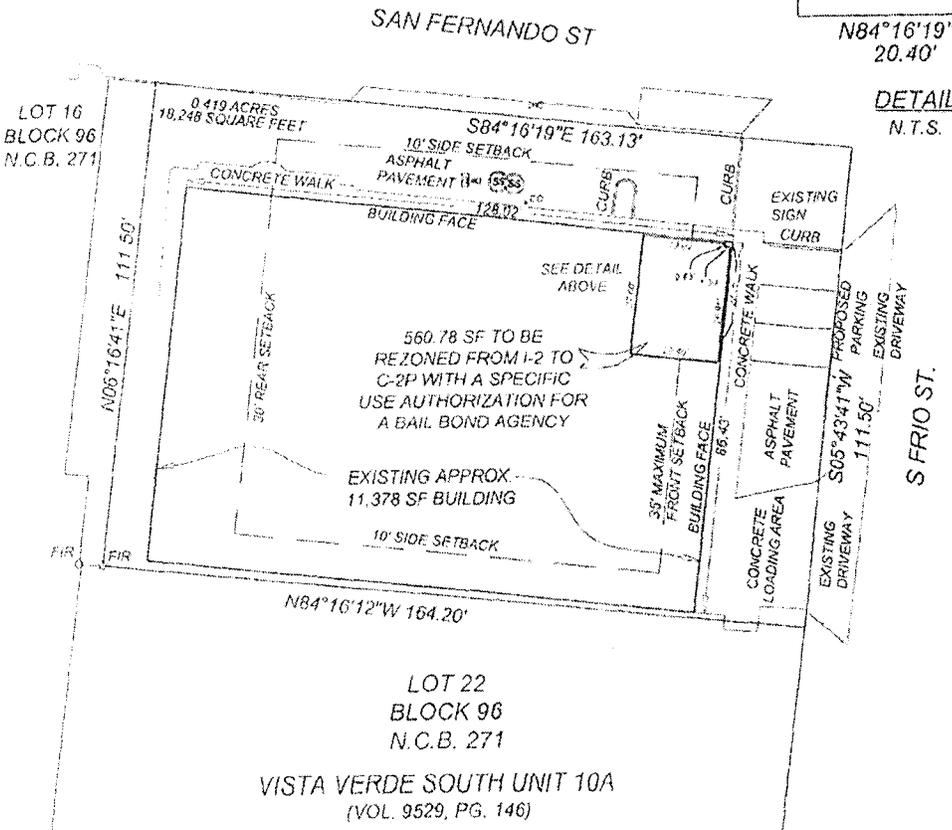
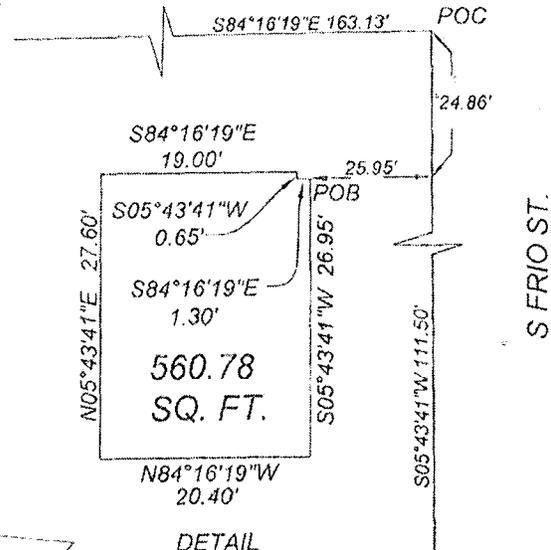
2. THIS EXHIBIT WAS PREPARED UNDER 221AC603.21. DOES NOT REFLECT THE RESULTS OF AN ON-THE-GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

3. IF ADDITIONAL PARKING IS NECESSARY TO MEET THE MINIMUM REQUIREMENTS, A COOPERATIVE PARKING AGREEMENT WILL BE EXECUTED.

WE, WG RESOURCES PARTNERS, L.P. THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/all CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

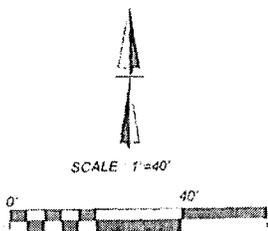
Z2012062 S

SAN FERNANDO ST



TABULATIONS:

- TOTAL LOT AREA = 18,248 SF
- TOTAL BUILDING AREA = 11,378 SF
- TOTAL PAVED AREAS = 5,970 SF
- TOTAL IMPERVIOUS COVER = 17,348 SF
- TOTAL OPEN SPACE = 900 SF



- SITE LEGEND**
- 1/2" FOUND IRON ROD
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊝ SANITARY SEWER MANHOLE
 - CLEAN OUT

EXHIBIT OF

560.78 SQ. FT OF OPEN SPACE SITUATED IN A ONE STORY CONCRETE BUILDING AT 701 S. FRIO STREET, SAME BEING OUT OF LOTS 1, 2, AND 3, BLOCK 96, NEW CITY BLOCK 271, CITY OF SAN ANTONIO AND CONVEYED TO WG RESOURCES PARTNERS, LP OF RECORD IN VOLUME 13015 PAGE 1117, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, BEXAR COUNTY, TEXAS.



7840 BLANCO SUITE 201 SAN ANTONIO, TEXAS 78216 PHONE (214) 870-2111 FAX (214) 870-2111

ADDRESS: 701 S FRIO ST, SAN ANTONIO, TX

REVISIONS:	ISSUE DATE:
JOB NO. 17-073	DESIGNER: T&S
DATE: 02/21/2012	CHECKED: T&S
DRAWN: JG	

SHEET: 1 OF 1

ATTACHMENT B



FIELD NOTES
FOR

A 560.78 square feet more or less, of open space situated in a one story concrete building at 701 S. Frio Street and being out of Lots 1, 2 and 3, Block 96, NCB 271, City of San Antonio, Bexar County, Texas as conveyed to WG Resources Partners, LP of record in Volume 13015 Page 1117, Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: At a point for the intersection of the south right-of-way line of San Fernando Street with the west right-of-way line of S Frio Street, and being the northeast corner of Lot 1, Block 96;

THENCE: S 05°43'41" W along and with the west right-of-way line of S Frio Street, the east line of the WG Resources Partners tract, a distance of 24.86 feet to a point;

THENCE: N 84°16'19" W into the WG Resources Partners tract, a distance of 25.95 feet to the **POINT OF BEGINNING** and the easterly northeast corner of the tract described herein;

THENCE: into the WG Resources Partners tract, the following courses and distances:

1. S 05°43'41" W, a distance of 26.95 feet to a point for the southeast corner of the tract described herein;
2. N 84°16'19" W, a distance of 20.40 feet to a point for the southwest corner of the tract described herein;
3. N 05°43'41" E, a distance of 27.60 feet to a point of the northwest corner of the tract described herein;
4. S 84°16'19" E, a distance of 19.00 feet to a point;
5. S 05°43'41" W, a distance of 0.65 feet to a point for an interior corner, and
6. S 84°16'19" E, a distance of 1.30 feet to the **POINT OF BEGINNING** and containing 560.78 square feet more or less, in the City of San Antonio, Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: KFW Surveying
JOB NO.: 12-012
DATE: February 16, 2012
DOC. ID: S:\Draw\2012\12-012 701 S Frio St.\DOC\S\Zoning Field Notes.doc



Attachment A