

AN ORDINANCE 2010-02-18-0154

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 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 0.2201 of an acre out of NCB 2267 from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "C-2" Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2 NA S" Commercial District, Nonalcoholic Sales with a Specific Use Authorization for a Bail Bond Agency.

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 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 conditional 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 **Exhibit "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 Planning and 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.

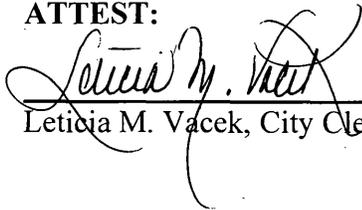
SECTION 7. This ordinance shall become effective February 28, 2010.

PASSED AND APPROVED this 18th day of February 2010.



M A Y O R
Julián Castro

ATTEST:

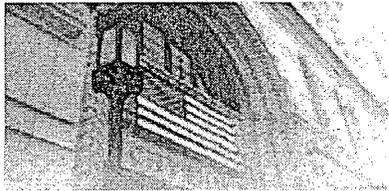


Leticia M. Vacek, City Clerk

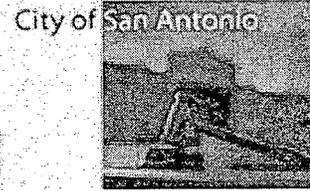
APPROVED AS TO FORM:



For Michael Bernard, City Attorney



Request for
**COUNCIL
ACTION**



Agenda Voting Results - Z-2

Name:	Z-1, Z-2						
Date:	02/18/2010						
Time:	03:01:10 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2010013 S (District 5): An Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "C-2" Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2 NA S" Commercial District, Nonalcoholic Sales with a Specific Use Authorization for a Bail Bond Agency on 0.2201 of an acre out of NCB 2267 located at 213, 215, 219 North San Marcos Street. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x			x	
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				x
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				

FIELD NOTES

FOR

A 0.2201 Acres Tract of Land, being the east 25.7 feet of Lot 11, and all of Lot 12, Block 5, New City Block (N.C.B.) 2267, in the City of San Antonio, Bexar County, Texas. Said 0.22 Acre Tract being further described as follows:

- BEGINNING:** At a set ½" iron rod located on the South Right-of-Way Line of West Travis Street (55.6-ft Right-of-Way); same point being the northwest corner of this tract and the northeast corner of the west 25.7 feet of Lot 11, Block 5, N.C.B. 2267;
- THENCE:** S 84°22'01" E, a distance of 77.00 feet continuing along the South Right-of-Way Line of West Travis Street to a found ½" iron rod, said point being the northeast corner of this tract and the intersecting point of the South Right-of-Way Line of West Travis Street and the West Right-of-Way Line of North San Marcos Street (55.6-ft Right-of-Way);
- THENCE:** S 05°37'10" W, a distance of 124.75 feet continuing along the West Right-of-Way Line of North San Marcos Street to a found ½" iron rod for the southeast corner of this tract and along the North Right-of-Way Line of Mustang Alley (16.9-ft public alley);
- THENCE:** N 84°33'12" W, a distance of 76.55 feet continuing along the North Right-of-Way Line of Mustang Alley to the southwest corner of this tract, same point being the southeast corner of the west 25.7 feet of Lot 11, Block 5, N.C.B. 2267;
- THENCE:** N 05°24'49" E, a distance of 125.00 feet continuing along the West Property Line of this Tract to the POINT OF BEGINNING and containing 0.2201 of an Acre of Land in Bexar County, Texas.

Arturo Camacho

Field Notes Prepared By:
Arturo Camacho, P.E. (P.E. No. 91711)



EXHIBIT A

22010013

SITE SUMMARY:

TOTAL AREA: 9,587 S.F. (0.2201 ACRES)
 EXISTING BUILDING AREA: 4,365 S.F.
 EXISTING PAVED AREA: 858 S.F.
 TOTAL IMPERVIOUS COVER: 5,221 S.F. (0.1199 ACRES)
 OPEN AREAS: 4,366 S.F. (0.1002 ACRES)

LAND USE SUMMARY:

BUILDING #1 EXISTING LAND USE: BAIL BONDS OFFICE
 BUILDING #1 PROPOSED LAND USE: BAIL BONDS OFFICE
 BUILDING #2 EXISTING LAND USE: BAIL BONDS OFFICE
 BUILDING #2 PROPOSED LAND USE: BAIL BONDS OFFICE
 BUILDING #3 EXISTING LAND USE: VACANT
 BUILDING #3 PROPOSED LAND USE: BAIL BONDS OFFICE
 BUILDING #4 EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
 BUILDING #4 PROPOSED LAND USE: COMMERCIAL

LEGAL DESCRIPTION

BEING THE EAST 25.7 FEET OF LOT 11, AND ALL OF LOT 12, BLOCK 5, NEW CITY BLOCK 2297, LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

I, GENARO R. GARCIA, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF RETORNING 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 RECORDING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

GENARO R. GARCIA
 GENARO R. GARCIA REVOCABLE LIVING TRUST

OWNER & APPLICANT

GENARO R. GARCIA REVOCABLE LIVING TRUST
 CONTACT PERSON: GENARO R. GARCIA
 831 NISK PLACE
 SAN ANTONIO, TX 78226
 TEL: (210) 225-7432
 FAX: (210) 218-0958

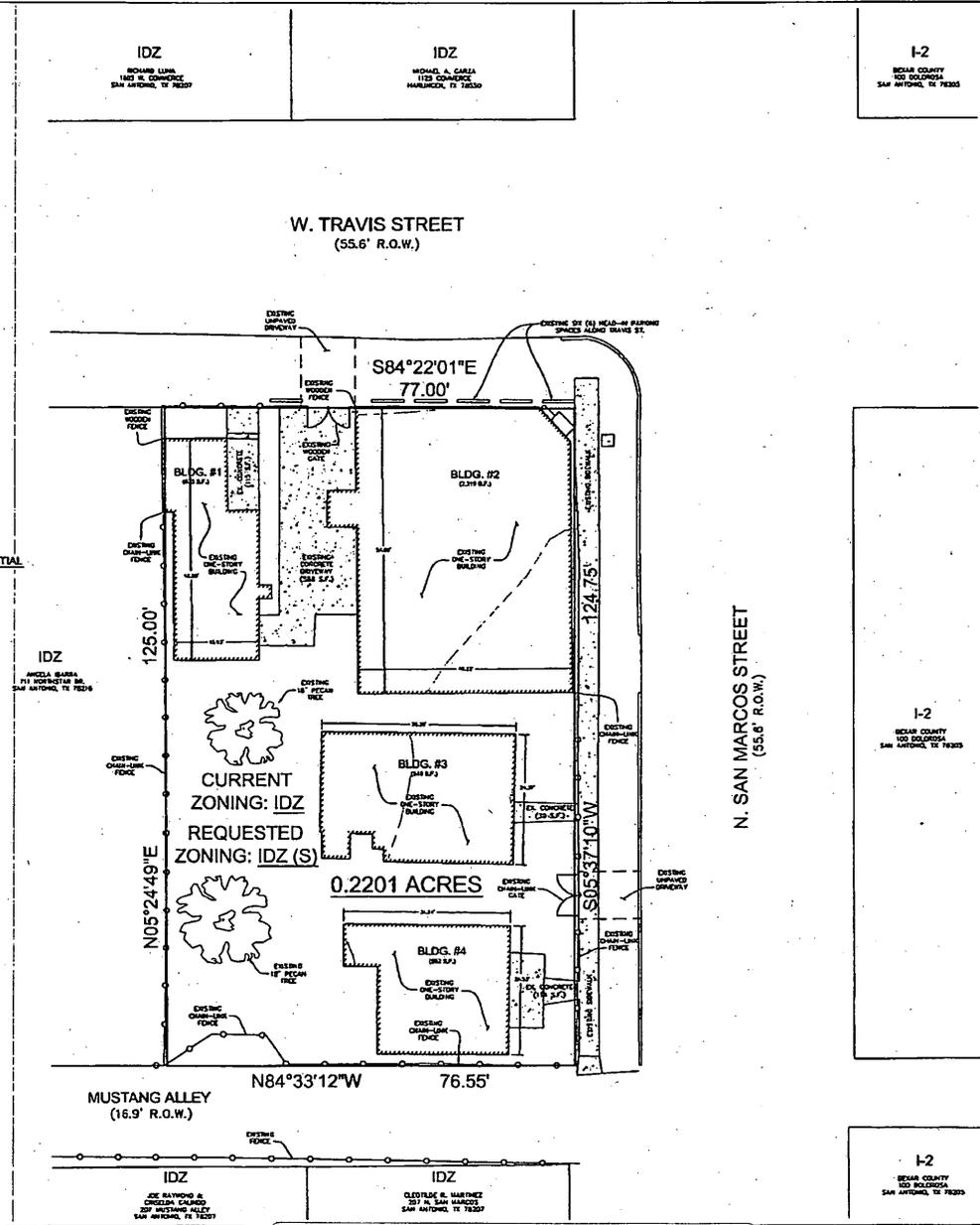


EXHIBIT B

<p>CAMACHO-HERNANDEZ & ASSOCIATES Engineering - Planning - Transportation - Related Services 4603 Babcock Road, Suite 200 Houston, Texas 77059 Phone: (281) 241-8200, Fax: (281) 241-8200 TDD: (281) 241-8200</p>	
<p>SITE PLAN</p>	
<p>219 SAN MARCOS</p>	
<p>GENARO GARCIA 831 NISK PLACE SAN ANTONIO, TEXAS 78226</p>	
DATE: 04/20/09	PROJECT NUMBER: 22010013
DRAWN BY: J.A.	
DESIGNED BY: P.A.	
CHECKED BY: A.C.	
APPROVED BY: A.C.	
<p>SHEET 1</p>	
<p>OF 1</p>	