



CITY OF LEON VALLEY
PLANNING & ZONING COMMISSION
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 22, 2025, at 6:30 PM

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Discussion and Action to Consider Approval of the March 25, 2025, Planning and Zoning Commission Meeting Minutes - S. Huerta, Planning and Zoning Director

3. NEW BUSINESS

1. Presentation, Discussion, and **Public Hearing** to Consider a Request to Rezone Approximately 0.5 Acres of Vacant Land, From B-2 Retail District with Gateway Overlay District to B-3 Commercial District with Gateway Overlay District, Located at 7225, 7229, and 7331 Bandera Road; and More Specifically Described as Lots 6, 7, and 8, Block B, CB 4446A, Linkwood Addition Subdivision - S. Huerta, Planning and Zoning Director
2. Presentation, Discussion and **Public Hearing** to Consider a Recommendation on a Non-Specified Use Request to Revise Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 2 Rules of Construction and Definitions and Division 6 Permitted Use Table to Establish the Definition and Use "Bail Bond Facility" as Being Allowed in the B-2 Retail Office District with a Specific Use Permit (SUP), and in the B-3 Commercial and I-1 Industrial Zoning Districts By Right - S. Huerta, Planning and Zoning Director

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

5. ADJOURNMENT

Executive Session. The Planning & Zoning Commission of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES: (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at . This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To plan, call (210) 684-1391, Extension 216



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
APRIL 17, 2025 02:30 PM





**City of Leon Valley
PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**6:30 PM – MARCH 25, 2025
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238**

1. CALL TO ORDER AND ROLL CALL

Chair Erick Matta called the Planning and Zoning Commission meeting to order at 6:30 PM.

PRESENT

Commissioner	Pat Martinez	Place 4 Voting member
1 st Vice-Chair	Mary Ruth Fernandez	Place 5 Voting member
1 st Alternate	Abraham Diaz	Nonvoting member
2 nd Alternate	Beth Mursch	Nonvoting member
3 rd Alternate	Olen Yarnell	Nonvoting member
Council Liaison	Benny Martinez	Council Member
Commissioner	David Perry	Place 1 Voting member
Chair	Erick Matta	Place 6 Voting member

Also in attendance were City Manager Crystal Caldera, Planning and Zoning Director Susana Huerta and Executive Director Roque Salinas.

1. CALL TO ORDER AND ROLL CALL

Chair Erick Matta called the meeting to order at 6:30 PM with all members present.

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Discussion and Action to Consider Approval of the February 25, 2025, Planning and Zoning Commission Minutes - S. Huerta, Planning and Zoning Director

Dr. Caldera advised the Commissioners of a request for some changes to the minutes by Commissioner Yarnell. First Alternate Commissioner Diaz made a motion to approve the minutes as presented originally with no changes which was seconded by First Vice Chair Fernandez. The motion carried unanimously.

3. NEW BUSINESS

1. Recommendation for Appointment of New Commissioners and Alternates – S. Huerta – Planning and Zoning Director

First Vice-Chair Fernandez made a motion to recommend Commissioner Diaz as the new appointment for permanent member with Chair Matta seconding the motion. The motion passed unanimously.

2. Presentation and Possible Action to Approve an Amending Subdivision Plat of the Correction Plat of Linkwood Addition Subdivision Establishing Block 41, Block D, CB 4446A for Approximately 0.427 acres, Located at 7500 and 7504 Linkside Drive - S. Huerta, Planning and Zoning Director

Commissioner Diaz made a motion to approve the plat without variances. The motion was seconded by Commissioner Mursh which passed unanimously

3. Presentation, Discussion, Public Hearing and Recommendation on a Request to Amend Ordinance 2021-54 to Change the Zoning from PD Planned Development District, with B-3 Commercial District and No SO, Sustainability Zoning to PD Planned Development District with R-3 Multiple-Family Dwelling Base Zoning District on Approximately 2.85 Acres at 6758 Poss Road; and More Specifically Described as CB 5784, Block 4, Lot 64, Leon Valley Addition, Quality Subdivision - S. Huerta, Planning and Zoning Director

Commissioner Martinez made a motion to approve the PDD request with Commissioner Diaz seconding the motion. The motion failed 6 – 1.

Commissioner Mursh made a motion to deny the PDD request with Commissioner Fernandez seconding the motion. The motion passed 5 – 2.

4. Presentation, Discussion, and Public Hearing to Consider Approval of a Request to Rezone Approximately 6.8 Acre of Land, From R-1 Single-Family Dwelling District to Planned Development District (PDD), with R-3 Multiple-Family Dwelling Base Zoning District, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as the Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20' Triangle of lot 10, and the Southwest 400' of Lot 3, CB 5874 - S. Huerta, Planning and Zoning Director

Commissioner Diaz made a motion to approve the PDD Request with Commissioner Perry seconding the motion. The motion passed unanimously.

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

No announcements were made.

5. ADJOURNMENT

Chair Matta announced the meeting adjourned at 8:22 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 22nd of April 2025.

APPROVED

ERICK MATTA
CHAIR

ATTEST: _____
SUSANA HUERTA, AICP
PLANNING AND ZONING DIRECTOR

PLANNING AND ZONING COMMISSION STAFF REPORT

DATE: April 22, 2025

TO: Planning and Zoning Commission

FROM: Susana Huerta, Planning and Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion, and **Public Hearing** to Consider a Request to Rezone Approximately 0.5 Acres of Vacant Land, From B-2 Retail District with Gateway Overlay District to B-3 Commercial District with Gateway Overlay District, Located at 7225, 7229, and 7331 Bandera Road; and More Specifically Described as Lots 6, 7, and 8, Block B, CB 4446A, Linkwood Addition Subdivision

PURPOSE

The purpose of this item is to consider a request to rezone approximately 0.5 acres of vacant land from B-2 Retail District with Gateway Overlay District to B-3 Commercial District with Gateway Overlay District, located at 7225, 7229 and 7331 Bandera Road.

The applicant is proposing to develop a used auto sales dealership; however, should the property be rezoned, any uses permitted by right in the B-3 Commercial District will be allowed.

Sec. 15.02.322 - "B-3" commercial district

(a) Purpose and description.

(1) The B-3 district is composed of land and structures used to furnish commercial needs, wholesale services, and some light assembling of goods, in addition to most of the uses found in the B-2 district. The B-3 district regulations are designed to protect the character of the residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants. The district regulations implement the policies of the master plan by 1) permitting the development of districts for the purpose of providing commercial and wholesale uses; 2) protecting surrounding and abutting areas by requiring certain minimum yard and area standards are met; and 3) encouraging economic viability and stability in the city.

(2) A B-3 use is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:

(A) A retail facility the purpose of which is the sale or lease of personal, novelty, food, household, or business items, including wholesale;

(B) A repair facility the purpose of which is the repair or maintenance of personal, novelty, or household items, including appliances and vehicles; and/or

(C) A service facility the purpose of which is providing a service to surrounding districts.

(D) Although it may occur in certain instances, it is not intended that the B-3 district abut R-1, R-2, R-4 or R-6 districts.

STAFF COMMENTS

The proposed development will be located on three (3) commercial lots on the east side of North Bound Bandera Road. The property is currently undeveloped and may need to be replatted prior to any building construction. The property abuts a single-family residential development to the east.

Surrounding Zoning

- North: B-2 Retail and R-1 Single Family Dwelling District
- West: B-2 Retail, B-3 Commercial and R-5 Manufactured Home District
- East: R-1 Single Family Dwelling District
- South: B-2 Retail

Master Plan

The Master Plan contemplates for properties along the Bandera Road North Corridor to promote primarily retail uses. The land use goal for this area is to maintain a 200-foot in depth retail use corridor along Bandera Road. The request is not consistent nor compatible with the City's Master Plan.

Notification

- | | |
|---|----|
| • Letters mailed to property owners within 200' | 14 |
| • Letters received in favor | 0 |
| • Letters received in opposition | 0 |
| • Letters returned undeliverable | 0 |

FISCAL IMPACT:

The developer has paid all fees associated with the processing of this zone change request. The development of a used auto sales dealership may increase ad valorem and sales taxes in the city.

RECOMMENDATION

The proposed zone change request is not consistent with the goals of the Master Plan

and is not compatible with the adjacent single-family residential uses. Staff recommends denial of the request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Susana Huerta
Planning and Zoning Director

ZONING APPLICATION FORM

(please print or type in black)

Item 1.

Personal Information

Name of Applicant: Hossein Manesh
Address: 7807 caston park Dr. San Antonio Tx 78249
Phone No: Home (210) 952-9394 Work () Fax ()
Email: hossein hm947@yahoo.com
Status (check one): ☐ Owner ☒ Agent (if agent, attach notarized Letter of Authorization)

Property Description

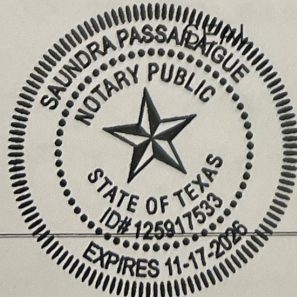
Address: 7225 Bandera Road Leon Valley 78238
Legal Description: Lot 6, 7, 8 BIK 1 CB 44464
Current Zoning: B2 Requested Zoning: B3
Existing Property Use or State None: None
Acreage and/or Square Footage: 0.517 Acre
Does owner own adjacent property? ☐ Yes ☒ No
List Existing Structures: none
and/or
Existing Uses: VACANT land

I hereby certify that I have read and examined this application and the attached instruction sheet and know the information I have provided to be true and correct. All provisions of laws and ordinances governing this application will be complied with whether specified herein or not. The granting of a zoning change does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the use of the property.

Hossein Manesh 3/17/25
Signature of Applicant Date

BEFORE ME, A Notary Public in and for Manesh Hossein, on this date personally appeared _____ (Applicant) who duly states that all facts on this application are true to the best of his/her knowledge.

SWORN TO and SUBSCRIBED before me this 19th day of March, 2025.



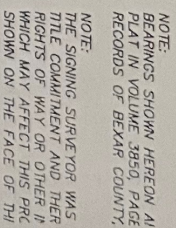
Sandra Passardigle
Notary Public, Bexar County, Texas
My Commission expires: 11-17-2026

The purpose of change zoning request,

I have plan to use this property for selling use car.

Thank you
Hossein Manesh

NOTE: THIS PROPERTY IS SUBJECT
EASEMENTS, AGREEMENTS, AS
FOLLOWS: VOLUME 3850,
DEED AND PLAT RECORDS, 1
4841, PAGE 219, DEED RECO



STATE OF TEXAS
REGISTERED
RUDOLPH J. PAT A. JR.
5388
PROFESSIONAL
LAND SURVEYOR

Rei

PZ-2025-9

Zone Change Request

7225, 7229 and 7331 Bandera Road

Susana Huerta
Planning and Zoning Director
Planning and Zoning Commission Meeting
April 22, 2025

Summary

- Question
 - The Commission is being asked to consider a Zone Change Request from B-2 Retail District with Gateway Overlay District to B-3 Commercial District, with Gateway Overlay District at 7225, 7229, & 7231 Bandera Road
- Options
 - 1. Recommend approval
 - 2. Recommend denial
 - 3. Other
- Declaration
 - The Zone Change is not compatible with surrounding zoning

Purpose

- The property is currently zoned B-2 Retail with the Gateway Overlay
- The applicant is requesting the zone change in order to develop a used automobile dealership, as that use is not allowed in the B-2 Retail Zoning District
- If his request were to be approved, any of the B-3 Commercial uses would be allowed by right at this site

Purpose

Sec. 15.02.322 - "B-3" commercial district

(a) Purpose and description.

*(1) The B-3 district is composed of land and structures used to furnish **commercial needs, wholesale services, and some light assembling of goods**, in addition to most of the uses found in the B-2 district. The B-3 district regulations are designed to protect the character of the residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants. The district regulations implement the policies of the master plan by 1) permitting the development of districts for the purpose of providing commercial and wholesale uses; 2) protecting surrounding and abutting areas by requiring certain minimum yard and area standards are met; and 3) encouraging economic viability and stability in the city.*

Location Map

Item 1.



Aerial View

Item 1.



Surrounding Zoning

Item 1.

- North: B-2 Retail and R-1 Single Family Dwelling District
- West: B-2, B-3 Commercial, R-5 Manufactured Home District
- East: R-1
- South: B-2, R-1, R-4 Townhouse

Site and Zoning

- Pink – B-2 Retail with GO
- Light Blue – R-4 Townhouse District
- Brown – R-6 Garden House District
- Blue - R-1 Single Family Dwelling
- Bright Green – B-3 Commercial w/SO
- Purple - R-5 Manufactured Home
- Maroon - PDD Planned Development with GO
- Yellow Outline – Property



Staff Comments

- Property is currently undeveloped and may need to be replatted
- Property abuts a single-family residential development to the east

Staff Comments

- Some uses not allowed in B-2, but allowed in B-3 include:
 - Air conditioning repair
 - Ambulance service
 - Assembly/packaging
 - Automobile boat storage
 - Automobile auction
 - Automobile parts and components, Retail sales with installation and/or repair incidental
 - Automobile repair and/or service
 - Automobile and truck sales - service incidental
 - Bar
 - Cold storage plant
 - Dry cleaning Plant

Staff Comments

- Uses allowed in B-2:
 - Bookstore
 - Bakery
 - Barber or Beauty shop
 - Bicycle Sales and repair
 - Candy, nut and confectionary store
 - Carwash (automatic)
 - Catering Facility
 - Child care Facility
 - Clinic, dental or medical
 - Clothing and Accessory Store

Master Plan

- Master Plan contemplates properties along the Bandera Road North Corridor to promote primarily Retail Uses
- Land use goal for this area is to maintain a 200-foot in depth Retail Use Corridor along Bandera Road
- Request not consistent or compatible with the City's Master Plan

Notification

• Letters mailed to property owners within 200'	14
• Letters received in favor	0
• Letters received in opposition	0
• Letters returned undeliverable	0

Fiscal Impact

- The developer has paid all fees associated with the processing of this zone change request
- The development of a used auto sales dealership will increase ad valorem and sales taxes in the city

Recommendation

- The proposed zone change request is not consistent with the goals of the Master Plan
- Is not compatible with the adjacent single-family residential uses.
- Staff recommends denial of the proposed zone change

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: April 22, 2025

TO: Planning and Zoning Commission

FROM: Susana Huerta, AICP, Planning and Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion and **Public Hearing** to Consider a Recommendation on a Non-Specified Use Request to Revise Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 2 Rules of Construction and Definitions and Division 6 Permitted Use Table to Establish the Definition and Use “Bail Bond Facility” as Being Allowed in the B-2 Retail Office District with a Specific Use Permit (SUP), and in the B-3 Commercial and I-1 Industrial Zoning Districts By Right

PURPOSE

The purpose of this communication is to consider a Non-Specified Use request to define and allow the use “Bail Bond Facility” in the following zoning categories:

- B-2 Retail District: With a Specific Use Permit (SUP).
- B-3 Commercial and I-1 Industrial Zoning Districts: Without an SUP.

The use is currently not defined or listed in the Permitted Use Table.

Proposed Definition:

“Bail Bond Facility: A business that provides bail services, essentially acting as a surety. Bail Bonds businesses post bonds with courts, guaranteeing that a defendant will appear for all scheduled court dates. In exchange for the guarantee, the company charges a fee. Bail Bonding companies are required to provide proof of current licensing with the state of Texas.”

Operational Characteristics:

- Typically follows regular business hours.
- Located in enclosed business offices or stand-alone buildings.
- No outside storage.
- Most transactions and inquiries occur via phone; staff is available 24/7 to take calls.

Regulatory Background:

Bail Bond companies and their agents are licensed and regulated by the state insurance department under the Occupations Code, Title 10. Occupations Related to Law Enforcement and Security, Chapter 1704.

Relevant Zoning Ordinance Sections:

Division 11 - Non-Specified Uses

Sec. 15.02.601 - Definition: A non-specified use is one that does not fall under existing zoning district categories or conform to district purposes.

Sec. 15.02.602 - Effect of Provision:

- Propose new uses for inclusion in zoning districts.
- Allow certain uses in additional zoning districts.
- Adjust specific use permit requirements for particular uses in specific districts.

Sec. 15.02.603 - Hearings:

Non-specified uses may be categorized by the Planning and Zoning Commission. Approval by City Council is required following application and public hearing procedures.

Proposed Permitted Use Table Update:

Use	O-1	B-1	B-2	B-3	I-1
Bail Bond Facility	X	X	SUP	P	P

FISCAL IMPACT

These changes may encourage bail bond businesses to relocate to Leon Valley, potentially increasing ad valorem and sales tax revenues.

RECOMMENDATION

Staff recommends defining “Bail Bond Facility” and assigning appropriate zoning categories. This will provide applicants with clear processes and requirements for approval. The Commission is reminded that allowing the use in a particular zoning district will permit such facilities in all areas of the city within that zoning designation.

Michael P. Castaneda

Sunset Plaza
5700 Wurzbach Rd. Ste. 5724-A
Leon Valley, TX 78238
Mikesbailbonds2011@gmail.com
956-324-9389 (Personal) 956-523-0029 (Work)

January 20, 2025

Leon Valley

City Hall
6400 El Verde Rd.
Leon Valley, TX 78238

Dear Sir or Madam,

I'm a self-employed entrepreneur in the bail bond industry. I own a bail bond company in Laredo, TX. I'm interested in expanding and having an office here at Leon Valley. Therefore, I come to you in regards of zoning.

My interest in having an office here is to better serve the citizens with faster service. It would be amazing to be one of the first bail bond companies to open in this wonderful small town.

I am highly skilled and excellent in what I do. With 24 years of experience, I am thrilled to offer my service to the city of Leon Valley.

Thank you for your time and considering my application. I have attached my resume for your review and would happily go into more detail on how my line of business works. I await with pleasure in having the opportunity to operate here at Leon Valley to deliver superior amenity.

MICHAEL P. CASTANEDA

**1202 San Agustin Ave. Laredo, TX (956)523-0029(work) (956)324-9389(personal)
mikesbailbonds2011@gmail.com**

Self-employed in the bail bond industry. Owner of Mike's Bail Bonds, home-based out of Webb County. Provide service in over 45 counties 24 hours a day seven days a week. Felonies and/or misdemeanors. Immigration bonds or operation lone star.

2025- PRESENT

Bail Bond Representative | Webb County | Laredo, TX

I recently got elected as Webb County's Bondsperson Representative. I am determined to be the voice of my fellow bail bondsmen. I aim to make adjustments that are needed to better suit their work ethics. I intend to work firsthand with each and every bail bond company to assist any issues they may have.

2021-2022

Ran for Commissioner Pct.4 | Laredo, TX

Although I didn't get elected as commissioner, it was a great learning experience. I got to meet many people. Heard their needs and wants. Got to assist a handful of humanity. Gave back to the community. Did fundraisers to manage my campaign. Learned to better finance and distribute my financial needs.

2010- Present

Bail Bond Owner | Mike's Bail Bonds | Laredo, Tx

With 24 years of knowledge, I own my very own bail bond company. My primary office is in Webb County. A secondary office in Maverick County. Currently working on opening a third office at a different county. I practice my professionalism in 45 counties in Texas. With eleven employees under my business, I am delighted to say we have been remarkably successful, and I am appreciative of my team.

2001- 2009

Bail Bond Agent | Frontera Bail Bonds | Laredo, Tx

As a bail bond agent, I learned to prepare and file applications of clients. Turned in bonds to county jail. Spoke and stayed in contact with clients. Checked for court dates. Oversaw collection. Ran any other errands that were needed, for example, filing paperwork at the courthouse, sheriff's office, county jail, etc.

Serving the Community

I am a big believer in sharing one's blessing. I am proud to say I host an annual turkey giveaway, an annual Easter basket giveaway, and an annual back-to-school giveaway. Throughout the year I help families with fundraisers of all types, from personal sport expenses, medical expenses, funeral expenses, etc. I give back to school teams and teachers. I also enjoy giving back to the veterans. I've fed the Bethany House of Laredo and have provided for the Sacred Heart Children's Home.

Skills

- Entrepreneur
- Very Persistent
- People Person
- Great Listener
- Leader
- Extraordinary Communication
- Fluent in English and Spanish
- Make Positive Impacts

Consider Non-Specified Use Request New Use - Bail Bond Facility

Susana Huerta

Planning and Zoning Director

Planning and Zoning Commission Meeting

4/22/2025

Summary

- Question – Should the City approve a request to revise Chapter 15 Zoning, Article 15.02, Division 2 Definitions and Division 6 Table of Permitted Uses to include a definition and the use “Bail Bond Facility” with a Specific Use Permit and by right in certain zoning districts
- Options:
 - Approve proposed revisions to Chapter 15 Zoning, Division 2 Rules of Construction and Definitions and Division 6 Table of Permitted Uses to include this use
 - Denial of proposed revisions
 - Other
- Declaration
 - The Zoning Code has a process by which persons may propose new uses be included in both Divisions

Purpose

- The use “Bail Bond Facility” is currently not included in the permitted use table
- Applicant is proposing the use be included in the table as being allowed in the B-2 Retail Zoning district with an SUP, and in the B-3 Commercial and I-1 Industrial zoning districts without an SUP
- Will also need to revise Chapter 15, Article 15.02, Division 2 Rules of Construction and Definitions to include a definition of the use

Purpose

- Proposed definition: “Bail bond facility - a business that provides bail services, essentially acting as a surety. The business posts a bond with the courts, guaranteeing a defendant will appear for all scheduled court dates. In exchange for this guarantee, the company charges a fee. Business must provide proof of current license by the State of Texas.”
 - Bail Bond Companies and their agents are licensed and regulated by state insurance departments via the Occupations Code, Title 10. Occupations Related to Law Enforcement and Security, Chapter 1704. Regulation of Bail Bond Sureties
 - This type of use is typically located in an enclosed business office or stand-alone building, with no outside storage, and follow regular business hours with walk-in customers
 - Most customer inquiries and transactions take place over the phone and staff is on call to take calls 24 hours a day

Purpose

DIVISION 11. - NONSPECIFIED USES

Sec. 15.02.601 – Definition

A nonspecified use is a use which, according to the zoning administrator, does not fall into the categorization of zoning districts as listed in "Permitted Use Table" above and does not conform to the intent of the district description and purpose in which it is intended to be located.

Sec. 15.02.602 - Effect of provision

The provision for nonspecified use is intended to provide individuals with an administrative procedure:

Purpose

- (1) To propose new use(s) to be included in one or more of the various zoning districts;*
- (2) To propose that certain use(s) be allowed in a zoning district other than the district(s) in which said use or uses is now allowed; and*
- (3) To propose the addition or deletion of specific use permit requirements for a particular use in a particular zoning district.*

Sec. 15.02.603 - Hearings

A nonspecified use may be categorized by the Leon Valley planning and zoning commission, with commission's categorization being approved by city council, after application and public hearing as set out in the specific use permits sections of this article.

Proposed Amendment

Proposed

Use	O-1	B-1	B-2	B-3	I-1
Bail Bond Company	X	X	SUP	P	P

- P - Allowed by right
- X - Not allowed
- SUP - Specific use permit

Fiscal Impact

- These changes may encourage these types of business to relocate to Leon Valley, which would increase ad valorem taxes and/or sales taxes.

Recommendation

- This use is not currently listed in the Permitted Use Table
- Staff recommends that the use “Bail Bond Facility” be defined and that a zoning category be assigned to provide applicants with the necessary process and requirements for approval
- At the discretion of the Planning and Zoning Commission