

**ORDINANCE NO. 406**

**AN ORDINANCE OF THE CITY OF BANDERA, TEXAS AMENDING  
THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY .636  
ACRES OF LAND LOCATED AT 315 6TH STREET FROM P3:  
NEIGHBORHOOD TO CS: CIVIC SPACE**

**WHEREAS**, the City of Bandera ("City") is a Texas General Law Municipality operating under the laws of the State of Texas; and

**WHEREAS**, the City is empowered by Chapter 211 of the Texas Local Government Code to establish a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and

**WHEREAS**, the City Council has previously adopted zoning regulations; and

**WHEREAS**, the City Council may from time to time choose to amend, supplement, change or modify the City's zoning regulations, boundaries, or classifications; and

**WHEREAS**, an application has been filed with the City to rezone approximately 0.636 acres of land generally located 315 6<sup>th</sup> Street, Bandera Range 6, Lots 25-26 and more specifically described in Exhibit "A" attached here in ("Property"), from P3:Neighborhood to CS: Civic Space; and

**WHEREAS**, on April 20, 2022 notice of a public hearing was published in the Bandera Bulletin newspaper and given proper notice, as necessary, pertaining to changing zoning classifications; and

**WHEREAS**, on May 12, 2022 the Planning and Zoning Commission conducted a public hearing and after consideration offered a recommendation of approving the zoning change request; and

**WHEREAS**, on May 17, 2022 the City Council conducted a public hearing and after consideration determined that the requested zoning be approved as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF BANDERA, TEXAS:**

**Section 1.** The Property as shown and more particularly described in Exhibit "A" attached hereto, is hereby zoned CS: Civic Space.

**Section 2.** The Official Zoning Map of the City of Bandera, shall be revised to reflect the above amendment.

**Section 3.** The foregoing recitals are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

**Section 4.** If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

**Section 5.** This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of the Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

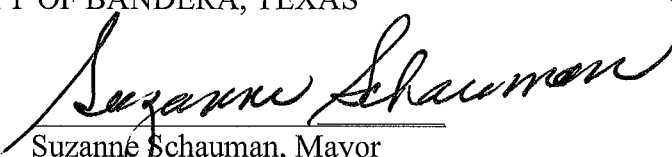
**Section 6.** This Ordinance shall be construed and enforced in accordance with the laws of the state of Texas and the United States of America.

**Section 7.** It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

**Section 8.** This Ordinance will take effect upon its adoption by the City Council.

**PASSED AND APPROVED** this 17th day of May, 2022.

CITY OF BANDERA, TEXAS

By:   
Suzanne Schauman, Mayor

ATTEST:

  
Jill Shelton, City Secretary

Exhibit A

MANSFIELD SURVEYING  
P.O. BOX 3111  
BANDERA, TX 78003  
830-688-2786

# SURVEY PLAT

LOT 24, RANGE V  
CITY OF BANDERA

BANDERA COUNTY, TEXAS

VOLUME 1, PAGE 61, PLAT RECORDS

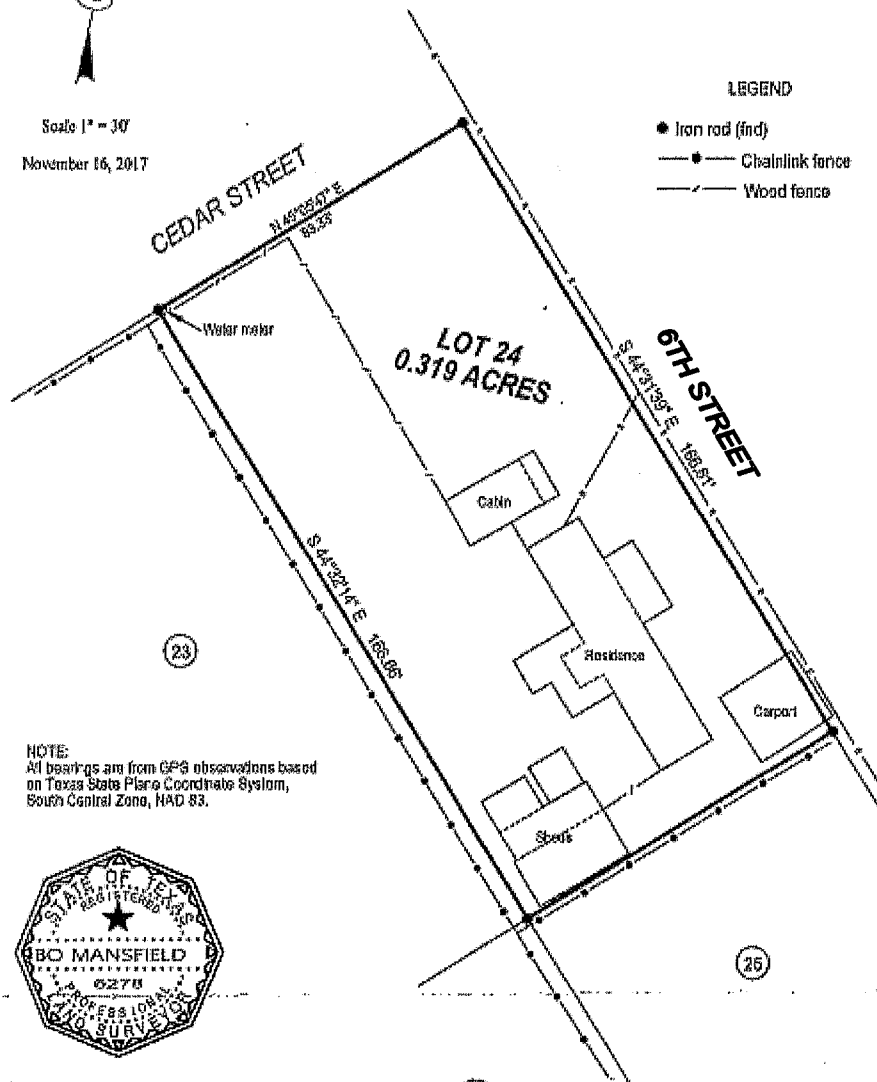


Scale 1" = 30'

November 16, 2017

### LEGEND

- Iron rod (fnd)
- Chainlink fence
- Wood fence



NOTE:  
All bearings are from GPS observations based  
on Texas State Plane Coordinate System,  
South Central Zone, NAD 83.



I hereby certify that this survey was made on the ground and that  
this plat correctly represents the facts found at the time of the survey,  
and that to the best of my knowledge there are no visible overlapping  
of improvements, visible easements or rights of way, boundary line  
parties,  
or encroachments except as shown hereon.

  
Bob Mansfield RPLS No. 6278 FIRM No. 10193739

315 6TH STREET  
BANDERA, TX 78003