

AN ORDINANCE 2018-01-18-0063

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 0.625 acres out of NCB 15403 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash.

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 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.

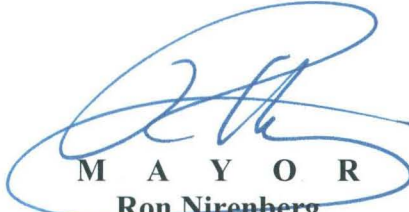
SECTION 4. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 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.

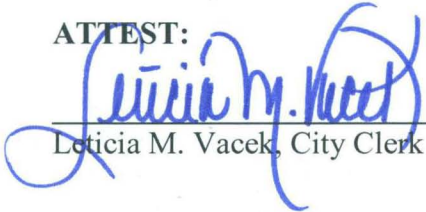
SECTION 7. This ordinance shall become effective January 28, 2018.

PASSED AND APPROVED this 18th day of January 2018.



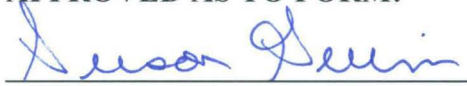
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-38 (in consent vote: Z-2, Z-4, Z-5, Z-6, P-2, Z-7, P-3, Z-8, P-4, Z-12, Z-15, Z-20, Z-22, Z-25, Z-26, Z-27, Z-28, P-6, Z-29, Z-30, Z-31, Z-33, Z-34, Z-35, Z-36, Z-37, Z-38, Z-39, Z-40, Z-43, P-7, Z-44, Z-45, Z-46)						
Date:	01/18/2018						
Time:	02:15:19 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018024 S (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on 0.625 acres out of NCB 15403, located at 7512 West Military Drive. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x			x	
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

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Exhibit "A"

STATE OF TEXAS

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COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION

Being a tract or parcel containing 0.6248 acres (27,215 square feet) of land situated in the J. W. McCamley Survey, Abstract Number 470, Bexar County, Texas; being out of and a part of Lot 3, Block 65, Westwood Village, Unit 31, New City Block 15403, a subdivision plat of record in Volume 8600, Page 161 of the Plat Records of Bexar County, Texas; and being all of a called 0.625 acre tract of land conveyed to Bruce Wayne Krahn as described in deed recorded under Bexar County Clerk's File (B.C.C.F.) Number 20160173540; said 0.6248 acre tract being more particularly described as follows (bearings herein are referenced to said record plat of Westwood Village, Unit 31 subdivision):

BEGINNING at a found "x" in concrete in the south right-of-way line of West Military Drive (platted as a private street), marking the most northerly northwest corner of the aforesaid Lot 3 and the herein described tract;

THENCE, South 89° 57' 40" East, along said south R.O.W. line, a distance of 125.00 feet to a found "x" in concrete marking the northeast corner of said Lot 3 and the herein described tract;

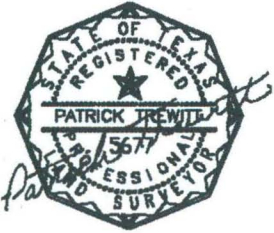
THENCE, South 00° 02' 20" West, departing said R.O.W. line, along the west line of a called 21.076 acre tract of land conveyed to Westwood Estates as described in deed recorded in Volume 8571, Page 1956 of the Deed Records of Bexar County, Texas, and along the east line of said Lot 3, a distance of 182.33 feet to a set 1/2-inch iron rod with cap stamped "Precision" marking the northeast corner of a called 0.474 acre tract of land conveyed to Latigo Plaza, Inc. as described in deed recorded under B.C.C.F. Number 20050076084, and marking the southeast corner of the herein described tract;

THENCE, North 89° 57' 40" West, over and across said Lot 3, along the north line of said 0.474 acre tract, a distance of 150.00 feet to a found 1/2-inch iron rod in the east R.O.W. line of Southwest Military Drive (86 feet wide), marking the northwest corner of said 0.474 acre tract and the southwest corner of the herein described tract;

THENCE, North 00° 02' 20" East, along said east R.O.W. line of Southwest Military Drive, a distance of 157.33 feet to a set "x" in concrete marking a point of curvature of a tangent curve to the right, and marking the most westerly northwest corner of the herein described tract;

THENCE, an arc distance of 39.27 feet along said R.O.W. line and said curve to the right, having a central angle of 90° 00' 00", a radius of 25.00 feet, and a chord which bears North 45° 02' 20" East, 35.36 feet to the **POINT OF BEGINNING** and containing a calculated 0.6248 acres (27,215 square feet) of land. This description is based on the survey and plat made by Precision Surveyors, dated October 30, 2017.

(See attached drawing)



Patrick Trewitt
Registered Professional Land Surveyor No. 5677
Job No. SA2016-02621
October 30, 2017

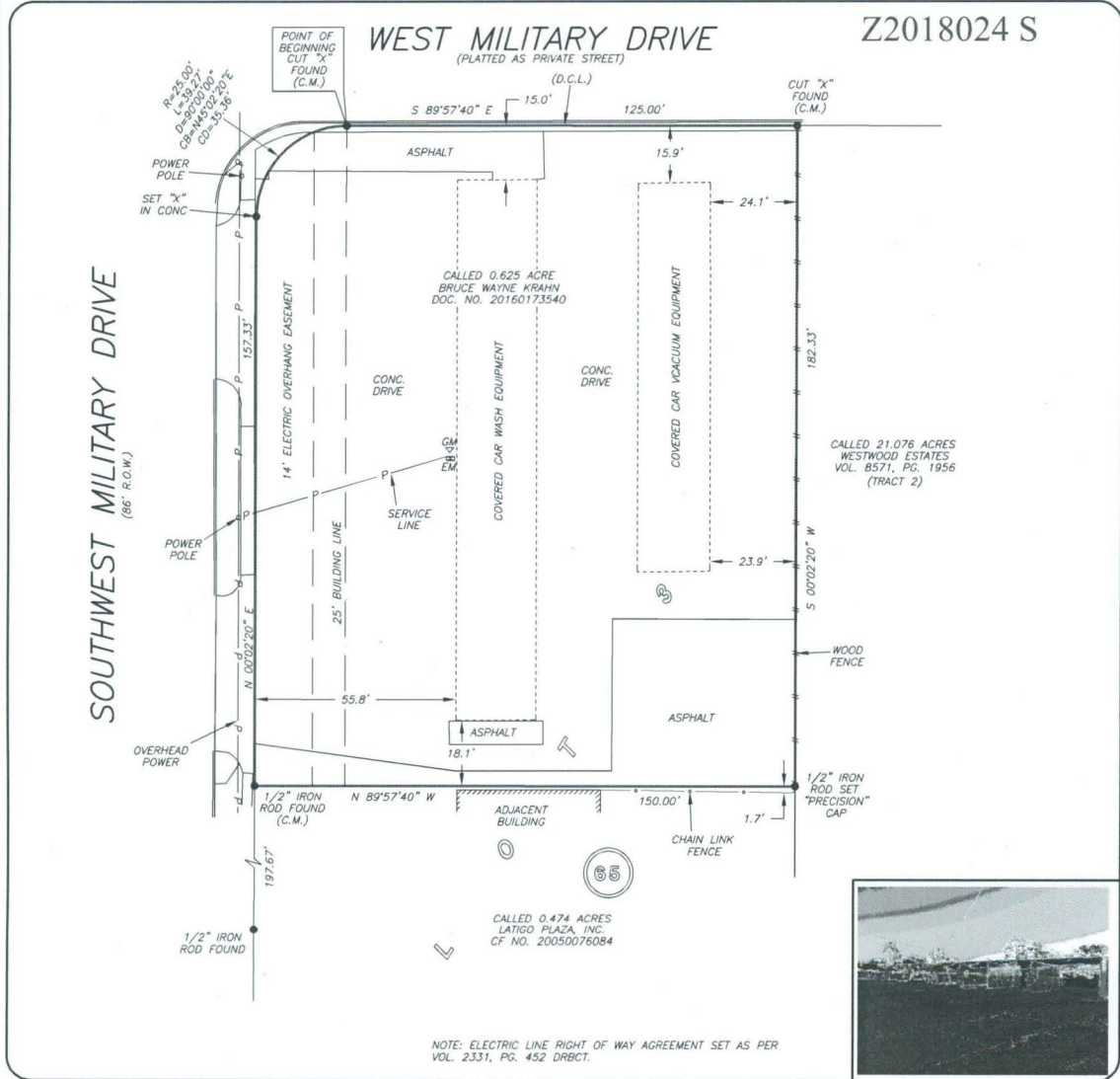
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Exhibit "B"

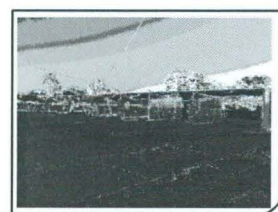
GF NO. SAT-41-4000411701797-JG ALAMO TITLE
 ADDRESS: 7512 SOUTHWEST MILITARY DRIVE
 SAN ANTONIO, TEXAS 78227
 BORROWER: M.C. STORES, INC.

Description: 7512 W Military Dr.

0.6248 ACRES (27,215 SQ. FT.)
 OUT OF LOT 3, BLOCK 65
 NEW CITY BLOCK 15403
 WESTWOOD VILLAGE, UNIT 31
 IN THE J. W. MCCAMLEY SURVEY, A-470
 RECORDED IN VOLUME 8600, PAGE 161 OF THE PLAT RECORDS
 OF BEXAR COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)



NOTE: ELECTRIC LINE RIGHT OF WAY AGREEMENT SET AS PER VOL. 2331, PG. 452 DRBCT.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48029C 0370 G MAP REVISION: 09/29/2010 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 8600, PG. 161 B.C.P.R.

DRAWN BY: JB

Property: .6250 Acres, (27,225 SF)
 Legal Des: NCB 15403 BLK 65 LOT NW IRR 157.33 FT OF 3
 Current Zoning: C-2
 Requested Zoning: C-2 S CAR WASH
 Impervious Cover: 27,225 SF (100%)
 Setback, Buffery ARDS: None Requires - All based on current C-2 Zoning
 Required Parking: N/A

I, Betty J Krahn and Bruce W Krahn, the property owners, acknowledge that this site plan submitted for the purpose of rezoning 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 submitted for building permits.

