

AN ORDINANCE 2015-06-18-0614

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 Lot 4 and Lot 5, Block 1 NCB 18859 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Commercial Athletic Field to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash.

SECTION 2. 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 3. 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 "A"** and made a part hereof and incorporated herein for all purposes.

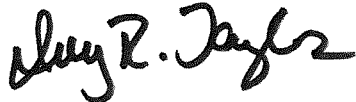
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and

provided for in Section 35 -491.

SECTION 5. 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.

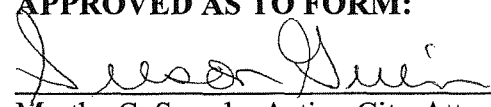
SECTION 6. This ordinance shall become effective June 28, 2015.

PASSED AND APPROVED this 18th day of June 2015.


M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

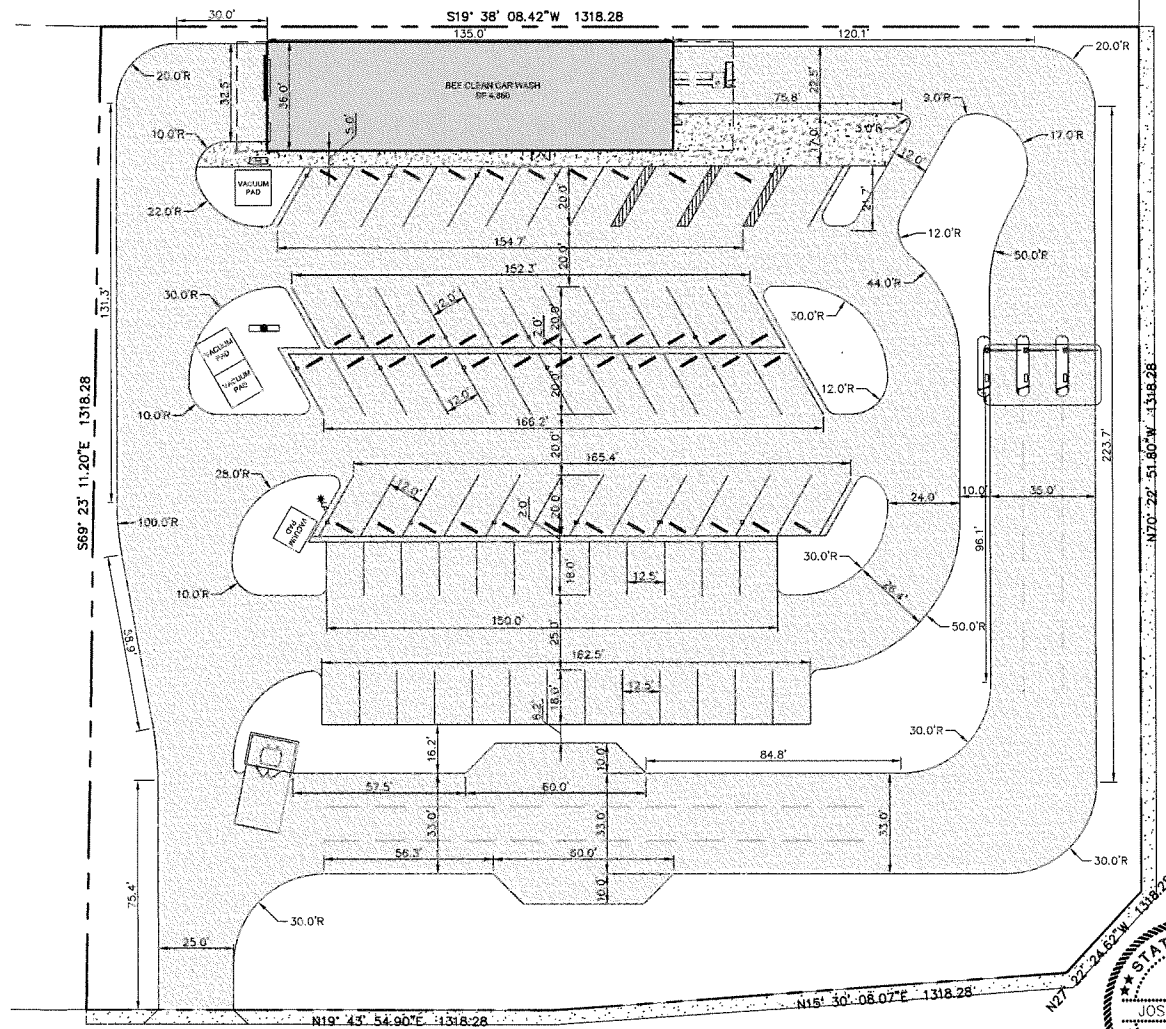
APPROVED AS TO FORM:

Martha G. Sepeda, Acting City Attorney
For

Agenda Item:	Z-11 (in consent vote: 72, 73, 74, Z2, Z5, Z6, Z7, P1, Z11, P2, Z12, Z13, Z14, Z17, P3, Z18, P4, Z19, Z20)
Date:	06/18/2015
Time:	02:50:29 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015174 S (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Commercial Athletic Field to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 4 and 5, Block 1, NCB 18859, generally located in the 9600 Block of Culebra Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15041)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				x
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

Z2015174

Date: Apr 20, 2015, 10:07:am User ID: Ruben new
 File: K:\Projects\Bee Clean #4 Exhibits\Bee Clean Culebra 2.dwg

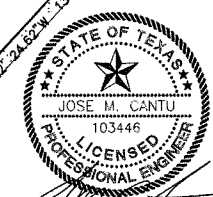


TOTAL SITE: 2.57 ACRES
 71,942 SQ. FT. OF IMPERVIOUS COVER
 4,960 SQ. FT. OF BUILDING TO BE REZONED
 67,082 SQ. FT. OF ALL PAVED OR HARD SURFACE
 STREETS, PARKING FACILITIES, INCLUDING CURB AND
 GUTTERS, WALLS, LOADING AREAS AND ASPHALT
 INTENDED USE: CAR WASH

TOTAL ACCESSIBLE PARKING: 3
 TOTAL PARKING: 71

PLAT OF:
 LOT 4&5, BLK 1, N.C.B. 18859
 VILLAGE PARK PLAZA
 SAN ANTONIO, BEXAR COUNTY, TEXAS

"I, CONSTELLATION'S INVESTMENT PARTNERSHIP, LTD, THE PROPERTY OWNER,
 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."



Jose M. Cantu
 4/20/15

KLOVE ENGINEERING
 Site Development Engineering Services
 Firm No. 11042
 www.kloveengineering.com (210) 485-5683

BEE CLEAN #4
 CULEBRA ROAD
 SAN ANTONIO, TEXAS 78251
 SITE PLAN EXHIBIT

PROJECT NO.	
FILENAME:	
DESIGNED BY:	JMC
DRAWN BY:	RQ
SCALE:	1" = 40'
DATE:	04/20/15
SHEET NO.	1 OF 1