

ORDINANCE 2020-03-05-0178

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 0.078 acres out of NCB 18387 from "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Convenience Store with Gas Sales to "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone 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.

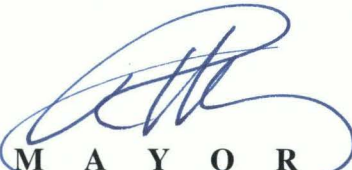
SECTION 4. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 March 15, 2020.

PASSED AND APPROVED this 5th day of March, 2020.

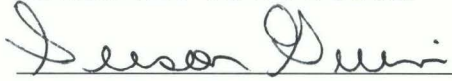

M A Y O R
Ron Nirenberg

ATTEST:



City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

March 05, 2020

Item: Z-7

Enactment Number:

File Number: 20-1901

2020-03-05-0178

ZONING CASE Z-2019-10700324 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Convenience Store with Gas Sales to "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Carwash on 0.078 acres out of NCB 18387, located at 16525 Blanco Road. Staff and Zoning Commission recommend Approval.

Councilmember Adriana Rocha Garcia made a motion to adopt. Councilmember Jada Andrews-Sullivan seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Absent: 1 Gonzales

SG/lj
03/05/2020
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EXHIBIT "A"

0.078 ACRES

THE STATE OF TEXAS)
THE COUNTY OF BEXAR)

BEING a 0.078 acre tract of land situated in the City of San Antonio, Bexar County, Texas out of and a portion of Lot 4, Block 7, New City Block (N.C.B.) 18387 of the Vacate & Resubdivision of Blanco Creek Unit 1-A according to the established map or plat thereof as recorded in Volume 9527, Page 87 of the Deed & Plat Records, Bexar County, Texas, said 0.078 acre tract being particularly described by metes and bounds as follows:

COMMENCING from a found 1/2" Steel rebar marking the southwesterly corner of the aforesaid Lot 4, Block 7, N.C.B. 18387, same being the northwesterly corner of Lot 6, Block 10, N.C.B. 18362 of the Capco Steel Subdivision according to the established map or plat thereof as recorded in Volume 9541, Page 219 of the Deed & Plat Records, Bexar County, Texas, and being along the easterly line of a called 21.96 acre tract of land described by Instrument to Gordon V. Hartman as recorded in Volume 12422, Page 383 of the Official Public Records, Bexar County, Texas;

THENCE, South 85°39'46" East, along the common line between said Lot 4, Block 7, N.C.B. 18387 and the aforesaid Lot 6, Block 10, N.C.B. 18362, a distance of 283.73 feet to a point along the common line between said Lot 4 and said Lot 6 marking the **POINT OF BEGINNING** and the southwesterly corner of the herein described tract;

THENCE, North 04°20'14" East, departing the common line between said Lot 4 and said Lot 6, a distance of 42.50 feet to a point for the northwesterly corner of the herein described tract;

THENCE, South 85°39'46" East, continuing across said Lot 4, a distance of 80.00 feet to a point marking the northeasterly corner of the herein described tract;

THENCE, South 04°20'14" West, continuing across said Lot 4, a distance of 42.50 feet to a point along the common line between said Lot 4 and said Lot 6 marking the southeasterly corner of the herein described tract, from which a set 5/8" steel rebar marking a common corner between said Lot 4 and said Lot 6 and being along the westerly line of Blanco Road (a 120-foot Right-of-Way) bears South 85°39'46" East, a distance of 100.19 feet;

THENCE, North 85°39'46" West, along the common line between said Lot 4 and said Lot 6, a distance of 80.00 feet to the **POINT OF BEGINNING**, CONTAINING within these metes and bounds a 0.078 acre tract of land, more or less.

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204). This survey was adjusted using a combined scale factor of 1.00017052196742 (GEOID12A).

Reference is made to that Plat accompanying this Legal Description.

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in October, 2019 and are true and correct to the best of my knowledge and belief.



11/08/2019

Urban Surveying, Inc.
By: Michael K. Williams
Registered Professional Land Surveyor
Texas No. 6616



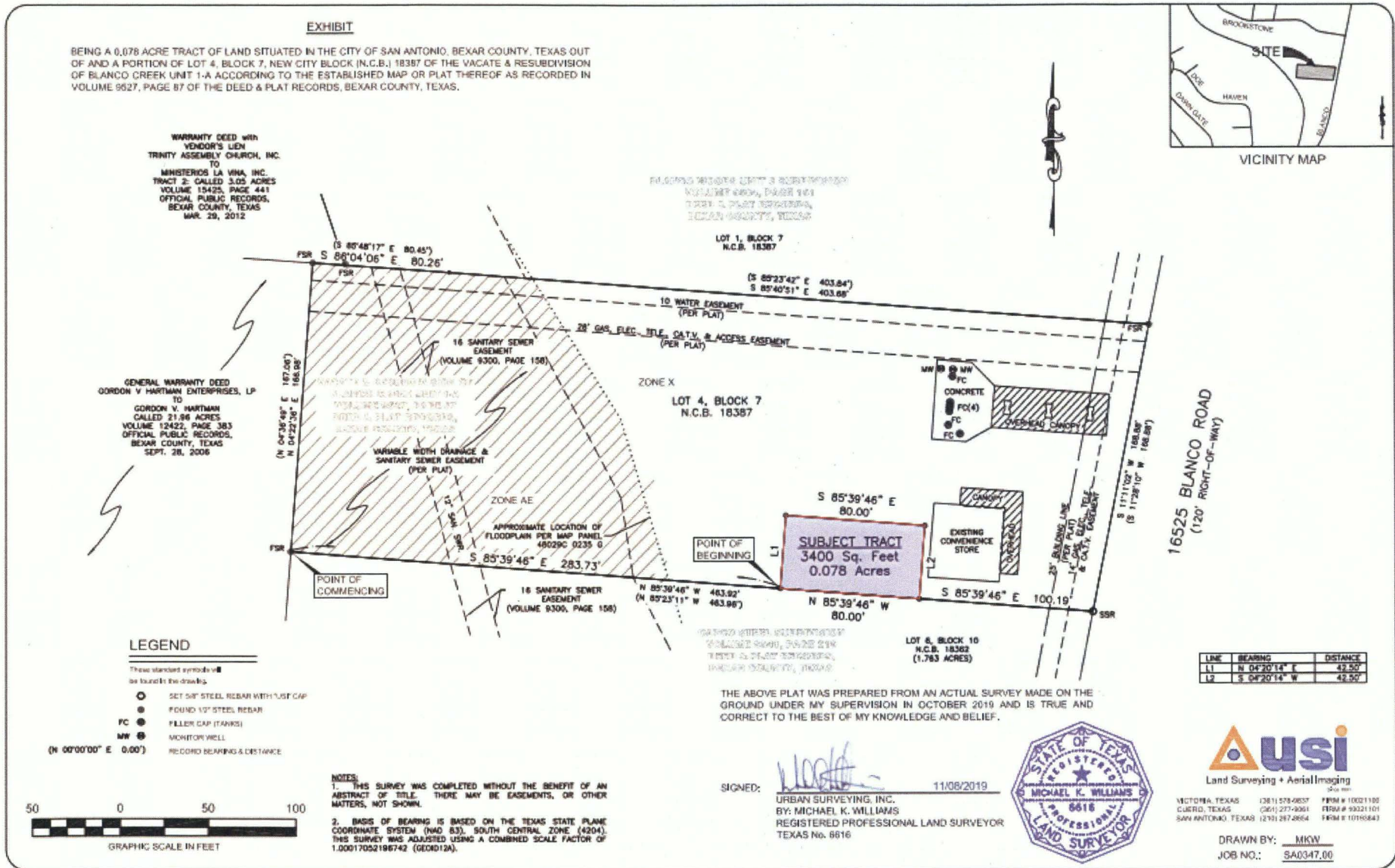
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EXHIBIT “B”

Zoning Case Z2019-10700324 S for Car Wash

Existing Impervious Cover = 18,145 ft² (22.9% of Lot); Proposed Impervious Cover [zoning case only] = 21,251 ft² (26.8% of Lot)
 Proposed Development of Entire Lot Impervious Cover = 36,985 ft² (46.6%). This includes future improvements not subject to zoning case.



I, Mr. Umer M. Khawaja, Member of 4G Entrpises, LLC, 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 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.

Exhibit "B"