

AN ORDINANCE 2018-01-18-0062

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 77, Block 49, NCB 15330 from "C-2 AHOD" Commercial Airport Hazard Overlay District 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 **Exhibit "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

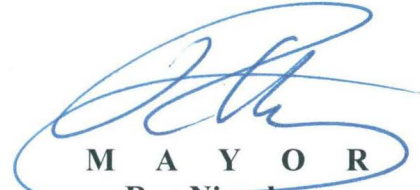
SG/lj
01/18/2018
Z-37

CASE NO. Z2018022 S

in accordance with this ordinance and the same shall be available and open to the public for inspection.

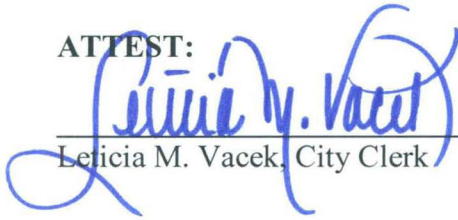
SECTION 6. This ordinance shall become effective January 28, 2018.

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:



Andrew Segovia, City Attorney

For

| Agenda Item: | Z-37 (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 # Z2018022 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 a Specific Use Authorization for a Carwash on Lot 77, Block 49, NCB 15330, located at 6811 Brownleaf Street. 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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Item No. Z-37

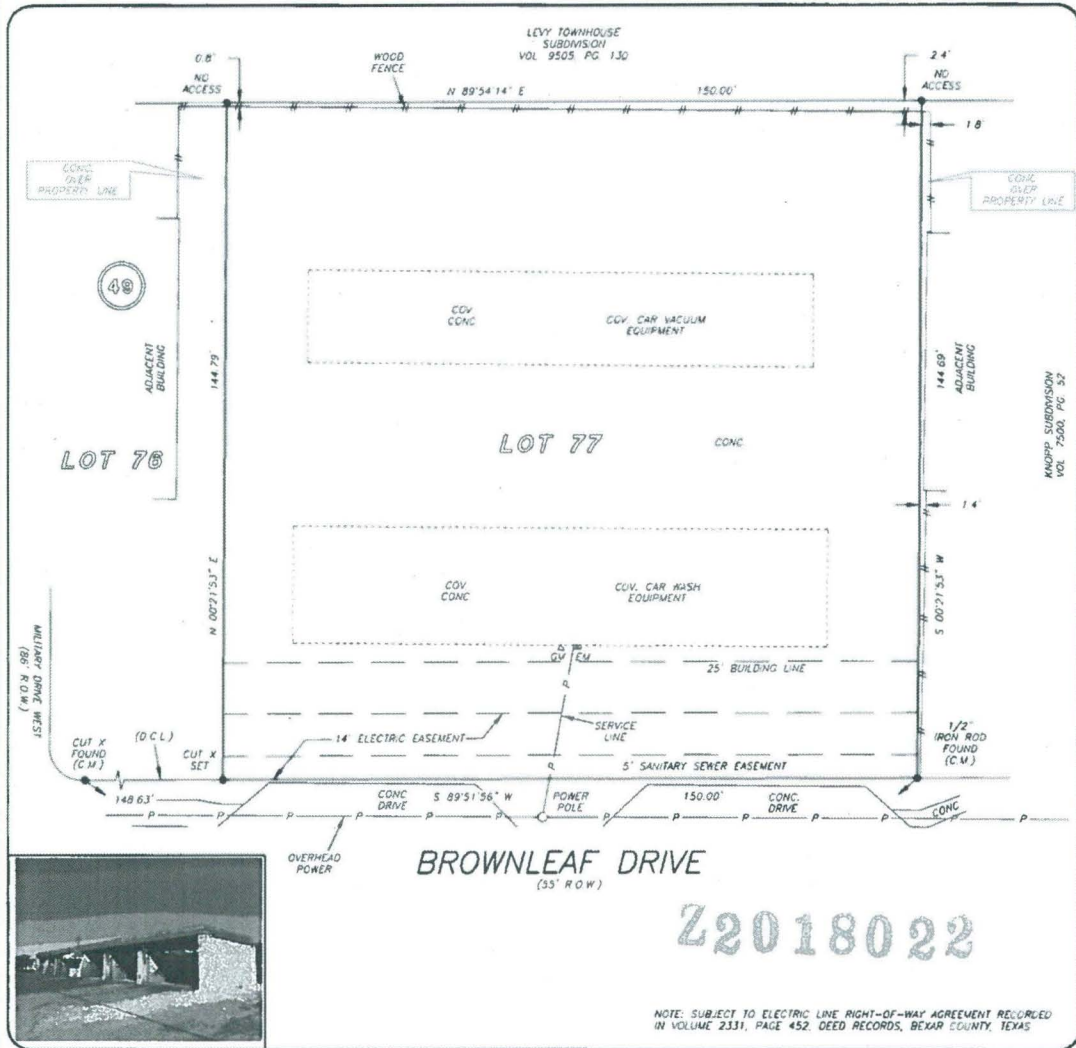
Exhibit “A”

GF NO. SAT-41-4000411701797-JG ALAMO TITLE
 ADDRESS: 6811 BROWNLEAF DRIVE
 SAN ANTONIO, TEXAS 78227
 BORROWER: M.C. STORES, INC.

Description: 6811 Brownleaf

LOT 77, BLOCK 49
 NEW CITY BLOCK 15330
 TRI-PROPERTIES SUBDIVISION

RECORDED IN VOLUME 9506, PAGE 126, DEED AND
 PLAT RECORDS OF BEXAR COUNTY, TEXAS



BROWNLEAF DRIVE
 (35' ROW)

Z2018022

NOTE: SUBJECT TO ELECTRIC LINE RIGHT-OF-WAY AGREEMENT RECORDED
 IN VOLUME 2331, PAGE 452, DEED RECORDS, BEXAR COUNTY, TEXAS

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48029C 0390 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 9506, PG. 126, B.C.D.P.R.

DRAWN BY: AC

Property: .4992 Acres, (21,750 SF)
 Legal Des: NCB 15330 BLK 49 LOT 77 TRI-
 PROPERTIES SUB
 Current Zoning: C-2
 Requested Zoning: C-2 S CAR WASH
 Impervious Cover: 21,750 SF (100%)
 Setbacks, Buffer: ARDS: None Required - 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



Exhibit "A"