

AN ORDINANCE 2018-01-18-0065

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 5, Block 11, NCB 12361 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 in accordance with this ordinance and the same shall be available and open to the public for

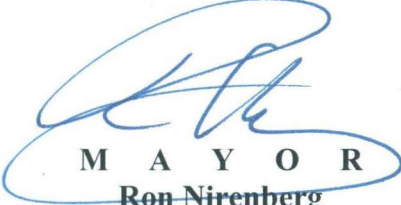
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01/18/2018
Z-40

CASE NO. Z2018023 S

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:



for Andrew Segovia, City Attorney

Agenda Item:	Z-40 (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 # Z2018023 S (Council District 7): 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 5, Block 11, NCB 12361, located at 115 West Glenview 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				

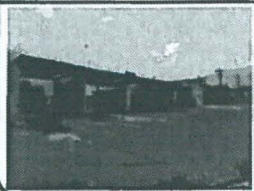
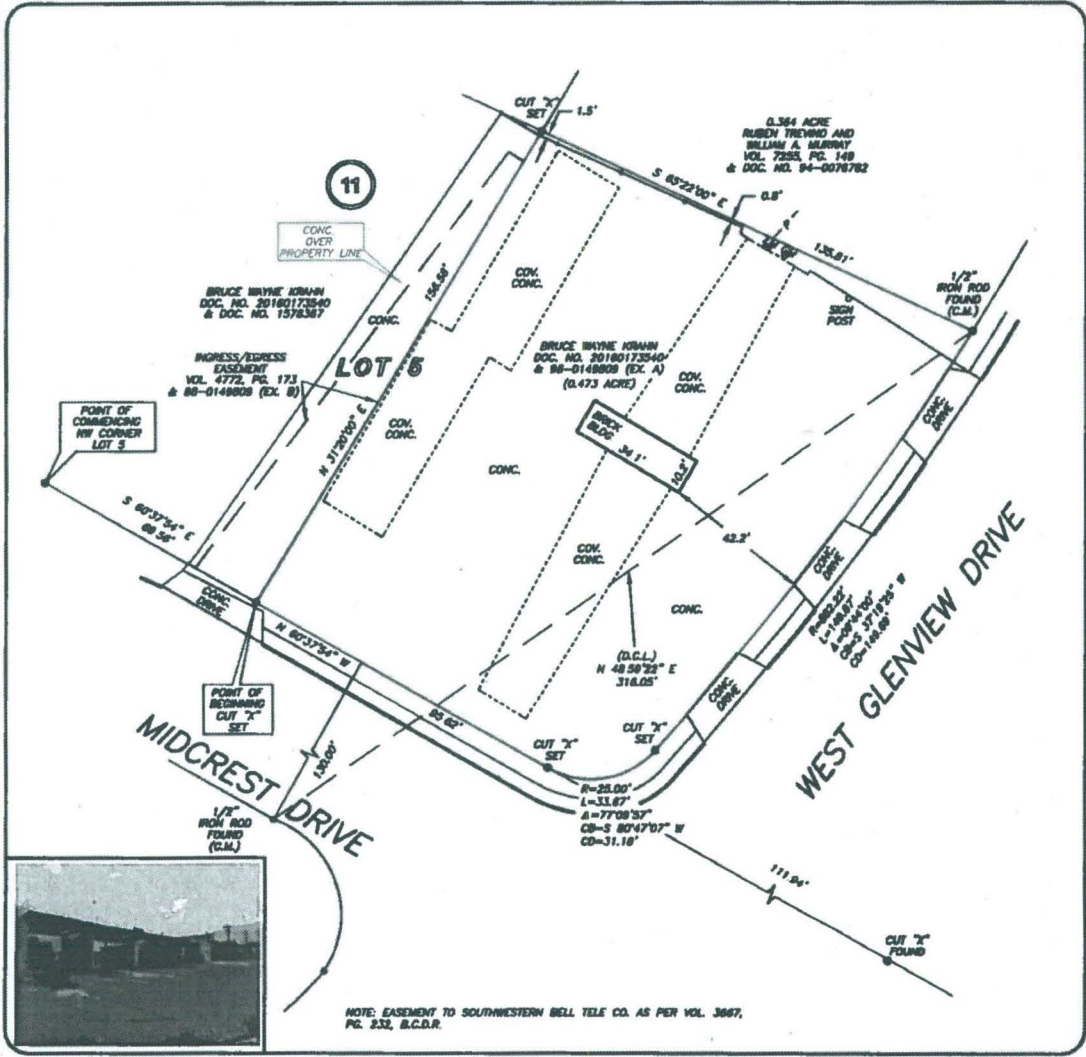
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Exhibit "A"

GF NO. SAT-41-4000411701797-JG ALAMO TITLE
 ADDRESS: 115 WEST GLENVIEW DRIVE
 SAN ANTONIO, TEXAS 78228
 BORROWER: M.C. STORES, INC.

Description: 115 W. Glenview

0.473 ACRE
 OUT OF LOT 5, BLOCK 11
 NEW CITY BLOCK 12361
 HILLCREST SUBDIVISION, UNIT 2
 SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 3535, PAGE 234, OF THE DEED AND PLAT RECORDS
 OF BEXAR COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)



NOTE: EASEMENT TO SOUTHWESTERN BELL TELE CO. AS PER VOL. 3687, PG. 232, B.C.D.P.R.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48022C 0385 E MAP REVISION: 08/26/2010 ZONE 3
 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. 3535, PG. 234, B.C.D.P.R.

Property: .4612 Acres, (20,091 SF)
 Legal Des: NCB 12361 BLK 11 LOT E IRR 95.62 OF S IRR 156.58 OF N IRR 276.58 OF 5
 Current Zoning: C-2
 Requested Zoning: C-2 S Car Wash
 Impervious Cover: 20,091 SF (100%)
 Setback, Buffer ARDs: None Required -
 All based on current C-2 Zoning
 Required Parking: N/A
 DRAWN BY: BR

J. 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



22018023

Exhibit "A"