

AN ORDINANCE 2018-06-21-0537

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.

* * * * *

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 0.864 acres out of NCB 16249 from "C-2 AHOD" Commercial District to "C-2 S AHOD" Commercial 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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Business hours operation shall not be permitted before 7:00 a.m. or after 9:00 p.m.
- B. Downward facing lighting.
- C. No outdoor speakers or noise amplification.

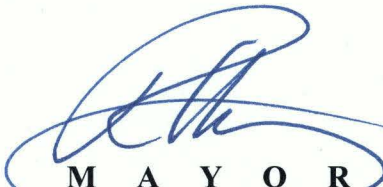
SECTION 5. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 6. 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 7. 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 8. This ordinance shall become effective July 1, 2018.

PASSED AND APPROVED this 21st day of June 2018.



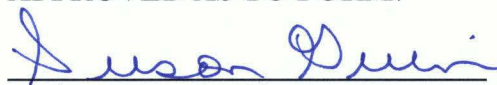
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-20						
Date:	06/21/2018						
Time:	02:45:06 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2018198 S (Council District 9):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 0.864 acres out of NCB 16249, located at 11900 Blanco Road. Staff and Zoning Commission recommend Approval with Conditions.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				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				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj
06/21/2018
Item No. Z-20

EXHIBIT “A”

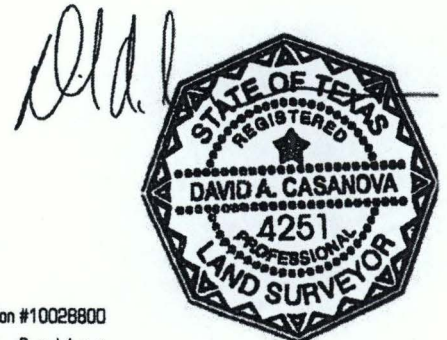
**METES AND BOUNDS DESCRIPTION
FOR
ZONING**

A 0.864 of an acre, more or less, tract of land being a portion of Lot 1, Block 6, Parliament Square Subdivision recorded in Volume 7100, Page 21-24 of the Deed and Plat Records of Bexar County, Texas, in New City Block 16249 of the City of San Antonio, Bexar County, Texas. Said 0.864 of an acre tract being more fully described as follows:

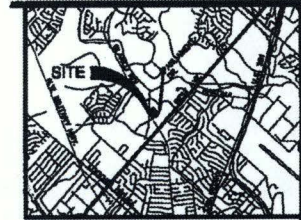
- BEGINNING:** At a point on the northeast right-of-way line of Blanco Road, a 120-foot right-of-way, the south corner of Lot 5, Block 1, Canavan Plaza Subdivision recorded in Volume 9300, Page 196 of the Deed and Plat Records of Bexar County, Texas and the west corner of said Lot 1;
- THENCE:** N 40°42'39" E, departing the northeast right-of-way line of said Blanco Road, along and with the northwest line of said Lot 1, a distance of 309.27 feet to a point;
- THENCE:** S 49°17'21" E, over and across said Lot 1, a distance of 163.76 feet to a point;
- THENCE:** S 56°41'31" W, continuing over and across said Lot 1, a distance of 340.96 feet to a point on the northeast right-of-way line of said Blanco Road, the southwest line of said Lot 1;
- THENCE:** Northwesterly, along and with the northeast right-of-way line of said Blanco Road, the southwest line of said Lot 1, along a non-tangent curve to the left, said curve having a radial bearing of S 55°43'40" W, a radius of 11519.19 feet, a central angle of 00°21'34", a chord bearing and distance of N 34°27'07" W, 72.29 feet, for an arc length of 72.29 feet to the POINT OF BEGINNING, and containing 0.864 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 11537-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

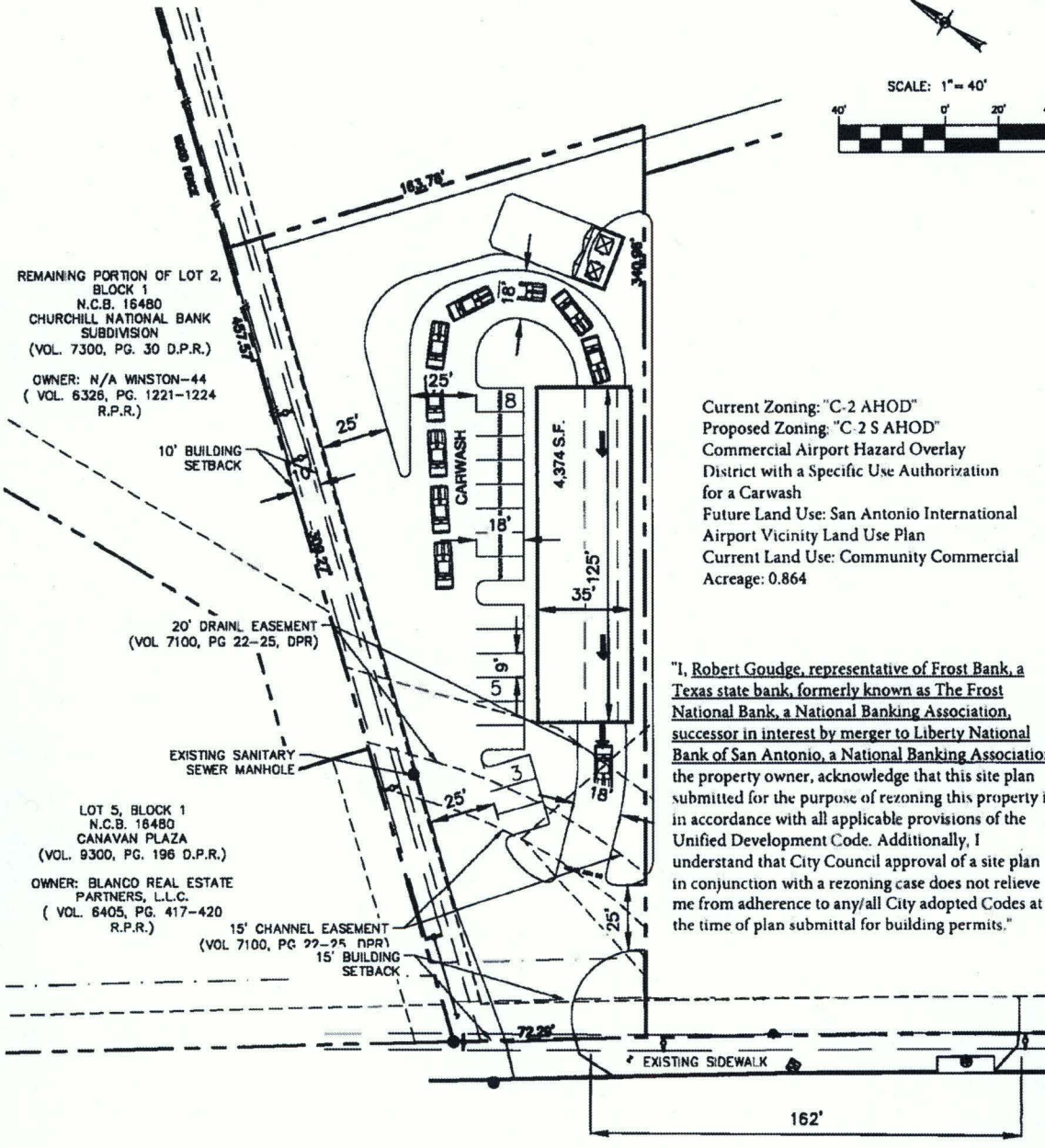
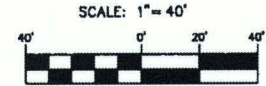
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 18, 2018
JOB NO. 11537-00
DOC. ID. N:\CIVIL\11537-00\WORD\11537-00 FNZN-0.864 AC.docx



Z2010198



LOCATION MAP
NOT-TO-SCALE



REMAINING PORTION OF LOT 2,
 BLOCK 1
 N.C.B. 16480
 CHURCHILL NATIONAL BANK
 SUBDIVISION
 (VOL. 7300, PG. 30 D.P.R.)
 OWNER: N/A WINSTON-44
 (VOL. 6326, PG. 1221-1224
 R.P.R.)

10' BUILDING
 SETBACK

20' DRAIN EASEMENT
 (VOL 7100, PG 22-25, DPR)

EXISTING SANITARY
 SEWER MANHOLE

LOT 5, BLOCK 1
 N.C.B. 16480
 CANAVAN PLAZA
 (VOL. 9300, PG. 196 D.P.R.)
 OWNER: BLANCO REAL ESTATE
 PARTNERS, L.L.C.
 (VOL. 6405, PG. 417-420
 R.P.R.)

15' CHANNEL EASEMENT
 (VOL 7100, PG 22-25 DPR)
 15' BUILDING
 SETBACK

Current Zoning: "C-2 AHOD"
 Proposed Zoning: "C-2 S AHOD"
 Commercial Airport Hazard Overlay
 District with a Specific Use Authorization
 for a Carwash
 Future Land Use: San Antonio International
 Airport Vicinity Land Use Plan
 Current Land Use: Community Commercial
 Acreage: 0.864

"I, Robert Goudge, representative of Frost Bank, a Texas state bank, formerly known as The Frost National Bank, a National Banking Association, successor in interest by merger to Liberty National Bank of San Antonio, a National Banking Association, 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."

BLANCO ROAD (F.M. 2696)

JOB NO. 11537-00
 DATE APRIL 2018
 DESIGNER DEB
 CHECKED LS DRAWNDER
 SHEET 1 of 1

CAR WASH EXHIBIT
 SAN ANTONIO, TEXAS
 SITE EXHIBIT

Exhibit "B"

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 1000 W. LOOP 416 | SAN ANTONIO, TX 78210 | 512.278.8000
 TYPICAL PAPER REGISTRATION #000000