

**AN ORDINANCE 2016-08-04-0589**

**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 1.331 acrea of land out of NCB 15722 and NCB 16673 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay 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.

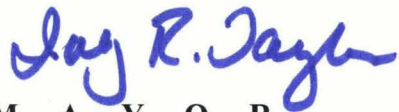
**SECTION 4.** The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**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 the 14<sup>th</sup> day of August 2016.

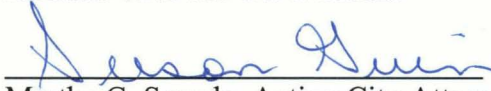
**PASSED AND APPROVED** this 4<sup>th</sup> day of August 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>Z-28</b>						
<b>Date:</b>	08/04/2016						
<b>Time:</b>	03:25:15 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2016180 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lots P8 and P100, NCB 15722 and Lot P100, NCB 16673, located at 13410 Nacogdoches Road. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	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				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	



Z2016180



**FIELD NOTES  
FOR  
A 1.331 ACRE TRACT**

A 1.331 acre tract of land, out of the H. Keisel Survey No. 301, Abstract 398 and the John Neill Survey No. 303, Abstract 552, Bexar County, Texas, now in New City Blocks (N.C.B.) 15722 and 16673 of the City of San Antonio, Texas and being a portion of a called 2.34 acre tract of land as conveyed to Tripal, L.L.C. of record in Volume 11155 Page 652 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a calculated point in a southwest line of the 2.34 acre tract and the northeast line of Lot 20, Block 2, N.C.B. 15865 of the Replat Establishing Dynabuild Subdivision of record in Volume 9514 Page 73 of the Deed and Plat Records of Bexar County, Texas and for the northwest corner of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod (bent) in the southeast right-of-way line of Nacogdoches Road, a 100 foot wide public right-of-way, for the north corner of Lot 20 and the west corner of the 2.34 acre tract bears, N 41° 17' 52" W, a distance of 206.07 feet;

**THENCE:** N 46° 41' 57" E, into and across the 2.34 acre tract, a distance of 212.59 feet to a calculated point in the southwest line of Lot 31, Block 2, N.C.B. 16673 of the Replat & Subdivision Plat Establishing Ryan Valencia Subdivision of record in Volume 9522 Page 176 of the Deed and Plat Records of Bexar County, Texas, the northeast line of the 2.34 acre tract and for the most northerly corner of the tract described herein, from which a found concrete nail for a point of curvature of the 2.34 acre tract and Lot 31 bears, N 42° 56' 21" W, a distance of 91.80 feet;

**THENCE:** S 42° 56' 21" E, along and with the northeast line of the 2.34 acre tract and the southwest line of Lot 31, a distance of 214.32 feet to a found  $\frac{1}{2}$ " iron rod with a plastic cap stamped "5435 LS INC" for the south corner of Lot 31, in the northwest line of Lot 28, Block 2, N.C.B. 16673 of the Replat Establishing Valencia Unit 6A of record in Volume 9513 Page 83 of the Deed and Plat Records of Bexar County, Texas, for the east corner of the 2.34 acre tract and the tract described herein;

**THENCE:** S 47° 00' 14" W, along and with the northwest line of the Replat Establishing Valencia Unit 6A and the southeast line of the 2.34 acre tract, a distance of 286.88 feet to a point in the northeast line of a Drainage Easement as shown on the Valencia Unit-1 Subdivision, a plat of record in Volume 6700 Page 105 of the Deed and Plat Records, for the south corner of the 2.34 acre tract and the tract described herein, from which a found  $\frac{1}{2}$ " iron rod with a plastic cap stamped "Baker" bears, N 47° 00' 14" E, a distance of 1.81 feet;

**THENCE:** N 41° 17' 52" W, along and with the northeast line of the Drainage Easement, a southwest line of the 2.34 acre tract and the northeast line of a Drainage Easement as shown on the Valencia Unit-1E Subdivision, a plat of record in Volume 7800 Page 150 of the Deed and Plat Records of Bexar County, Texas, a distance of 174.44 feet to a set  $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" in the southeast line of Lot 20, Block 2, N.C.B. 15865 of the Replat Establishing Dynabuild Subdivision of record in Volume 9514 Page 73 of the Deed and Plat Records of Bexar County, Texas, for a westerly exterior corner of the 2.34 acre tract and the tract described herein;

Page 1 o

Z2016180

**THENCE:** Along and with the common line between Lot 20 and the 2.34 acre tract, the following two (2) courses:

1. **N 46° 55' 09" E**, a distance of **68.19 feet** to a found ½" iron rod with a plastic cap stamped "MLS 4612" for the east corner of Lot 20, an interior corner of the 2.34 acre tract and the tract described herein, and
2. **N 41° 17' 52" W**, a distance of **38.74 feet** to the **POINT OF BEGINNING** and containing **1.331 acres**, more or less, situated in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

"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."

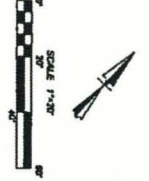
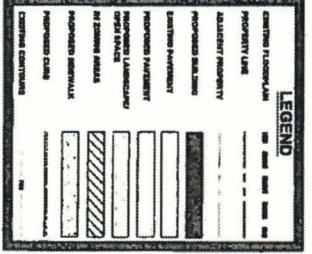
Job No.: 16-023  
Prepared by: KFW Surveying  
Date: March 9, 2016  
Revised: July 6, 2016  
File:

S:\Draw 2016\16-023 13410 Nacogdoches Car Wash\DOCS\FN - 1.479 Acres / X Bing 2 - 0.00016





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PLAT NO.  
7402286

JOB NO.	SU 61 31
DATE	NOV 20 1966
CLASS	AS OFFICE IN

SHEET NUMBER  
SP-1

**NACOGDOCHES CAR WASH  
SAN ANTONIO, TEXAS  
SITE PLAN** Attachment "B"



**KFW**  
ENGINEERS & SURVEYING  
14525 Swanton Pk. Bldg. 44 San Antonio, TX 78230  
Phone F (214) 575-8444 • Fax F (214) 575-8444  
TYPE Plan & SPEC • \*SPLS Plan & \*SPLS250