

AN ORDINANCE 2017-04-06-0218

**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 28, Block 338, NCB 9431 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.

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 inspection.

SECTION 6. This ordinance shall become effective the 16th day of April 2017.

PASSED AND APPROVED this 6th day of April 2017.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

For

Agenda Item:	Z-9 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-5, P-1, Z-7, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, P-2, Z-17, Z-18, P-3, Z-20, P-4, Z-21, P-5, Z-22, P-6)						
Date:	04/06/2017						
Time:	02:13:12 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017057 S (Council District 3): 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 Specific Use Authorization for a Carwash on Lot 28, Block 338, NCB 9431, located at 3319 Pleasanton Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
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				x
Michael Gallagher	District 10		x				

Z2017057 S

N=13673721.17
E=2126308.59

20' ALLEY (VOL. 4181, PG. 203)

I, KAMR KADRYA, 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 CONNECTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

THIS PROPERTY IS INTENDED TO BE USED AS A CONVENIENCE STORE AND AUTOMATED CAR WASH (C-25 ZONING). THIS PROPERTY IS CURRENTLY ZONED C-2, AND ITS INTENDED USE HAS BEEN AS A CONVENIENCE STORE PRIOR TO THE SUBMITTAL OF THIS SITE PLAN FOR THE PURPOSE OF REZONING.

1718
ARCHITECTURE



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Quick Stop

3519 Pleasanton
San Antonio, TX
78221

Quick Pay
Enterprise

3519 Pleasanton
San Antonio, TX
78221

PROJECT NUMBER
15087

CONSTRUCTION DOCS

NO. DATE DESCRIPTION BY DATE

1 08/08/17

PROJECT FILE

Exhibit A

SHEET TITLE
Site Plan

DATE
8 January 2017

PROJECT NUMBER

A1.01

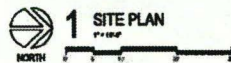
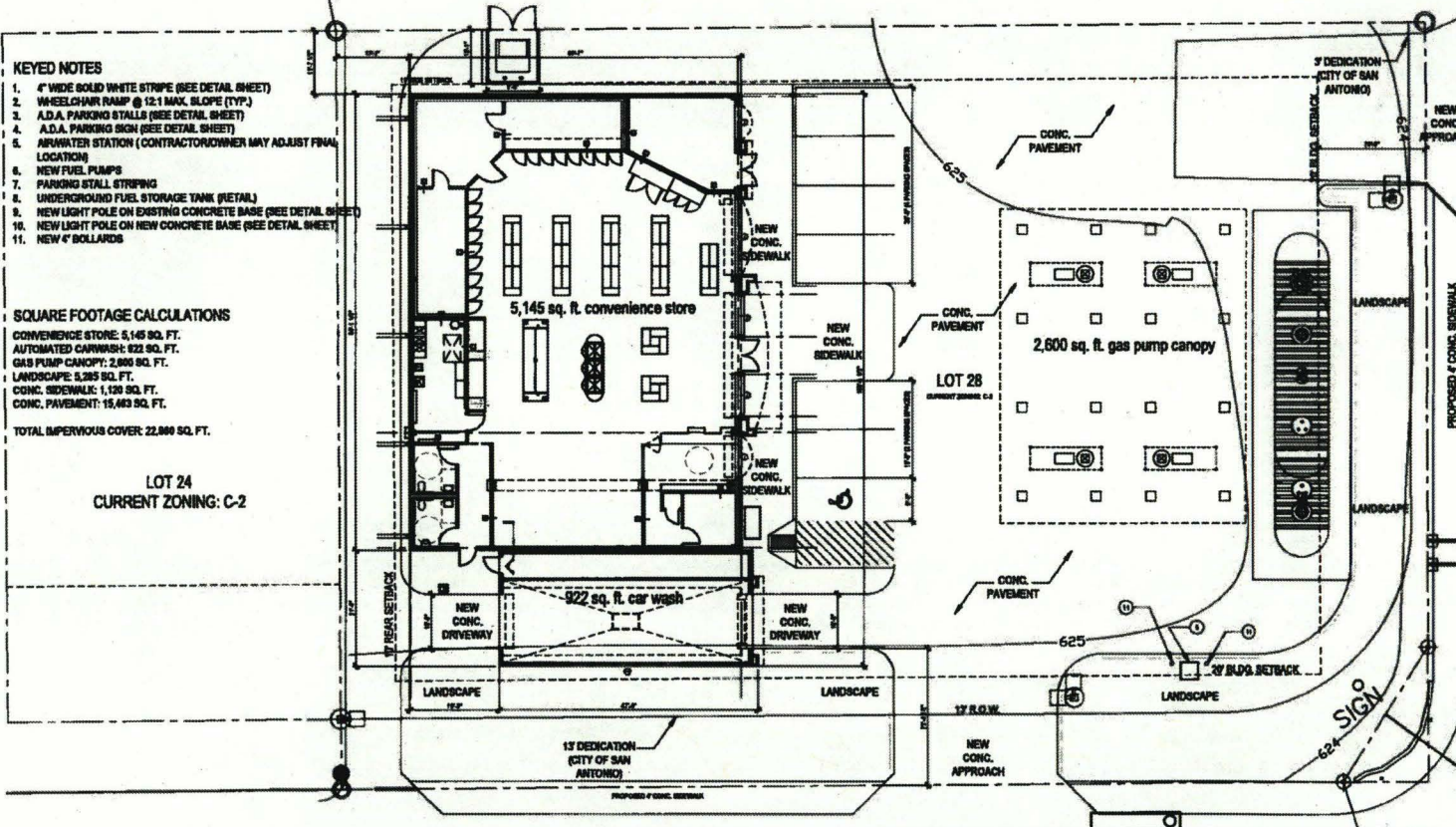
KEYED NOTES

1. 4" WIDE SOLID WHITE STRIPE (SEE DETAIL SHEET)
2. WHEELCHAIR RAMP @ 12:1 MAX. SLOPE (TYP.)
3. A.D.A. PARKING SPACES (SEE DETAIL SHEET)
4. A.D.A. PARKING SIGN (SEE DETAIL SHEET)
5. AIR/WATER STATION (CONTRACTOR/OWNER MAY ADJUST FINAL LOCATION)
6. NEW FUEL PUMPS
7. PARKING STALL STRIPING
8. UNDERGROUND FUEL STORAGE TANK (DETAIL)
9. NEW LIGHT POLE ON EXISTING CONCRETE BASE (SEE DETAIL SHEET)
10. NEW LIGHT POLE ON NEW CONCRETE BASE (SEE DETAIL SHEET)
11. NEW 4" BOLLARDS

SQUARE FOOTAGE CALCULATIONS

CONVENIENCE STORE: 5,145 SQ. FT.
AUTOMATED CARWASH: 922 SQ. FT.
GAS PUMP CANOPY: 2,800 SQ. FT.
LANDSCAPE: 5,285 SQ. FT.
CONC. SIDEWALK: 1,105 SQ. FT.
CONC. PAVEMENT: 15,483 SQ. FT.
TOTAL IMPERVIOUS COVER: 22,899 SQ. FT.

LOT 24
CURRENT ZONING: C-2



W. HUTCHINS PLACE

S 32°06'41" W
29.50'