

AN ORDINANCE 2018-09-06-0704

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 2, NCB 17842 from "C-3 MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-3 S MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash.

SECTION 2. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.

SECTION 3. The City council approves this Conditional Use 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. This change of zoning district boundary is conditioned on the requirement that the impervious cover on the property described by this ordinance shall not exceed 65%.

SECTION 5. The owner or owner's agent shall inform any person leasing this tract or any portion of this tract that storage of chemicals and/or hazardous materials is not permitted. Provisions prohibiting the storage of chemicals and/or hazardous materials shall be included in the lease agreement. The owner or owner's agent shall provide a copy of the lease provisions regarding the storage of chemicals and/or hazardous materials to the Aquifer Protection and Evaluation Section of the San Antonio Water System for approval. The Aquifer Protection and Evaluation Section of the

San Antonio Water System may randomly inspect, without notice, any or all facilities on the site to ensure compliance with this ordinance.

SECTION 6. All water pollution abatement structures or features approved by the Texas Commission on Environmental Quality shall be properly maintained and kept free of trash and debris. A water quality maintenance plan and schedule agreement signed by the property owner must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. A water quality maintenance plan signed by the new owner must be submitted to the Resource Protection Division of SAWS.

SECTION 7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, the Texas Department of Agriculture, or the U.S. Department of Agriculture shall be used.

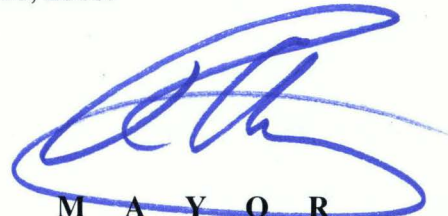
SECTION 8. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

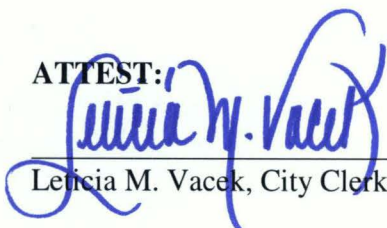
SECTION 9. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

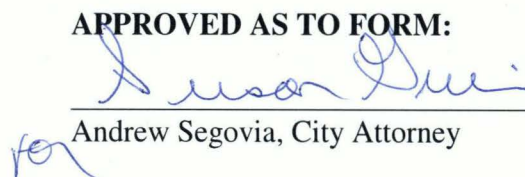
SECTION 10. If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of the date of entry of such judgment notwithstanding any other ordinance or provision of the City Code of San Antonio.

SECTION 11. This ordinance shall become effective September 16, 2018.

PASSED AND APPROVED this 6th day of September 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-15 (in consent vote: 19, Z-1, P-1, Z-2, P-2, Z-3, P-3, Z-4, Z-5, Z-12, Z-14, Z-15, Z-16, Z-17, Z-18, Z-19)						
Date:	09/06/2018						
Time:	02:53:47 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018158 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-3 S MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on Lot 5, Block 2, NCB 17842, located at 2827 Olmos Creek 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					
Manny Pelaez	District 8	x					
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

SG/lj
09/06/2018
Item No. # Z-15

EXHIBIT “A”

72018158

ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.

ALL SIDEWALKS SHALL HAVE 3% MAX CROSS SLOPE.

PAVING AND PARKING ARE PARALLEL TO THE NORTH PROPERTY LINE (N-30°-30' E).

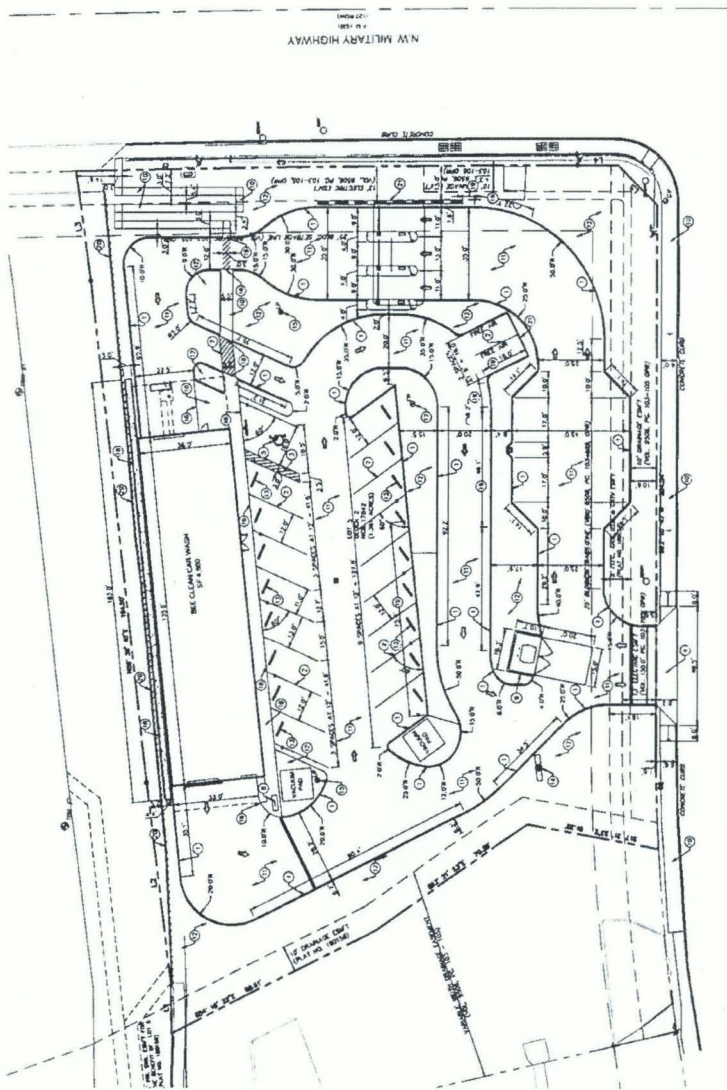
ALL CURB RADIUS ARE 5' UNLESS OTHERWISE NOTED.

DATE: 11/1/82

TIME 1: MAG. 1.4 IN LIGHT POLE BASE LOCATED 100' SOUTH FROM
NORTHWEST PROPERTY CORNER
ELEV. = 813.32'

TIME 2: MAG. 1.4 IN LIGHT POLE BASE LOCATED 185' NORTH FROM

Layer	Thickness	Densification
1.1	10.20	880 / 250 °C
1.2	10.20	850 / 250 °C
1.3	10.20	850 / 250 °C
1.4	10.20	850 / 250 °C
1.5	10.20	850 / 250 °C
1.6	10.20	850 / 250 °C
1.7	10.20	850 / 250 °C
1.8	10.20	850 / 250 °C
1.9	10.20	850 / 250 °C
2.0	10.20	850 / 250 °C
2.1	10.20	850 / 250 °C
2.2	10.20	850 / 250 °C
2.3	10.20	850 / 250 °C
2.4	10.20	850 / 250 °C
2.5	10.20	850 / 250 °C
2.6	10.20	850 / 250 °C
2.7	10.20	850 / 250 °C
2.8	10.20	850 / 250 °C
2.9	10.20	850 / 250 °C
3.0	10.20	850 / 250 °C
3.1	10.20	850 / 250 °C
3.2	10.20	850 / 250 °C
3.3	10.20	850 / 250 °C
3.4	10.20	850 / 250 °C
3.5	10.20	850 / 250 °C
3.6	10.20	850 / 250 °C
3.7	10.20	850 / 250 °C
3.8	10.20	850 / 250 °C
3.9	10.20	850 / 250 °C
4.0	10.20	850 / 250 °C
4.1	10.20	850 / 250 °C
4.2	10.20	850 / 250 °C
4.3	10.20	850 / 250 °C
4.4	10.20	850 / 250 °C
4.5	10.20	850 / 250 °C
4.6	10.20	850 / 250 °C
4.7	10.20	850 / 250 °C
4.8	10.20	850 / 250 °C
4.9	10.20	850 / 250 °C
5.0	10.20	850 / 250 °C
5.1	10.20	850 / 250 °C
5.2	10.20	850 / 250 °C
5.3	10.20	850 / 250 °C
5.4	10.20	850 / 250 °C
5.5	10.20	850 / 250 °C
5.6	10.20	850 / 250 °C
5.7	10.20	850 / 250 °C
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6.1	10.20	850 / 250 °C
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6.4	10.20	850 / 250 °C
6.5	10.20	850 / 250 °C
6.6	10.20	850 / 250 °C
6.7	10.20	850 / 250 °C
6.8	10.20	850 / 250 °C
6.9	10.20	850 / 250 °C
7.0	10.20	850 / 250 °C
7.1	10.20	850 / 250 °C
7.2	10.20	850 / 250 °C
7.3	10.20	850 / 250 °C
7.4	10.20	850 / 250 °C
7.5	10.20	850 / 250 °C
7.6	10.20	850 / 250 °C
7.7	10.20	850 / 250 °C
7.8	10.20	850 / 250 °C
7.9	10.20	850 / 250 °C
8.0	10.20	850 / 250 °C
8.1	10.20	850 / 250 °C
8.2	10.20	850 / 250 °C
8.3	10.20	850 / 250 °C
8.4	10.20	850 / 250 °C
8.5	10.20	850 / 250 °C
8.6	10.20	850 / 250 °C
8.7	10.20	850 / 250 °C
8.8	10.20	850 / 250 °C
8.9	10.20	850 / 250 °C
9.0	10.20	850 / 250 °C
9.1	10.20	850 / 250 °C
9.2	10.20	850 / 250 °C
9.3	10.20	850 / 250 °C
9.4	10.20	850 / 250 °C
9.5	10.20	850 / 250 °C
9.6	10.20	850 / 250 °C
9.7	10.20	850 / 250 °C
9.8	10.20	850 / 250 °C
9.9	10.20	850 / 250 °C
10.0	10.20	850 / 250 °C

[illegible]

OLMOS CREEK DR.

2000-2001

Exhibit "A"