

ORDINANCE 2020-03-19-0202

**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 Lot 14, NCB 10757 from "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Region 1 District with a Specific Use Authorization for a Car Wash to "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Region 1 District with a Specific Use Authorization for a Car Wash (site plan amendment).

**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.

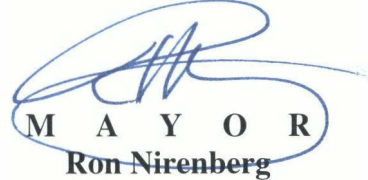
**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**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 March 29, 2020.

**PASSED AND APPROVED** this 19<sup>th</sup> day of March, 2020.



M A Y O R  
Ron Nirenberg

**ATTEST:**

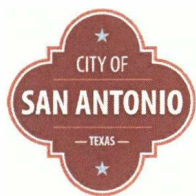


Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**



For Andrew Segovia, City Attorney



## City of San Antonio

### City Council

March 19, 2020

**Item: Z-3**

**Enactment Number:**

**File Number: 20-2463**

**2020-03-19-0202**

ZONING CASE Z-2019-10700346 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Region 1 District with a Specific Use Authorization for a Car Wash to "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Region 1 District with a Specific Use Authorization for a Car Wash (for Site Plan Amendment) on Lot 14, NCB 10757, located at 1825 South WW White Road. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to adopt. Councilmember John Courage seconded the motion. The motion passed by the following vote:

**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,  
Gonzales, Cabello Havrda, Sandoval, Courage and Perry

**Absent:** 1 Pelaez

# EXHIBIT “A”

SG/ij  
03/19/2020  
# Z-3

CASE NO. Z-2019-10700346 S

**Z2019-10700346 S (site plan amendment 02.18.2020)**

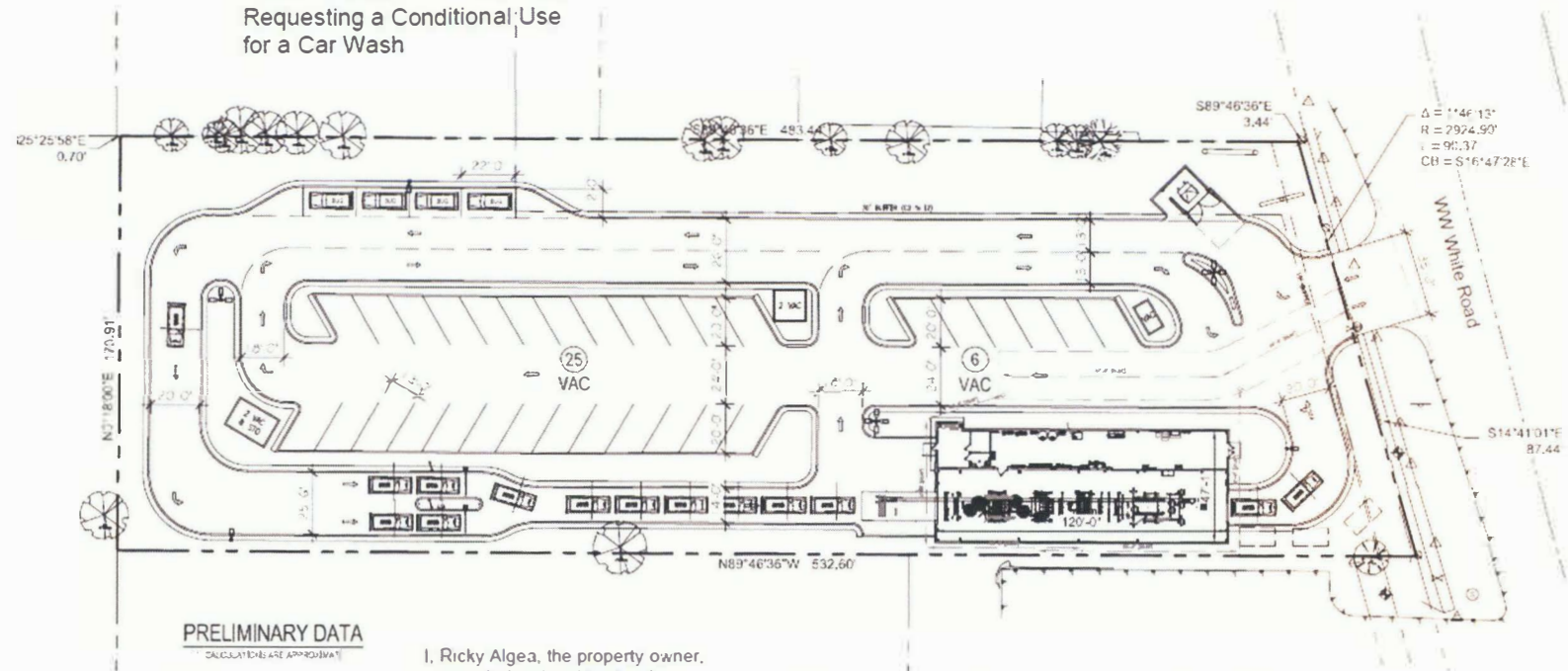
43634

**The Wash Tunnel**  
WW White Road, San Antonio, Tx.  
ZONING-Z-2019-10700346CD  
Requesting a Conditional Use  
for a Car Wash

**PRELIMINARY**  
THIS DOCUMENT IS FOR INTERIM REVIEW AND  
NOT INTENDED FOR BIDDING, PERMIT OR  
CONSTRUCTION PURPOSES.  
CHARLES W. POPE TX#13356

Date: 12.12.19

**GENERAL NOTES:**  
• SURVEY: BY KIMLEY-HORN 2019



**PRELIMINARY DATA**  
(CALCULATIONS ARE APPROXIMATE)

**SITE AREA:**  
86,969 sq. ft.

**BUILDING AREA:**  
5,680 sq. ft.

**REQ'D PARKING:**  
Car Wash: 5,680 @ 1:500 = ~2 CARS  
(San Antonio - Car Wash)

**PROVIDED PARKING:**  
31 Cars

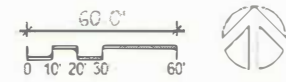
I, Ricky Algea, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits

**PENDING ISSUES:**

- BUILDING CODE
- ZONING
- COVENANTS
- EASEMENTS & SETBACKS
- CURB CUTS
- ENTRY "THROAT"
- SITE UTILITIES
  - GAS, ELEC, WATER, SEWER
- PARKING REQUIRED
- FIRE HYDRANTS
- DETENTION
- TREES
- LANDSCAPE REVIEW
- PLAT STATUS
- TITLE COMMITMENT
- SITE TOPOGRAPHY
- CIVIL REVIEW
- SIGNAGE
- CAR WASH ORDINANCE

**PRELIM. SITE STUDY**  
SCALE: 1" = 60'-0"

Version **K**



**CHARLES WILLIAM POPE**  
& ASSOCIATES - ARCHITECTS  
TEL: (210) 349-6005

Exhibit "A"