SG/lj
08/04/2016
Z-28 - Amended

CASE NO. Z2016180

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 14th day of August 2016.

PASSED AND APPROVED this 4th 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

Agenda Item:	**Z-28**
Date:	08/04/2016
Time:	03:25:15 PM
Vote Type:	Motion to Appr w Cond
Description:	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.
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				
Michael Gallagher	District 10		x			x	

Z2016180

KFW SURVEYING

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 ½" 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 ½" 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 ½" 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 ½" 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;

[illegible] • [illegible] • [illegible] • [illegible]

Exhibit "A"

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."

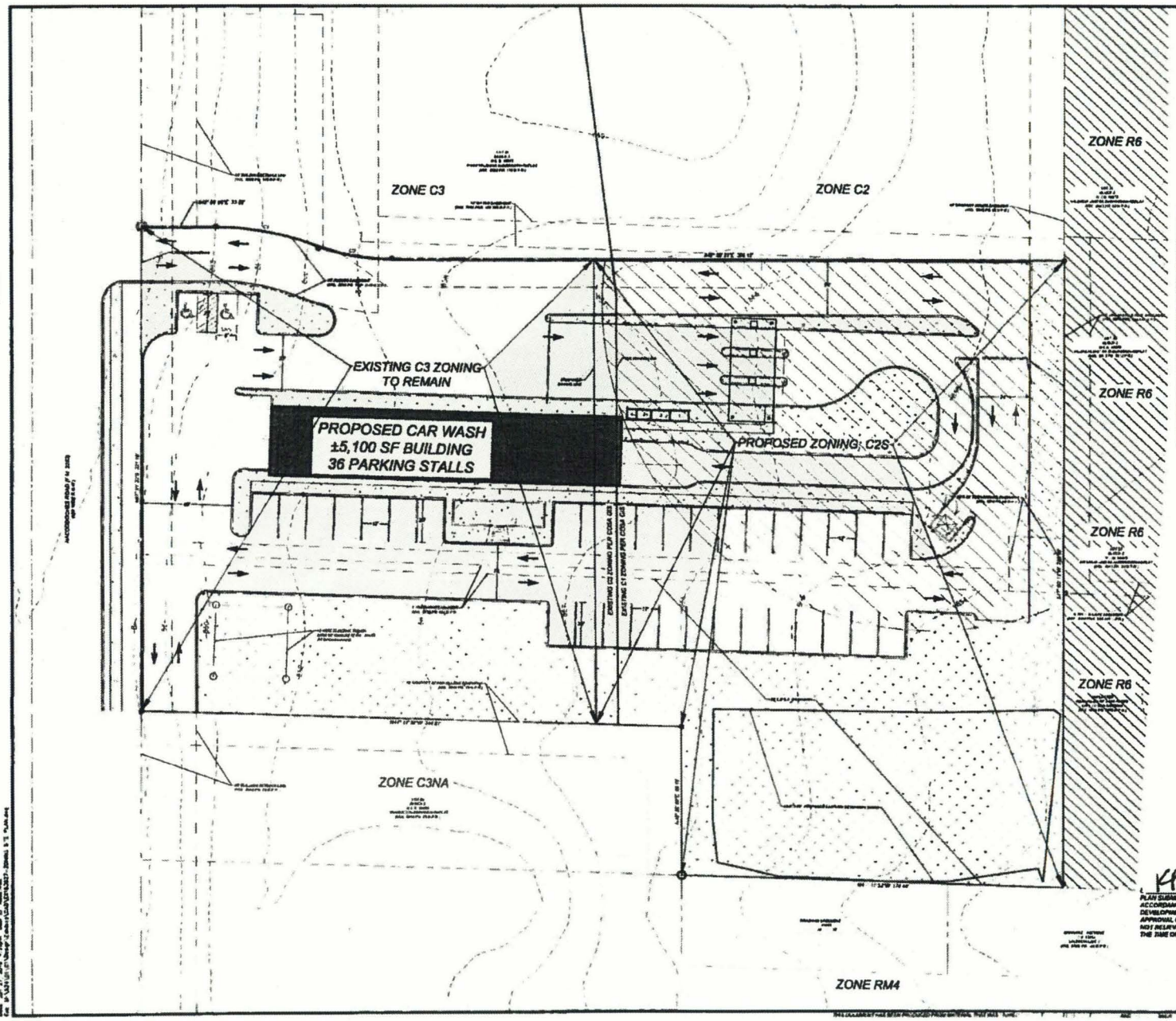
STATE OF TEXAS
REGISTERED
KYLE PRESSLER
5526
PROFESSIONAL
LAND SURVEYOR

7/7/2016

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 Zoning 2 - Rev 070616

3421 PAESANOS PKWY, SUITE 101, SAN ANTONIO, TX 78231 • P 210.979.9191 • F 210.979.9511 • KFWENGINEERS.COM • Firm #10128500

Z2016180


ZONE C3
ZONE C2
ZONE R6
ZONE R6
ZONE R6
ZONE R6
EXISTING C3 ZONING TO REMAIN
PROPOSED CAR WASH
±5,100 SF BUILDING
36 PARKING STALLS
PROPOSED ZONING: C2S
ZONE C3NA
ZONE RM4
SCALE 1"=20'
0'
20'
40'
LEGEND
EXISTING FLOODPLAIN
PROPERTY LINE
ADJACENT PROPERTY
PROPOSED BUILDING
EXISTING PAVEMENT
PROPOSED PAVEMENT
PROPOSED LANDSCAPE/ OPEN SPACE
RV ZONING AREAS
PROPOSED SIDEWALK
PROPOSED CURB
EXISTING CONTOURS
IMPERVIOUS COVER:
NUMBER OF LOTS = 1
TOTAL AREA = 2.344 ACRES
BUILDING (188' X 30') = 0.117 ACRES (5,100 SQ FT)
SIDEWALK = 0.087 ACRES (3,471 SQ FT)
PAVEMENT = 1.23 ACRES (53,570 SQ FT)
LANDSCAPE / OPEN SPACE = 0.91 ACRES (40,997 SQ FT)
TOTAL IMPERVIOUS COVER = 1.404 ACRES (61,158 SQ FT)
60% IMPERVIOUS
CAR WASH
I, KP THE PROPERTY OWNER ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THE 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.
KFW ENGINEERS & SURVEYING
NACOGDOCHES CAR WASH
SAN ANTONIO, TEXAS
SITE PLAN Attachment "B"
PLAT NO. 160298
SHEET NUMBER
SP-1