SG/cla
08/20/2015
Z-8

CASE NO. Z2015239 S

AN ORDINANCE 2015-08-20-0723

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 20, NCB 10930 from "C-2 MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and "C-2 RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to "C-2 S MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard District with Specific Use Authorization for a Carwash and "C-2 S RIO-6 AHOD" Commercial River Improvement Overlay 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 **Attachment "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 August 30; 2015.

PASSED AND APPROVED this 20th day of August 2015.

M A Y O R
for **Ivy R. Taylor**

ATTEST:

for Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-8 (in consent vote: Z-5, Z-6, Z-7, Z-8, Z-9, Z-11, Z-12, P-1, Z-14)**
Date:	08/20/2015
Time:	02:10:20 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015239 S (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and "C-2 RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to "C-2 S MC-2 RIO-6 AHOD" Commercial South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for a Carwash and "C-2 S RIO-6 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 20, NCB 10930 located at 7622 South Presa Street. 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				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				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	

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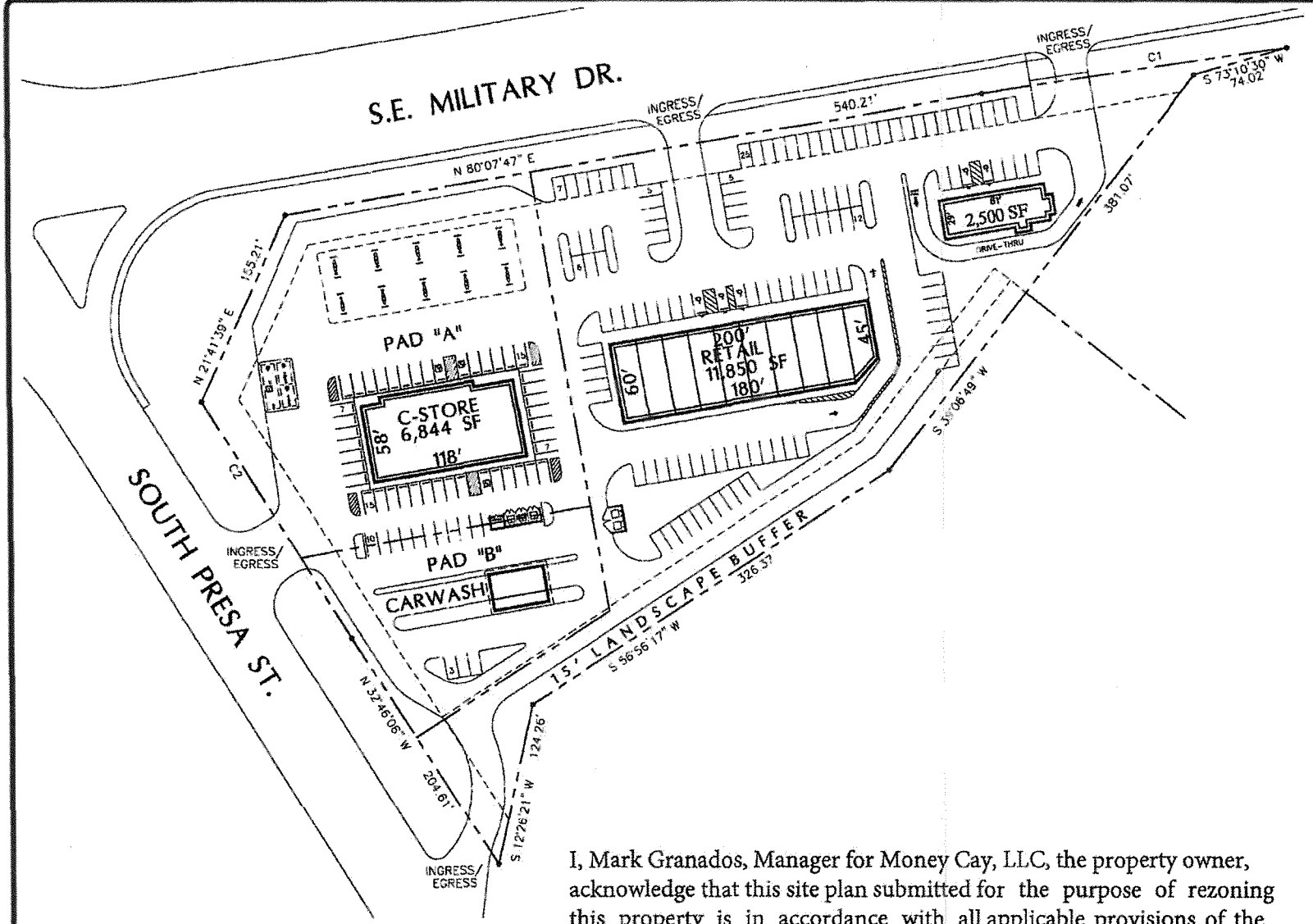

CONCEPTUAL SITE DEVELOPMENT PLAN

NORTH

SCALE: GRAPHIC

0' 100'

I, Mark Granados, Manager for Money Cay, LLC, 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 conjuction 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.

NOTE:

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

SP1-040115

Attachment A