

AN ORDINANCE 2008-12-11-1178

AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE OF THE CITY CODE OF SAN ANTONIO, TEXAS BY ADOPTING NEW PROVISIONS FOR CAR WASHES INCLUDING SUPPLEMENTAL USE REGULATIONS AND DEFINITIONS AS REQUESTED BY COUNCIL MEMBER RAMOS, DISTRICT 3.

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WHEREAS, Council Member Ramos, District 3 submitted a Council Consideration Request to adopt provisions for car washes including supplemental use regulations and definitions; and

WHEREAS, a public hearing was held on September 16, 2008 by the Zoning Commission allowing all interested citizens to be heard; and

WHEREAS, City Council now desires to amend the Unified Development Code to adopt new provisions for car washes including supplemental use regulations and definitions;
NOW THEREFORE;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35 of the City Code of San Antonio, Texas is hereby amended by adding language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

SECTION 2. Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Article III, Division 2, Section 35-311, Use Regulations Table, is amended as follows:

ARTICLE III

35-311 Use Regulations

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
		Auto	Carwash - see supplemental use regulations					S	P		P	<u>PS</u>	

SECTION 6. This ordinance shall become effective the 21st day of December, 2008

PASSED AND APPROVED this the 11th day of December, 2008.


M A Y O R

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney



Request for
**COUNCIL
ACTION**

City of San Antonio



Agenda Voting Results - Z-1

Name:	Z-1						
Date:	12/11/2008						
Time:	06:47:56 PM						
Vote Type:	Motion to Appr w Cond						
Description:	An Ordinance amending Chapter 35, Unified Development Code of the City Code of San Antonio, Texas by adopting new provisions for car washes including supplemental use regulations and definitions, as requested by Councilmember Jennifer Ramos, District 3.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2	x					
Jennifer V. Ramos	District 3		x			x	
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5	x					
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				x
Louis E. Rowe	District 9		x				
John G. Clamp	District 10	x					

TABLE 311-2a NON-RESIDENTIAL USE MATRIX

		Urban			Rural			Farm		Mixed Industrial					
		> 90,000sf	< 90,000 sf	< 6,000sf	Bldg Footprint > 90,000 sf	< 90,000 sf	< 6,000sf	FR	VILLAGE CENTER - FR	MI - 1	MI - 1 < 3,000sf	VILLAGE CENTER - M1	MI - 2	MI - 2 < 3,000 sf	VILLAGE CENTER - M2
Auto	Carwash – Automatic And Attendant Operated see supplemental use regulations	P	P		P	P				P					
Auto	Carwash – Automatic Self Service Drive-Thru	P	P		P	P				P					
Auto	Carwash – Self Service	P	P		P	P				P					

Chapter 35, Article III, Division 7 is amended by adding Section 35-395 as follows:

DIVISION 7 – SUPPLEMENTAL USE REGULATIONS

Sec. 35-395. Carwashes.

Vacuums, carpet/steam cleaning machines and blowers shall not be situated within the required setbacks.

Chapter 35, Article V, Division 6, Table 526-3b, Parking in Non-Residential Use Districts is amended as follows:

TABLE 526-3b Parking in Non-Residential Use Districts

TABLE 526-3b PARKING IN NON-RESIDENTIAL USE DISTRICTS

Permitted Use		Minimum Vehicle Spaces	Maximum Vehicle Spaces
AUTO	CARWASH – automatic and attendant operated	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	CARWASH – automatic self service drive-thru	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas
AUTO	CARWASH – self service	1 per 500 sf GFA including service bays, wash tunnels and retail areas	1 per 375 sf GFA including service bays, wash tunnels and retail areas

Chapter 35, Appendix A: Definitions and Rules of Interpretation, is amended as follows:

APPENDIX A: DEFINITIONS AND RULES OF INTERPRETATION

Sec. 35-A101. Generally.

Carwash, self-service. A business establishment at which the cleaning, washing, drying, polishing, waxing, vacuuming and/or detailing of automobiles and light trucks is conducted manually by the customer.

Carwash, automatic self service drive-thru. A business establishment at which automated mechanical equipment cleans, washes, dries, polishes, and waxes automobiles and light trucks, either while the vehicle is stationary, or on a conveyor belt system.

Carwash, full service and/or detail shop. A business establishment at which automobiles and light trucks are cleaned, washed, dried, polished, waxed, vacuumed and/or detailed manually by employees or attendants, and can include a combination of work done by hand and by automated mechanical equipment.

~~Car wash. A facility that provides for the washing, drying, vacuuming and detailing of automobiles and light trucks. Includes automatic and attendant operated, attendant operated handwash, automatic drive thru, and self service. (Car washes may be attendant operated or self operated as provided for in section 35-311 Table 311-2 of the UDC.)~~

~~Car wash, self service. A structure where washing, drying and polishing of vehicles is generally on a self service basis without the use of chain conveyors, blowers, steam cleaning, or other mechanical devices.~~

SECTION 3. All other provisions of Chapter 35 of the City Code of San Antonio, Texas shall remain in full force and effect unless expressly amended by this ordinance.

SECTION 4. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 5. The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.