

ORDINANCE 2022-10-20-0825

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 39, Block 9, NCB 8340, generally located in the 100 Block of Saint Cloud, from "C-2 NCD-8 MLOD-2 MLR-2 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD NCD-8 MLOD-2 MLR-2 AHOD" Light Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Carwash.

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.
- E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 3. The City Council approves based on the following conditions in order to ensure compatibility with the surrounding properties:

- A. Hours of Operation Monday through Saturday 7:00a.m. to 8:00p.m., and Sunday 9:00a.m. to 7:00p.m.
- B. Downward facing lighting and pointed away from residential zoning and/or uses after 8pm.
- C. Streetscape trees along Woodlawn Avenue in the same configuration as Woodlawn Lake

Park and bushes to be added to screen business from residential uses.

- D. Pole sign on St. Cloud limited to 6- feet and monument signage only on Woodlawn Avenue.


SECTION 4. 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 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 October 30, 2022.

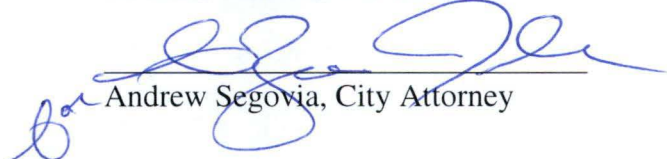
PASSED AND APPROVED this 20th day of October, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting October 20, 2022

28.

2022-10-20-0825

ZONING CASE Z-2022-10700207 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 NCD-8 MLOD-2 MLR-2 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD NCD-8 MLOD-2 MLR-2 AHOD" Light Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Carwash on Lot 39, Block 9, NCB 8340, generally located in the 100 Block of Saint Cloud. Staff and Zoning Commission recommend Approval. (Continued from September 15, 2022)

Councilmember Sandoval moved to Approve with Conditions. Councilmember Courage seconded the motion. The motion carried by the following vote:

Aye:	Nirenberg, Bravo, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage
Absent:	McKee-Rodriguez, Rocha Garcia, Perry

A rezoning request from C-2 to C-1 CD with a conditional use for a carwash

I, Mark Granados, 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.

Z-2022-10700207 CD



PRELIMINARY ZONING INFORMATION	
APPROXIMATE ACREAGE	1.285 AC (55,966 SF)
ZONING	CURRENT: C2 PROPOSED: C1 CD
REQUIRED PARKING	RATIO: 1 SPACE: 500 SF GFA (10 SPACES)

NCB 8340 (FUCD SUBDIVISION), BLOCK 9 LOT 39

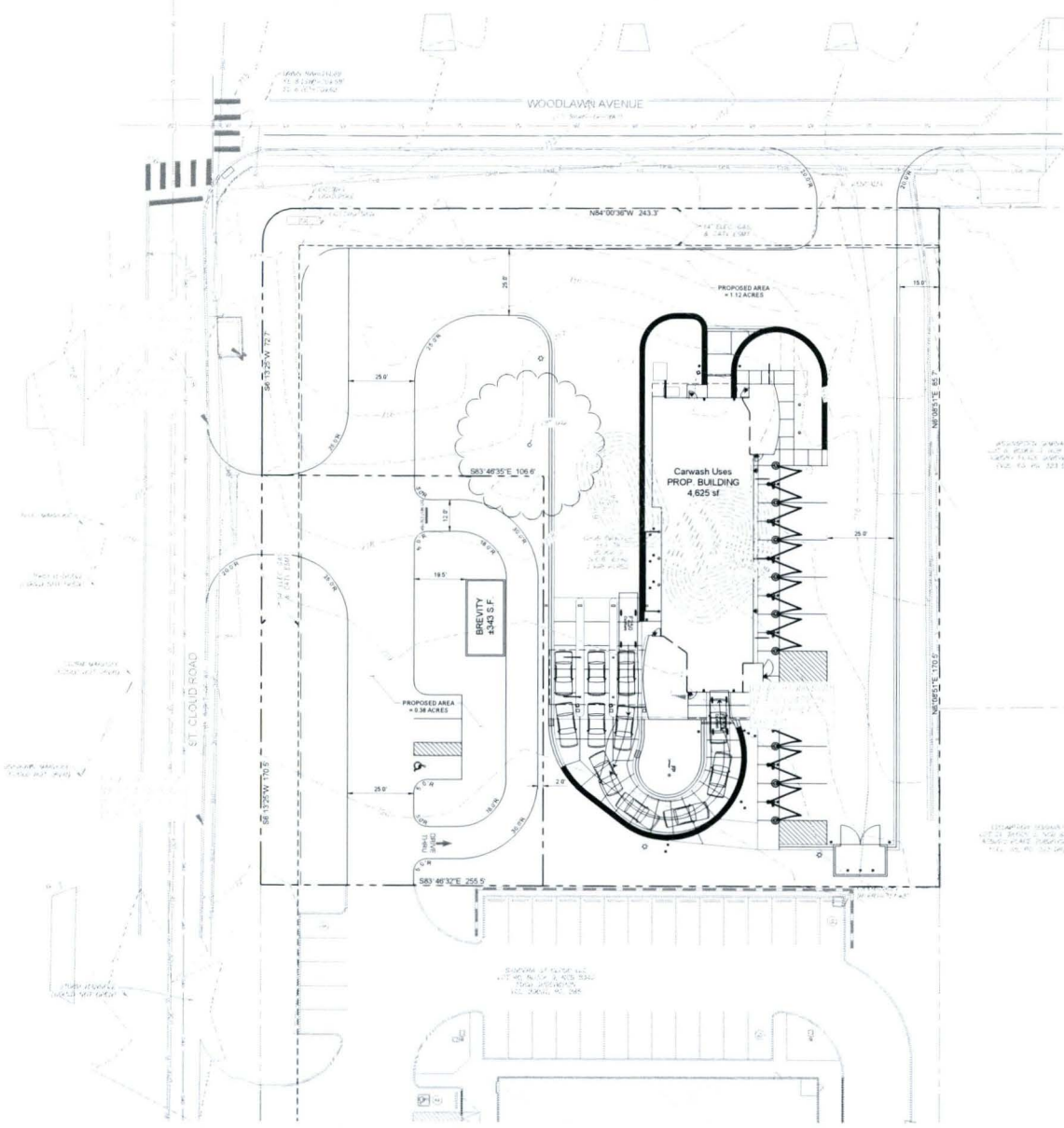


Exhibit "A"

Kimley»Horn
KIMLEY-HORN & ASSOCIATES, INC.
10000 KIMLEY-HORN DRIVE
SAN ANTONIO, TEXAS 78203
WWW.KIMLEY-HORN.COM TEL: 210.480.8800

FOR REVIEW ONLY

TEST FIT
SITE EXHIBIT

TOMMY'S AT
ST. CLOUD

TF-4

SAN ANTONIO TEXAS