

ORDINANCE

2022-01-27-0069

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 1.032 acres of NCB 18218 from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a 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.

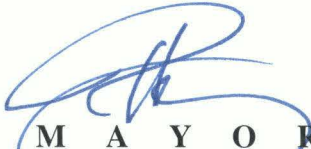
SECTION 4. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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 February 6, 2022.


PASSED AND APPROVED this 27th day of January, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Interim City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting January 27, 2022

66. 2022-01-27-0069

ZONING CASE Z-2021-10700169 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on 1.032 acres of NCB 18218, generally located in the 3600 Block of East Evans Road. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

Exhibit “A”

LEGAL DESCRIPTION

BEING 1.032 acres out of Lot 3, Block 32, N.C.B. 18218 of VALVIN SUBDIVISION, a Subdivision in the City of San Antonio, Bexar County, Texas, according to the Map of Plat recorded in Book 9595, Page 138, Bexar County, Plat Book, Bexar County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" iron rod found at the northwest corner of said Lot 3, having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 13783798.110 and EAST: 2150439.762, for reference, from which a 1/2" iron rod found in the north line of Evans Road (a variable width Right-of-Way) at the southwest corner of said Lot 3 bears S 45°28'15" W, a distance of 359.55 feet for reference;

THENCE N 80°47'31" E, along the north line of said Lot 3, a distance of 50.07 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" the POINT OF BEGINNING and the northwest corner of the herein described portion of said Lot 3, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 13783810.915 and EAST: 2150518.758, for reference

THENCE N 80°47'31" E, continuing along the north line of said Lot 3, a distance of 302.83 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the west line of Bulverde Road (a variable width Right-of-Way) for the northeast corner of said Lot 3;

THENCE along the west line of said Bulverde Road, as follows:

S 15°20'01" E, a distance of 89.28 feet to a 1/2" iron rod found;

S 11°40'49" E, a distance of 37.85 feet to 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the southeast corner of the herein described portion;

THENCE leaving the west line of said Bulverde Road, being across and through said Lot 3, as follows:

S 70°42'08" W, a distance of 60.58 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

S 61°35'52" W, a distance of 35.90 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

S 80°47'32" W, a distance of 220.44 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the southwest corner of the herein described portion;

N 09°12'29" W, a distance of 149.00 feet to the POINT OF BEGINNING and containing 1.032 acre (44,966 square feet) of land, more or less.



Exhibit “B”

GENERAL SITE NOTES

- Building dimensions shown on the Civil Engineering Plans are for reference purposes only. The Contractor shall use the Architectural and Structural Plans for exact building dimensions.
- All site and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
- All dimensions to the building are referenced to the outside face of the structure's facade.
- All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all Local and/or State specifications and requirements.
- All proposed handicap ramps, parking areas, and accessible routes shall comply with current Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
- All ADA accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
- Contractor shall sawcut existing pavement to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage.
- All concrete pavement shall have joints in accordance with ACI 308R-08, Section 3.7 and Appendix C. Contraction joints shall be 1/4 of the slab thickness. Isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contraction joints shall be top finished and spaced as follows:
 - Cutting: 10'-0" (max) spacing.
 - Sidewalks: 5'-0" (max) spacing.
 - Vehicular Traffic Areas: 24 x Concrete Pavement Thickness (feet), 15'-0" (max) spacing.

PLANNING AND ZONING DATA

Reference: Code of Ordinances of City of San Antonio
Zone: C-3 "General Commercial District"
Proposed Use: Carwash
Proposed Zone: C-25 "Commercial District - Special Use Authorization"
Property Area: 44,966 sq. ft. (1.032 acre)
Building Area: 3,486 sq. ft. (Building Footprint)
Impervious Cover: 29,280 sq. ft.
Required Parking: 7 min. (1 per 500 sq. ft.) / 9 max. (1 per 375 sq. ft.)
Provided Parking: 7 standard stalls
(additional 20 vacuum stalls for car wash customers)

SETBACKS

Front: None
Rear: None
Side: None

I, NWBC Ltd., 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.

ACCESSIBLE PARKING SYMBOL & MARKING NOTES

A paved accessible parking space must include:
- The International Symbol of Accessibility conspicuously on the surface in a color that contrasts the pavement.
- The words "NO PARKING" painted on any access aisle adjacent to the parking space.
Words must be painted in all capital letters with a letter height of at least twelve inches, a stroke width of at least two inches, and centered within each access aisle adjacent to the parking space.

BATCH BASIN REFERENCE NOTES:

- Bulverde / Evans (NWC) Water Pollution Abatement Plan (WPAP), dated March 11th, 2020.
- Design by Page-Dawson Engineers, Inc. reference WPAP sheets C2 30 & C2 40 (dated April 20th, 2020) for Batch Basin Design Details.
Contact: Gary Smith / gsmith@page-dawson.com / 210.375.9000 / 2020 NW 10412, San Antonio, TX 78213
- Approved by Edwards Aquifer Protection Program - Texas Commission on Environmental Quality (TCEQ), letter dated April 30th, 2020.

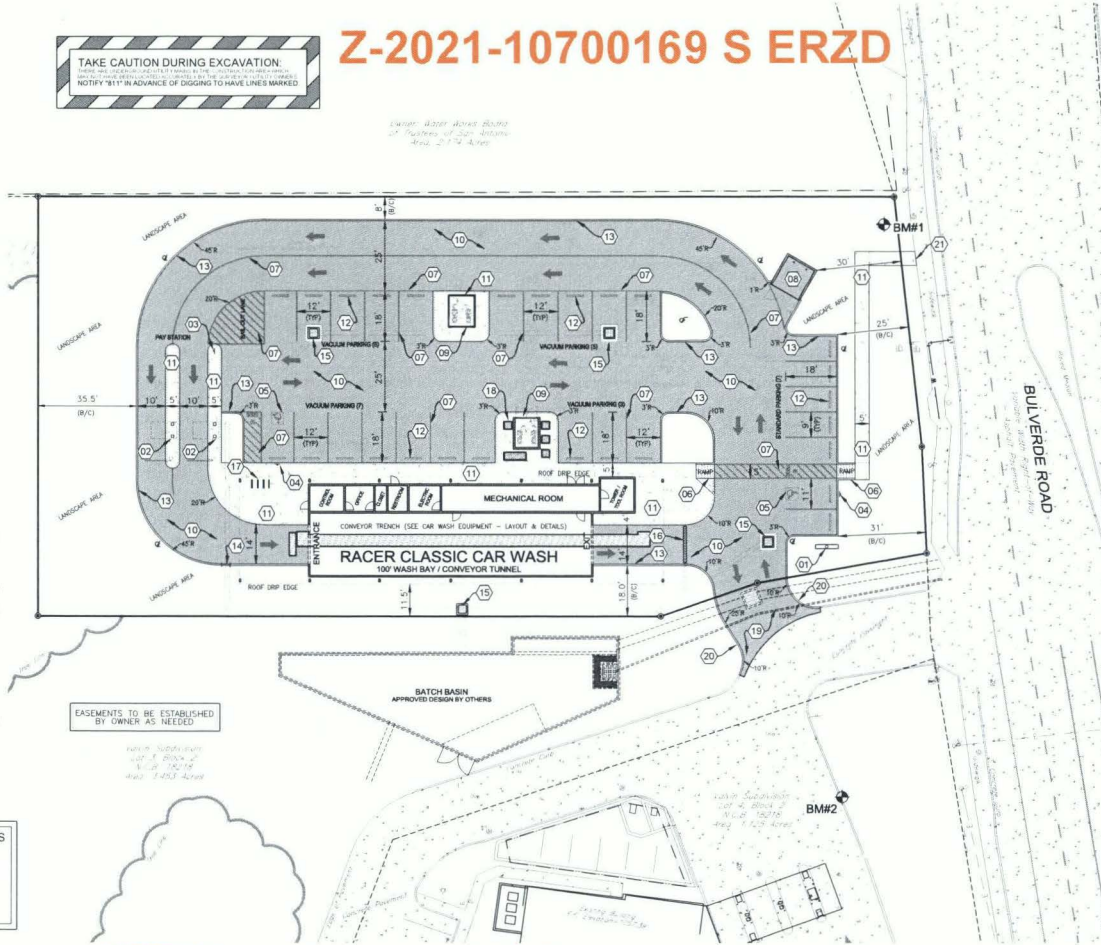
VERTICAL & HORIZONTAL CONTROL:

Reference - ALTA / NSPS Land Survey of the subject property prepared by Baron Stark Engineers.
"Bearings & Coordinates referenced to the Texas State Plane Coordinate System NAD 83 Datum (Texas South Central Zone 4204) Derived from Resolved Opus Solutions."
BM#1 Description: "X" Set in Top of Manhole Casing
Elevation: 1055.39 (N 13783644 300 / E: 2150786 127)
BM#2 Description: "X" Set on Top of Curb at Light Pole
Elevation: 1055.38 (N 13783641 320 / E: 2150803 636)

TAKE CAUTION DURING EXCAVATION:

NOTIFY "X" IN ADVANCE OF DIGGING TO HAVE UNDER MARKED

Z-2021-10700169 S ERZD



EASEMENTS TO BE ESTABLISHED BY OWNER AS NEEDED

Lot 1 Subdivision
100' x 150' x 150' x 150'
Area: 7.453 Acres

Lot 2 Subdivision
100' x 150' x 150' x 150'
Area: 7.453 Acres

Lot 3 Subdivision
100' x 150' x 150' x 150'
Area: 7.453 Acres

Lot 4 Subdivision
100' x 150' x 150' x 150'
Area: 7.453 Acres

Lot 5 Subdivision
100' x 150' x 150' x 150'
Area: 7.453 Acres

Lot 6 Subdivision
100' x 150' x 150' x 150'
Area: 7.453 Acres

Lot 7 Subdivision
100' x 150' x 150' x 150'
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Lot 8 Subdivision
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Lot 9 Subdivision
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Lot 10 Subdivision
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Lot 11 Subdivision
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Lot 12 Subdivision
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Lot 13 Subdivision
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Lot 14 Subdivision
100' x 150' x 150' x 150'
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Lot 15 Subdivision
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Lot 16 Subdivision
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Lot 18 Subdivision
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Lot 19 Subdivision
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Lot 21 Subdivision
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Lot 22 Subdivision
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Lot 24 Subdivision
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Lot 26 Subdivision
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Lot 32 Subdivision
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