

ORDINANCE 2022-08-04-0566

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 P-59 J, NCB 18296, generally located in the 12200 block of Culebra Road, from "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center to "C-2 S" Commercial District with a 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.

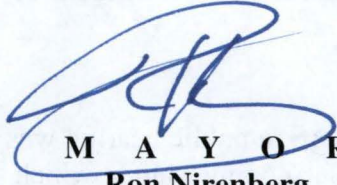
SECTION 3. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

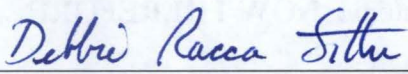
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective August 14, 2022.

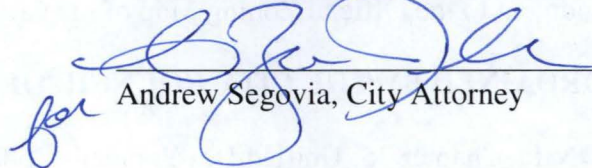
PASSED AND APPROVED this 4th day of August, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting August 4, 2022

22.

2022-08-04-0566

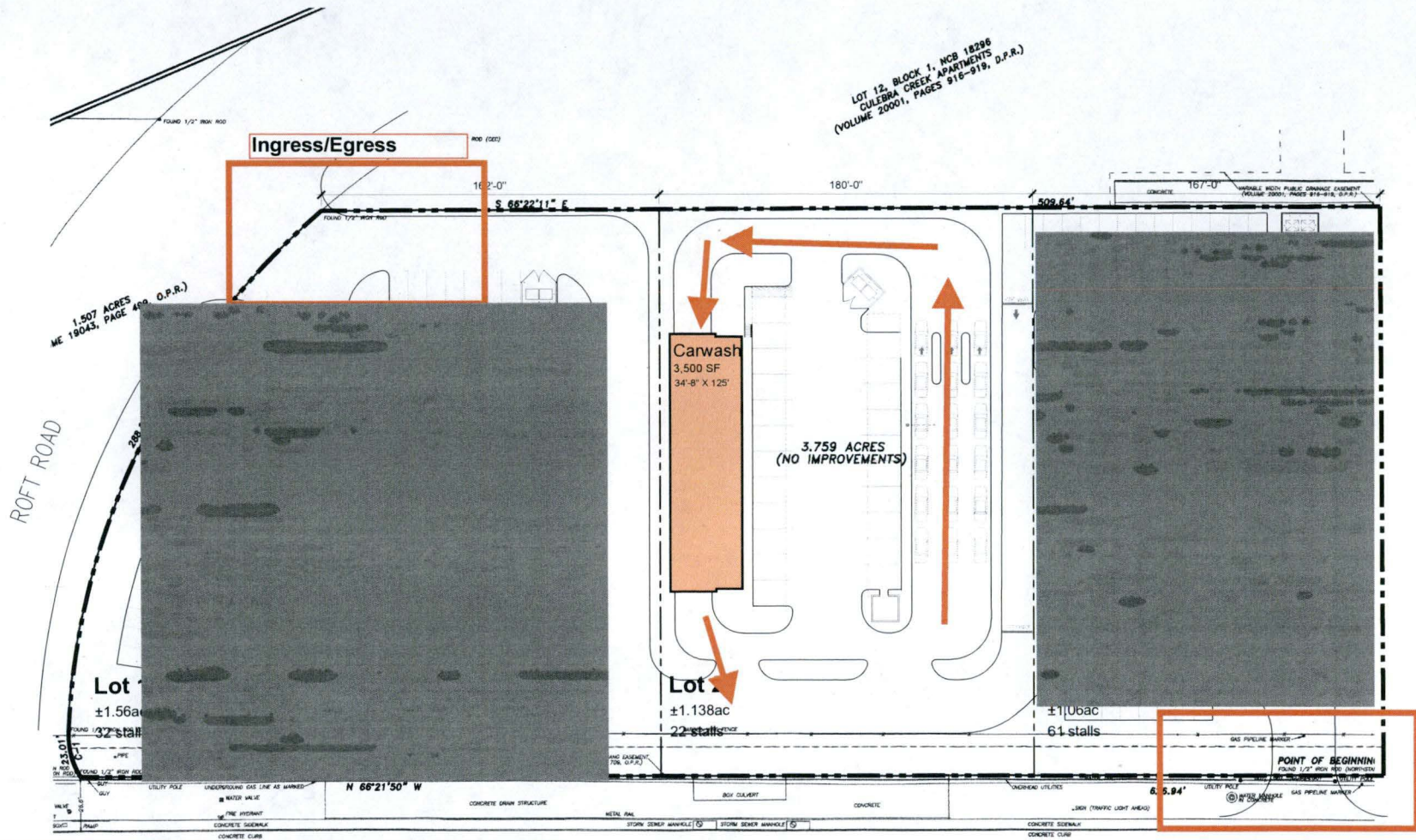
ZONING CASE Z-2022-10700132 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash on Lot P-59 J, NCB 18296, generally located in the 12200 block of Culebra Road. Staff and Zoning Commission recommend Approval.

Councilmember Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

Absent: Castillo

Exhibit “A”



Z-2022-10700132 S
Lot P-59 J, NCB 18296

Current Zoning: "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center

Proposed Zoning: "C-2 S" Commercial District with a Specific Use Authorization for a Carwash

CUASO DESIGN STUDIO
 PLANNING • DESIGN • GRAPHICS • ANIMATION

CULEBRA ROAD

CULEBRA ROAD (F.M. 471) (120' RIGHT-OF-WAY)
 (VOLUME 17446, PAGE 1757, D.P.R.)

Ingress/Egress

The following statement: "I, Shahan Bhaidani, 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."

Culebra Road - Roft Rd

San Antonio, Texas | April 27, 2022
 Cuaso Design Studio 2018

Exhibit "A"

50'

100'

