

**AN ORDINANCE 2017-02-09-0093**

**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 1.103 acres out of NCB 19219 from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash.

**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.** This change of zoning district boundary is conditioned on the requirement that the impervious cover on the property described by this ordinance shall not exceed 65%.

**SECTION 6.** The owner or owner's agent shall inform any person leasing this tract or any portion of this tract that storage of chemicals and/or hazardous materials is not permitted. Provisions prohibiting the storage of chemicals and/or hazardous materials shall be included in the lease agreement. The owner or owner's

agent shall provide a copy of the lease provisions regarding the storage of chemicals and/or hazardous materials to the Aquifer Protection and Evaluation Section of the San Antonio Water System for approval. The Aquifer Protection and Evaluation Section of the San Antonio Water System may randomly inspect, without notice, any or all facilities on the site to ensure compliance with this ordinance.

**SECTION 7.** All water pollution abatement structures or features approved by the Texas Commission on Environmental Quality shall be properly maintained and kept free of trash and debris. A water quality maintenance plan and schedule agreement signed by the property owner must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. A water quality maintenance plan signed by the new owner must be submitted to the Resource Protection Division of SAWS.

**SECTION 8.** Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, the Texas Department of Agriculture, or the U.S. Department of Agriculture shall be used.

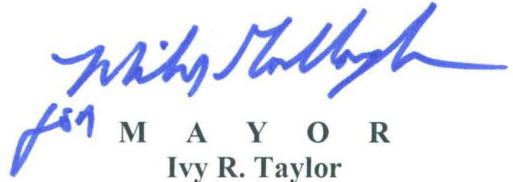
**SECTION 9.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 10.** 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 11.** If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of the date of entry of such judgment notwithstanding any other ordinance or provision of the City Code of San Antonio.

**SECTION 12.** This ordinance shall become effective the 19<sup>th</sup> day of February 2017.

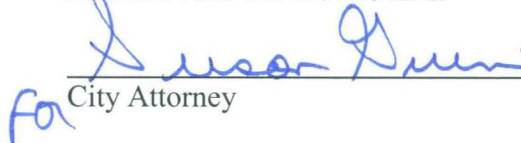
**PASSED AND APPROVED** this 9<sup>th</sup> day of February 2017.

  
for M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for City Attorney



<b>Agenda Item:</b>	<b>Z-14 ( in consent vote: P-1, Z-1, Z-2, Z-3, Z-4, P-2, Z-5, Z-6, P-4, Z-8, Z-9, P-5, Z-10, P-6, Z-11, Z-12, P-7, Z-13, Z-14, Z-16 )</b>						
<b>Date:</b>	02/09/2017						
<b>Time:</b>	02:12:24 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017010 S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on 1.103 acres out of NCB 19219, located at 20118 Stone Oak Parkway. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x			x	
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				



METES AND BOUNDS DESCRIPTION  
FOR

A 1.103 acre, or 48,034 square feet more or less, tract of land out of Lot 82, Block 6 of the Stone Oak Evans SWC subdivision as recorded in Volume 9700, Page 200 of the Deed and Plat Records of Bexar County, Texas, in New City Block 19219 of the City of San Antonio, Bexar County, Texas. Said 1.103 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found  $\frac{1}{2}$ " iron rod on the south right-of-way line of Stone Oak Parkway, a 110-foot wide public right-of-way dedicated in the Stone Oak Unit 7 subdivision recorded in Volume 9515, Pages 24-30 of the Deed and Plat Records of Bexar County, Texas, at the northwest corner of Lot 81 of said Stone Oak Evans SWC subdivision;

THENCE: N  $80^{\circ}50'27''$  E, with the south right-of-way line of said Stone Oak Parkway and the north line of said Lot 81, a distance of 259.13 feet to a found iron rod with cap marked "MBC" for a point of tangent curvature;

THENCE: Continuing with the south right-of-way line of said Stone Oak Parkway and the north line of said Lot 81, along a tangent curve to the right, said curve having a radius of 2445.00 feet, a central angle of  $1^{\circ}58'13''$ , a chord bearing and distance of  $S81^{\circ}49'34''$  W, 84.07', for an arc length of 84.08' to a point being the northeast corner of said Lot 81 and the northwest corner of said Lot 82;

THENCE: S  $09^{\circ}10'26''$  E, with the line of said Lot 81 and said Lot 82, a distance of 254.45 feet to the POINT OF BEGINNING of the herein described tract, at North 13,781,389.75 feet and East 2,132,782.04 feet of said coordinate system;

THENCE: N  $83^{\circ}24'31''$  E, departing the line of said Lot 81 and said Lot 82, over and across said Lot 82, a distance of 39.04 feet to a point at the southwest corner of Lot 80, Block 6 of said Stone Oak Evans SWC subdivision and a reentrant corner for said Lot 82;

THENCE: N  $83^{\circ}24'31''$  E, with the line of said Lot 82 and a south line of said Lot 80, a distance of 147.45 feet to a point for the northeast corner of the herein described tract;

THENCE: S  $09^{\circ}10'26''$  E, departing the line of said Lot 82 and Lot 80, over and across said Lot 82, a distance of 257.26 feet to a point on a south line of said Lot 82 and a north line of Lot 1, Block 6 of the Ridge at Stone Oak, Unit 1 subdivision recorded in Volume 9546, Pages 188-190 of the Deed and Plat Records of Bexar County, Texas, for the southeast corner of therein described tract;

THENCE: S  $83^{\circ}24'31''$  W, with the line of said Lot 82 and said Lot 1, a distance of 162.48 feet to a found iron rod with cap marked "SGCE" an angle point of said Lot 82 and a said Lot 1;

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TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78210 T: 210.375.3000 [www.Pape-Dawson.com](http://www.Pape-Dawson.com)

Exhibit A



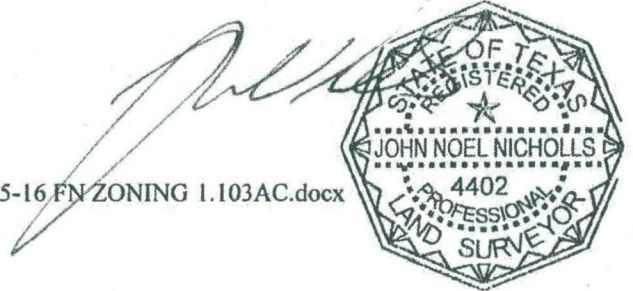
1.103 Acres  
Job No.: 9375-16

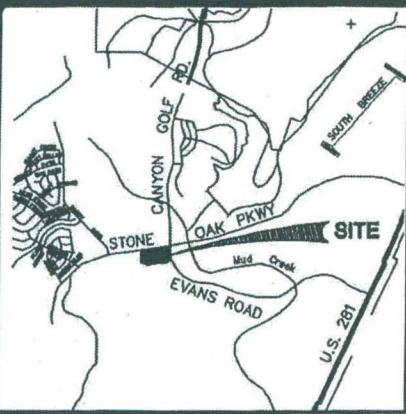
THENCE: S 62°54'35" W, continuing with the line of said Lot 82 and said Lot 1, a distance of 25.20 feet to a point at a southwest corner of said Lot 82 and a southeast corner of Lot 81, Block 6 of said Stone Oak Evans SWC subdivision on a northwest line of said Lot 1 for a southwest corner of the herein described tract;

THENCE: N 09°10'26" W, with the line of said Lot 81 and said Lot 82, a distance of 266.10 feet to the POINT OF BEGINNING, and containing 1.103 acres in the City of San Antonio, Bexar County, Texas, prepared under job number 9375-16 by Pape-Dawson Engineers, Inc.

This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 12, 2016  
JOB NO. 9375-16  
DOC. ID. N:\Survey\16\16-9300\9375-16\Word\9375-16 FN ZONING 1.103AC.docx





LOCATION MAP  
NOT-TO-SCALE

**LEGEND:**

DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



1 inch = 60'



**STONE OAK PARKWAY**  
110' PUBLIC RIGHT-OF-WAY  
(VOL. 9515, PGS. 24-30, D.P.R.)

N80°50'27"E 259.13'

FD. I.R. (MBC)

R=2,445.00'  
Delta=1°58'13"  
CB=N81°49'34"E  
CD=84.07'  
L=84.08'

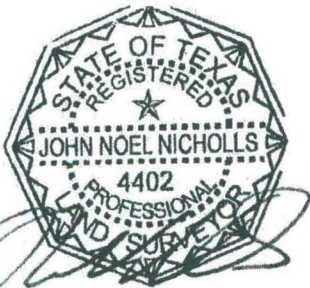
LOT 82

**P.O.C.**  
FD. 1/2" I.R.

LOT 81  
BLOCK 6  
NCB 19219

STONE OAK EVANS SWC  
(VOL. 9700, PG. 200, D.P.R.)

S0910°26'E 254.45'



**P.O.B.**

GRID N: 13,781,389.75'  
GRID E: 2,132,782.04'

SEE PAGE 4 OF 4

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**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TSPF FIRM REGISTRATION #470 | TSPLE FIRM REGISTRATION #10028800

ZONING EXHIBIT OF

A 1.103 ACRE, OR 48,034 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF LOT 82, BLOCK 6 OF THE STONE OAK EVANS SWC SUBDIVISION AS RECORDED IN VOLUME 9700, PAGE 200 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 19219 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

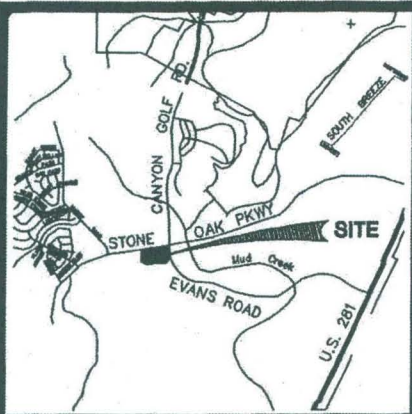
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December 13, 2016

JCB No.

0375-10





LOCATION MAP  
NOT-TO-SCALE

**LEGEND:**

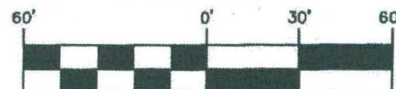
DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
FIR FOUND 1/2" IRON ROD

**NOTES:**

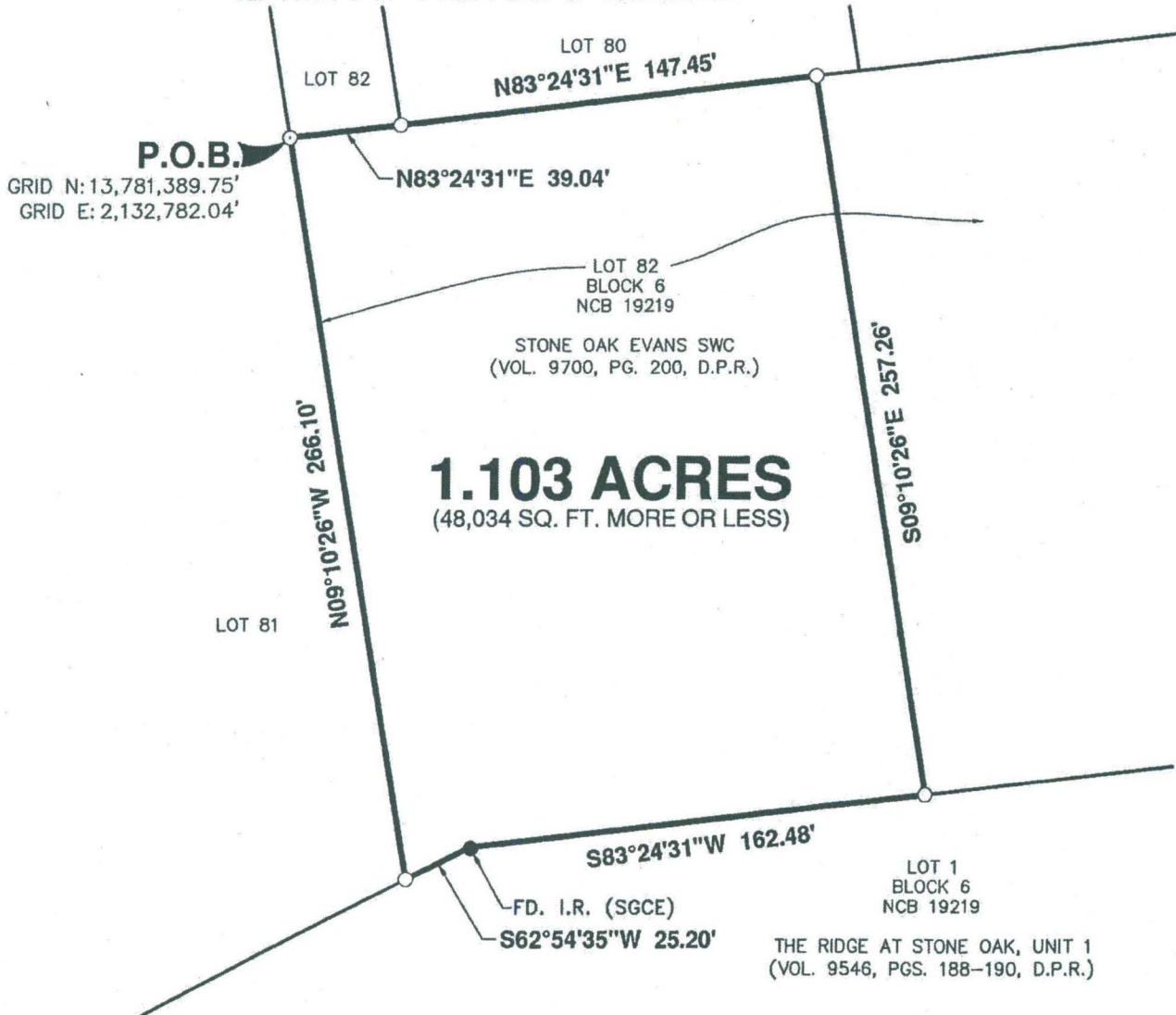
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1 inch = 60'



SEE PAGE 3 OF 4 FOR POINT OF COMMENCING



**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
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December 13, 2016

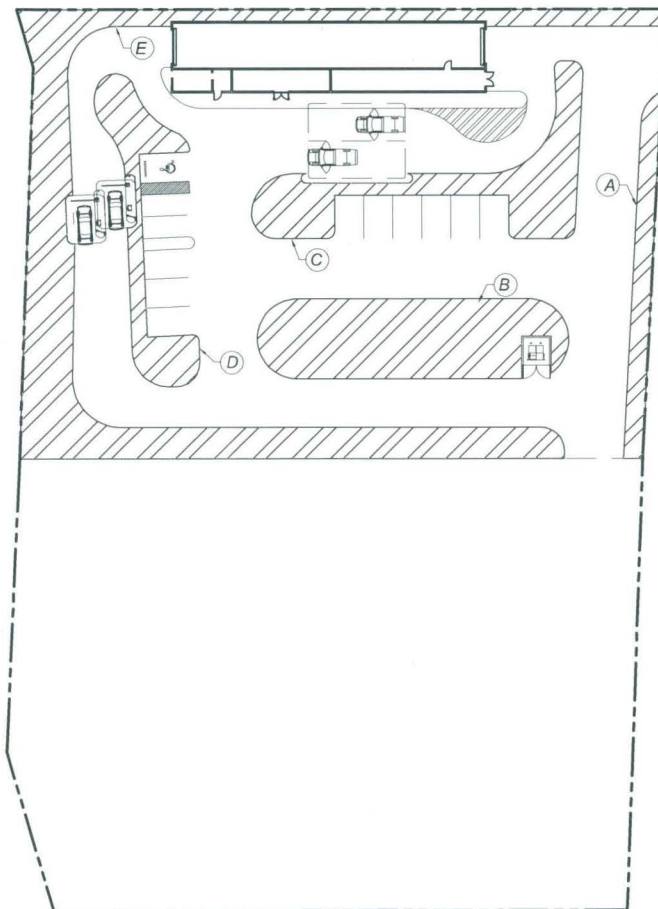
JOB No.:

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9375-16

	1	0.719 ACRES..... IMPERVIOUS (64.7%)
	2	0.392 ACES..... PERVIOUS (35.3%)
1.111 ACRES TOTAL		

## Z2017010 - Proposed Rezoning of 20118 Stone Oak Parkway from C-2 ERZD to C-2 S ERZD with a Specific Use Permit for a Car Wash Facility



STONE OAK PARKWAY

Exhibit B

### PARKING TABLE

TOTAL BUILDING AREA: 5,770 SF  
 MIN. PARKING: 12 (1 SPACE/500 SF)  
 MAX PARKING: 16 (1 SPACE/375 SF)  
 PARKING PROVIDED: 12 SPACES

- (A) 1,153 sq. ft. - 0.027 AC
- (B) 3,847 sq. ft. - 0.088 AC
- (C) 2,700 sq. ft. - 0.062 AC
- (D) 1,621 sq. ft. - 0.037 AC
- (E) 7,734 sq. ft. - 0.178 AC

PERVIOUS COVER 0.392 AC

I, Sadan Pant of VASB Group, Inc., 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 the 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.