

AN ORDINANCE **2006-02-23-0261**

**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 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-22, NCB 13667 from "MF-33" Multi-Family District to "C-2 S" Commercial District with a Specific Use Permit for an Automatic Car Wash.

**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 conditional 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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Lighting facilities shall be arranged so the source of light is concealed from adjacent residential properties.
- B. A Type "C" landscape buffer that provides adequate screening and consists of a combination of vegetation and a fence or wall that blocks the view of and provides spatial separation of the subject property from adjacent properties.
- C. Hours of operation for the automatic car wash are limited to between 7:00 a.m. and 7:00 p.m.

**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 "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 immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective March 5, 2006.

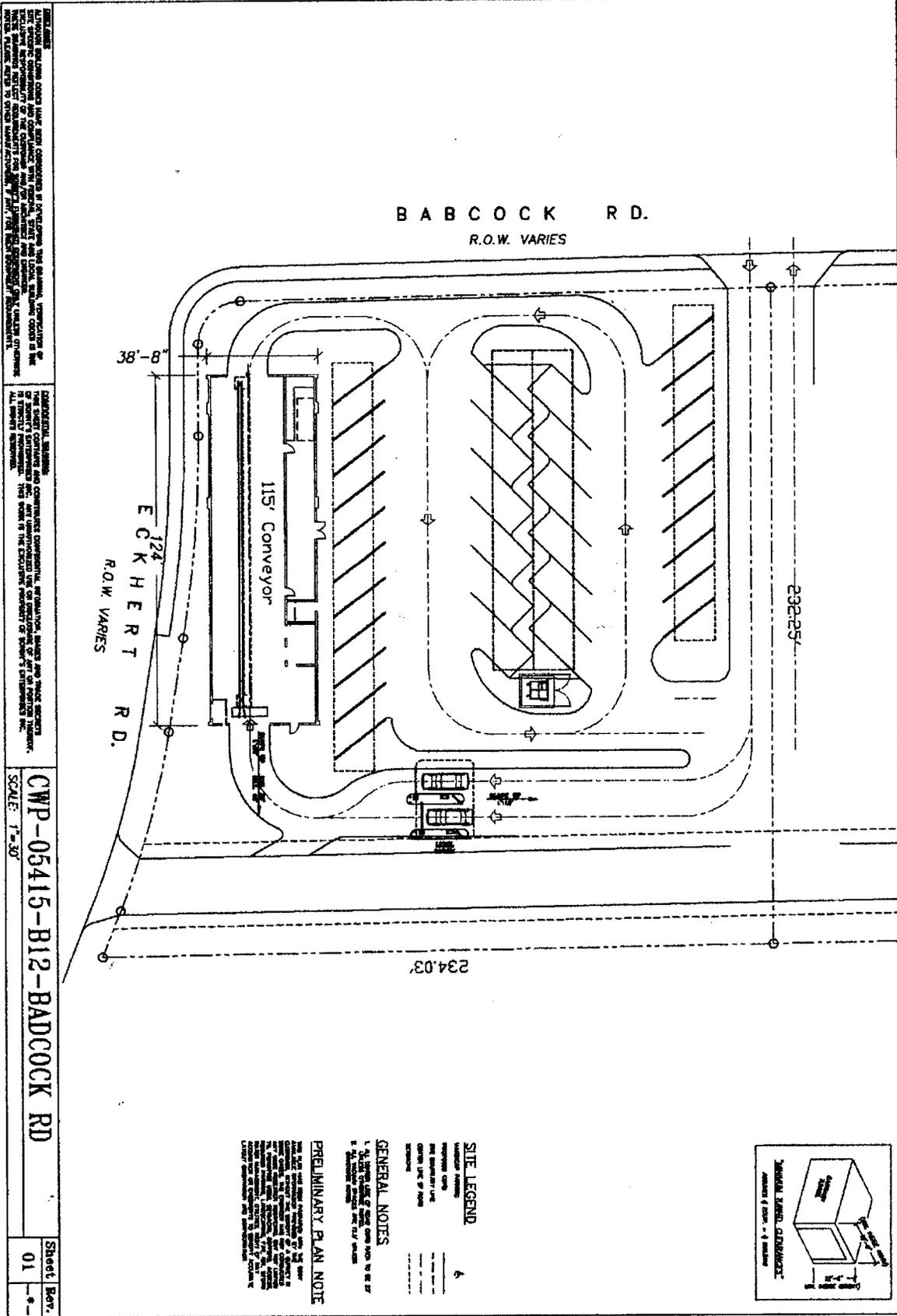
**PASSED AND APPROVED** this 23<sup>rd</sup> day of February, 2006.



M A Y O R  
PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney



NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. THE EXISTING CURB AND GUTTER SHALL BE MAINTAINED.  
 3. THE EXISTING SIDEWALK SHALL BE MAINTAINED.  
 4. THE EXISTING DRIVEWAY SHALL BE MAINTAINED.  
 5. THE EXISTING UTILITY LINES SHALL BE MAINTAINED.  
 6. THE EXISTING LANDSCAPE SHALL BE MAINTAINED.  
 7. THE EXISTING SIGNAGE SHALL BE MAINTAINED.  
 8. THE EXISTING FENCE SHALL BE MAINTAINED.  
 9. THE EXISTING LIGHTING SHALL BE MAINTAINED.  
 10. THE EXISTING PAVING SHALL BE MAINTAINED.

CONFIDENTIAL DRAWING  
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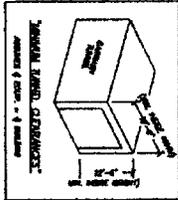
CWP-05415-B12-BADCOCK RD  
 SCALE: 1" = 30'

Sheet Rev. 01

**SITE LEGEND**  
 CONVEYOR  
 DRIVEWAY  
 SIDEWALK  
 CURB AND GUTTER  
 UTILITY LINES  
 LANDSCAPE  
 SIGNAGE  
 FENCE  
 LIGHTING  
 PAVING

**GENERAL NOTES**  
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**PRELIMINARY PLAN NOTE**  
 THIS DRAWING IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE.



<b>SITE LAYOUT</b> "DRAFT"	11/20/2005 2:00 PM		DATE: 12.28.05
			REVISION DATE: 12.29.05
			CREATED BY: LV
			REVISED BY: -
			CHECKED BY:
© 2005 SONNY'S ENTERPRISES, INC. 5685 Michou Road, Tamarac, FL 33331 OEA TEL: 954-327-8723		<a href="http://www.SonnySheet.com">http://www.SonnySheet.com</a>	

**EXHIBIT A**  
 To Ordinance No. \_\_\_\_\_  
 Approved on February 23, 2006.

# Agenda Voting Results

**Name:** Z-5.

**Date:** 02/23/06

**Time:** 05:16:38 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2005298 (District 8): An Ordinance amending the zoning district boundary from "MF-33" Multi-Family District to "C-3" General Commercial District on Lot P-22, NCB 13667, 8103 Babcock Road as requested by Hawk Ventures Inc., DBA Hawk Development, Applicant, for Hawk Ventures Inc., DBA Hawk Development, Owner(s). Staff and Zoning Commission recommend Approval of "C-2 S," Commercial District with a Specific Use Permit for an automatic car wash with conditions.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2	Not present			
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		