

AN ORDINANCE

GRANTING A SPECIFIC USE PERMIT TO ALLOW OPERATION AND CONSTRUCTION OF A "CARWASH-AUTOMATIC," ON A B-2 (RETAIL) ZONED PROPERTY, BEING LOT 2, BLOCK 3, CB 4446E, BANDERA RETAIL SUBDIVISION, LOCATED AT 7210 BANDERA ROAD, IN THE CITY OF LEON VALLEY

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

1. A Specific Use Permit is granted allowing construction and operation of a "carwash-automatic" being Lot 2, Block 3, CB 4446E, Bandera Retail Subdivision, a B-2 (Retail) zoned property, located at 7210 Bandera Road, particularly described in case file SUP 2010-267.
2. The City staff is hereby authorized to issue said Specific Use Permit when all conditions imposed by the City Council and as reflected in the Specific Use Permit Case No. 2010-267 have been complied with in full.

PASSED and APPROVED this the 17th day of August, 2010.

Chris Riley
Mayor

ATTEST:

Jamie Melina
City Secretary



APPROVED AS TO FORM:

J. Frank Owen III
City Attorney

LEON VALLEY

T E X A S

CASE WORKSHEET (Page 1 of 1)
Specific Use Permit Case No. 2010-267

Applicant:	Jerry Arredondo, agent for NIRBHAO Investments LTD, property owner (att.1&2).
Request:	To allow construction of a "Carwash-Automatic," in the Gateway Overlay, in a B-2 (Retail) zoning district. Per Chapter 14, "Zoning Ordinance," Section 14.02.381 "Permitted Use Table," the use "Carwash-Automatic," is allowed in the B-2 (Retail) district in the Gateway Overlay with a Specific Use Permit (att.3).
Site:	Lot 2, Block 3, CB 4446E, Bandera Retail Subdivision, located at 7210 Bandera Road (att.1&2).
Surrounding Zoning/Land Use:	Surrounding zoning consists of: To the north, developed B-2 (Retail); to south developed B-2 (Retail) and R-5 (Manufactured Homes); to the east, developed B-2 (Retail); and to the west developed B-2 (Retail) and <i>City of San Antonio</i> industrial zoning (att. 4).
History:	<ul style="list-style-type: none"> ➤ 2003-request to rezone from B-2 to R-4 was DENIED ➤ 2007- replatted to Lot 2, Block 3, CB 4446E, Bandera Retail Subdivision (Lot 1 was also established) ➤ 2007-request to rezoned from B-2 (Retail) to B-3 (commercial) was WITHDRAWN
Master Plan:	The 2009 Master Plan, Section 1aCC, Bandera Road North Corridor addresses in this area noting: (att. 6) 1) Properties are zoned B-2 (retail) and B-3 (Commercial) in this Corridor and promotes retail usage 2) The goal of this area is to maintain retail zoning to a depth of 200-feet
Mission & Vision Statements:	See attachment (att. 7).
Staff Comments:	<ul style="list-style-type: none"> ➤ This use is allowed per Code in the Gateway Overlay. An SUP is required for this use to ensure proper screening as outlined for the Gateway Overlay. ➤ The applicant is aware of the Gateway requirements and has indicated their intended compliance. Staff will insure all regulations are met at the Building Permit phase and prior to issuance of a building permit. ➤ Per Chapter 14, Section 14.02.551b, of the 2009 Leon Valley Code of Ordinances, the applicant submitted a Traffic Impact Analysis Worksheet which indicated that the proposed activity would generate less than 100 peak hour trips.
200-Foot Property Owner Notification	Letters Mailed: <u>4</u> Mailed <input type="checkbox"/> In Favor <input type="checkbox"/> Opposed <input type="checkbox"/> Returned, unable to deliver <input type="checkbox"/> Total responses received as of August 11, 2010

- Attachments:
- 1) Application
 - 2) Design Statement
 - 3) Permitted Use Table
 - 4) Location Map
 - 5) Zoning Map
 - 6) Master Plan Section 1aCC Bandera Rd North
 - 7) Mission & Vision Statement
 - 8) Site Plan
 - 9) Elevations

*****ZONING COMMISSION RECOMMENDATION*****

ON AUGUST 10, 2010, THE ZONING COMMISSION RECOMMENDED APPROVAL OF SPECIFIC USE PERMIT #2010-267, FOR CONSTRUCTION AND OPERATION OF A "CARWASH – AUTOMATIC," WITHIN THE GATEWAY OVERLAY

THE VOTE WAS FIVE (5) IN FAVOR OF THE RECOMMENDATION WITH ONE (1) VOTE ABSTAINED.