ORDINANCE   **2022-05-19-0372**

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 Lot P-100B, NCB 10915 from "C-3 MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for a Truck Stop or Laundry - Full Service and "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Truck Stop or Laundry - Full Service.

SECTION 2. The City Council finds as follows:

A. The conditional use will not be contrary to the public interest.
B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
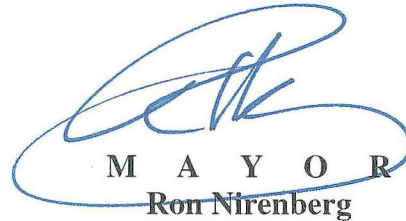E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 3. The City council approves this Conditional Use 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 May 29, 2022.

PASSED AND APPROVED this 19th day of May, 2022.

M A Y O R
Ron Nirenberg

ATTEST:

Debbie Racca-Sittre
Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

10.   **2022-05-19-0372**

ZONING CASE Z-2022-10700077 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for a Truck Stop or Laundry - Full Service and "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Truck Stop or Laundry - Full Service on Lot P-100B, NCB 10915, located at 9425 South Presa Street. Staff and Zoning Commission recommend Approval.

Councilmember Sandoval moved to Approve on Zoning Consent. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

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

Exhibit "A"

Z-2022-10700077 CD

FROM: "C-3 MC-2 AHOD" General Commercial
South Presa Metropolitan Corridor Airport Hazard
Overlay District and "C-3 AHOD" General
Commercial Airport Hazard Overlay District
TO: "C-3 CD MC-2 AHOD" General Commercial
South Presa Metropolitan Corridor Airport Hazard
Overlay District with a Conditional Use for a Truck
Stop or Laundry -Full Service and "C-3 CD AHOD"
General Commercial Airport Hazard Overlay District
with a Conditional Use for a Truck Stop or Laundry -
Full Service

I, Alfred B Leslie, 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
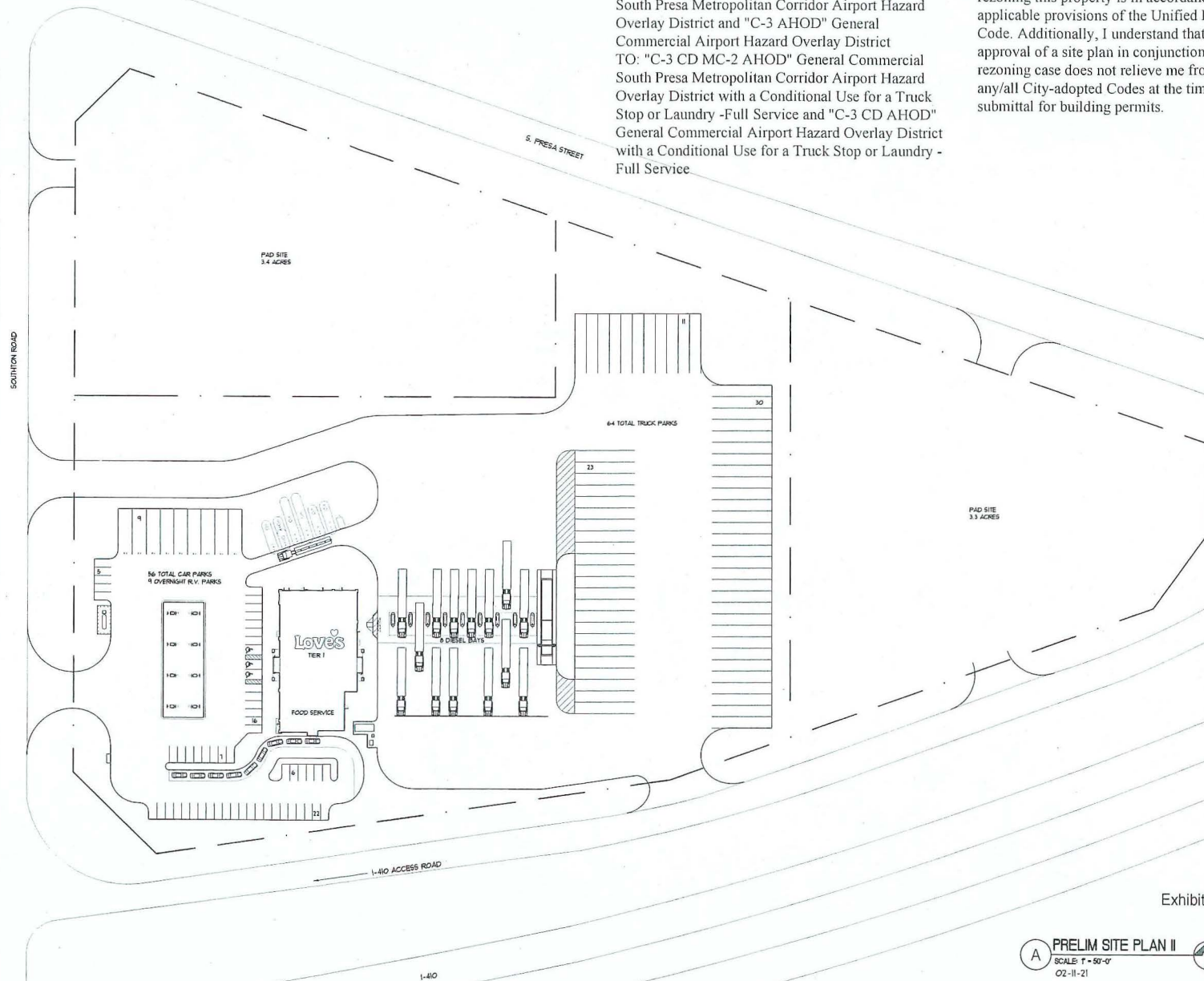submittal for building permits.

S. PRESA STREET

SOUTHTON ROAD

PAD SITE
3.4 ACRES

11

64 TOTAL TRUCK PARKS

30

23

PAD SITE
3.3 ACRES

9

56 TOTAL CAR PARKS
9 OVERNIGHT R.V. PARKS

5

Love's
TIER I

FOOD SERVICE

8 DIESEL BAYS

22

I-410 ACCESS ROAD

I-410

Love's
Travel Stops

A NEW TRAVEL STOP
TIER I
SAN ANTONIO, TX

Revisions
No. | Date

Project No.: LVS---
Date: --/--/--
Sheet No.:

A-X

OF: XX

Exhibit "A"

A | PRELIM SITE PLAN II
SCALE: 1" = 50'-0"
02-11-21

PROJECT
NORTH