

ORDINANCE 2022-05-19-0379

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:

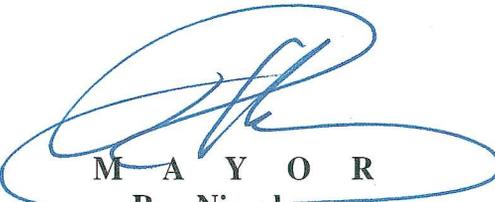
SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of the south 310.25 feet of the northwest 572.05 feet of Lot 25, Block, NCB 13662 from "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment to "C-2 AHOD" Commercial Airport Hazard Overlay District.

SECTION 2. 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 3. 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 4. This ordinance shall become effective May 29, 2022.

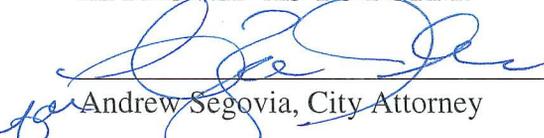
PASSED AND APPROVED this 19<sup>th</sup> day of May, 2022.

  
M A Y O R  
Ron Nirenberg

ATTEST:

  
Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

  
Andrew Segovia, City Attorney

2025-01-08-0505



## City of San Antonio

### City Council Meeting May 19, 2022

18.

2022-05-19-0379

ZONING CASE Z-2022-10700055 S (Council District 8): Ordinance amending the Zoning District Boundary from "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on the south 310.25 feet of the northwest 572.05 feet of Lot 25, Block, NCB 13662, located at 8308 Fredericksburg Road. Staff and Zoning Commission recommend Approval. (Continued from May 5, 2022)

Councilmember Pelaez moved to approve as amended. Councilmember Castillo 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



AZJ  
05/19/2022  
Item No. 18

# Exhibit "A"



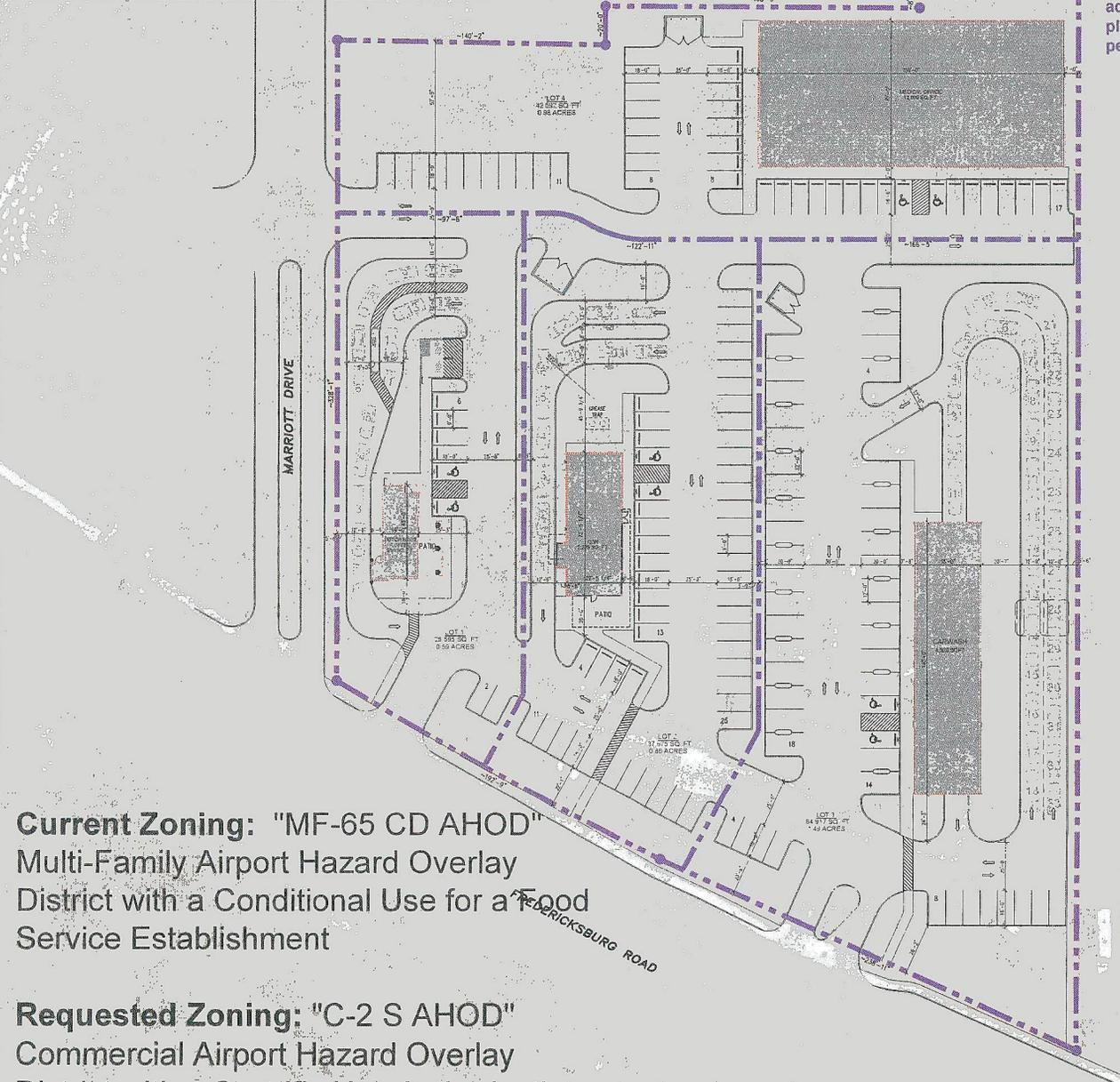
**SITE DATA**

ZONED:	TBD
TOTAL APPROXIMATE LAND SIZE:	3.92 ACRES
LOT 1:	
BUILDING SQFT:	950 SQ.FT.
PARKING CALCULATIONS: 1 SPACE PER 150 SQ.FT.	6 SPACES
PARKING PROVIDED:	8 SPACES
LOT 2:	
BUILDING SQFT:	2,225 SQ.FT.
PARKING CALCULATIONS: 1 SPACE PER 150 SQ.FT.	15 SPACES
PARKING PROVIDED:	53 SPACES
LOT 3:	
BUILDING SQFT:	4,928 SQ.FT.
PARKING CALCULATIONS:	TBD
PARKING PROVIDED:	48 SPACES
LOT 4:	
BUILDING SQFT:	12,000 SQ.FT.
PARKING CALCULATIONS:	30 SPACES
PARKING PROVIDED:	44 SPACES

**Z-2022-10700055 S**

ALL EASEMENTS, SETBACKS, ZONING ORDINANCES AND OTHER RELATED SITE RESTRICTIONS TO BE VERIFIED BY THE CIVIL ENGINEER PRIOR TO START OF CIVIL DESIGN.

I, Lori Thomson, 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.



**Current Zoning: "MF-65 CD AHOD"**  
 Multi-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment

**Requested Zoning: "C-2 S AHOD"**  
 Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash

Exhibit "A"

PRELIMINARY DRAWING FOR CONCEPTUAL USE ONLY. NOT FOR CONSTRUCTION, PERMITTING, OR TECHNICAL DELINEATION USE. ACTUAL DIMENSIONS ARE UNKNOWN AND SHOULD BE VERIFIED BY A LICENSED SURVEYOR.



**FREDERICKSBURG RAOD**  
**SAN ANTONIO, TX**  
 #21000: 93

SHEET  
**P4**  
 02/16/22

