

ORDINANCE 2020-12-17-0942

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 7, Block 9, NCB 838 from "FBZD T4-1 AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District to "FBZD T4-1 S AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot.

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 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 3. 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 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


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inspection.

SECTION 6. This ordinance shall become effective December 27, 2020.

PASSED AND APPROVED this 17th day of December, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

December 17, 2020

Item: Z-2

Enactment Number:

File Number: 20-7249

2020-12-17-0942

ZONING CASE Z-2020-10700216 S (Council District 1): Ordinance amending the Zoning District Boundary from "FBZD T4-1 AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District to "FBZD T4-1 S AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lot 7, Block 9, NCB 838, located at 723 Camden Street. Staff and Zoning Commission recommend Denial.

Councilmember Roberto C. Treviño made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez and Courage

Absent: 1 Perry

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12/17/2020
Item No. Z-2

Exhibit “A”



PARKING DIMENSION TABLE

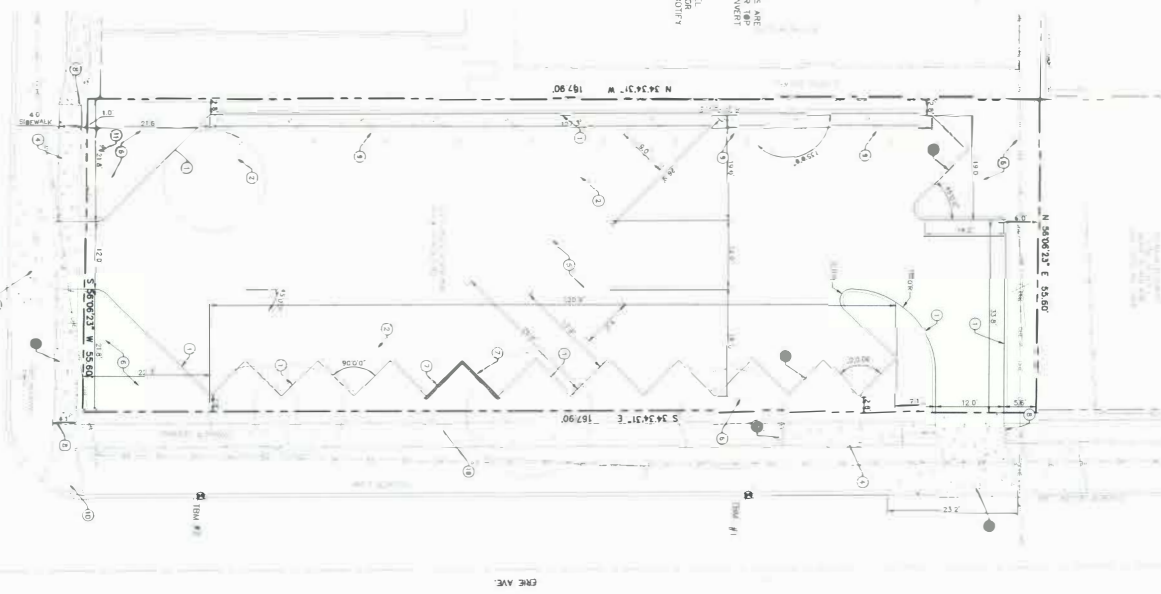
NO.	TYPE	WIDTH	DEPTH	AREA
1	STANDARD	10.0	20.0	200.0
2	STANDARD	10.0	20.0	200.0
3	STANDARD	10.0	20.0	200.0
4	STANDARD	10.0	20.0	200.0
5	STANDARD	10.0	20.0	200.0
6	STANDARD	10.0	20.0	200.0
7	STANDARD	10.0	20.0	200.0
8	STANDARD	10.0	20.0	200.0
9	STANDARD	10.0	20.0	200.0
10	STANDARD	10.0	20.0	200.0

SITE PLAN NOTES:

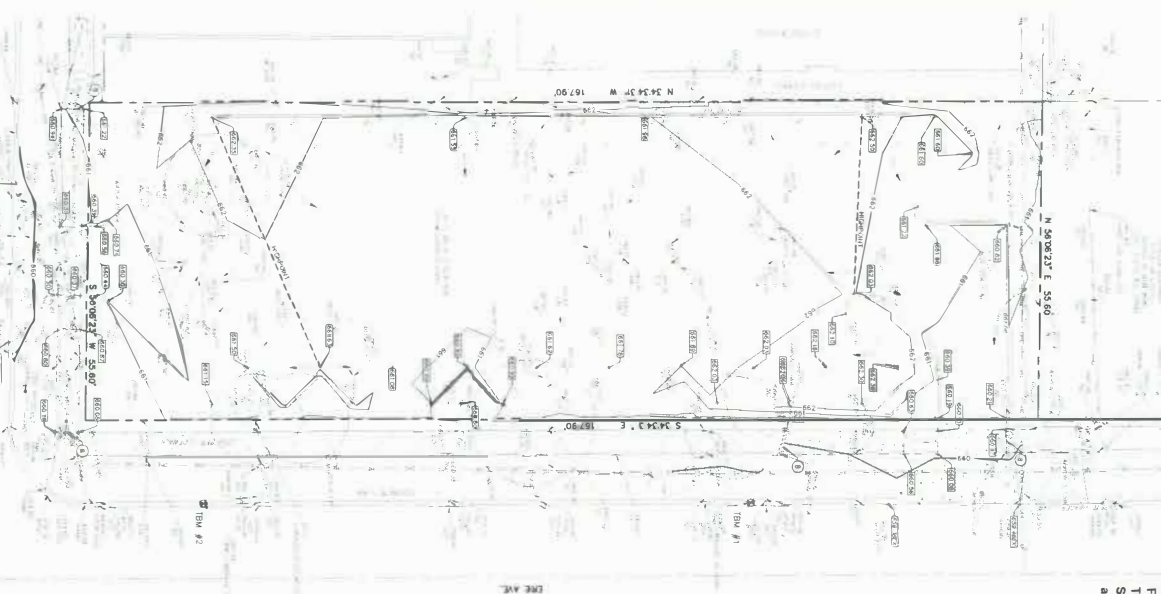
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, CHAPTER 25, SUBCHAPTER C, ARTICLE 25.01, AND THE TEXAS CONSTRUCTION CODE, CHAPTER 25, SUBCHAPTER C, ARTICLE 25.01.
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KEY NOTES:

1. UNLESS NOTED OTHERWISE, ALL PARKING LOT GRADES ARE TO BE FINISHED GRADE.
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CIVIL SITE AND DIMENSIONAL CONTROL PLAN



GRADING PLAN

From: F&ZD T&I AHOD
To: F&ZD T&I S AHOD with a
Specific Use Authorization for
a Non-Commercial Parking Lot

Z2020-10700216 S

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	Proposed Parking Lot
[Symbol]	Proposed Driveway
[Symbol]	Proposed Walkway
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Lighting
[Symbol]	Proposed Security
[Symbol]	Proposed Maintenance
[Symbol]	Proposed Other

LEGEND

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[Symbol]	Proposed Lighting
[Symbol]	Proposed Security
[Symbol]	Proposed Maintenance
[Symbol]	Proposed Other

Exhibit "A"

Exhibit "A"

723 CAMDEN PARKING LOT

723 CAMDEN STREET
SAN ANTONIO, TEXAS 78215

CIVIL SITE/DIMENSIONAL CONTROL AND GRADING PLAN

OWNER:

SA EYE CENTER
511 DALLAS STREET
SAN ANTONIO, TEXAS 78215
ATTN: ALBERT CASTILLO

C2.0

K Love ENGINEERING

Site Development Engineering Services

7700 W. 110th
www.kloveengineering.com (210) 485-5883