

ORDINANCE 2020-12-17-0943

**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 4, Block 19, NCB 815 from "FBZD T5-1 AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District to "FBZD T5-1 S AHOD" Form Base Zone Transect 5 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


SG/lj  
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# Z-3

CASE NO. Z-2020-10700217 S


inspection.

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

**PASSED AND APPROVED** this 17<sup>th</sup> 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-3**

**File Number: 20-7250**

**Enactment Number:**

**2020-12-17-0943**

ZONING CASE Z-2020-10700217 S (Council District 1): Ordinance amending the Zoning District Boundary from "FBZD T5-1 AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District to "FBZD T5-1 S AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking on Lot 4, Block 19, NCB 815, located at 415 Dallas Street. Staff recommends Denial. Zoning Commission recommends Denial for lack of a motion.

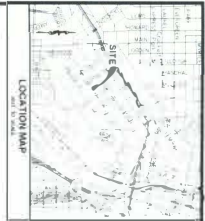
Councilmember Roberto C. Treviño made a motion to approve. Councilmember Manny Pelaez seconded the motion. The motion passed by the following vote:

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

**Absent:** 1 Perry

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# Exhibit “A”



PARKING SUMMARY TABLE
TOTAL PROJECTED PARKING = 28

**SITE PLAN NOTES:**

- [illegible]

**GRADING NOTE:**

3. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THE PLANS WITH THE DEMONSTRATORS SHOWN ON THESE PLANS PRIOR TO THE LEVEL, LODGE AND SPOT CHECK CONDUCTED TO ANY EXAMINATION OF DEMONSTRATOR LOCATIONS. IF A DISCREPANCY IS FOUND NOTIFY YOUR OFFICE IMMEDIATELY.

## KEY NOTES

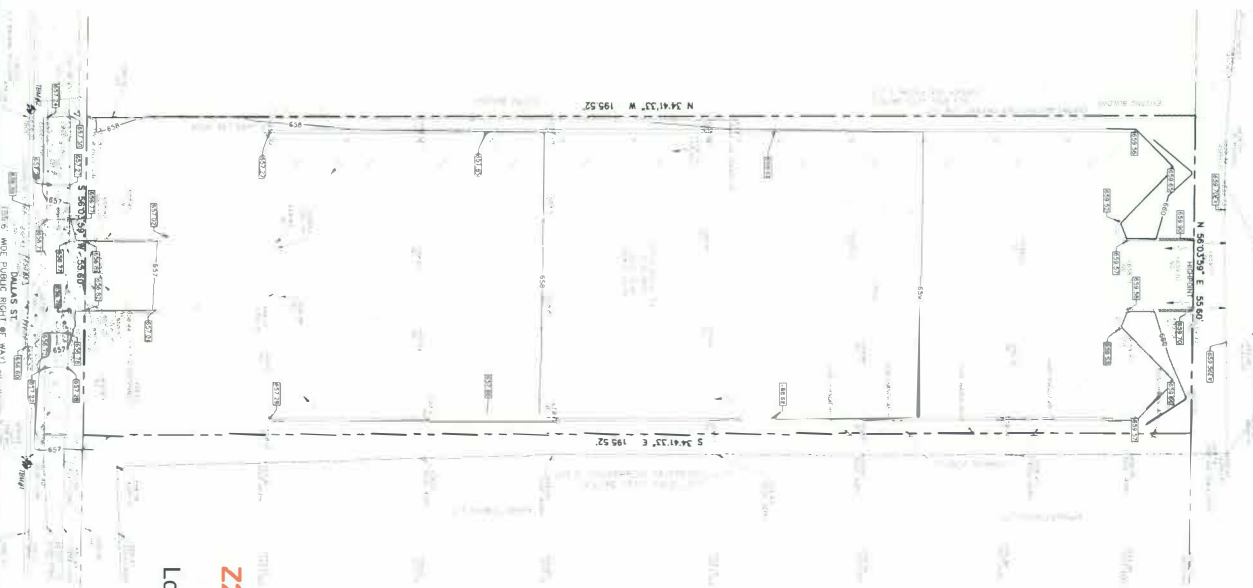
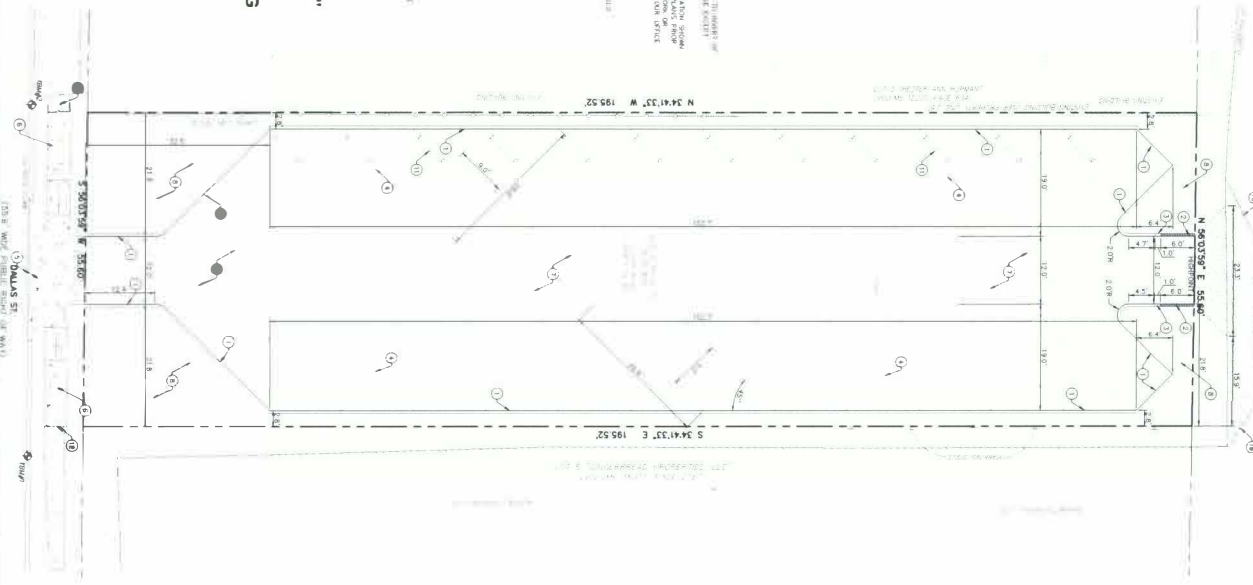
- [illegible]

**Current Zoning: "FBZD"**

Requested Zoning: "FBZD S"  
WITH A SPECIFIC USE  
AUTHORIZATION FOR A  
NONCOMMERCIAL PARKING  
LOT



### CIVIL SITE AND DIMENSIONAL CONTROL PLAN



Lot 4, Block S Pt of 19, NCB 815

Z2020-10700217 S

*Chad A.* THE PROPERTY OWNER  
ACKNOWLEDGES THAT THIS SITE PLAN SUBMITTED FOR THE  
PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH  
ALL APPLICABLE PROVISIONS OF THE UNITED STATES DEPARTMENT  
OF AGRICULTURE, AGRICULTURAL LAND USE AND EROSION CONTROL CITY ORDINANCE.  
APPROVAL OF THIS SITE PLAN BY THE COMMISSIONER WITH A RESOLUTION  
OF ACCEPTANCE OF THE PLAN SHALL BE IN FULL CONFORMANCE WITH ALL  
BUILDING PERMITS.

[illegible][illegible]

SCALE: 1"=10'

GRADING PLAN  
SCALE = 10'

Exhibit "A"

Exhibit "A"

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

[illegible]

**K Love ENGINEERING**  
Site Development Engineering Services  
Firm No. 11042  
www.kloveengineering.com (210) 485 5683

**415 DALLAS PARKING LOT**  
415 DALLAS STREET  
SAN ANTONIO, TEXAS 78215

CIVIL SITE AND DIMENSIONAL CONTROL AND GRADING PLAN

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