

ZONING NOTES

Z-2024-10700050 S

PROJECT ADDRESS:  
1921 N ZARZAMORA STREET                      NCB 2043 BLK 12 LOT 27 & 28  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS 78201

ZONING:  
EXISTING:            "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation  
                         Overlay Airport Hazard Overlay District  
PROPOSED:        "C-2 S NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation  
                         Overlay Airport Hazard Overlay District with a Specific Use Authorization for Bar  
                         And/Or Tavern Without Cover Charge 3 or More Days Per Week

| EXISTING AREAS:                                      | LOT       | BLDG GROUND LEVEL | PAVED AREA |
|--|-----------|-------------------|------------|
| 1921 N ZARZAMORA ST                                  | 16,100    | 2,629 SF          | -          |
| PAVED PARKING, ASPHALT                               | -         | 2,222             |            |
| PAVED SIDEWALK, CONCRETE                             | -         | 438               |            |
| TOTALS   | 16,100 SF | 2,629 SF          | 2,660 SF   |
| APPROXIMATE TOTAL IMPERVIOUS COVER AREA:    5,289 SF |           |                   |            |

SITE IS NOT LOCATED IN THE EDWARDS (AQUIFER) RECHARGE ZONE DISTRICT (ERZD)

PARKING SUMMARY TABLE

|                               |                   |                                |
|-------------------------------|-------------------|--------------------------------|
| BUILDING USE:<br>BAR / TAVERN |                   |                                |
| EXISTING AREAS:               | BLDG GROUND LEVEL | SPACES REQUIRED (Table 526-3b) |
| BUILDING GROSS FLOOR AREA     | 2,629 SF          |                                |
| PARKING RATIO (MINIMUM)       | 1 per 100 GSF     | 27 (MIN)                       |
| PARKING RATIO (MAXIMUM)       | 1 per 75 GSF      | 35 (MAX)                       |
| SPACES PROVIDED               | 32 (>27 & <35)    |                                |

DISCLAIMERS

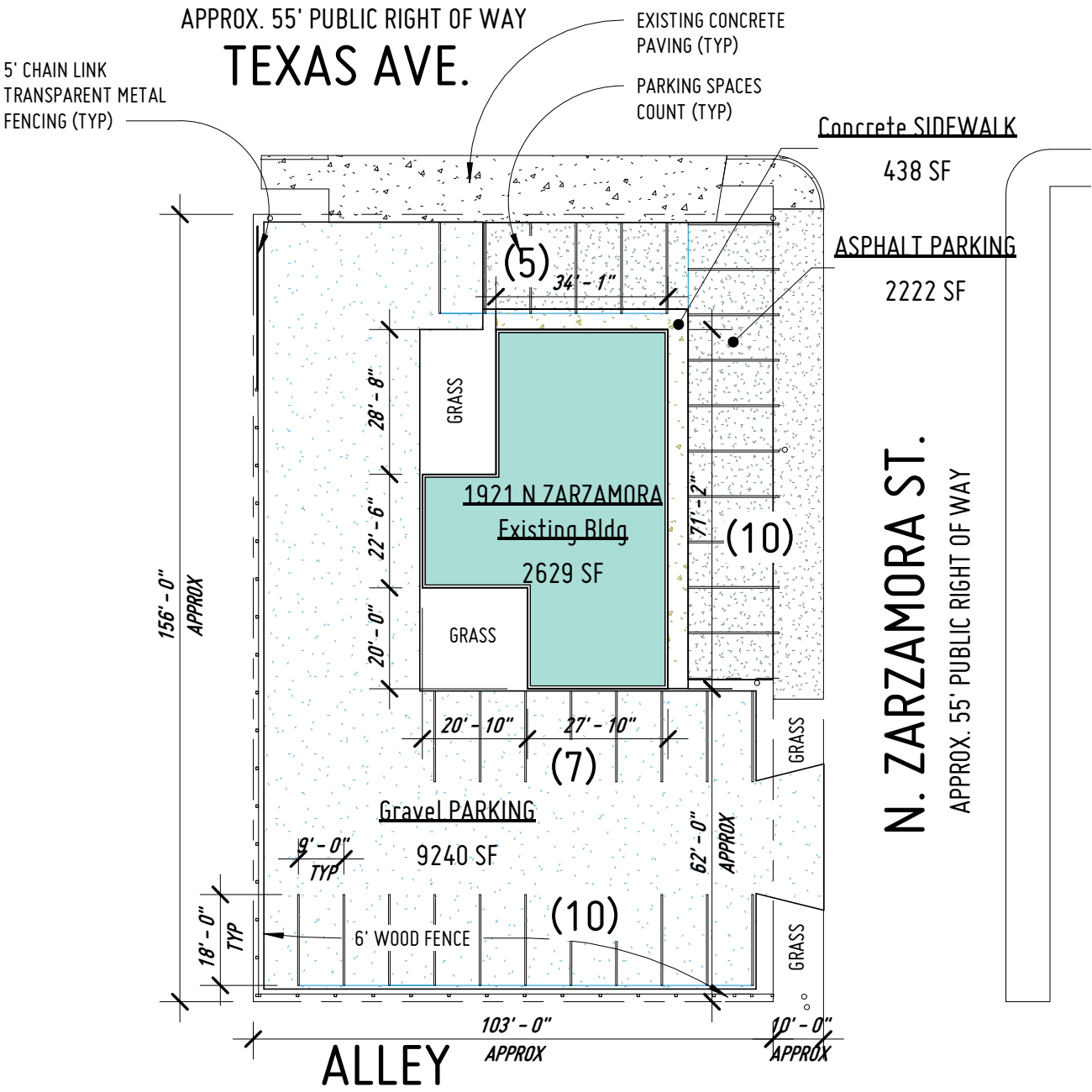
I,   Jorge Gamboa  , the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

Additional information required under Table B101-1 may be found through various Development Service Department records, including those associated with platting, addressing, building, and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code).

NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

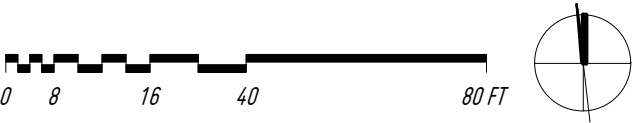
Scale As Indicated Sheet Size: 11x17  
**syncro** architecture studio

David Bogle, R.A. AIA  
727 west french place  
san antonio, tx 78212



NOTE: UTILITIES, EASEMENTS, TREES ARE NOT SHOWN.

① Site Plan – Zoning  
1/32" = 1'-0"



**Z101**  
**ZONING EXHIBIT**  
**Venami, LLC**

Jorge Luis Gamboa  
1921 North Zarzamora St.  
San Antonio, TX  
ISSUED  
29/07/2024