

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:
 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).

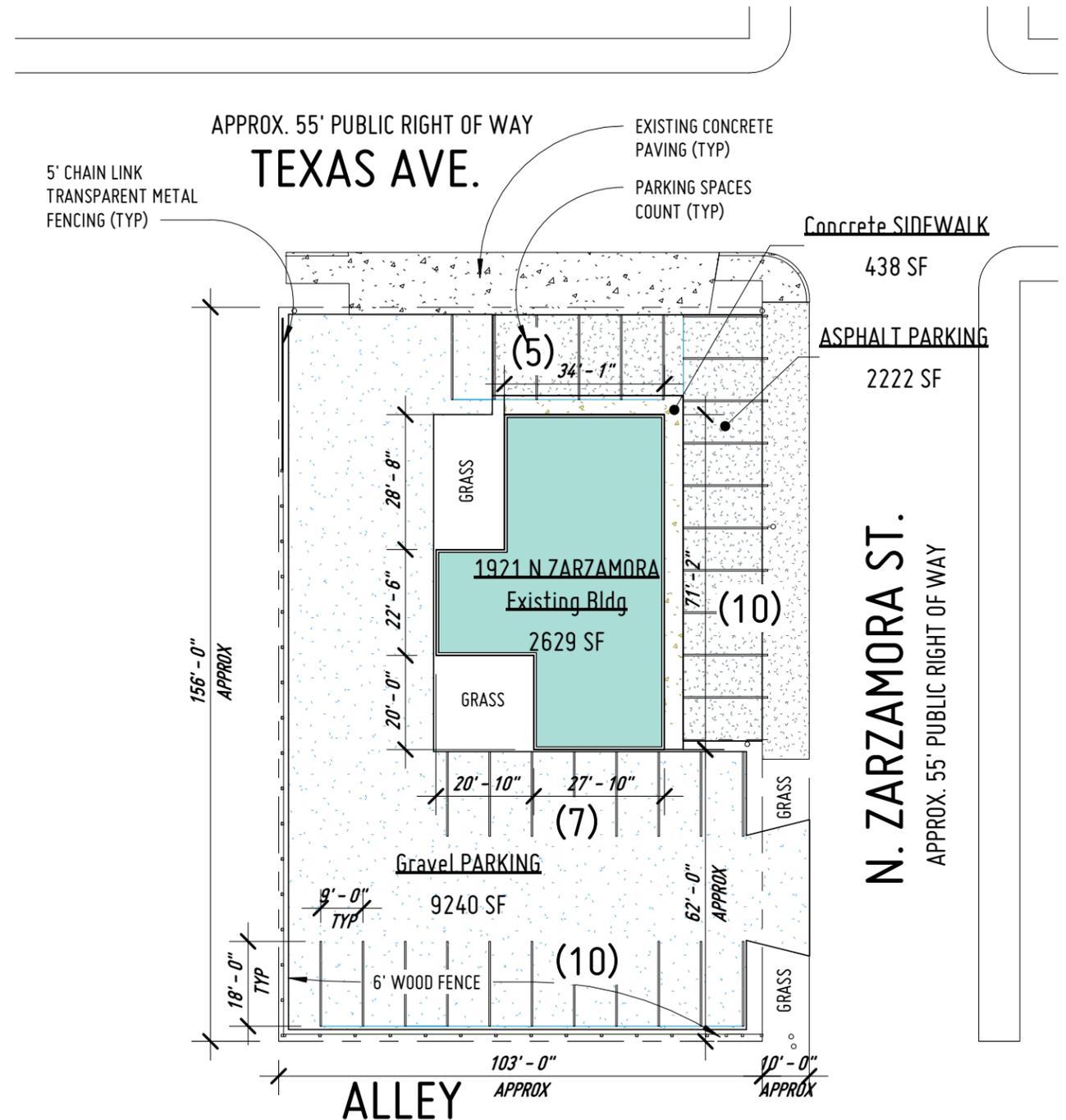
NOT FOR REGULATORY APPROVAL,
 PERMITTING, OR CONSTRUCTION

Scale As Indicated Sheet Size: 11x17

syncro architecture studio

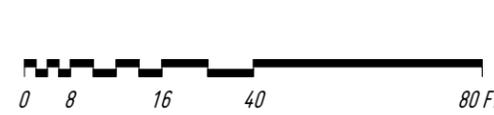
David Bogle, R.A. AIA

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