

ORDINANCE 2022-01-27-0053

**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 18, Block A, NCB 6009 from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical - Clinic (Dentist).

**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.

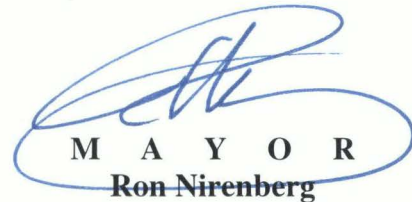
**SECTION 3.** The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 inspection.

**SECTION 6.** This ordinance shall become effective February 6, 2022.


**PASSED AND APPROVED** this 27<sup>th</sup> day of January, 2022.

  
**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

  
Debbie Racca-Sittre, Interim City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney  
Fg



## City of San Antonio

### City Council Meeting January 27, 2022

38.

**2022-01-27-0053**

ZONING CASE Z-2021-10700305 S (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical - Clinic (Dentist) on Lot 18, Block A, NCB 6009, located at 1015 Shook Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

**Absent:** Rocha Garcia

# Exhibit “A”

Zoning Case: Z-2021-10700305  
A request for a change from  
MF-33 to C-1 with a Specific  
Use Authorization for a  
Medical - Clinic (Dentist)  
at 1015 Shook Ave

SITE PLAN NOTES

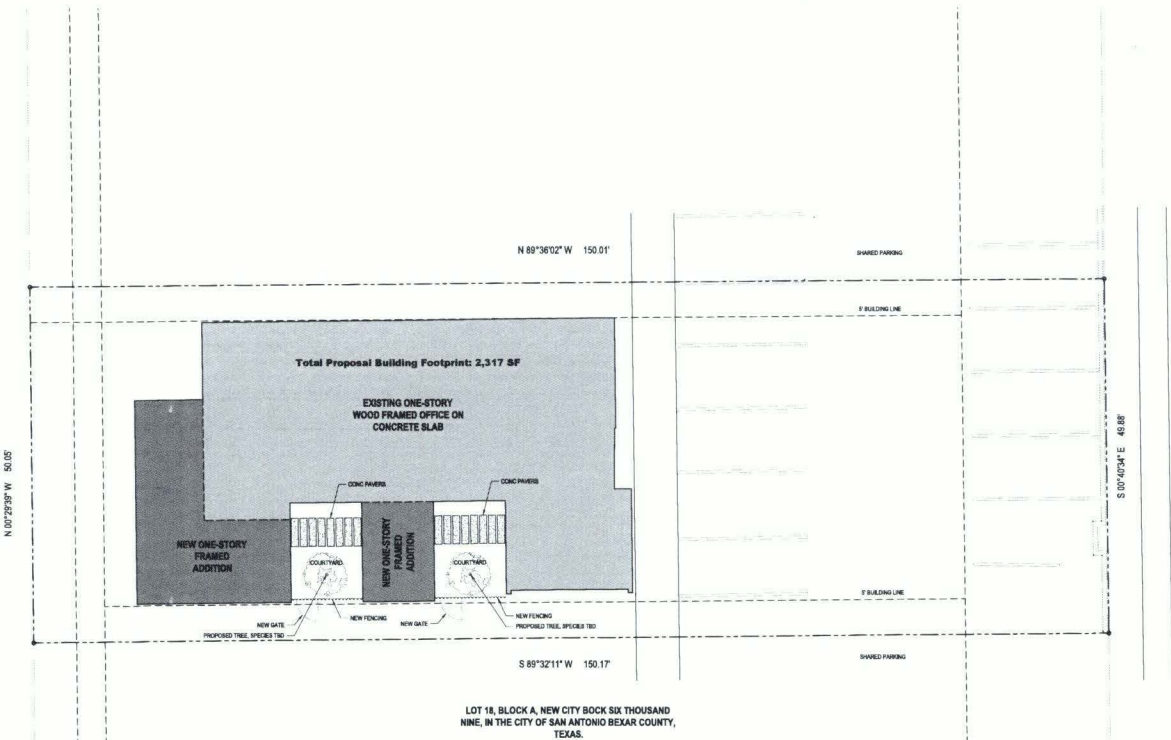
CONTENT

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PROJECT TEAM

01 SITE AREA CALCULATIONS

SCALE: 1/8"=1'



02 PROPOSED SITE PLAN

SCALE: 1/8"=1'

"I, Susannah Payne, 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."

Exhibit "A"

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REVISION    DATE

PAYNE DENTISTRY

1015 SHOOK AVE  
SAN ANTONIO, TX 78212

SCALE	VARIABLES
DATE	01 DECEMBER 2021
DRAWN	21PYN
SCHEMATIC DESIGN SITE AREA CALCULATIONS PROPOSED SITE PLAN	

SHEET 24028 R.

A101