

ORDINANCE

2022-08-04-0553

**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 Lots 7-11, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026 from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern with Cover Charge three (3) or More Days Per Week.

**SECTION 2.** The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

**SECTION 3.** The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Hours of amplified sound outdoors is limited from 4:00pm to 12:00am Tuesday through Sunday.
- B. No live music outdoors.
- C. No more than two (2) speakers outside which must be angled downward and face the establishment and are limited to 50 watts per speaker.

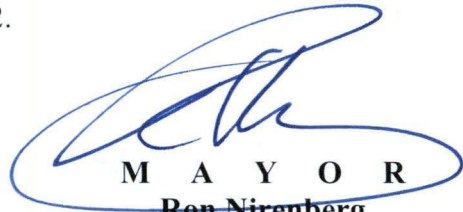
**SECTION 4.** The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 5.** 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 6.** 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 7.** This ordinance shall become effective August 14, 2022.

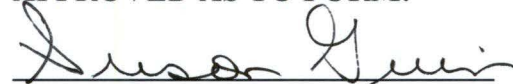
**PASSED AND APPROVED** this 4<sup>th</sup> day of August, 2022.

  
M A Y O R  
Ron Nirenberg

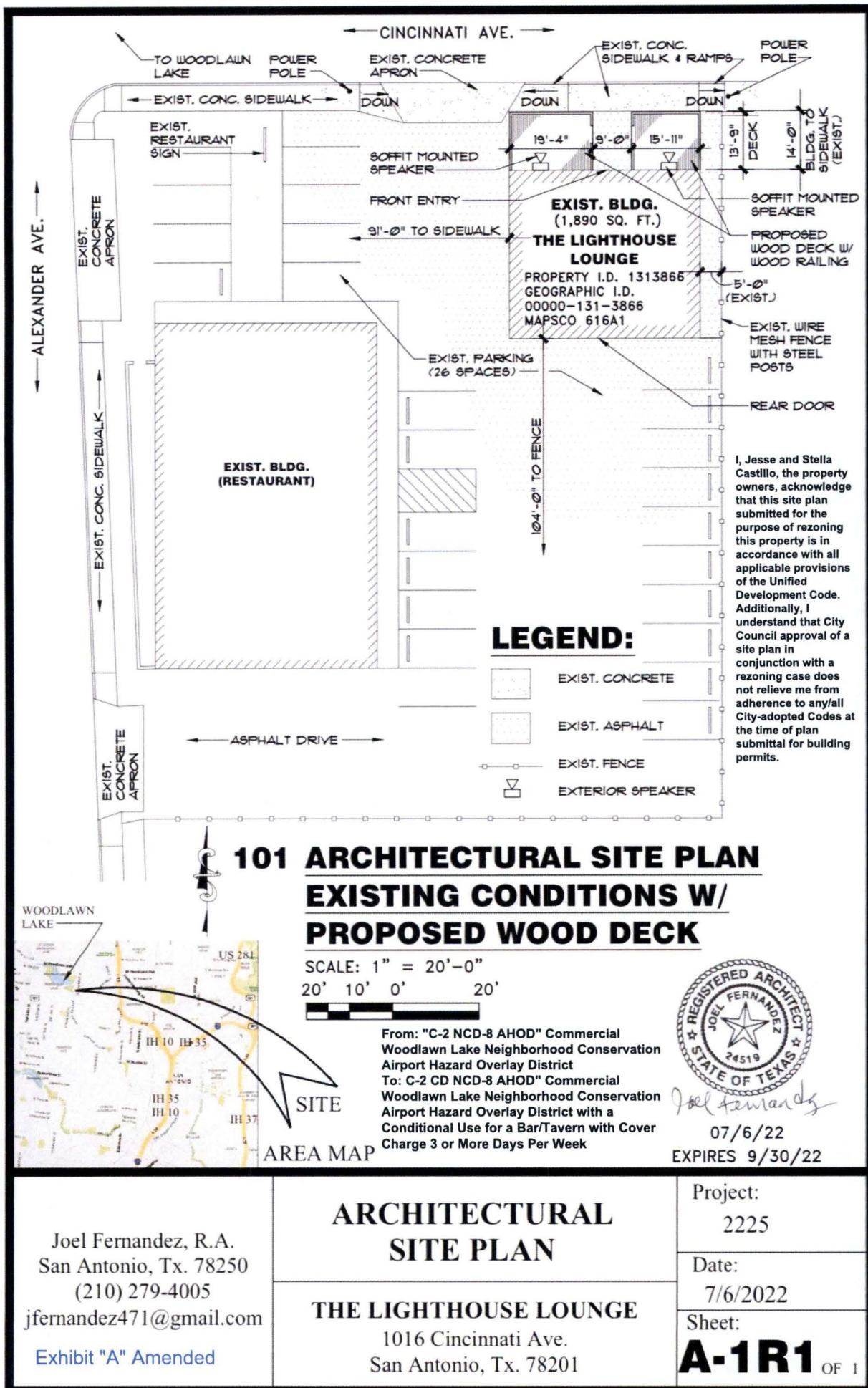
**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
Fa Andrew Segovia, City Attorney





Joel Fernandez, R.A.  
San Antonio, Tx. 78250  
(210) 279-4005  
jfernandez471@gmail.com  
Exhibit "A" Amended

## ARCHITECTURAL SITE PLAN

**THE LIGHTHOUSE LOUNGE**  
1016 Cincinnati Ave.  
San Antonio, Tx. 78201

Project:  
2225

Date:  
7/6/2022

Sheet:  
**A-1R1** OF 1



## City of San Antonio

### City Council Meeting August 4, 2022

4.

**2022-08-04-0553**

ZONING CASE Z-2022-10700094 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern with Cover Charge 3 or More Days Per Week on Lots 7-11, the west 5- feet of Lot 12, and Lot P-104, Block 8, NCB 2026, generally located at 1016 and 1024 Cincinnati Avenue. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions. (Associated Plan Amendment PA-2022-11600030) (Continued from June 16, 2022)

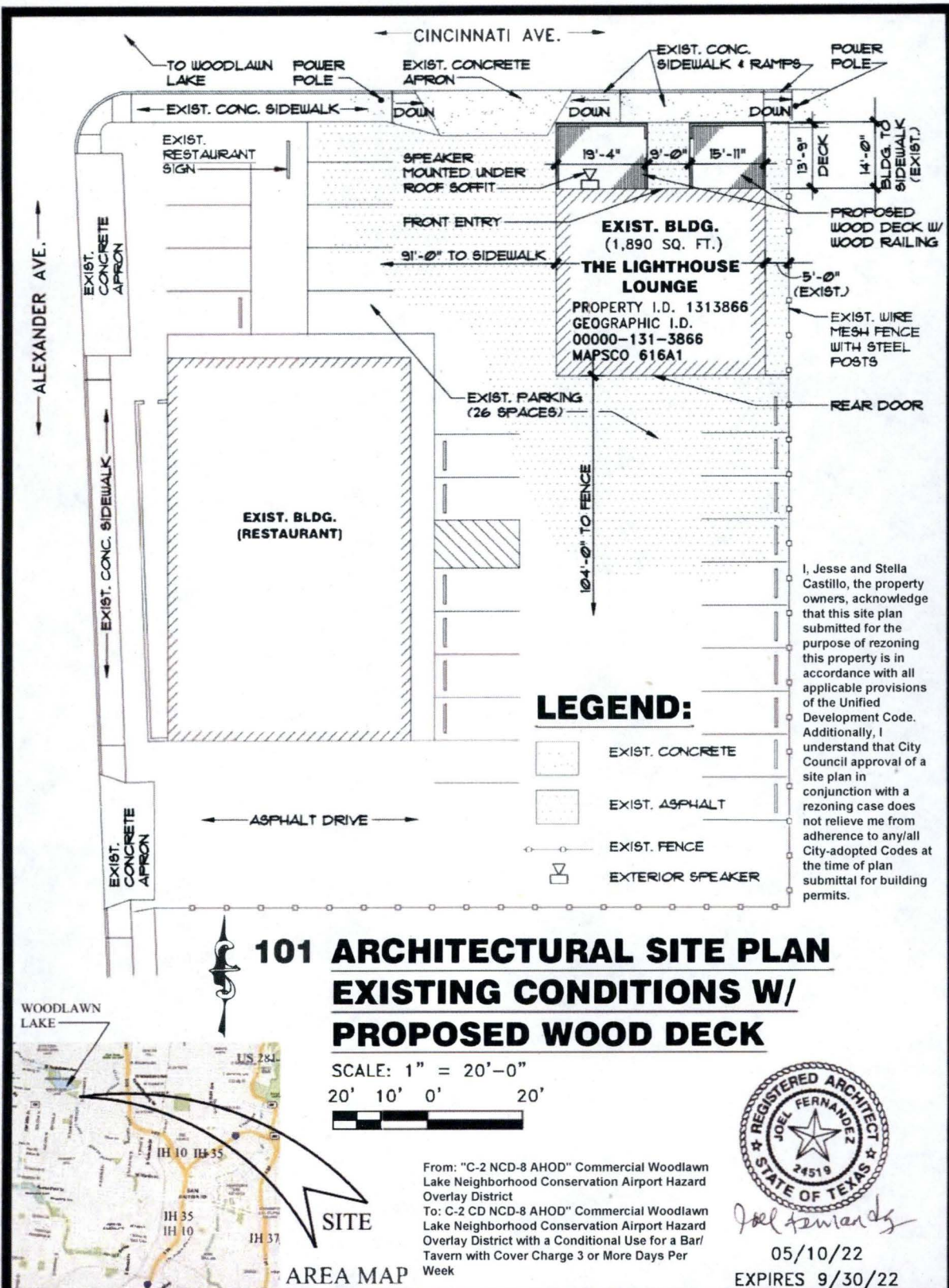
Councilmember Bravo moved to Approve with Conditions. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Castillo

# **Exhibit “A”**





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Exhibit "A"

**ARCHITECTURAL  
SITE PLAN**

**THE LIGHTHOUSE LOUNGE**  
1016 Cincinnati Ave.  
San Antonio, Tx. 78201

Project:  
2225

Date:  
5/10/2022

Sheet:  
**A-1R1** OF 1