

ORDINANCE 2022-08-04-0561

**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 the east 623.54 feet of Lot 20, Block 26, NCB 10553 from “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “C-2 S MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall or Meeting Facility.

**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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Hours of operation Monday through Thursday 9:00am to 10:00pm, Friday and Saturday 9:00am to 12:00am, and Sunday 9:00am to 8:00pm.
- B. No outdoor speakers.


**SECTION 4.** 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 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:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting August 4, 2022

17. **2022-08-04-0561**  
ZONING CASE Z-2022-10700115 S (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, or Meeting Facility on the east 623.54 feet of Lot 20, Block 26, NCB 10553, located at 3642-3678 Culebra Road. Staff and Zoning Commission recommend Approval with Conditions.

Councilmember Perry moved to Approve with Conditions. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**Absent:** Castillo

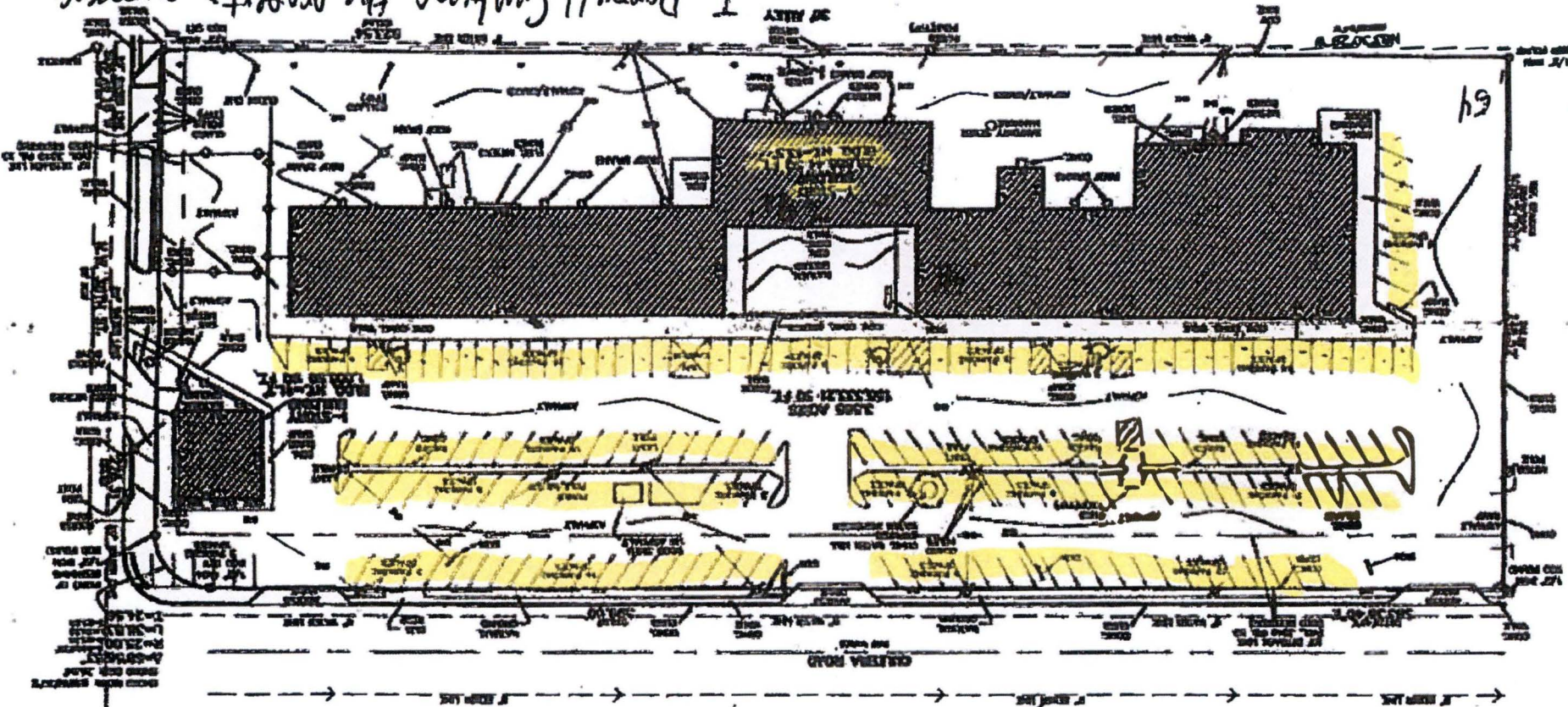


zoning - Z - 2022-10700115

3642-3678 Culebra Road

from C2 MUD-2 MLE-2 AHD  
info C25 MUD-2 MLE-2 AHD  
with specific use authorization for party  
house, reception hall, meeting facilities

174 parking spaces  
Building: 4650 sq ft.



I, Darrell Carreno, 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 site plan in conjunction with a rezoning  
can not relieve me from adherence to any/all city-adopted code  
and/or applicable for Building Department. signed [Signature]

Exhibit "A"



# **Exhibit “A”**



zoning - Z-2022-10700115S 3642-3678 Culebra Road

174 parking spaces  
Building: 4650 sqft.

From C2 MLD-2 MLR-2 AAOB  
Info C2S MLD-2 MLR-2 AAOB  
with Specific Use Authorization for Party  
House, Reception Hall, Meeting Facilities

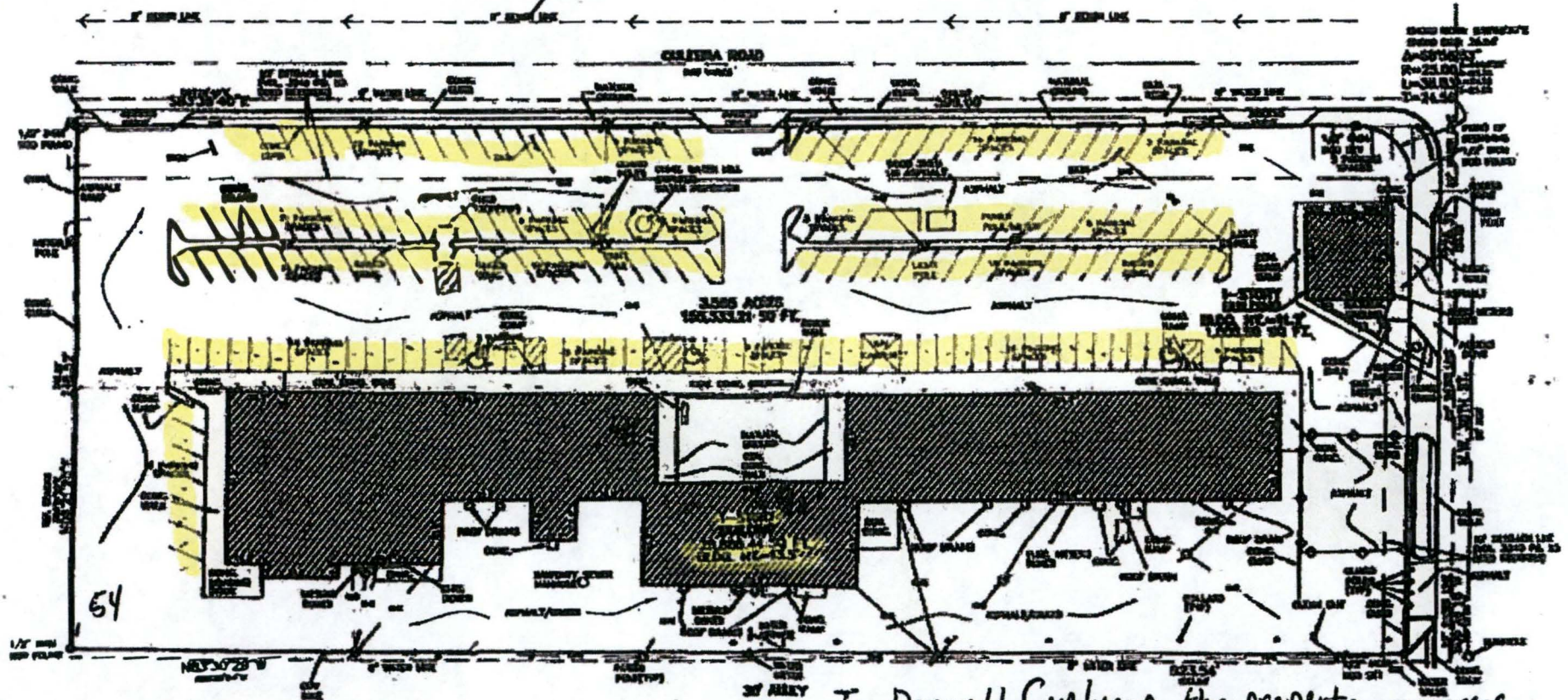


Exhibit "A"

I, Darrell Centeno, 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 this plan in conjunction with a rezoning  
case does not relieve me from adherence to any/all city-applied code  
requirements for Building Permits. Signed [Signature]