

ORDINANCE

2022-08-04-0562

**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.**

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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 40, Block 33, NCB 8115 from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 NA S MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities.

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. No Outdoor Amplification.
- B. A 6-foot solid screen fencing abutting residential zoning and uses along the east and north sides of the subject property.
- C. Hours of operation Monday through Thursday 11:00a.m. to 10:00p.m., and Friday through Sunday 11:00a.m. to midnight.


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 4th 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



City of San Antonio

City Council Meeting August 4, 2022

18. **2022-08-04-0562**
ZONING CASE Z-2022-10700121 S (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 NA S MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities on Lot 40, Block 33, NCB 8115, located at 1411 Brady Boulevard. 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

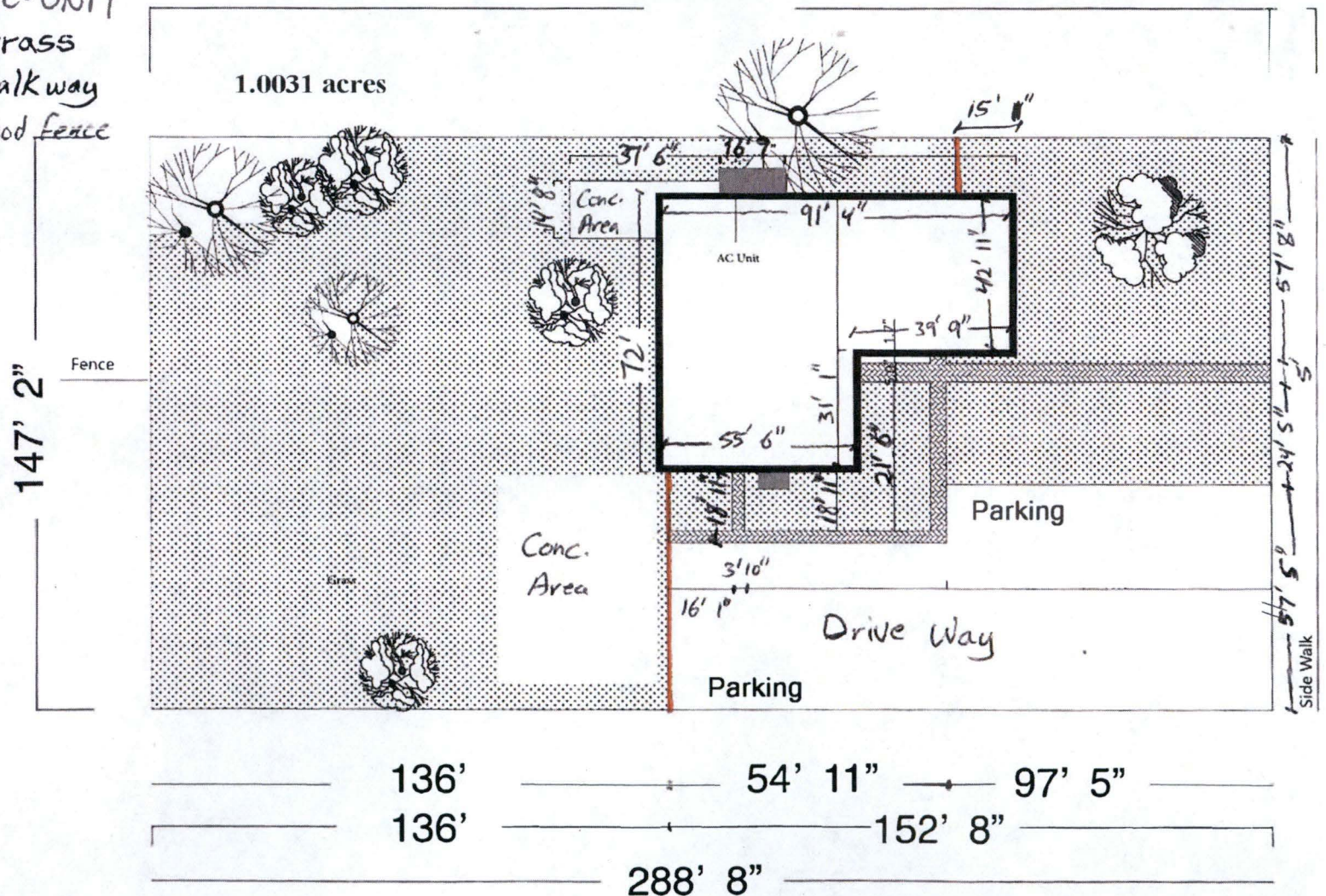
Absent: Castillo

Exhibit “A”

Z-2022-10700121 S
1411 Brady Boulevard
From: "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting
Overlay Military Lighting Region 1 Airport Hazard Overlay District
To: "C-2NA S MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland
Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a
Conditional Use for a Party House, Reception Hall, Meeting Facilities



-  Concrete Area
 AC-UNIT
 Grass
 walkway
 wood fence



Brady Boulevard

Exhibit "A,"