

AN ORDINANCE 2015-12-03-1028

**WAIVING THE REQUIREMENTS OF SECTIONS 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(c)(4), 4-6(d)(1), 4-6(d)(6), AND 4-6(e)(1) OF THE CITY CODE AND AUTHORIZING THE SALE OF ALCOHOLIC BEVERAGES AT THE SAN ANTONIO ZOO PROPERTIES ON 42.500 ACRES OF LAND OUT OF NCB A-52, GENERALLY LOCATED AT 3903 NORTH SAINT MARY'S STREET FOR ON-PREMISE CONSUMPTION WITHIN THREE-HUNDRED (300) FEET OF THE UNIVERSITY OF THE INCARNATE WORD, INCARNATE WORD HIGH SCHOOL, PRIVATE EDUCATION INSTITUTIONS, AND KIPP-CAMINO ACADEMY, A PUBLIC EDUCATION INSTITUTION IN THE SAN ANTONIO INDEPENDENT SCHOOL DISTRICT, LOCATED IN COUNCIL DISTRICT 2.**

\* \* \* \* \*

**WHEREAS**, Section 109.33 of the Texas Alcoholic Beverage Code authorizes the governing board of an incorporated city to enact regulations prohibiting the sale of alcoholic beverages if the place of business is within three hundred feet of any church, public school or public hospital as measured in a direct line from the property line of the public or private school to the property line of the place of business; and

**WHEREAS**, Section 109.33 of the Texas Alcoholic Beverage Code authorizes the governing body of an incorporated city to allow variances to the regulation if the governing body determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the governing board, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community; and

**WHEREAS**, pursuant to Section 109.33 (a)(1) of the Texas Alcoholic Beverage Code, Chapter 4 of the City Code of the City of San Antonio prohibits the sale of alcoholic beverages if the place of business is within three hundred feet of any church, public school or public hospital; and

**WHEREAS**, the subject property is situated within three hundred (300) feet of the nearest property line of University of the Incarnate Word, Incarnate Word High School and KIPP-Camino Academy, thus, making the sale of alcoholic beverages a violation; and

**WHEREAS**, Ordinance No. 88724, passed and approved on October 22, 1998, amended the City Code of the City of San Antonio adopting this distance requirement in Chapter 4, Article I, Sec. 4-6, and established a procedure for the granting of a variance to the prohibition; and

**WHEREAS**, staff recommends any approval of the variance request contain the conditions that the authorization for the sale of alcoholic beverages shall be limited to the San Antonio Zoo property, that alcohol sales shall not exceed 30% of the total revenues of the establishment, that alcohol shall be sold for on-premise consumption only, and that alcohol sales shall not be permitted between the hours of 2:00 a.m. and 6:00 a.m., that such approval not transfer to different owners or different land uses, and that such authorization shall terminate in the event of non-operation or non-use of the

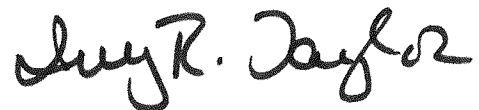
identified establishment for a period of twelve (12) or more successive calendar months; **NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The requirements of Sections 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(c)(4), 4-6(d)(1), 4-6(d)(6), and 4-6(e)(1) prohibiting on-premise consumption pursuant to the City Code of the City of San Antonio are waived and the variance request of San Antonio Zoo Bevco Operations, LLC, Applicant, to sell alcoholic beverages for on-premise consumption as the San Antonio Zoo, on 42.500 acres of land out of NCB A-52, generally located at 3903 North Saint Mary's Street as shown on the accompanying map labeled "Attachment 1," within three hundred (300) feet of University of the Incarnate Word, Incarnate Word High School and KIPP-Camino Academy, is hereby granted. This variance to sell alcoholic beverages for on-premise consumption is based on the following conditions: (a) that this authorization shall be limited to the San Antonio Zoo; (b) that alcohol sales shall not exceed 30% of the total revenues for this establishment; (c ) that alcohol shall be sold for on-premise consumption only; (d) that alcohol sales shall not be permitted between the hours of 2:00 a.m. and 6:00 a.m.; (e) that this authorization shall not transfer to different owners or different uses; (f) that such authorization shall terminate in the event of non-operation or non-use for a period of twelve or more successive calendar months;.

**SECTION 2.** This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of DECEMBER, 2015.

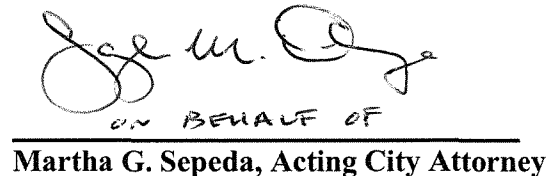


M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
ON BEHALF OF  
Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	27						
<b>Date:</b>	12/03/2015						
<b>Time:</b>	02:17:04 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ALCOHOL VARIANCE # AV2015010 (Council District 2): An Ordinance granting a Variance to City Code Section 4-6 and waiving the requirements of Sections 4-6(c)(1), 4-6(c)(2), 4-6(c)(3), 4-6(c)(4), 4-6(d)(1), 4-6(d)(6) and 4-6 (e)(1) of the City Code and authorizing the sale of alcoholic beverages at the San Antonio Zoo properties on 42.500 acres of land out of NCB A-52, generally located at 3903 North Saint Mary's Street for on-premise consumption within three-hundred (300) feet of The University of the Incarnate Word, Incarnate Word High School, private education institutions, and Kipp-Camino Academy, a public education institution in the San Antonio Independent School District.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1	x					
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4				x		
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				