

Non-Conforming Use Notification of Decision

March 25, 2021

Jose Fong
2831 NW Loop 410
San Antonio, TX 78230

RE: Nonconforming Use Rights Application for Live Entertainment Without Cover Charge 3 or More Days per Week
Case # NCU-APP-2021-11200031
2831 NW Loop 410; Lot 5, NCB 14064

To whom it may concern:

This is to verify that Nonconforming Use Rights for Live Entertainment Without Cover Charge 3 or More Days per Week was DENIED on *March 24, 2020* by the City of San Antonio. Subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952 and zoned "A" Residence District. The property was rezoned by Ordinance 34804, dated September 15, 1966 to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District. The use of Live Entertainment Without Cover Charge 3 or More Days per Week requires a "S" Specific Use Authorization under the "C-3" base zoning district.

Research conducted by staff determined the following: Nonconforming use started on May 21, 2009 by Ordinance 2009-05-21-0428, establishing a Specific Use Authorization for use on the "C-3" base zoning district. Statement from utility company shows the property was without services for 12 or more months, from June 2018 to July 2019. Based on the denial of a legal nonconforming use for the subject property the following options may be available:

- Appeal the decision of denial to the Board of Adjustment within 20 days

Or

- Apply for rezoning of the property to "C-3 S" General Commercial District with Specific Use Authorization for Live Entertainment Without Cover Charge 3 or More Days per Week.

If I may be of any further assistance, please do not hesitate to contact Mirko Maravi at (210) 207-0107.

Respectfully,

Mirko A Maravi

Mirko Maravi
Senior Planner

Zenon F. Solis

Zenon "Zeke" Solis
Principal Planner



Non-Conforming Use Notification of Decision

August 27, 2020

Paphos LLC
dba Monte Carlo
2831 NW Loop 410
San Antonio, TX 78230

RE: Nonconforming Use Rights Application for Live Entertainment Without Cover Charge 3 or More Days per Week
Case # NCU-APP-2020-11200095
2831 NW Loop 410; Lot 5, NCB 14064

To whom it may concern:

This is to verify that Nonconforming Use Rights for Live Entertainment Without Cover Charge 3 or More Days per Week was DENIED on August 24, 2020 by the City of San Antonio. Subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952 and zoned "A" Residence District. The property was rezoned by Ordinance 34804, dated September 15, 1966 to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District. The use of Live Entertainment Without Cover Charge 3 or More Days per Week requires a "S" Specific Use Authorization under the "C-3" base zoning district.

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- Apply for rezoning of the property to "C-3 S" General Commercial District with Specific Use Authorization for Live Entertainment Without Cover Charge 3 or More Days per Week.

If I may be of any further assistance, please do not hesitate to contact Mirko Maravi at (210) 207-0107.

Respectfully,

Mirko A. Maravi
Mirko Maravi
Senior Planner

Zenon F. Solis
Zenon "Zeke" Solis
Principal Planner



July 23, 2020

Dear Customer:

This letter is in response to your recent request for verification of electric utility service with CPS Energy. Our records indicate that the address at 2831 NW LOOP 410 #LCT, has had continuous electric service from the below.

April 2001 to June 2018,

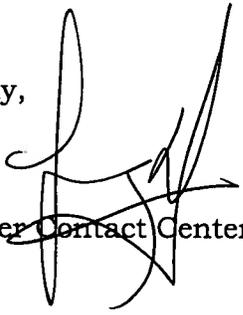
July 2019 to current date.

Due to the privacy act we are not able to list tenants at these addresses.

If you have any further questions, or require our assistance, please contact us at our Customer Service Department, Customer Call Center, (210) 353-2222 or 1-800-773-3077.

We appreciate the opportunity to assist you.

Sincerely,


Customer Contact Center