JD: 4/2/15
Item No. 49

AN ORDINANCE 2015-04-02-0245

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 ON LOTS 21-23, BLOCK 34, NCB 9073 LOCATED AT 1251, 1253, & 1255 AUSTIN HIGHWAY FOR ON-PREMISE AND OFF-PREMISE CONSUMPTION WITHIN THREE-HUNDRED FEET OF SOUTHWEST PREPARATORY SCHOOL – NORTHEAST CAMPUS, LOCATED IN COUNCIL DISTRICT 10.

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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 Southwest Preparatory School – Northeast Campus, 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 no more than five establishments total and apply only to no more than one proposed "convenience store," "drug store," or "grocery store," to no more than one proposed "wine boutique," and the balance apply only to "restaurants;" that such approval contain conditions proposed by the applicant including that alcohol sales shall not exceed 30% of the total revenues for each such establishment other than the "wine boutique," that only beer and wine shall be sold for off-premise consumption, and that alcohol sales shall not be permitted between the hours of 11:00 p.m. and 6:00 a.m.; that such approval not transfer to 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 Core Property Capital, Applicant, to sell alcoholic beverages for on- and off-premise consumption at not more than five establishments, consisting of off-premise consumption at not more than one "convenience store," "drug store," or "grocery store," and not more than one "wine boutique," and for on-premise consumption at the balance of the five establishments as "restaurants," on lots 21-23, block 34, NCB 9073 located at 1251, 1253, & 1255 Austin Highway as shown on the accompanying map labeled "Attachment 1," within three hundred (300) feet of Southwest Preparatory School – Northeast Campus, is hereby granted. This variance to sell alcoholic beverages for on-premise and off-premise consumption is based on the following conditions: (a) that alcohol sales shall not exceed 30% of the total revenues for each such establishment other than the "wine boutique;" (b) that only beer and wine shall be sold for off-premise consumption; (c) that alcohol sales shall not be permitted between the hours of 11:00 p.m. and 6:00 a.m.; (d) that this authorization shall not transfer to different uses; (e) 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 **2nd** day of **April, 2015**.

M A Y O R
Ivy R. Taylor

ATTEST:

for **Leticia M. Vacek, City Clerk**

APPROVED AS TO FORM:

ON BEHALF OF
Martha G. Sepeda, Acting City Attorney

Agenda Item:	**49 (in consent vote: 49, Z-2, P-2, Z-5, P-3, Z-6, Z-7, Z-8, Z-9, Z-10, P-4, Z-11, Z-12, Z-14, Z-15, Z-16, Z-17, P-5, Z-20, Z-21, Z-22, Z-24)**
Date:	04/02/2015
Time:	02:11:58 PM
Vote Type:	Motion to Approve
Description:	Alcohol Variance # AV2015003 (District 10): 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 with conditions at up to 5 establishments on Lots 21-23, Block 34, NCB 9073 generally located at 1251, 1253, and 1255 Austin Highway for on or off-premise consumption for potential retail shopping center redevelopment of no more than five (5) establishments total, including no more than one (1) Convenience Store, Drug Store, or Grocery Store, no more than one (1) Wine Boutique, with the balance being restaurants within three-hundred (300) feet of Southwest Preparatory School-Northeast Campus, a public education institution located in the Northeast Independent School District within Council District 10.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				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				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				