

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM  
DEVELOPMENT SERVICES DEPARTMENT**

**TO:** Mayor and City Council

**FROM:** Florencio Peña III, Director, Development Services

**THROUGH:** Terry M. Brechtel, City Manager

**COPIES:** Roderick J. Sanchez, AICP Assistant Development Services Director; Andrew Martin, City Attorney; File

**SUBJECT:** Revision to the Unified Development Code

**DATE:** August 7, 2003

**SUMMARY AND RECOMMENDATIONS**

This ordinance would amend the Unified Development Code so that bars and taverns would only be allowed in the "C-2" zoning district with specific use authorization from City Council. Bars would continue to be allowed by right in the "C-3", "D" and "L" zoning districts. A Request for Council Consideration memo sponsored by Council Members Conner and Castro initiated this amendment. On May 7, 2003, the City Council Governance Committee directed that the City Council Quality of Life Committee review the amendments. The City Council Quality of Life Committee on May 22, 2003, directed staff to take this item to City Council. Staff recommends approval.

**BACKGROUND INFORMATION**

In the previous UDC, bars and taverns were only allowed in the "B-3" (now "C-3" Commercial), "B-4" (now "D" Downtown) or "I-1" (Industrial) zoning districts. On May 3, 2001 City Council adopted a new Unified Development Code (UDC) which allowed bars and taverns in "NC", "C-1", "C-2", "C-3" "D" and "L" zoning districts. Because "NC" and "C-1" zoning districts are typically found adjacent to residential neighborhoods, a number of community groups raised concerns about bars and taverns being allowed in these zoning districts. Due to these concerns, on February 14, 2002, City Council amended the UDC so that bars and taverns would require specific use authorization from City Council in the "NC" and "C-1" zoning districts. Specific Use Authorization is granted through a zoning case where City Council can place additional conditions on a bar or tavern to make it more compatible with the surrounding land uses. This amendment would only allow bars and taverns in the "C-2" zoning district with specific use authorization from City Council.

## **POLICY ANALYSIS**

The UDC identifies uses that are permitted, allowed with specific use authorization and not permitted in given zoning districts. Currently the UDC permits bars and taverns in any "C-2", "C-3", "D" and "L" zoning districts. This ordinance would amend the UDC so that bars and taverns would require specific use authorization from City Council in the "C-2" zoning district. Specific Use authorization is granted through a zoning case where City Council has the authority to place conditions on the bar and/or tavern that would make it more compatible with the surrounding land uses. These conditions may regulate items such as access points, lighting, landscaping, hours of operation, signage, and fencing. Bars and taverns would continue to be allowed by right in "C-3", "D" and "L" zoning districts.

## **FISCAL IMPACT**

There is no financial impact.

## **COORDINATION**

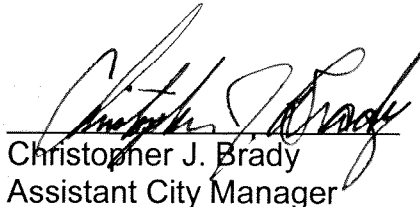

This ordinance was coordinated with the City Attorney's Office, Zoning Commission, and City Council Quality of Life and Governance Committees

## **SIGNATURES**



Florencio Peña, III  
Director, Development Services

Approved:

  
Christopher J. Brady  
Assistant City Manager  
Terry M. Brechtel  
City Manager

**CITY OF SAN ANTONIO**  
**OFFICE OF THE CITY COUNCIL**  
**INTERDEPARTMENTAL CORRESPONDENCE SHEET**

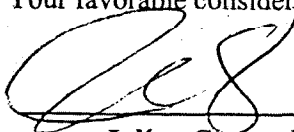
**TO:** Mayor and City Council  
**FROM:** Councilwoman Bonnie Conner and Councilman Julian Castro  
**COPIES TO:** Terry Brechtel, City Manager; Andrew Martin, City Attorney; Florencio Pena, Director Development Services; Emil Moncivais, Director Planning Department; Roderick Sanchez, Assistant Development Services; Yolanda Ledesma, Acting City Clerk; Gayle McDaniel, Assistant to the City Council; Assistants to the Mayor; File  
**SUBJECT:** Unified Development Code Amendments

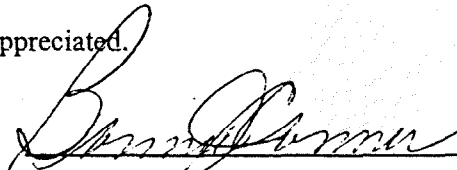
**DATE:** May 1, 2003

We are requesting Council concurrence, to direct staff, to place on the May 28th City Council agenda for final action on the following amendments to the Unified Development Code:

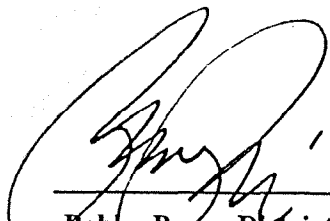
- A distinction between an employment agency and a day labor facility.
- A change from the permitted use table to exclude a day labor use from "O-1" and "O-2" categories and permit the use in "C-2" designation only with Special City Council approval.
- A change in the permitted use table to allow a bar or tavern in a "C-2" Zoning District with Special City Council approval.


Your favorable consideration of this request is most appreciated.

  
Julian Castro, District 7


  
Bonnie J. Conner, District 8


  
Edward D. Garza, Mayor

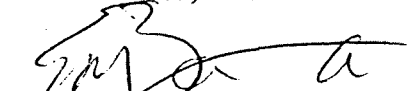
  
Bobby Perez, District 1


  
John Sanders, District 2

  
Antoniette "Toni" Moorhouse, District 3

  
Enrique "Kike" Martin, District 4

  
Nora Herrera, District 5

  
Enrique M. Barrera, District 6

  
Carroll W. Schubert, District 9

  
David Carpenter, District 10

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*Government Committee*  
*on May 7, 2003*  
*Quality of Life*  
*Committee*  
*on May 22, 2003*  
*DEV. SERVICES*  
*AID*  
*Zoning Committee*  
*on June 3, 2003*