

**ORDINANCE NO. 2015-22**

**AN ORDINANCE AMENDING SECTION 3.5.-1 USE MATRIX OF THE BALCONES HEIGHTS CODE OF ORDINANCES CHAPTER 153, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Balcones Heights Community Development Department received an inquiry from a business owner expressing interest in operating a Fitness Center in MXD Mixed Use District; and

**WHEREAS**, after reviewing the Use Matrix outlined in Section 3.5.-1 of the Zoning Code, Fitness Centers are not a specific listed use in any district, however, the Parking Schedule in the Zoning Code summarizes parking requirements for gymnasiums; and

**WHEREAS**, the City of Balcones Heights Planning & Zoning Commission held a public hearing to consider amending the Use Matrix to allow Health/Fitness Centers in districts C-2, Retail with Ancillary Storage; MXD, Mixed Use; and M-2, Industrial Services; and,

**WHEREAS**, the Planning & Zoning Commission voted unanimously to forward a recommendation to the City Council of Balcones Heights, to amend the Use Matrix to reflect Health/Fitness Centers with no outdoor use or storage of equipment, as a permitted use in District C-2, Retail with Ancillary Storage; MXD, Mixed Use; and M-2, Industrial Services; and,

**WHEREAS**, the City of Balcones Heights finds that Health/Fitness Centers promote health and physical fitness, community involvement; and is not detrimental to the City's comprehensive (master) plan;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BALCONES HEIGHTS, BEXAR COUNTY, TEXAS that:**

1. Health/Fitness Centers are added to the Use Matrix as a Permitted Use in C-2, MXD, M-2 Industrial Services Districts.
2. This Ordinance shall take effect and shall be in full force and effect from and after its adoption and enrollment.

**PASSED AND APPROVED** this 21<sup>st</sup> day of September, 2015



Suzanne de Leon  
Mayor

Attest:



Delia Flores, TRMC  
City Secretary