

**ZONING CASE # Z2017044 CD (Council District 8)** – February 7, 2017

A request for a change in zoning from "C-2 MLOD" Commercial Camp Bullis Military Lighting Overlay District to "C-2 CD MLOD" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Nightclub without cover charge 3 or more days a week on Lot 5, Block 13, NCB 15825, located at 5138 UTSA Boulevard. Staff recommends Approval with Conditions.

Staff mailed 10 notices to the surrounding property owners, 2 returned in favor, and 1 returned in opposition. Staff stated a nearby homeowners association is not opposing the project.

**COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval with the following conditions:

1. The nightclub use is restricted to no more than 5000 square feet.
2. Hours of Operations shall not start before 5:00 pm.
3. No outdoor seating, music or live entertainment.
4. Fencing adjacent to residential uses.
5. Lighting shall be directed away from residential uses.
6. Food sales shall compose of 5% of gross revenue.

**AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**