



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1699

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 2/16/2016

**Title:** ZONING CASE # Z2016078 CD (Council District 8): A request for a change in zoning from "MF-50 MLOD" Multi-Family Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MLOD" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "MF-50 GC-1 MLOD" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 CD GC-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Conditional Use for a Dance Hall with Live Entertainment without cover charge 3 or more days per week and "C-2 CD MLOD" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Dance Hall with Live Entertainment without cover charge 3 or more days per week on 3.5 acres of land out of NCB 15825 located at 5053 UTSA Boulevard. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-078 CD Location Map, 2. Z2016078 CD Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**  
Zoning Case Z2016078 CD

**SUMMARY:**  
**Current Zoning:** "MF-50 MLOD" Multi-Family Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MLOD" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "MF-50 GC-1 MLOD" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District

**Requested Zoning:** "C-2 CD GC-1MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Conditional Use for a Dance Hall with Live Entertainment without cover charge 3 or more days per week and "C-2 CD MLOD" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Dance Hall with Live Entertainment without cover charge 3 or more days per week

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** February 16, 2016

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Galleria Ventures, Ltd.

**Applicant:** Amin Guindi, Manager

**Representative:** Brown & Ortiz, P.C. (James McKnight)

**Location:** 5053 UTSA Boulevard

**Legal Description:** Lots P-1H, P-18, NCB 15825

**Total Acreage:** 3.50

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City limits on February 25, 1971 (Ordinance #39169). Shortly thereafter, the property was rezoned to “I-1” General Industrial District and the west end portion of the property was zoned “B-3” Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “I-1” General Industrial District and “C-3” General Commercial District. On May 22, 2003, Ordinance #97656 added “GC-1” Hill Country Gateway Corridor Overlay District for the west end portion of the property. On 2006, Ordinance #2006-68-17-0955 rezoned the property to “MF50” Multi-Family District and the west end portion remained “C-3” General Commercial District Hill Country Overlay District. In 2008, Ordinance #2008-12-11-1133 added the Military Lighting Overlay District to the subject property.

**Topography:** The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2, C-3, MF 50

**Current Land Uses:** Apartments, Apartment Parking and Vacant Land

**Direction:** East

**Current Base Zoning:** MF 50, MF-25

**Current Land Uses:** Vacant Land and Apartments

**Direction:** South

**Current Base Zoning:** C-3, MF-25

**Current Land Uses:** Vacant land and Apartments

**Direction:** West

**Current Base Zoning:** C-3, MF-50

**Current Land Uses:** Communications Building and Cell Tower and Vacant Land

**Overlay and Special District Information:** All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

In addition part of the property is in the "GC-1" Hill Country Gateway Corridor District. The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor.

**Transportation**

**Thoroughfare:** IH-10

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Thoroughfare:** UTSA Boulevard

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known.

**Thoroughfare:** Vance Jackson

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** Pecan Springs Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There is no VIA mass transit service in the immediate area.

**Traffic Impact:** A Traffic Impact Analysis (TIA) will be required. The traffic generated by the proposed development exceeds the threshold requirements.

**Parking Information:** Dance Hall: Minimum 1 space per 100sf of GSF. Maximum Parking Requirement: 1 space per 75sf of GSF.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the current "C-3" and "MF-50" zoning.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within North Sector Plan and is designated as Mixed Use Center in the future land use component of the Plan. The requested “C-2” base zoning district is consistent with the adopted land use designation. The subject property consists of vacant land and the applicant is proposing a Conditional Use to allow the construction of a restaurant with alcohol sales and a dance hall.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current “C-3” and “MF-50 zoning districts are appropriate for the subject property due to its location along a major roadway, and its close proximity to other existing commercial and multi-family uses.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The requested rezoning does not appear to be in conflict with any public policy.

**6. Size of Tract:**

The subject property is 3.50 acres in size, which is sufficient to accommodate the uses permitted in the “C-2” district and the typical required parking.

**Other Factors:**

The subject property is located within the Camp Bullis Awareness Zone / Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Military did not review the request because the property is less than 10 acres in size and does not directly abut the installation.