

ZONING CASE: Z2005-248 S

City Council District No. 8

Requested Zoning Change

From "O-2 GC-1", "C-2 GC-1" To "C-2S GC-1"

Date: December 15, 2005

Scale: 1" = 200'

■ Subject Property

○ 200' Notification



C:\Oct 4 2005



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Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 01, 2005

Council District: 8

Ferguson Map: 479 E3

Appeal:

Applicant: Owner

Kaufman and Associates, Inc.

L. S. Boardwalk, LLC

Zoning Request: From "O-2 GC-1" Office Hill Country Gateway Corridor District and "C-2 GC-1" Commercial Hill Country Gateway Corridor District to "C-2 S GC-1" Commercial Hill Country Gateway Corridor District with a Specific Use Permit for a bar and/or tavern
.48 acres out of NCB 16391

Property Location: 23535 IH 10 West
Interstate Highway 10, south of Cielo Vista Drive

Proposal: To operate a cigar bar

Neighborhood Association: Cielo Vista Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:
Approval

The applicant is requesting a specific use permit to allow a cigar bar, with alcohol sales, in an improved multi-tenant building with other existing uses. The "C-2 S" is proposed for both buildings on the site but does not extend beyond the footprint of either building, excepting the open area between the buildings. Approval of the request would allow the establishment of a bar and/or tavern type operation in either of the existing buildings.

In 2001, the property was approved for a split zoning, "C-3" along the frontage of Interstate Highway 10 and "O-2" along Cielo Vista Drive. In early 2003, a small strip through the approximate center of the property was rezoned from "O-2" to "C-2," and the Hill Country Gateway Corridor, "GC-1," was applied to the property in May of 2003. A later amendment to the Unified Development Code restricted bar and tavern type uses in the "C-2" zoning district where these uses were no longer permitted by right but instead required a Specific Use Permit. Outdoor dining activities are permitted by right in the "C-3" but not in the "O-2"; therefore, any outdoor activities, including outdoor dining and the consumption of alcohol, would be allowed only in the front of the buildings, facing IH 10, and not behind the buildings. The existing "O-2 GC-1" zoning along the rear of the property fronting on Cielo Vista Drive serves as an adequate transition of zoning between the existing and proposed zoning of the subject property and the "R-6" zoning and single-family uses across Cielo Vista Drive. Since the proposed zoning does not extend to any property line, a buffer is not required between the subject property and the property immediately south zoned "R-6 GC-1." Lastly, access to the

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subject property from Cielo Vista Drive is not physically possible due to the abrupt change in topography at the rear of the site.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

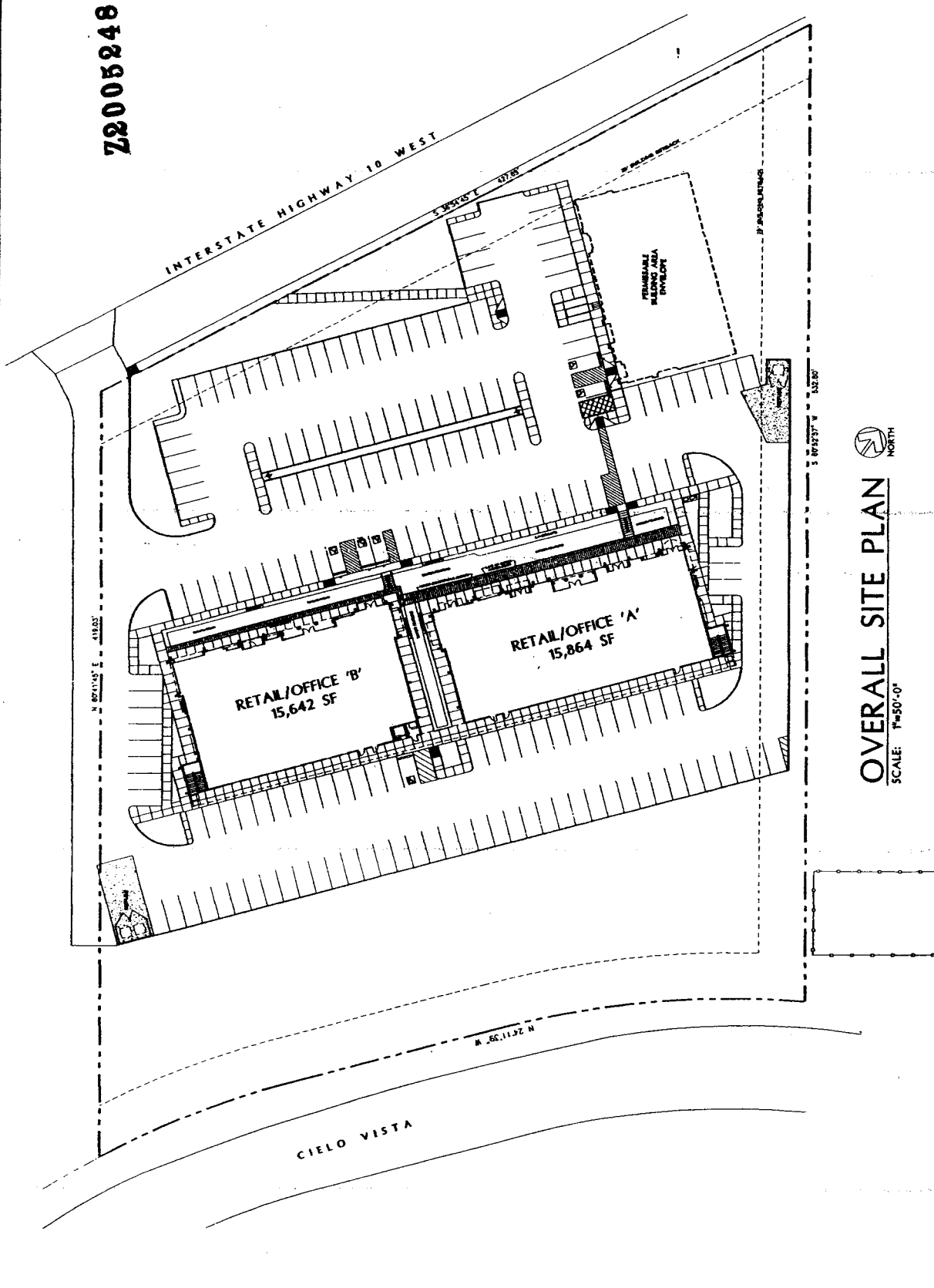
VILLA PARK
ARCHITECTURAL SITE PLAN
PH (210) 384-8900

LS BOARDWALK, LLC
6487 CAVALIERI ROAD, SUITE 224
MALIBU, CALIFORNIA 90265
CONTACT: MORTY FORSHAN • PHONE: (310) 589-9555

ARCHITECTURAL SITE PLAN
RETAIL/OFFICE 'A' & 'B'
IH-10 & CIELO VISTA
SAN ANTONIO, TEXAS

ASPI
ASPI-092605

72005248



OVERALL SITE PLAN
SCALE: 1"=50'-0"

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ZONING CASE NO. Z2005248 S -- November 1, 2005

Applicant: Kaufman and Associates, Inc

Zoning Request: "O-2 GC-1" Office Hill Country Gateway Corridor District and "C-2 GC-1" Commercial Hill Country Gateway Corridor District to "C-2 S GC-1" Commercial Hill Country Gateway Corridor District with a Specific Use Permit for a bar and/or tavern.

Rob Killen, 100 W. Houston, representing the owner, stated that they propose to operate a cigar bar with alcoholic sales.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from the Cielo Vista Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Stribling and seconded by Commissioner Robbins to recommend approval.

1. Property is located on .48 acres out of NCB 16391 at 23535 IH-10 West.
2. There were 7 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.