

ZONING CASE # Z2017134 (Council District 2) – July 18, 2017

ZONING CASE # Z2017134 (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay, "O-1 AHOD" Office Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) and "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766, located at Generally located along N. Alamo Street, Carson Street and Austin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17043) Staff mailed 101 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition, and no response from the Government Hill Alliance Neighborhood Association or Downtown Residents Association.

Daniel Ortiz, representative, stated this project consists of four (4) zoning cases and displayed a map of the overall property with the types of development, such as multi-family, commercial retail, office space, and boutique hotel, in the future designated areas. He stated a letter of support has been received from Westfort Alliance.

The following citizens appeared to speak:

Theresa Galindo, concerned about restrictions on noise and alcohol consumption near residential area.

Patti Zaiontez, VP of San Antonio Conservation Society, read a statement in favor from the SACS.

Rose Hill, President of Government Hill Alliance NA, spoke in favor and stated the developer desired the community's input.

Marie Stout, former Government Hill member, spoke in favor.

The Zoning Commissioners discussed and commented on the presented case.

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

A motion was made by Commissioner Head and seconded by Commissioner McGhee to recommend Approval for cases Z2017134, Z2017155, Z2017166, and Z2017184.

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

NAY: None

THE MOTION CARRIED