

ZONING CASE # Z2018072 (Council District 1) – February 6, 2018

A request for a change in zoning from "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; 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-Alcoholic (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 RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; 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-Alcoholic (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 0.957 acres out of NCB 964, located at 1603, 1611 and 1615 Broadway and 1612 Avenue B. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition. The Downtown Residence Association and Government Hill Alliance are in favor.

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COMMISSION ACTION

A motion was made by McGhee and seconded by Commissioner Gibbons to recommend Approval.

**AYES: Romero, Lopez, Head, McGhee, Kamath, Briones, Rosalez, Sipes, Gibbons,
Nix, McDaniel**

NAY: None

THE MOTION CARRIED