

**Z2018281**

**ZONING CASE # Z2018281 (Council District 1)- September 4, 2018**

A request for a change in zoning from "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport

Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "O-2" High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Night Club with cover charge 3 or more days per week, Bar and /or Tavern 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) on Lot 13, Block D, NCB 6326, located at 302 Newell Avenue.

Staff recommends Approval. Staff mailed 9 notices to the surrounding property owners, 5 returned in favor and 0 returned in Opposition and the Tobin Hill Community Association is in favor of rezoning and no response from the Downtown Residents Association.

**COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

**AYES: McGhee, Nix, Bustamante, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero**

**NAY: None**

**THE MOTION CARRIED**