

**ZONING CASE # Z2017155 (Council District 2)** – July 18, 2017

A request for a change in zoning from “C-2 IDZ RIO-2 UC-2 AHOD” Commercial Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District, “C-3 AHOD “ General Commercial Airport Hazard Overlay District, “C-3 NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District, “C-3 RIO-2 UC-2 AHOD” General Commercial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, “O-1 IDZ AHOD” Professional Office Infill Development Zone Overlay Airport Hazard Overlay District, “MF-33 RIO-2 UC-2 AHOD” Multi-Family River Improvement Overlay Urban Corridor Airport Hazard Overlay District, “1-1 AHOD” General Industrial Airport Hazard Overlay District, “1-1 RIO-2 UC-2 AHOD” General Industrial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, and “IDZ RIO-2 UC-2 AHOD” Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family Dwellings at a maximum density of 75 units per acre to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District, “C-3” General Commercial, 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 RIO-2 UC-2 AHOD” Infill Development Zone River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District, “C-3” General Commercial, 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 7.968 acres out of NCB 487, NCB 965, NCB 982, NCB 984, NCB 1765 and NCB 1766, generally located along N. Alamo Street, Carson Street

and Austin Street. Staff recommends Approval. Staff mailed 55 notices to the surrounding property owners, 0 returned in favor, 1 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**