

ZONING CASE # Z2017170 (Council District 1) – July 18, 2017

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, and "C-3" General Commercial District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District on 3.3008 acres out of NCB 15862 and NCB 6793, located at 246, 252, 301, 307, 309 West Josephine Street, 323, 327, 331 West Grayson Street, 734 East Locust, and 2020 North St. Mary's Street. Staff recommends Approval.

Staff mailed 57 notices to the surrounding property owners, 6 returned in favor, 6 returned in opposition, and the Tobin Hill Community Association is concerned with the proposed zoning. Staff presented a letter from Tobin Hill to the Zoning Commission.

James Griffin, representative, stated the IDZ request is for a mixed use project, and amended the request to remove the "C-3" uses, and allow Bar/Tavern uses on area 3. The amended request would be "IDZ" with permitted uses in "C-2", "O-1.5", "MF- 40", and a "Bar/Tavern".

The following citizens appeared to speak:

Ben Fairbank, Zoning Chairman, Tobin Hill CA, proposed permitted uses and restrictions for the project.

Chairwoman Romero stated the permitted uses and restrictions will not be considered as part of the motion.

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 Diaz-Sanchez and seconded by Commissioner Rose Gonzales to recommend Approval with the amended request to remove “C-3” uses, and allow Bar/Tavern uses on area three (3).

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

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2017170 (Council District 1) – June 20, 2017

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, and "C-3" General Commercial District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District on 3.3008 acres out of NCB 15862 and NCB 6793, located at 246, 252, 301, 307, 309 West Josephine Street, 323, 327, 331 West Grayson Street, 734 East Locust, and 2020 North St. Mary's Street. Staff recommends Approval.

Staff mailed 57 notices to the surrounding property owners, 4 returned in favor, and 6 returned in opposition, and no response from the Tobin Hill Community Association.

James Griffin, representative, requested a continuance to finalize agreements with the surrounding community.

The following citizens appeared to speak:

Ben Fairbank, Tobin Hill Community Association, passed time.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Rose-Gonzales for a continuance to July 18, 2017.

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

NAY: None

THE MOTION CARRIED