

**Item # 5**

**Z-2019-10700284**

**(Continued from 12/03/19) ZONING CASE Z-2019-10700284 (Council District 1): December 17, 2019**

A request for a change in zoning from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial and multi-family dwelling units not to exceed 325 units on Lot 7, Lot 8, Lot 9, Lot 19, Lot 20, Lot 21, Lot 28, Lot 29, north 15 feet of Lot 20, south 15 feet of Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 40, Lot 41, and Lot 42, Block 4, NCB 6792, located at 813 East Myrtle Street, 818 East Locust Street, 1212, and 1216-1218 E. Euclid Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 47 notices were mailed to property owners within 200 feet, 5 returned in favor, and 6 returned in opposition and Tobin Hill Neighborhood Association is in support.

Michelle Haussmann, Representative, gave a detailed presentation regarding the rendering of the proposed project including history and amended to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Nightclub with cover charge 3 or more days per week, Microbrewery, Winery with bottling, Extended stay hotel/motel, Timeshares or corporate apartment, hotel, massage-parlor, Medical-hospital or sanitarium, Studio-sound and recording, Club-private, Office warehouse (flex space) and multi-family dwelling units not to exceed 325 units

**The Following Citizens appeared to speak.**

Joseph O'Brien, 806 E. Myrtle, spoke in opposed

Richard Moore, 1806 McCullough, spoke in favor

Blayne Tucker, 2423 W. St. Mary's, spoke in favor

Chris Erck, 102 W. Josephine, spoke in favor

Greg Porter, 1212 E. Euclid, spoke in favor

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner McGhee asked for a motion for item as presented.

**Motion:** Commissioner Greathouse made a motion for approval as amended.

**Second:** Commissioner Bustamante

**In Favor:** Greathouse, Bustamante, Whyte, McDaniel, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Carried**