

**ZONING CASE # Z2017017 (Council District 1 and 5)** – December 20, 2016

A request for a change in zoning to apply the River Improvement Overlay-7 (RIO-7) Districts RIO-7 A, RIO-7 B, RIO-7 C, RIO-7 D, RIO-7 E to existing “D” Downton District, “D HE” Downtown Historic Exceptional District; “D HS” Downtown Historic Significant District; “D H HE” Historic Downtown Historic Exceptional District; “D H HS” Historic Downtown Historic Significant District; “O-1.5” Mid-Rise Office District; “C-1 HS” Light Commercial Historic Significant District; “C-1 IDZ” Light Commercial District with Infill Development Zone Overlay; “C-2” Commercial District, “C-2 IDZ” Commercial District with Infill Development Zone Overlay; “C-2 CD” Commercial District with a Conditional Use for a Veterinary Clinic-Small Animals (Outside Runs, Pens, and Paddocks Permitted), a Nightclub; “C-2 CD HS” Commercial Historic Significant District with a Conditional Use for a Veterinary Clinic-Small Animals (Outside Runs, Pens, and Paddocks Permitted); “C-3” General Commercial District; “C-3 NA” General Commercial Nonalcoholic Sales District; “C-3 NA HE” General Commercial Nonalcoholic Sales Historic Exceptional District; “C-3 NA HS” General Commercial Nonalcoholic Sales Historic Significant District; “I-1” General Industrial District; “I-1 HS” General Industrial Historic Significant District; “I-1 S” General Industrial with a Specific Use Authorization for Candle Manufacturing; “I-2” Heavy Industrial District; “I-2 HS” Heavy Industrial Historic Significant District; “I-2 IDZ HS” Heavy Industry Infill Development Zone Overlay Historic Significant District; “IDZ” Infill Development Zone District with uses permitted in “C-2 NR” Commercial Noise Restricted District and a Bar with no outside sound amplification, “MF-33” Multi-Family District and “C-2” Community Commercial District, “MF-50” Multi-Family District and “C-3” General Commercial District, “MF-65” Multi-Family District, “C-2” Community Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club, “O-1” Office District, “C-2” Community Commercial District and “MF-33” Multi-Family District, “C-2” Commercial District and “MF-40” Multi-Family District; “IDZ HS” Infill Development Zone Historic Significant District with uses permitted in “C-1” Commercial District and “MF-25” Multi-Family, “C-2” Commercial District and “MF-50 CD” Multi-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 55 units per acre, “MF-18” Multi-Family District; “MF-18” Multi-Family District; “MF-25 IDZ” Multi-Family District with Infill Development Zone Overlay; MF-33 IDZ Multi-Family District with Infill Development Zone Overlay; “RM-4” Residential Mixed District; “RM-4 HS” Residential Mixed Historic Significant District; “R-3 IDZ” Residential Single-Family District with Infill Development Zone Overlay; “R-4” Residential Single-Family District; “R-6” Residential Single-Family District; “R-6 CD” Residential Single-Family with a Conditional Use for duplex, triplex, convent, and catering shop, on 325 acres of land within close proximity to the San Pedro Creek generally bounded by Interstate Highway 35 to the north, Interstate Highway 10 and Interstate Highway 35 to the west, Southern Pacific Rail Road tracks to the south, and properties generally following South Flores Street to the east. The existing “AHOD” Airport Hazard Overlay District remains unchanged for all RIO-7 areas. Staff recommends Approval.

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Staff mailed 119 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the King William Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Garcia to recommend Approval.

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

**NAY: None**

**THE MOTION CARRIED**