

Item # 10

Z-2019-10700187

ZONING CASE Z-2019-10700187 (Council District 1): October 1, 2019

A request for a change in zoning from "C-3NA HS RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District, "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and "MF-25" Multi Family District to "IDZ-3 HL RIO-4 NCD-1 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 41 dwelling units, a Bar and/or Tavern without cover charge 3 or more days per week, and Hotel and "IDZ-3 NCD-1 AHOD" High Intensity Infill Development Zone South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 41 dwelling units, a Bar and/or Tavern without cover charge 3 or more days per week, and Hotel on Lot 9, the west 42.8 feet of the south 22 feet of Lot 10 , the north 125 feet of Lot 10 and the east 46.2 feet of the south 22 feet of Lot 10, NCB 2979, located at 141 Jacobs, 143 Jacobs, 1714 South Saint Mary's Street and 1722 South Saint Mary's Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, and 4 in returned in opposition and the Lavaca Neighborhood Association is in support.

Patrick Christensen, gave a presentation of his project and spoke of the uses for the existing structures and proposed building and the parking associated with it and amended his request to remove the Bar/Tavern and reduce the number of units from 41 to 39.

The Following Citizens appeared to speak.

P. Navarro, 135 Jacobs, spoke in opposition

Katherine Doucette, 120 Jacobs, spoke in opposition

Mark Doucette, 120 Jacobs, spoke in opposition

Ashley Dixon, 122 Lotus Ave, spoke regarding project

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 Bustamante asked for a motion for item # **Z-2019-10700187** as presented.

Motion: Commissioner Greathouse made a motion for approval as amended

Second: Commissioner Whyte

In Favor: Greathouse, Whyte, Sipes, McDaniel, Kamath, Bustamante, Gibbons, Hui, Toson

Opposed: Romero

Motion Carried