

Item #9

ZONING CASE Z-2023-10700225 (Council District 2): A request for a change in zoning from “I-1 RIO-2 UC-2 AHOD” General Industrial River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District and “I-1 RIO-2 AHOD” General Industrial River Improvement Overlay 2 Airport Hazard Overlay District “IDZ-3 RIO-2 UC-2 AHOD” High Intensity Infill Development Zone River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District, “C-3” General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre, 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), and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) on 1.189 acres out of NCB 965 located at 1508, 1514, and 1516 Broadway. Staff recommends approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff stated 18 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, and no responses from Government Hill Alliance nor Downtown Neighborhood Associations.

No Public Comment

- Motion:** Commissioner Watson motioned for approval with Items 5, 15 and 29 as amended.
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES