

ZONING CASE Z-2022-10700235 (Council District 3): Continued from 10/04/2022

A request for a change in zoning from "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 HL MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family uses (apartments and/or condominiums) not to exceed fifty (50) dwelling units total; as well as the following uses: Bar and/or Tavern without cover charge three (3) or more days per week, Alcohol Beverage Manufacture or Brewery, Microbrewery, Winery with Bottling, Theatre Indoor Permitting Over 2 Screens and/or Stages , Bowling Alley, Extended Stay Hotel/Motel or Corporate Apartment, Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases, Entertainment Venue (Outdoor), Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments), Beverage Manufacture Non-Alcohol (Including Manufacturing and Processing), Dance Hall, Food Service Establishments (With or Without Accessory Live Entertainment) on Lot 1, Block 1, NCB 6230, located at 4007 South Flores Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 37 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no response from St. Leo's Neighborhood Association.

No Public Comment

Motion:	Commissioner Sipes to approve item as presented.
Second:	Commissioner Greathouse
In Favor:	Unanimous
Opposed:	None

MOTION PASSES