

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

City Hall Complex
San Antonio, Texas 78205

Thursday, May 5, 2022

2:00 PM

Municipal Plaza Building

The City Council will hold its Zoning and Land Use meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

2:00PM: Public Hearing and Consideration of the Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases

Members of the public can comment on items on the agenda. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at www.saspeakup.com. VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session in the B Room for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-2098 or 711 Texas Relay Service for the Deaf. You may also request services online at <https://www.sanantonio.gov/gpa/Language-Services>

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253

For additional information on any item on this agenda, please visit www.sanantonio.gov or call (210) 207-7080.

Roll Call

Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services.

1. PLAN AMENDMENT CASE PA-2022-11600005 (Council District 1): Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Neighborhood Commercial" on Lots 13-16, Block 33, NCB 8430, located at 714 Vance Jackson. Staff and Planning Commission recommend Denial.
2. ZONING CASE Z-2022-10700015 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Hardware Sales to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lots 13-16, Block 33, NCB 8430, located at 714 Vance Jackson. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment PA-2022-11600005)
3. ZONING CASE Z-2022-10700039 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lot 13 and the west 51.2 feet of Lot 14, Block 5, NCB

2048, located at 244 Princeton Avenue. Staff and Zoning Commission recommend Approval.

4. ZONING CASE Z-2022-10700042 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lots 33-38, Block 24, NCB 1803, located at 927 West Mulberry Avenue. Staff and Zoning Commission recommend Approval.
5. ZONING CASE Z-2022-10700046 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 33 and Lot 34, Block 27, NCB 1809, located at 1025 West Huisache Avenue. Staff and Zoning Commission recommended Approval.
6. ZONING CASE Z-2022-10700048 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 11, Block 90, NCB 7110, located at 1401 Lee Hall. Staff recommends Approval. Zoning Commission recommends Denial.
7. ZONING CASE Z-2022-10700053 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 CD H UC-4 AHOD" Residential Single-Family Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Day Care Center to "R-6 CD IDZ H UC-4 AHOD" Residential Single-Family Infill Development Zone Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment on Lot 12 and the west 16.5 feet of Lot 11, Block 3, NCB 2964, located at 536 East Courtland Place. Staff and Zoning Commission recommend Approval, with Conditions.
8. ZONING CASE Z-2022-10700054 (Council District 1): Ordinance amending the Zoning District Boundary from "IDZ NCD-5 AHOD" Infill Development Zoning Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for an "NC" Neighborhood Commercial and Metal/Woodworking Shop to "IDZ-2 NCD-5 AHOD" Medium Intensity Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 28 and a 0.0032 acre tract of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff and Zoning Commission recommend Approval.
9. PLAN AMENDMENT CASE PA-2022-11600014 (Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on Lot 14-17, Block 1, NCB 16533, located at 9249 IH-10 East. Staff and

Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700037CD)

10. ZONING CASE Z-2022-10700037 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Truck Repair And Maintenance on Lots 14-17, Block 1, NCB 16533, located at 9249 Interstate Highway 10 East. Staff and Zoning Commission recommend Approval.
11. ZONING CASE Z-2022-10700041 HL (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 HL MLOD-3 MLR-2 AHOD" Residential Mixed Historic Landmark Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 50 feet of Lots 1 through 6, Block 13, NCB 1603, located at 1211 South Gevers Street. Staff and Zoning Commission recommend Approval.
12. ZONING CASE Z-2022-10700050 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District to "IDZ-3 HS AHOD" High Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 6, Block 1, NCB 991, located at 818 Austin Street. Staff and Zoning Commission recommend Approval.
13. ZONING CASE Z-2022-10700059 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.0950 acres out of Lot 4, NCB 12168, located at 2800 North East Loop 410. Staff and Zoning Commission recommend Approval.
14. ZONING CASE Z-2022-10700049 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 19, Block 21, NCB 9321, located at 618 Verne Street. Staff recommends Denial. Zoning Commission recommends Approval.
15. PLAN AMENDMENT CASE PA-2022-11600016 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness RIMSE Tier" to "General Urban Tier" on Lot 1, Block 3, NCB 16624, located at 14050 Southton Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700051)
16. ZONING CASE Z-2022-10700051 (Council District 3): Ordinance amending the Zoning District

Boundary from “MF-18” Limited Density Multi-Family District to “MF-25” Low Density Multi-Family District on Lot 1, Block 3, NCB 16624, located at 14050 Southton Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2022-11600016)

17. PLAN AMENDMENT CASE PA-2021-11600069 (Council District 4): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Natural Tier” and “Country Tier” to “Suburban Tier” on 64.490 acres out of CB 4202 and CB 4201, located at 16735 South State Highway 16. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2021-10700208)
18. ZONING CASE Z-2021-10700208 (Council District 4): Ordinance amending the Zoning District Boundary from “FR AHOD” Farm and Ranch Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District on 64.490 acres out of CB 4202 and CB 4201, located at 16735 South State Highway 16. Staff recommends Denial. Zoning Commission recommends Approval.
19. ZONING CASE Z-2022-10700010 CD (Council District 4): Ordinance amending the Zoning District Boundary from “R-6 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “R-6 CD MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 24, Block 48, NCB 15150, located at 106 Old Valley Hi Drive. Staff and Zoning Commission recommend Denial.
20. ZONING CASE Z-2022-10700029 (Council District 4): Ordinance amending the Zoning District Boundary from “C-2 AHOD” Commercial Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District on 34.506 acres out of CB 4296 and CB 4297, located at 15895 South State Highway 16. Staff recommends Denial. Zoning Commission recommends Approval.
21. ZONING CASE Z-2022-10700047 (Council District 5): Ordinance amending the Zoning District Boundary from “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “RM-5 MLOD-2 MLR-1 AHOD” Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 17 and Lot 18, Block 10, NCB 8906, located at 2533 West Southcross Boulevard. Staff and Zoning Commission recommend Approval.
22. ZONING CASE Z-2021-10700334 (Council District 6): Ordinance amending the Zoning District Boundary from “C-3 GC-2 MLOD-2 MLR-2 AHOD” General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-33 GC-2 MLOD-2 MLR-2 AHOD” Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 23, Block 51, NCB 17642, generally located in the 10000 Block of State

Highway 151. Staff and Zoning Commission recommend Approval.

23. ZONING CASE-Z-2022-10700028 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 GC-2 MLOD-2 MLR-2 AHOD" Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-10B, NCB 17640, generally located in the 2100 block of North Ellison Drive. Staff and Zoning Commission recommend Approval. (Continued from April 21, 2022)
24. ZONING CASE Z-2021-10700350 CD (Council District 7): Ordinance amending the Zoning District Boundary from "RE" Residential Estate District to "RE CD" Residential Estate District with a Conditional Use for an Assisted Living Facility for no more than ten (10) residents on Lot 11D, Block N, NCB 14666, located at 6960 Pembroke Road. Staff and Zoning Commission recommend Denial. (Continued from April 21, 2022)
25. ZONING CASE Z-2022-10700013 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Manufactured Home / Oversize Vehicle Sales, Service Or Storage on Lot 17, Block 1, NCB 13598, located at 4323 Culebra Road. Staff and Zoning Commission recommend Approval, with Conditions. (Continued from April 21, 2022)
26. PLAN AMENDMENT CASE PA-2022-11600009 (Council District 7): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Mixed Use Center" on 3.897 acres out of NCB 34479, located at 10225 Braun Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700021) (Continued from April 21, 2022)
27. ZONING CASE Z-2022-10700021 (Council District 7): Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "MXD" Mixed Use District with a maximum density of 50 units per acre on 3.897 acres out of NCB 34479, located at 10225 Braun Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600009) (Continued from April 21, 2022)
28. ZONING CASE Z-2022-10700043 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 13, Block 6, NCB 9820, located at 106 Vaughan Place. Staff and Zoning Commission recommend Approval.
29. ZONING CASE Z-2022-10700002 S (Council District 8): Ordinance amending the Zoning District Boundary from "PUD C-2 AHOD" Planned Unit Development Commercial Airport

Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on Lot 34, NCB 11622, located at 4242 Medical Drive. Staff and Zoning Commission recommend Approval, with Conditions.

30. ZONING CASE Z-2022-10700055 S (Council District 8): Ordinance amending the Zoning District Boundary from "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on the south 310.25 feet of the northwest 572.05 feet of Lot 25, Block, NCB 13662, located at 8308 Fredericksburg Road. Staff and Zoning Commission recommend Approval.
31. ZONING CASE Z-2022-10700040 HL (Council District 10): Ordinance amending Zoning District Boundary from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-4 HL MLOD-3 MLR-2" Residential Single-Family Historic Landmark Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 16, Block 8, NCB 9137, located at 207 Wyanoke Drive. Staff and Zoning Commission recommend Approval.

Adjournment

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day

Posted on: 04/27/2022 07:44 PM