

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

City Hall Complex
San Antonio, Texas 78205

Thursday, May 19, 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.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

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 unless otherwise noted.

1. CONTINUED

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. (Continued from May 5, 2022)

2. 2022-05-19-0365

ZONING CASE Z-2022-10700067 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Historic Lavaca Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Historic Lavaca Airport Hazard Overlay District on Lot 10, Block 5, NCB 723, located at 220 Leigh Street. Staff and Zoning Commission recommend Approval.

3. 2022-05-19-0366

ZONING CASE Z-2022-10700072 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 three (3) dwelling units on Lot 12, NCB 3599, located at 638 West Elmira Street. Staff and Zoning Commission recommend Approval.

4. 2022-05-19-0367

ZONING CASE Z-2022-10700082 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 17 and Lot 18, Block 27, NCB 1809, located at 1012 West Mulberry Avenue. Staff and Zoning Commission recommend Approval.

5. 2022-05-19-0368

ZONING CASE Z-2022-10700074 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 18, Block 4, NCB 9545, located at 1007 Poinsettia Street. Staff and Zoning Commission recommend Approval.

6. CONTINUED

ZONING CASE Z-2022-10700078 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 3 and the East 20.9 feet of Lot 2, Block H, NCB 1379, located at 1108 North Center Street. Staff recommends Denial. Zoning Commission recommends Approval.

7. 2022-05-19-0369

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. (Continued from May 5, 2022)

8. 2022-05-19-0370

PLAN AMENDMENT CASE PA-2022-11600028 (Council District 3): Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Commercial" to "Mixed Use" on

5.664 acres out of NCB 11156, generally located in the 11600 Block of Southeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700070)

9. 2022-05-19-0371

ZONING CASE Z-2022-10700070 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 24.89 acres out of NCB 11156, generally located in the 11700 Block of Southeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600028)

10. 2022-05-19-0372

ZONING CASE Z-2022-10700077 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for a Truck Stop or Laundry - Full Service and "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Truck Stop or Laundry - Full Service on Lot P-100B, NCB 10915, located at 9425 South Presa Street. Staff and Zoning Commission recommend Approval.

11. 2022-05-19-0373

PLAN AMENDMENT CASE PA-2022-11600011 (Council District 5): Ordinance amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use" to "Community Commercial" on Lot 36, save and except for the northwest triangular 4.52 feet, and Lot 37, Block 18, NCB 3921, located at 525 Prado Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2022-10700024 CD)

12. 2022-05-19-0374

ZONING CASE Z-2022-10700024 CD (Council District 5): 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 "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 36, save and except the northwest triangular 4.52 Feet, and Lot 37, Block 18, NCB 3921, located at 525 Prado Street. Staff recommends Denial. Zoning Commission recommends Approval with Conditions. (Associated Plan Amendment PA2022-11600011)

13. 2022-05-19-0375

PLAN AMENDMENT CASE PA-2022-11600012 (Council District 5): Ordinance amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the

City, by changing the future land use classification from "Low Density Mixed Use" to "High Density Mixed Use" on Lots 12-14, the south 70 feet of Lot 15 and the west 15 feet of the south 70 feet of Lot 16, the south 7 feet of the north 87 feet of Lot 15, the east 7.5 feet of north 80 feet of Lot 15, the west 15 feet of the north 87 feet of Lot 16 and the west 22.5 feet of the north 80 feet of Lot 15, Lot 17 and the east 1/2 of Lot 16, and Lot 24A, Lot 26A, Lot 27A, and Lot 28A, Block B, NCB 2436, located at 1602, 1606, 1612, 1614 El Paso Street and 214, 216, 217, 218, 220, 222 Elvira Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700025)

14. 2022-05-19-0376

ZONING CASE Z-2022-10700025 (Council District 5): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "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 Funeral Home to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for thirty (30) dwelling units on Lots 12-14, the south 70 feet of Lot 15 and the west 15 feet of the south 70 feet of Lot 16, the south 7 feet of the north 87 feet of Lot 15, the east 7.5 feet of north 80 feet of Lot 15, the west 15 feet of the north 87 feet of Lot 16 and the west 22.5 feet of the north 80 feet of Lot 15, Lot 17 and the east 1/2 of Lot 16, and Lot 24A, Lot 26A, Lot 27A, Lot 28A, Block B, NCB 2436, located at 1602, 1606, 1612, 1614 El Paso Street and 214, 216, 217, 218, 220, 222 Elvira Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600012)

15. 2022-05-19-0377

ZONING CASE Z-2022-10700071 (Council District 7): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 24, Block 15, NCB 14361, located at 5002 Northwest Loop 410. Staff and Zoning Commission recommend Approval.

16. CONTINUED

ZONING CASE Z-2021-10700220 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zoning District to "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zoning District on 38.2552 acres out of NCB 14861 and CB 4766, located at 6920, 6946 and 6950 West Hausman Road. Staff, SAWS and Zoning Commission recommend Approval.

17. 2022-05-19-0378

ZONING CASE Z-2022-10700031 CD ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family

Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Conditional Use for an Assisted Living Facility for up to 12 Residents to "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Conditional Use for an Assisted Living Facility for up to 13 Residents on Lot 21, Block 12, NCB 14752, located at 7023 West Hausman Road. Staff, SAWS and Zoning Commission recommend Approval.

18. 2022-05-19-0379

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. (Continued from May 5, 2022)

19. 2022-05-19-0380

ZONING CASE Z-2021-10700330 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3R MLOD-1 MLR-2 ERZD" General Commercial Restrictive Alcohol Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-3R S MLOD-1 MLR-2 ERZD" General Commercial Restrictive Alcohol Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic on 0.285 acres out of NCB 18217, located at 23014 US Hwy 281 North. Staff, SAWS, and Zoning Commission recommend Approval.

20. 2022-05-19-0381

PLAN AMENDMENT CASE PA-2021-11600121 (Council District 9): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Rural Estate Tier" and "Suburban Tier" to "Mixed Use Center" on Lots 19-A (4.0482 acres), CB 4865; P-4D, CB 4900; P-19B (0.189 acres), CB 4865; P-4A (20.1759 acres), CB 4900; P-19D (0.069 acres) and P-19E (0.137 acres), CB 4865; P-4B (11.6729 acres) and P-4E (10.7031 acres), CB 4900; and P-3A (0.5333 acres), CB 4926, located at 2440 Celebration Drive and 2455 Celebration Drive, and 25560 US Highway 281 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700353 ERZD)

21. 2022-05-19-0382

ZONING CASE Z-2021-10700353 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 CD GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-2 CD MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a

Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, “C-3 GC-3 MLOD-1 MLR-2 ERZD” General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and “C-3 MLOD-1 MLR-2 ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to “MXD GC-3 MLOD-1 MLR-2 ERZD” Mixed Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a maximum density of 18 units per acre and “MXD MLOD-1 MLR-2 ERZD” Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a maximum density of 18 units per acre on Lots 19-A (4.0482 acres), CB 4865; P-4D, CB 4900; P-19B (0.189 acres), CB 4865; P-4A (20.1759 acres), CB 4900; P-19D (0.069 acres) and P-19E (0.137 acres), CB 4865; P-4B (11.6729 acres) and P-4E (10.7031 acres), CB 4900; and P-3A (0.5333 acres), CB 4926, located at 2440 Celebration Drive and 2455 Celebration Drive, and 25560 US Highway 281 North. Staff, SAWS and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2021-11600121)

22. 2022-05-19-0383

ZONING CASE Z-2022-10700033 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from “R-6 MLOD-1 MLR-1 AHOD ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to “C-2 MLOD-1 MLR-1 AHOD ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on Lot 1, Block 8, NCB 18388, located at 16845 Blanco Road. Staff, SAWS and Zoning Commission recommend Approval.

23. CONTINUED

ZONING CASE Z-2021-10700258 ERZD (Council District 10): Ordinance amending the Zoning District Boundary from “O-2 ERZD” High-Rise Office Edwards Recharge Zone District and “O-1 ERZD” Office Edwards Recharge Zone District to “C-2NA NR ERZD” Commercial Nonalcoholic Sales Noise Restricted Edwards Recharge Zone District on 7.93 acres out of CB 4955, generally located at North Loop 1604 East and Emerald Forest. Staff, SAWS and Zoning Commission recommend Approval.

24. 2022-05-19-0384

PLAN AMENDMENT CASE PA-2022-11600024 (Council District 10): Ordinance amending the Northeast Inner Loop Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Commercial” to “Community Commercial” on Lot 101, NCB 11889, located at 7978 Broadway. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700076)

25. 2022-05-19-0385

ZONING CASE Z-2022-10700076 (Council District 10): Ordinance amending the Zoning

District Boundary from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2NA NR AHOD" Commercial Non-Alcoholic Sales Noise Restricted Airport Hazard Overlay District on Lot 101, NCB 11889, located at 7978 Broadway. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600024)

26. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600026 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "High Density Residential" on Lot TR-34A, NCB 14943, generally located in the 4200 Block of Naco Perrin Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700079)

27. CONTINUED

ZONING CASE Z-2022-10700079 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot TR-34A, NCB 14943, generally located in the 4200 Block of Naco Perrin Boulevard. Staff and Zoning Commission recommend Approval.

28. 2022-05-19-0386

ZONING CASE Z-2022-10700083 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lots 14-16, and the west 5 feet of Lot 17, Block 3, NCB 14949, located at 106 and 110 Mabelle Drive. Staff and Zoning Commission recommend Approval.

29. 2022-05-19-0387

PLAN AMENDMENT CASE PA-2022-11600006 (ETJ – Closest to Council District 8): Ordinance amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" and "Community Commercial" to "Medium Density Residential" on 30.422 acres out of CB 4708, generally located at the northeast intersection of Dietz Elkhorn Road and Old Fredericksburg Road. Staff and Planning Commission recommend Approval.

Adjournment

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: 06/14/2022 09:54 AM