

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

City Hall Complex
San Antonio, Texas 78205

Thursday, August 4, 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. 2022-08-04-0551

ZONING CASE Z-2019-10700296 (Council District 1): Ordinance amending the zoning district boundary from "C-1" Light Commercial District, "C-2" Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "C-3NA CD" General Commercial Nonalcoholic Sales District with a Conditional Use for Outside Storage and Warehousing, "I-1" General Industrial District, "MF-33" Multi-Family District, "MF-33 S" Multi-Family District with a Specific Use Authorization for a Daycare, "O-2" High-Rise Office District, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for a Professional Office, "RM-4" Residential Mixed District, "RM-4 CD" Residential Mixed District with a Conditional Use for Art Gallery to "C-1" Light Commercial District, "C-1 CD" Light Commercial District with a Conditional Use for a Gunsmith, "C-2 CD" Commercial District with a Conditional Use for Auto Glass, "C-2NA" Commercial Nonalcoholic Sales District, "IDZ-1" Limited Intensity Infill Development Zone District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District, "R-3" Single-Family Residential District, "R-3 CD" Single-Family Residential District with a Conditional Use for four dwelling units, "R-4" Residential Single-Family

District, "R-4 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-5" Residential Single-Family District, "R-5 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-5 CD" Residential Single-Family District with a Conditional Use for three dwelling units, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for a Medical Clinic, "R-6 CD" Residential Single-Family District with a Conditional Use for a Professional Office, "R-6 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-6 CD" Residential Single-Family District with a Conditional Use for three dwelling units, "R-6 CD" Residential Single-Family District with a Conditional Use for four dwelling units, "RM-4" Residential Mixed District, "RM-5" Residential Mixed District, "RM-6" Residential Mixed District, "RM-6 CD" Residential Mixed District with a Conditional Use for a Noncommercial Parking Lot, with all existing overlay districts of "H" Historic Landmark, "NCD-5" Beacon Hill Neighborhood Conservation District, and "AHOD" Airport Hazard Overlay District remaining unchanged, on 198.053 acres out of NCB 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1843, 1844, 1845, 1846, 1847, 1848, 1850, 1851, 1852, 1853, 1854, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1894, 1926, 1927, 1928, 2937, 3030, 3031, 6407, 6408, 6410, 6521, 6522, 6523, generally bounded by West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and Fredericksburg Road to the Southeast. Staff and Zoning Commission recommend Approval.

2. **WITHDRAWN**
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 19, 2022)
3. **2022-08-04-0552**
PLAN AMENDMENT CASE PA-2022-11600030 (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 "Neighborhood Commercial" to "Community Commercial" on Lots 7-11, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026, generally located at 1016 and 1024 Cincinnati Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700094 CD) (Continued from June 16, 2022)
4. **2022-08-04-0553**
ZONING CASE Z-2022-10700094 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern with Cover Charge 3 or More Days Per Week on Lots 7-11, the west 5-

feet of Lot 12, and Lot P-104, Block 8, NCB 2026, generally located at 1016 and 1024 Cincinnati Avenue. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions. (Associated Plan Amendment PA-2022-11600030) (Continued from June 16, 2022)

5. 2022-08-04-0554

ZONING CASE Z-2022-10700114 (Council District 1): 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 "R-2 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the north 60.15 feet of Lot 13, and Lot 15, NCB 2238, located at 2402 West Martin Street. Staff and Zoning Commission recommend Approval.

6. 2022-08-04-0555

ZONING CASE Z-2022-10700063 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-1 AHOD" Single-Family Residential Airport Hazard Overlay District on the east 29 feet of Lot 12, Block 2, NCB 6088, located at 803 Indiana Street. Staff and Zoning Commission recommend Approval. (Continued from June 16, 2022)

7. 2022-08-04-0556

PLAN AMENDMENT CASE PA-2022-11600036 (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 "Community Commercial" to "Industrial" on the southern 95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599, located at 7222 Northeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700095 S)

8. 2022-08-04-0557

ZONING CASE Z-2022-10700095 S (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 S MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing on the southern 95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599, located at 7222 Northeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600036)

9. CONTINUED

ZONING CASE Z-2022-10700113 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on Lot 2, Block 44, NCB 653, located at 606 Virginia Boulevard. Staff and Zoning Commission recommend Approval.

10. **2022-08-04-0558**
ZONING CASE Z-2022-10700118 (Council District 2): Ordinance amending the Zoning District Boundary from "D H HE AHOD" Downtown Historic St Paul Square Historic Exceptional Airport Hazard Overlay District to "IDZ-3 H HE AHOD" High Intensity Infill Development Zone Historic St. Paul Square Historic Exceptional Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "D" Downtown District on Lot 35, Block 1, NCB 679, located at 119 Heiman. Staff and Zoning Commission recommend Approval.
11. **2022-08-04-0559**
ZONING CASE Z-2022-10700131 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 30, Block 23, NCB 671, located at 631 East Carolina Street. Staff and Zoning Commission recommend Approval.
12. **CONTINUED**
ZONING CASE Z-2022-10700133 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-6 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District and "R-4 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District on Lot 5 and Lot 6, and the west 57 feet of the north 52.9 feet of Lot 10, Block 25, NCB 512, located at 1012 North Cherry Street and 1014 North Cherry Street. Staff and Zoning Commission recommend Denial.
13. **2022-08-04-0560**
ZONING CASE Z-2022-10700135 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District on Lot 26, Block 3, NCB 17730, located at 6307 Rittiman Road. Staff and Zoning Commission recommend Approval.
14. **CONTINUED**
ZONING CASE Z-2022-10700111 (Council District 3): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District 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 in "C-2" Commercial District and "MF-33" Multi-Family District on the west 73 feet of the east 138 feet of Lot 1, Lot 1D, and Lot 22, NCB 7791, located at 5001 South Flores Street, 5003 South Flores Street, and 108 Beatrice Avenue. Staff and Zoning Commission recommend Approval.
15. **POSTPONED**

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. (Continued from June 16, 2022)

16. DENIED

ZONING CASE Z-2022-10700064 CD (Council District 4): 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 Auto and Light Truck Repair on the West 16.5 feet of Lot 40, Block 83, NCB 11060, located at 805 Gillette Boulevard. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.

17. 2022-08-04-0561

ZONING CASE Z-2022-10700115 S (Council District 5): 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 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, or Meeting Facility on the east 623.54 feet of Lot 20, Block 26, NCB 10553, located at 3642-3678 Culebra Road. Staff and Zoning Commission recommend Approval with Conditions.

18. 2022-08-04-0562

ZONING CASE Z-2022-10700121 S (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 NA S MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities on Lot 40, Block 33, NCB 8115, located at 1411 Brady Boulevard. Staff and Zoning Commission recommend Approval with Conditions.

19. 2022-08-04-0563

ZONING CASE Z-2022-10700122 CD (Council District 5): 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 31, Block 12, NCB 11347, located at 2526 Dahlgreen Avenue. Staff and Zoning Commission recommend Approval.

20. 2022-08-04-0564

ZONING CASE Z-2022-10700129 (Council District 5): Ordinance amending the Zoning District

Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 16, Block 1, NCB 2181, located at 539 Ruiz Street. Staff and Zoning Commission recommend Approval.

21. 2022-08-04-0565

ZONING CASE Z-2022-10700103 CD (Council District 6): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with a Conditional Use for Assisted Living Facility with no more than fifteen (15) residents on Lot 3 and Lot 4, Block 2, NCB 17637, located at 10558 and 10548 Mountain View Drive. Staff recommends Denial. Zoning Commission recommends Approval.

22. 2022-08-04-0566

ZONING CASE Z-2022-10700132 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash on Lot P-59 J, NCB 18296, generally located in the 12200 block of Culebra Road. Staff and Zoning Commission recommend Approval.

23. 2022-08-04-0567

ZONING CASE Z-2021-10700319 (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 and "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 58, Block H, NCB 8358, located at 1286 Bandera Road. Staff and Zoning Commission recommend Approval.

24. CONTINUED

ZONING CASE Z-2022-10700119 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "PUD R-3" Planned Unit Development Residential Single-Family District with a Reduced Perimeter Setback of 10-feet on 1.687 acres out of NCB 14862, generally located in the 6400 block of Babcock Road. Staff and Zoning Commission recommend Approval.

25. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600034 (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 "Community Commercial" to "Medium Density Residential" on Lot P-128A and Lot P-128C, NCB 15679, located at 3500 Thousand Oaks Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700104) (Continued from June 16, 2022)

26.

CONTINUED

ZONING CASE Z-2022-10700104 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with reduced perimeter setback of ten feet (10') on Lot P-128A and Lot P-128C, NCB 15679, located at 3500 Thousand Oaks Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600034) (Continued from June 16, 2022)

27.

CONTINUED

ZONING CASE Z-2021-10700344 ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-1 ERZD" Light Commercial Edwards Recharge Zone District on Lot P-20, NCB 17194, located at 16103 Bulverde Road. Staff, SAWS, and Zoning Commission recommend Approval.

28.

CONTINUED

ZONING CASE Z-2022-10700057 ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District, "C-2 ERZD" Commercial Edwards Recharge Zone District and "C-2 PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District to "MF-25 PC-1 ERZD" Low Density Multi-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District and "MF-25 ERZD" Low Density Multi-Family Edwards Recharge Zone District on 21.09 acres out of NCB 17728, located at 17934 North Loop 1604 East. Staff, SAWS and Zoning Commission recommend Approval.

29.

2022-08-04-0568

PLAN AMENDMENT CASE PA-2022-11600041 (ETJ – Closest to Council District 4): Ordinance amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from "Community Commercial" to "Employment/Flex Mixed-Use" on CB 5197 P-24A, P-25A, P-31, and P-105 ABS 544, located at 10787 Marbach Road. Staff and Planning 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: 08/22/2022 04:34 PM