

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

Municipal Plaza Building
114 W. Commerce Street
San Antonio, Texas 78205

Thursday, August 18, 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. **2022-08-18-0610**
ZONING CASE Z-2022-10700099 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Airport Hazard Overlay District on Lot A, Lot B, Lot 9, and Lot 10, Block 25, NCB 2085, located at 1010 Culebra Road. Staff and Zoning Commission recommend Approval.
2. **DENIED**
ZONING CASE Z-2022-10700145 CD (Council District 1): Ordinance amending the Zoning District Boundary from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 17, save and except 0.005 acres, Block 3, NCB 9764, located at 4311 Blanco Road. Staff and Zoning Commission recommend Denial.
3. **2022-08-18-0611**

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. (Continued from August 4, 2022)

4. **2022-08-18-0612**

ZONING CASE Z-2022-10700126 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 EP-1 MLOD-3 MLR-2 AHOD" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 EP-1 MLOD-3 MLR-2 AHOD" General Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 1-12 and Lot 12A, Block 10, NCB 1185, located at 511-519 Seguin Street. Staff and Zoning Commission recommend Approval.

5. **DENIED**

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. (Continued from August 4, 2022)

6. **2022-08-18-0613**

ZONING CASE Z-2022-10700152 (Council District 2): Ordinance amending the Zoning District Boundary from "O-2 NCD-9 AHOD" High-Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on Lot 2, NCB 6300, located at 338 Nika Street. Staff and Zoning Commission recommend Approval.

7. **2022-08-18-0614**

ZONING CASE Z-2022-10700156 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "MHP MLOD-3 MLR-1" Manufactured Housing Park Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 8 and the east 25 feet of Lot 9, Block 7, NCB 10684, located at 455 Bundy Street. Staff and Zoning Commission recommend Approval.

8. **2022-08-18-0615**

PLAN AMENDMENT CASE PA-2022-11600071 (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 land use classification from "Light Industrial" to "Industrial" on 4.982 acres out of NCB 10597, located at 8034 Northeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700195 S)

9. 2022-08-18-0616

ZONING CASE Z-2022-10700195 (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 and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 S MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Outside Storage on 4.982 acres out of NCB 10597, located at 8034 Northeast Loop 410. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommendation pending August 16, 2022 hearing. (Associated Plan Amendment PA-2022-11600071)

10. 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. (Continued from August 4, 2022)

11. 2022-08-18-0617

PLAN AMENDMENT CASE PA-2022-11600048 (Council District 3): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on 0.290 acres out of NCB 7659, located at 3238 Mission Road and 3244 Mission Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700134)

12. 2022-08-18-0618

ZONING CASE Z-2022-10700134 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 H MPOD-2 AHOD" Residential Single-Family Historic Mission Protection Overlay Airport Hazard Overlay District and "R-6 H MC-1 MPOD-2 AHOD" Residential Single-Family Historic Mission Roosevelt Metropolitan Corridor Mission Protection Overlay Airport Hazard Overlay District to "C-1 H MPOD-2 AHOD" Light Commercial Historic Mission

Protection Overlay Airport Hazard Overlay District and "C-1 H MC-1 MPOD-2 AHOD" Light Commercial Historic Mission Roosevelt Metropolitan Corridor Mission Protection Overlay Airport Hazard Overlay District on 0.290 acres out of NCB 7659, located at 3238 Mission Road and 3244 Mission Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA -2022-11600048)

13. 2022-08-18-0619

ZONING CASE Z-2022-10700139 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 157.3 feet of Lot 19, Block 1, NCB 7522, located at 1672 Rigsby Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

14. 2022-08-18-0620

PLAN AMENDMENT CASE PA-2022-11600053 (Council District 3): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Low Density Mixed Use" on 6.082 acres out of NCB 10770, located at 4103 Roland Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700142 S)

15. 2022-08-18-0621

ZONING CASE Z-2022-10700142 S (Council District 3): Ordinance amending the Zoning District Boundary from "RE MLOD-3 MLR-2" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "NC S MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Medical Offices on 6.082 acres out of NCB 10770, located at 4103 Roland Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-10700053)

16. DENIED

ZONING CASE Z-2022-10700147 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 17, Block 20, NCB 10095, located at 255 Maurine Drive. Staff and Zoning Commission recommend Denial.

17. 2022-08-18-0622

ZONING CASE Z-2022-10700148 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD IDZ AHOD" Residential Single-Family Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 28, Block 12, NCB 3280, located at 455 East Drexel Avenue. Staff and Zoning Commission recommend Approval.

18. **2022-08-18-0623**
ZONING CASE Z-2022-10700158 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on 0.207 acres out of NCB 9642 and NCB 12714, generally located in the 2600 block of East Southcross Boulevard. Staff and Zoning Commission recommend Approval, with Conditions.
19. **2022-08-18-0624**
ZONING CASE Z-2022-10700159 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-3 MLOD-3 MLR-2" Single-Family Residential Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 1-3, Lots 8-14, Lot 902, Block 8, NCB 10843, and Lot 118, Block 1, NCB 10843, generally located in the 6400 block of Marco Plains and 4410 Grassland Pass. Staff and Zoning Commission recommend Approval.
20. **DENIED**
ZONING CASE Z-2021-10700335 (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 Motor Vehicle Sales (Full Service) on 2.980 acres out of NCB 14551, located at 10931 Poteet Jourdanton Freeway. Staff and Zoning Commission recommend Approval with Conditions.
21. **2022-08-18-0625**
ZONING CASE Z-2022-10700160 (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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7, Lot 8, Lot 9, and Lot 13, Block 1, NCB 19603, located at 10322 Potranco Road. Staff and Zoning Commission recommend Approval.
22. **CONTINUED**
ZONING CASE Z-2022-10700117 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting

Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lots 4-6 and Lots 19-20, Block 2, NCB 2528, located at 107 Frio City Road. Staff and Zoning Commission recommend Approval.

23. 2022-08-18-0626

PLAN AMENDMENT CASE PA-2022-11600047 (Council District 5): Ordinance amending the South Central San Antonio Community 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 the west 127 feet of the east 484 feet of the north 135 feet of Lot 23, and the west 50 feet of the east 357 feet of the north 135 feet of Lot 23, NCB 7899, located at 210 West Hart Avenue and 212 West Hart Avenue. Staff recommend and Planning Commission Approval. (Associated Zoning Case Z-2022-10700130)

24. 2022-08-18-0627

ZONING CASE Z-2022-10700130 (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 MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 127 feet of the east 484 feet of the north 135 feet of Lot 23, and the west 50 feet of the east 357 feet of the north 135 feet of Lot 23, NCB 7899, located at 210 West Hart Avenue and 212 West Hart Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600049)

25. CONTINUED

ZONING CASE Z-2022-10700150 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 30 and Lot 41, Block 1, NCB 15600, located at 6835 West US Highway 90 and 2423 Renwick Drive. Staff and Zoning Commission recommend Approval.

26. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600059 (Council District 6): 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" and "Natural Tier" to "General Urban Tier" on Lot 3, Block 28, NCB 15849, generally located in the 10000 Block of Ingram Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700166)

27. CONTINUED

ZONING CASE Z-2022-10700166 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2

MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District on Lot 3, Block 28, NCB 15849, generally located in the 10000 Block of Ingram Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600059)

28. 2022-08-18-0628

ZONING CASE Z-2022-10700168 S (Council District 6): 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 "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on Lot P-26C, Block 45, NCB 15363, located at 7827 Marbach Road. Staff and Zoning Commission recommend Approval.

29. WITHDRAWN

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 June 2, 2022)

30. 2022-08-18-0629

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. (Continued from August 4, 2022)

31. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600060 (Council District 8): 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" to "General Urban Tier" on 12.138 acres of NCB 34760 and NCB 18333, generally located in the 20200 Block of Cresta Bella. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700167)

32. CONTINUED

ZONING CASE Z-2022-10700167 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 MSAO-1 MLOD-1 MLR-1" Commercial Camp Bullis Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MSAO-1 MLOD-1 MLR-1" General Commercial Camp Bullis Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-33 MSAO-1 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Sound Attenuation

Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 12.138 acres of NCB 34760 and NCB 18333, generally located in the 20200 Block of Cresta Bella. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600060)

33. 2022-08-18-0630

ZONING CASE Z-2022-10700128 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot P-9, NCB 17586, generally located in the 19000 Block of US Highway 281 North. Staff, SAWS and Zoning Commission recommend Approval.

34. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600052 (Council District 9): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Community Commercial" to "Regional Commercial" on Lot 2 and Lot 3, Block 1, NCB 16244, located at 11401 West Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700141)

35. CONTINUED

ZONING CASE Z-2022-10700141 (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 2 and Lot 3, Block 1, NCB 16244, located at 11401 West Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600052)

36. 2022-08-18-0631

PLAN AMENDMENT CASE PA-2022-11600058 (Council District 9): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Community Commercial" to "High Density Residential" on Lot 20, NCB 12057, located at 707 Arion Parkway. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-107000164)

37. 2022-08-18-0632

ZONING CASE Z-2022-10700164 (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District on Lot 20, NCB 12057, located at 707 Arion Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600058)

38. 2022-08-18-0633

ZONING CASE Z-2022-10700044 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 MC-3 AHOD" Multi-Family Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-2 MC-3 AHOD" Medium Intensity Infill Development Zone Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on Lot 34, Block A, NCB 8695, generally located at 127 Rainbow Drive. Staff and Zoning Commission recommend Approval.

39. 2022-08-18-0634

ZONING CASE Z-2022-10700146 (Council District 10): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 3, Block 9, NCB 17306, located at 3320 Oakwell Court. Staff and Zoning Commission recommend Approval.

40. 2022-08-18-0635

ZONING CASE Z-2022-10700157 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 18, Block 2, NCB 15679, located at 13571 Wetmore Road. 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: 09/19/2022 11:32 AM