

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

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

Thursday, September 15, 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 located at 114 W. Commerce Street 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

ALCOHOL VARIANCE AV-2022-003 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at CITGO (HYM Properties LLC), Hector Valadez, owner, on Lots 14-15, Block 7, NCB 2051, located at 1822 North Zarzamora Street for off-premise consumption within three-hundred (300) feet of Little Flower Catholic School, a private school institution.

2. 2022-09-15-0696

ALCOHOL VARIANCE AV-2022-004 (Council District 8): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages by Leon Creek LTD (dba Dominion Springs Shopping Center), John Peveto Jr., owner, on Lot 2, Block 110, NCB 16386, located at 23534, 23610, 23702, 23718, and 23814 US IH-10 West for on-premise and off-premise consumption within three-hundred (300) feet of Leon Springs Elementary, a public education institution located within the Northside Independent School District.

3. **2022-09-15-0697**
ALCOHOL VARIANCE AV-2022-005 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages by 524 Partners LLC (dba Let's Be Honest), Houmam Al-Hakeem, owner, on the south 100-feet of Lot 1 and the west 26.9-feet of the south 100-feet of Lot 2, Block 11, NCB 1749, located at 1602 North Main Street for on-premise within three-hundred (300) feet of San Antonio College, a public education institution.
4. **2022-09-15-0698**
ALCOHOL VARIANCE AV-2022-006 (Council District 10): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages by Liquor Now, Paras Mani Arora, applicant, and Mark Kaufman, owner, on Lot 50, Block 8, NCB 16129, located at 2235 Thousand Oaks Drive for off-premise within three-hundred (300) feet of Thousand Oaks Elementary, a public education institution, located in Northeast Independent School District.
5. **2022-09-15-0699**
PLAN AMENDMENT CASE PA-2022-11600064 (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 "Community Commercial" on Lot 13, Block 2, NCB 8417, located at 232 Sherwood Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700171 CD)
6. **2022-09-15-0700**
ZONING CASE Z-2022-10700171 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractor on Lot 13, Block 2, NCB 8417, located at 232 Sherwood Drive. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions. (Associated Plan Amendment PA-2022-11600064)
7. **2022-09-15-0701**
PLAN AMENDMENT CASE PA-2022-11600069 (Council District 1): Ordinance amending the Midtown 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 and Urban Low Density Residential" to "Neighborhood Mixed Use" on Lot 4, Block 2, NCB 6201, Lot 5, Block 2, NCB 6201, Lot 87, Block 2, NCB 3099, and 0.120 acres out of NCB 3099, located at 610 and 618 East Woodlawn Avenue, 412 and 416 East Craig Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700182 S)
8. **2022-09-15-0702**
ZONING CASE Z-2022-10700182 S (Council District 1): Ordinance amending the Zoning

District Boundary from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District, "O-2 UC-4 AHOD" High-Rise Office North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "C-1 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District on Lot 4 and Lot 5, Block 2, NCB 6201 and "C-1 S UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot on Lot 71 and Lot 72, NCB 3098, and Lot 87, Block 2, NCB 3099, and 0.120 acres out of NCB 3099, located at 610 and 618 East Woodlawn Avenue, 2902 North Saint Mary's Street, 412 and 416 East Craig Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600069)

9. 2022-09-15-0703

ZONING CASE Z-2022-10700203 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-2NA H UC-5 AHOD" Commercial Nonalcoholic Sales Historic Tobin Hill Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "C-2 CD IDZ H UC-5 AHOD" Commercial Infill Development Zone Overlay Historic Tobin Hill Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Bar and/or Tavern on the south 100 feet of Lot 1 and the west 26.9 feet of the south 100 feet of Lot 2, Block 11, NCB 1749, located at 1602 North Main Avenue. Staff recommends Approval. Zoning Commission recommends Approval with Conditions.

10. 2022-09-15-0704

ZONING CASE Z-2022-10700205 (Council District 1): An Ordinance amending the Zoning District Boundary from "BP AHOD" Business Park Airport Hazard Overlay District to "O-2 AHOD" High-Rise Office Airport Hazard Overlay District on Lot 7, NCB 16502, located at 6660 First Park Ten Boulevard. Staff And Zoning Commission recommend Approval.

11. 2022-09-15-0705

ZONING CASE Z-2022-10700197 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "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 Landscaping Materials - Sales and Storage on 1.99 acres out of NCB 12175, located at 4042 Rittiman Road. Staff and Zoning Commission recommend Approval.

12. 2022-09-15-0706

ZONING CASE Z-2022-10700210 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 CD AHOD" Single-Family Airport Hazard Overlay District with a Conditional Use for two (2)

dwelling units on the south 58.5 feet of Lot 5, NCB 1405, located at 117 Gravel Street. Staff and Zoning Commission recommend Approval.

13. 2022-09-15-0707

ZONING CASE Z-2022-10700214 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 EP-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 21 and Lot 22, Block 6, NCB 1424, located at 627 Belmont. Staff and Zoning Commission recommend Approval.

14. 2022-09-15-0708

ZONING CASE Z-2022-10700216 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 HS RIO-2 UC-2 AHOD" Multi-Family Historic Significant River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "C-1 HS RIO-2 UC-2 AHOD" Light Commercial Historic Significant River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "C-3 RIO-2 UC-2 AHOD" General Commercial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) to "IDZ-3 RIO-2 DN UC-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment) and "IDZ-3 HS RIO-2 DN UC-2 AHOD" High

Intensity Infill Development Zone Historic Significant River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District, “C-3” General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment) on Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 11, Lot 12, Lot 13, Lot 14, Lot 16, Lot 38, and Lot 39, NCB 965, and Lot 7, Lot 8, Lot 9, Lot 16, Lot 17, and Lot 18, Block 11, NCB 1765, located at 1602 Broadway Street, 1610 Broadway Street, 1616 Broadway Street, 1630 Broadway Street, 1702 Broadway Street, 1706 Broadway Street, 1601 North Alamo Street, 1611 North Alamo Street, and 1613 North Alamo Street. Staff and Zoning Commission recommend Approval.

15. 2022-09-15-0709

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 September 15, 2022)

16. 2022-09-15-0710

ZONING CASE Z-2022-10700138 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted up to five (5) dwelling units on Lot 67, Block 6, NCB 7525, located at 237 Chickering Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

17. 2022-09-15-0711

ZONING CASE Z-2022-10700172 (Council District 3): Ordinance amending the Zoning District Boundary from "MXD AHOD" Mixed-Use Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 55.762 acres out of CB 4007, generally located in the 12000 Block of Donop Road. Staff and Zoning Commission recommend Approval.

- 18. CONTINUED**
ZONING CASE Z-2022-10700173 (Council District 3): 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 "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Density Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for "MF-18" Limited Density Multi-Family District on 2.034 acres of NCB 6230, located at 202-206 Pleasanton Road and 4023 South Flores Street. Staff and Zoning Commission recommend Approval.
- 19. 2022-09-15-0712**
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. (Continued from September 1, 2022)
- 20. CONTINUED**
PLAN AMENDMENT CASE PA-2022-11600066 (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" to "General Urban Tier" on 33.095 acres out of NCB 18083, located at 7127 Ingram Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700180)
- 21. CONTINUED**
ZONING CASE Z-2022-10700180 (Council District 6): 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 "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 33.095 acres out of NCB 18083, located at 7127 Ingram Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600066)
- 22. CONTINUED**
PLAN AMENDMENT CASE PA-2022-11600075 (Council District 7): Ordinance amending the Huebner/ Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" and "Community Commercial" to "Community Commercial" on 3.924 acres out of NCB 17973, located at 7540 Bandera Road. Staff recommends Approval. Planning Commission

recommendation pending the September 14, 2022 hearing. (Associated Zoning Case Z-2022-10700200 CD)

23. CONTINUED

ZONING CASE Z-2022-10700200 CD (Council District 7): Ordinance amending the Zoning District Boundary from "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 Auto, Boat and Recreational Vehicle Storage (Outside and Screened) on 3.924 acres out of NCB 17973, located at 7540 Bandera Road. Staff recommends Approval. Zoning Commission recommends Approval with Conditions. (Associated Plan Amendment PA-2022-11600075)

24. CONTINUED

ZONING CASE Z-2022-10700207 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 NCD-8 MLOD-2 MLR-2 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD NCD-8 MLOD-2 MLR-2 AHOD" Light Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Carwash on Lot 39, Block 9, NCB 8340, generally located in the 100 Block of Saint Cloud. Staff and Zoning Commission recommend Approval.

25. 2022-09-15-0713

ZONING CASE Z-2022-10700084 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 Zone District to "O-1.5 MLOD-1 MLR-2 ERZD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 14, Block 18, NCB 14728, located at 12100 Pebble Lane 4. Staff, SAWS and Zoning Commission recommend Approval.

26. 2022-09-15-0714

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) (Continued from September 15, 2022)

27. 2022-09-15-0715

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) (Continued from September 15, 2022)

28. 2022-09-15-0716

PLAN AMENDMENT CASE PA-2022-11600050 (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 "Regional Center" to "Mixed Use Center" on 6.988 acres of NCB 15671, located at 1827 and 1903 North Loop 1604 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700143 S ERZD) (Continued from September 1, 2022)

29. 2022-09-15-0717

ZONING CASE Z-2022-10700143 S 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 Aquifer Recharge Zone District to "MF-65 S MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District with a Specific Use Authorization for up to sixty-five (65) units per acre in the Edwards Aquifer Recharge Zone on 6.988 acres of NCB 15671, located at 1827 and 1903 North Loop 1604 East. Staff, SAWS and Zoning Commission recommend Approval, pending Plan Amendments. (Associated Plan Amendment PA-2022-11600050) (Continuance from September 1, 2022)

30. 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.

31. 2022-09-15-0718

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.

32. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600044 (ETJ – Closest to Council District 8): A request to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use

classification from "Low Density Residential" to "Urban Low Density Residential" on 25.109 acres out of CB 4728, generally located at the northeast intersection of Hermosa Hill and Cielo Vista. Staff and Planning Commission recommend Approval. (Continuance from September 1, 2022)

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: 11/28/2022 02:46 PM