

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

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

Thursday, December 1, 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. 2022-12-01-0913**
ALCOHOL VARIANCE AV-2022-007 (Council District 6): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages by Fernando De Leon, applicant, and Luis De La Cerda, owner, on Lot 6, Block 1, NCB 18296, located at 11935 Culebra Road for on-premise consumption within three-hundred (300) feet of Northwest School of Science & Technology, a public charter school institution.
- 2. 2022-12-01-0914**
PLAN AMENDMENT CASE PA-2022-11600076 (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" to "Urban Mixed Use" on 1.249 acres out of NCB 1714, located at 2200 McCullough Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700163)
- 3. 2022-12-01-0915**

ZONING CASE Z-2022-10700163 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for a Self Storage Facility and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Self Storage Facility on Lot A, Lot B, Lot C, Lot D, Lot F, Lot 2B, Block 2, NCB 1714, located at 2200 McCullough Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600076)

4. 2022-12-01-0916

ZONING CASE Z-2022-10700220 (Council District 1): Ordinance amending the zoning district boundary from "C-1" Light Commercial District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "MF-33" Multi-Family District, "O-2" High-Rise Office District, "R-3" Single-Family Residential District, "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "RM-4" Residential Mixed District to "C-1" Light Commercial District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "O-1" Office District, "R-1" Single-Family Residential District, "R-2" Single-Family Residential District, "R-3" Single-Family Residential District, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, "R-5" Residential Single-Family District, "R-5 CD" Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, "RM-4" Residential Mixed District, "RM-4 CD" Residential Mixed District with a Conditional Use for Professional Office, "RM-5" Residential Mixed District, "RM-6" Residential Mixed District, and "IDZ-1" Limited Intensity Infill Development Zone with uses for two dwelling units and Professional Office, with all overlay districts of "H" Historic Landmark, "NCD-2" Alta Vista Neighborhood Conservation District, and "AHOD" Airport Hazard Overlay District remaining unchanged, on 275.93 acres out of NCB 1795, 1796, 1799, 1800, 1813, 1814, 1815, 1816, 1817, 1818, 1830, 1831, 1832, 1833, 1840, 1841, 1842, 1854, 1856, 1857, 1864, 1865, 1866, 1867, 1876, 1877, 1878, 1879, 1890, 1891, 1892, 1893, 2938, 6433, 6434, 6435, 6436, 6437, 6438 generally bounded by West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and the Union Pacific Railroad tracks to the West of Ripley Avenue. Staff and Zoning Commission recommend Approval.

5. 2022-12-01-0917

PLAN AMENDMENT CASE PA-2022-11600092 (Council District 1): Ordinance amending the North Central 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 0.363 acres out of NCB 7263, generally located in the 2600 Block of Blanco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700247)

6. **2022-12-01-0918**
ZONING CASE Z-2022-10700247 (Council District 1): Ordinance amending the Zoning District Boundary from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on 0.363 acres out of NCB 7263, generally located in the 2600 Block of Blanco Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600092)
7. **2022-12-01-0919**
ZONING CASE Z-2022-10700261 CD (Council District 1): Ordinance amending the Zoning District Boundary from “R-4 NCD-8 AHOD” Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to “R-4 CD NCD-8 AHOD” Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 1, Block 16, NCB 2056, located at 1201 Kentucky Avenue. Staff and Zoning Commission recommend Approval.
8. **2022-12-01-0920**
PLAN AMENDMENT CASE PA-2022-11600094 (Council District 1): Ordinance amending the North Central Neighborhoods 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 east 60 feet of Lot 37, Block 11, NCB 9214, located at 823 Fresno Street. Staff recommends Denial. Planning Commission recommends Approval.
9. **2022-12-01-0921**
ZONING CASE Z-2022-10700264 (Council District 1): Ordinance amending the Zoning District Boundary from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on the east 60 feet of Lot 37, Block 11, NCB 9214, located at 823 Fresno Street. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600094)
10. **2022-12-01-0922**
ZONING CASE Z-2022-10700266 CD (Council District 1): Ordinance amending the Zoning District Boundary from “C-3 MLOD-2 MLR-2 AHOD” General Commercial 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 Conditional Use for two (2) dwelling units on Lot 10, Block 25, NCB 2293, located at 2511 West Commerce Street. Staff and Zoning Commission recommend Approval.

11. **2022-12-01-0923**
ZONING CASE Z-2022-10700269 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District on Lot 8, Block 3, NCB 1726, located at 204 East Ashby Place. Staff and Zoning Commission recommend Approval.
12. **2022-12-01-0924**
ZONING CASE Z-2022-10700277 (Council District 1): 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 for a Rooming House on Lot 30, 31, 32 & 33, Block 6, NCB 2090, located at 315 Henry Street. Staff and Zoning Commission recommend Approval.
13. **CONTINUED**
ZONING CASE Z-2022-10700280 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 32, NCB 11961, generally located at 8231 Broadway and the 8300 Block of Gault Lane. Staff and Zoning Commission recommend Approval.
14. **2022-12-01-0925**
PLAN AMENDMENT CASE PA-2022-11600086 (Council District 2): 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 "Community Commercial" on Lot 50, NCB 12856, generally located in the 200 Block of Prashner Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700227)
15. **2022-12-01-0926**
ZONING CASE Z-2022-10700227 CD (Council District 2): Ordinance amending the Zoning District Boundary from "O-2 MLOD-3 MLR-1" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Conditional use for Oversize Vehicle Sales, Service or Storage on Lot 50, NCB 12856, generally located in the 200 Block of Prashner. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600086)
16. **2022-12-01-0927**
ZONING CASE Z-2022-10700238 (Council District 2): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the west 86.33 feet of Lot 10, the

west half of Block 14, NCB 610, located at 520 South Schubach Street. Staff and Zoning Commission recommend Approval. (Continued from November 3, 2022)

17. **2022-12-01-0928**
ZONING CASE Z-2022-10700262 (Council District 2): Ordinance amending the Zoning District from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 26, the western 20 feet of Lot 25, Block 3, NCB 1601, located at 200 Vine Street. Staff and Zoning Commission recommend Approval.
18. **2022-12-01-0929**
ZONING CASE Z-2022-10700286 (Council District 2): 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 "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 1, NCB 15894, located at 6180 Walzem Road. Staff and Zoning Commission recommend Approval.
19. **2022-12-01-0930**
ZONING CASE Z-2022-10700169 (Council District 3): 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, "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 1.336 acres out of NCB 11115, located at 344 Moursund Boulevard and 356 Moursund Boulevard. Staff and Zoning Commission recommend Approval.
20. **2022-12-01-0931**
PLAN AMENDMENT CASE PA-2022-11600090 (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 "Community Commercial, Medium Density Residential, and Low Density Residential" to "High Density Residential" on Lots P-3, P-3A, P-4, P-4A, P-4B, P-4C, P-4E, P-4F, P-5, P-5A, NCB 10777, located at 5001 Sinclair Road. Staff and Planning Commission recommend Approval.
21. **2022-12-01-0932**
ZONING CASE Z-2022-10700239 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "NP-8 MLOD-3 MLR-1"

Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "C-3R MLOD-3 MLR-1" General Commercial Restrictive Alcohol Sales Martindale Army Air Field Military Lighting Region District to "MF-18 MLOD-3 MLR-1" Limited Density Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lots P-3, P-3A, P-4, P-4A, P-4B, P-4C, P-4E, P-4F, P-5, P-5A, NCB 10777, located at 5001 Sinclair Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600090)

22. CONTINUED

ZONING CASE Z-2022-10700241 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 4, NCB 10837, located at 4427 East Southcross Boulevard. Staff and Zoning Commission recommend Approval.

23. WITHDRAWN

ZONING CASE Z-2022-10700249 S (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 H RIO-6 AHOD" General Commercial Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District to "C-2 S H RIO-6 AHOD" Commercial Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District with a Specific Use Authorization for Bail Bond Agency on 600 square feet out of Lot 47, NCB 11175, located at 1538 Southeast Military Drive. Staff and Zoning Commission recommend Approval. (Continued from November 3, 2022)

24. 2022-12-01-0933

ZONING CASE Z-2022-10700258 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 a Parking Lot - Noncommercial on 0.135 acres out of NCB 7847, located at 614 West Pyron Avenue. Staff and Zoning Commission recommend Approval.

25. 2022-12-01-0934

PLAN AMENDMENT CASE PA-2022-11600095 (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 "Regional Commercial" to "High Density Residential" on Lot 14, NCB 10852, located at 4538 Boldt Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700268)

26. 2022-12-01-0935

ZONING CASE Z-2022-10700268 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3R MLOD-3 MLR-2" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-18 MLOD-3 MLR-2" Limited Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 14, NCB 10852, located at 4538 Boldt Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Z-2022-10700268)

27. CONTINUED

ZONING CASE Z-2022-10700270 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with Uses Permitted for eight (8) dwelling units on 0.507 acres out of NCB 14919, located at 3305 South WW White Road. Staff and Zoning Commission recommend Approval.

28. 2022-12-01-0936

ZONING CASE Z-2022-10700035 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-3B, CB 4298, located at 13590 Watson Road. Staff recommends Denial. Zoning Commission recommends Approval.

29. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600089 (Council District 4): Ordinance amending the Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Mixed Use" to "Urban Mixed Use" on 28.79 acres out of NCB 15248, generally located in the 7500 Block of Southwest Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700234) (Continued from November 3, 2022)

30. CONTINUED

ZONING CASE Z-2022-10700234 (Council District 4): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 28.79

acres out of NCB 15248, generally located in the 7500 Block of Southwest Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600089) (Continued from November 3, 2022)

31. 2022-12-01-0937

ZONING CASE Z-2022-10700274 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales 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 P-81, NCB 15252, generally located in the 5500 Block of Old Pearsall Road. Staff and Zoning Commission recommend Approval.

32. 2022-12-01-0938

ZONING CASE Z-2022-10700289 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-48, NCB 16010, generally located in the 5800 Block of Stoney Creek Drive. Staff and Zoning Commission recommend Approval.

33. 2022-12-01-0939

ZONING CASE Z-2022-10700185 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on the north 112 feet of Lot 10, Lot 11, and Lot 12, Block 3, NCB 2353, located at 2004 Monterey Street. Staff and Zoning Commission recommend Approval.

34. 2022-12-01-0940

ZONING CASE Z-2022-10700201 CD (Council District 5): A request for a change in zoning from "C-1 S MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff recommends Denial. The Zoning Commission recommends Approval, with Conditions.

35. 2022-12-01-0941

ZONING CASE Z-2022-10700229 (Council District 5): Ordinance amending the Zoning District

Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and a Bar/Tavern on the east 30 feet of Lot 10, Block 3, NCB 2582, located at 220 East Lachappelle. Staff and Zoning Commission recommend Approval.

36. 2022-12-01-0942

ZONING CASE Z-2022-10700265 (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 four (4) dwelling units on the north 81.45 feet of Lot 8 and the south 81.45 feet of Lot 8, Block 4, NCB 2231, located at 1032 Morales Street. Staff and Zoning Commission recommend Approval.

37. 2022-12-01-0943

ZONING CASE ZONING Z-2022-10700285 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "NC MLOD-2 MLR-2 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.234 acres out of NCB 3559, located at 2316 South Flores Street. Staff and Zoning Commission recommend Approval.

38. WITHDRAWN

ZONING CASE Z-2022-10700284 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 15-21, save and except portions of Lots 17-21, Block 19, NCB 7441, located at 629 Old Highway 90. Staff and Zoning Commission recommend Denial.

39. 2022-12-01-0944

ZONING CASE ZONING-Z-2022-10700287 (Council District 7): Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "C-2" Commercial District on Lot 63, Lot 64, and Lot 65, NCB 15663, generally located in the 9800 Block of Braun Road. Staff and Zoning Commission recommend Approval.

40. 2022-12-01-0945

ZONING CASE Z-2022-10700276 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "MF-25" Low Density Multi-Family District on Lot P-104, NCB 14697, located at 4823 Gus Eckert Road. Staff and Zoning Commission recommend Approval.

41. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600072 (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 "Suburban Tier" to "General Urban Tier" on 18.827 acres out of CB 4900, located at 23211 US Highway 281 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700198)

42. CONTINUED

ZONING CASE Z-2022-10700198 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "R-6 GC-3 MLOD-1 MLR-2 ERZD" Residential Single-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-2 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 to "MF-25 GC-3 MLOD-1 MLR-2 ERZD" Low Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 18.827 acres out of CB 4900, located at 23211 US Highway 281 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600072)

43. CONTINUED

ZONING CASE Z-2022-10700288 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 42, Block 1, NCB 14952, located at 5915 Randolph Boulevard. 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: 01/27/2023 09:55 AM