

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

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

Thursday, February 2, 2023

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. 2023-02-02-0055**
ZONING CASE Z-2022-10700217 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 23 and Lot 24, Block 10, NCB 7229, located at 702 El Monte Boulevard. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Approval.
- 2. 2023-02-02-0056**
ZONING CASE Z-2022-10700222 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District, "R-4" Residential Single-Family District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "I-1" General Industrial District, "I-2" Heavy Industrial District to "C-1" Light Commercial District, "C-2" Commercial District, "C-3" General Commercial District, "C-3NA" Commercial Nonalcoholic

Sales District, “I-1” General Industrial District, “MF-25” Low Density Multi-Family, “R-1” Single-Family Residential District, “R-1 CD” Single-Family Residential District with a Conditional Use for two dwelling units, or a Noncommercial Parking Lot, “R-2” Single-Family Residential District, “R-2 CD” Single-Family Residential District with a Conditional Use for two dwelling units, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for two dwelling units, or a Noncommercial Parking Lot, “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 or three dwelling units, or a Noncommercial Parking Lot, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two or three dwelling units, with all overlay districts of “HL” Historic Landmark, “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2, and “AHOD” Airport Hazard Overlay District remaining unchanged, on 129.8 acres out of NCB 6047, 2807, 2138, 2113, 2090, 6688, 6687, 6686, 6685, 6684, 6389, 6055, 6054, 6053, 6052, 6051, 6050, 6049, 6048, 6047, 6046, 6040, 2808, 2807, 2193, 2192, 2191, 2190, 2189, 2174, 2173, 2172, 2162, 2161, 2144, 2143, 2138, 2137, 2136, 2135, 2126, 2125, 2113, 2112, 2109, 2108, 2105, 2104, 2101, 2100, 2094, 2093, 2092, 2091, 2090, 2089, 2088, 2087, 2086, 2085, 2040, 2104, 2174 generally bounded by Interstate 10 West to the Northeast, North Colorado Street to the East, Leal Street and West Poplar Street to the South, North Hamilton Avenue and Northwest 19th Street to the West, and Culebra Road to the North. Staff recommends Approval. Zoning Commission recommends Approval as Amended.

3. 2023-02-02-0057

PLAN AMENDMENT CASE PA-2022-11600091 (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 “Employment/Flex Mixed Use” to “Regional Mixed Use” on the south 142.5 feet of Lot 7 and Lot 8, Lot 17, Lot 19, Block 2, NCB 3027, 0.49 acres out of NCB 3027, 0.66 acres out of NCB 3027, the north 48.3 feet of the south 96.6 feet of Lot 11, the north 48.3 feet of Lot 11, the north 41.3 feet of the south 48.3 feet of Lot 11, Lot 12, and Lot 20, Block 2, NCB 3027, 0.940 acres out of NCB 3028, 0.96 acres out of NCB A-2, and 0.632 acres out of NCB 6859 and NCB A-2, generally located in the 200 Block of West Josephine Street. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700256)

4. 2023-02-02-0058

ZONING CASE Z-2022-10700256 (Council District 1): Ordinance amending the zoning district boundary from “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “O-1.5” Mid-Rise Office District, “MF-40” Multi-Family District, and “C-2” Commercial District, “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District, “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 NA UC-4 AHOD” General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Airport Hazard Overlay District to “IDZ-3 UC-4 AHOD” High Intensity Infill Development Zone

North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, one thousand (1,000) dwelling units, Bar/Tavern and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, one thousand (1,000) dwelling units, Bar/Tavern on the south 142.5 feet of Lot 7 and Lot 8, Lot 17, Lot 19, Block 2, NCB 3027, 0.49 acres out of NCB 3027, 0.66 acres out of NCB 3027, the north 48.3 feet of the south 96.6 feet of Lot 11, the north 48.3 feet of Lot 11, the north 41.3 feet of the south 48.3 feet of Lot 11, Lot 12, and Lot 20, Block 2, NCB 3027, 0.940 acres out of NCB 3028, 0.96 acres out of NCB A-2, and 0.632 acres out of NCB 6859 and NCB A-2, generally located in the 200 block of West Josephine Street. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600091)

5. 2023-02-02-0059

ZONING CASE Z-2022-10700305 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District to "RM-4 CD HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District with a Conditional Use for a Performing Arts Studio on Lot 9 and Lot 18, Block B, NCB 632 located at 230 Cactus Street. Staff and Zoning Commission recommend Approval.

6. 2023-02-02-0060

ZONING CASE Z-2022-10700316 (Council District 2): 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 to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 2.721 acres out of NCB 10319, located at 2006 and 2018 Rigsby Avenue. Staff and Zoning Commission recommend Approval.

7. 2023-02-02-0061

PLAN AMENDMENT CASE PA-2022-11600116 (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 "Low Density Residential", "Parks/Open Space", and "Neighborhood Commercial" to "Industrial" on 331.126 acres out of NCB 17994, located at 7810 East Interstate Highway 10 and the 1400 block of South FM 1516. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700325)

8. 2023-02-02-0062

ZONING CASE Z-2022-10700325 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 331.126 acres out of NCB 17994, generally located at 1400 block of South FM 1516 and 7810

East Interstate Highway 10. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA-2022-11600116)

9. CONTINUED

ZONING CASE Z-2022-10700124 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Multi-Family Complex not to exceed 25 buildings and 50 units and "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 a Multi-Family Complex not to exceed 25 buildings and 50 units to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto Repair and "C-2 NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto Repair on 3.728 acres out of NCB 11129, located at 203 West Buchanan Boulevard. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions.

10. 2023-02-02-0063

PLAN AMENDMENT CASE PA-2022-11600104 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Specialized Center" and "Regional Center" to "General Urban Tier" on 38.48 acres out of CB 4136, generally located at 19000 block of Interstate Highway 37. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700307)

11. 2023-02-02-0064

ZONING CASE Z-2022-10700307 (Council District 3): Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "R-4" Residential Single-Family District on 38.48 acres out of CB 4136, generally located in the 19900 block of Interstate 37 South. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600104)

12. 2023-02-02-0065

ZONING CASE Z-2022-10700319 (Council District 3): Ordinance amending the Zoning District Boundary from "O-2 MLOD-3 MLR-2" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 NA MLOD-3 MLR-2" Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 22, NCB 13575, located at 4045 East Southcross Boulevard. Staff and Zoning Commission recommend Approval.

13. CONTINUED

ZONING CASE Z-2022-10700323 (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 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-37J, NCB 15269, generally located in the 5000 block of Old Pearsall Road. Staff and Zoning Commission recommend Approval.

- 14. 2023-02-02-0066**
ZONING CASE Z-2022-10700330 (Council District 4): 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 "I-1 MLOD-2 MLR-1 AHOD" Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 11.143 acres of NCB 11295, located at 8501 Somerset Road. Staff and Zoning Commission recommend Approval.
- 15. 2023-02-02-0067**
ZONING CASE Z-2022-10700309 (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 "IDZ-3 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty-four (24) dwelling units on Lot 5, Block 35, NCB 3634, located at 821 Northwest 19th Street. Staff and Zoning Commission recommend Approval.
- 16. 2023-02-02-0068**
PLAN AMENDMENT CASE PA-2022-11600105 (Council District 5): 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 "Employment/Flex Mixed Use" to "Urban Low Density Residential" on 0.41 acres out of NCB 11316, save and except the north 5.03 feet (0.018 acres) of NCB 11316, located at 2950 Weir Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700312)
- 17. 2023-02-02-0069**
ZONING CASE Z-2022-10700312 (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-4 MLOD-2 MLR-1 AHOD" Residential Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.41 acres out of NCB 11316, save and except the north 5.03 feet (0.018 acres) of NCB 11316, located at 2950 Weir Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600105)
- 18. 2023-02-02-0070**
PLAN AMENDMENT CASE PA-2022-11600112 (Council District 5): Ordinance amending the Nogalitos/South Zarzamora 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 0.157 acres out of NCB 8965, located at 815 Brighton Avenue.

Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700322)

19. 2023-02-02-0071

ZONING CASE Z-2022-10700322 (Council District 5): Ordinance amending the zoning district boundary from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 0.157 acres out of NCB 8965, located at 815 Brighton Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600112)

20. CONTINUED

ZONING CASE Z-2022-10700275 CD (Council District 6): Ordinance amending the Zoning District Boundary from "MPCD MLOD-2 MLR-1 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Human Services Campus on Lot 4, Block 8, NCB 19127, located at 8627 Lakeside Parkway. Staff recommends Denial. Zoning Commission recommends Approval.

21. CONTINUED

ZONING CASE Z-2022-10700293 (Council District 6): Ordinance amending the Zoning District Boundary from "R-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 GC-2 MLOD-2 MLR-1 AHOD" Commercial Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the South 120 feet of Lot 5 and Lot 6, Block 12, NCB 8997, located at 250 Guthrie Street. Staff and Zoning Commission recommend Approval. (Continued from December 15, 2022)

22. 2023-02-02-0072

ZONING CASE Z-2022-10700308 (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 "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the west 83 feet of the south 63 feet of Lot 14, Block 12, NCB 8990, located at 862 Southwest 39th Street. Staff and Zoning Commission recommend Approval.

23. 2023-02-02-0073

ZONING CASE Z-2022-10700314 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Heliport on 0.406 acres out of NCB 17634,

generally located at the 3000 block of West Loop 1604 North. Staff and Zoning Commission recommend Approval.

24. CONTINUED

ZONING CASE Z-2022-10700248 CD (Council District 7): 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 Conditional Use for four (4) dwelling units on Lot 5 and Lot 6, Block 1, NCB 1975, located at 1823 West Craig Place. Staff and Zoning Commission recommend Approval.

25. 2023-02-02-0074

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. (Continued from December 1, 2022)

26. 2023-02-02-0075

PLAN AMENDMENT CASE PA-2023-11600001 (ETJ – Closest to Council District 8): Ordinance amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from “Low Density Residential” to "Employment / Flex Mixed-Use" on Lot 7, Block 1, CB 4704A, located at 25239 Boerne Stage Road. Staff and Planning Commission recommend approval.

27. ALCOHOL VARIANCE AV-2023-001 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at Hook Restaurant, Amelia Tapas & Wine Restaurant, Lunatique Restaurant, Creme Coffee & Social Restaurant, and Easy Baby Sushi & Pizza Restaurant, requested by 875 E Ashby Place, LP, owner, on Lot 22, NCB 3053, located at 875 East Ashby Place, for on-premise consumption within three-hundred (300) feet of Nathaniel Hawthorne Academy, a public charter education institution, in San Antonio Independent School District.

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: 02/09/2023 04:59 PM