

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

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

Thursday, March 7, 2024

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. ZONING CASE Z-2023-10700369 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "R-6 CD HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 17, Lot 18, and the west 12.5 feet of Lot 19, Block 28, NCB 1810, located at 914 West Mulberry Avenue. Staff and Zoning Commission recommend Approval.
2. ZONING CASE Z-2023-10700191 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Overlay Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single-Family Dignowity Hill Historic Overlay Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 5, Block 2, NCB 529, located at 420 Lamar Street. Staff and Zoning Commission recommend Approval.

3. PLAN AMENDMENT CASE PA-2023-11600082 (Council District 3): Ordinance amending the Heritage South Sector Plan land use classification from "Rural Estate Tier" to "Suburban Tier" on 40.001 acres out of CB 4167, located at 3628 South Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700325).
4. ZONING CASE Z-2023-10700325 (Council District 3): Ordinance amending the zoning district boundary from "RP CD S" Resource Protection District with a Conditional Use for two (2) dwelling units and a Specific Use Authorization for HUD-Code Manufactured Homes, "R-5" Residential Single-Family District, "MF-18" Limited Density Multi-Family District, and "C-2" Commercial District to "R-4" Residential Single-Family District on 82.17 acres, "MF-18" Limited Density Multi-Family District on 4.077 acres, and "C-2" Commercial District on 10.431 acres, a total of 96.678 acres out of CB 4167, generally located in the 20400 - 20900 block of Gus McCrae Lane and 3628 South Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment case PA-2023-11600082)
5. ZONING CASE Z-2023-10700347 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to "IDZ-3 MC-2 AHOD" High Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District, "C-2" Commercial District and a Supportive Housing Campus on Lot P-106, NCB 10934, generally located in the 6000 block of South Presa Street. Staff and Zoning Commission recommend Approval. (Continued from February 15, 2024.)
6. ZONING CASE Z-2023-10700367 HL (Council District 3): Ordinance amending the zoning district boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 1, Block 40, NCB 6571, located at 1302 Hicks Avenue. Staff and Zoning Commission recommend Approval.
7. ZONING CASE Z-2023-10700281 (Council District 4): 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 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 seventy-nine (79) dwelling units on the east 130 feet of the west 262.5 feet of the south 335.08 feet of Lot 337, the west 132.5 feet of the east 262.5 feet of Lot 337, and the east 131.25 feet of the north 331.88 feet of Lot 338, Block 35, NCB 11134, located at 1471 and 1477 West Villaret Boulevard and 1487 East Mally Boulevard. Staff and Zoning Commission recommend Approval. (Continued from February 15, 2024)
8. ZONING CASE Z-2023-10700221 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 S MLOD-1

MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Specific Use Authorization for Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted on Lot 2, Block 5, NCB 16329, located at 920 West Loop 1604. Staff and Zoning Commission recommend Approval.

9. ZONING CASE Z-2023-10700377 (Council District 10): Ordinance amending the Zoning District Boundary from "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry to "ED AHOD" Entertainment Airport Hazard Overlay District on 3.343 acres out of NCB 14945, located at 10440 Wurzbach Parkway. 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: 02/28/2024 07:31 PM