

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 21, 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-2023-10700368 S (Council District 1): Ordinance amending the zoning district boundary from "R-4 S H HE RIO-4 AHOD" Residential Single-Family King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay District with a Specific Use Authorization for a Museum to "R-4 S IDZ H HE RIO-4 AHOD" Residential Single-Family Infill Development Zone Overlay King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay District with a Specific Use Authorization for a Museum and a Major Site Plan Amendment on Lot 1, Lot 2, and Lot 3, NCB 745, located at 401 King William Street. Staff and Zoning Commission recommend Approval.
2. ZONING CASE Z-2024-10700006 (Council District 2): Ordinance amending the Zoning Boundary District from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-2" Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on approximately 4.129 acres, save and except 0.116 acres, out of NCB 10309, located at 840 H Street. Staff and Zoning Commission recommend Approval.

3. ZONING CASE Z-2023-10700296 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 13, Block 27, NCB 3295, located at 950 East Drexel Avenue. Staff and Zoning Commission recommend Approval.
4. ZONING CASE ZONING-Z-2024-10700011 (Council District 3): Ordinance amending the Zoning District Boundary from "I-2 H AHOD" Heavy Industrial Mission Historic Overlay Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Mission Historic Overlay Airport Hazard Overlay District on 0.057 acres out of NCB 11176, located at 1223 March Avenue. Staff and Zoning Commission recommend Approval.
5. ZONING CASE Z-2023-10700131 (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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.51 acres out of NCB 11138, located at 1507 West Villaret Boulevard. Staff and Zoning Commission recommend Approval. (Continued from February 15, 2024)
6. PLAN AMENDMENT CASE PA-2024-11600001 (Council District 4): 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 "Agribusiness/RIMSE Tier" to "Specialized Center" on 401.426 acres out of CB 4005, located at 13610 State Highway 16 South. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700002)
7. ZONING CASE Z-2024-10700002 (Council District 4): Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 401.426 acres out of CB 4005, located at 13610 State Highway 16 South. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600001)
8. PLAN AMENDMENT CASE PA-2024-11600003 (Council District 5): Ordinance amending the Guadalupe Westside 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 Lots 1 and 2, Block 2, NCB 6127, located at 1330 Montezuma Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700237)
9. ZONING CASE Z-2023-10700237 (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 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 two (2) dwelling units on Lots 1 and 2, Block 2, NCB 6127, located at 1330 Montezuma Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600003)

10. ZONING CASE Z-2023-10700295 (Council District 5): 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 "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 26 and 27, Block 3, NCB 8132, located at 151 Cortez Avenue. Staff and Zoning Commission recommend Approval.
11. ZONING CASE Z-2023-10700373 S (Council District 7): Ordinance amending the Zoning District Boundary from "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 a Billiard and Pool Parlor with Food and Alcohol on the Property to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Private Club on Lot 17, Block 18, NCB 15046, located at 6436 Northwest Loop 410. Staff and Zoning Commission recommend Approval.
12. ZONING CASE Z-2023-10700362 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "MF-18" Limited Density Multi-Family District on 1.182 acres out of NCB 14281, generally located in the 4000 block of Gardendale Street. Staff and Zoning Commission recommend Approval.
13. ZONING CASE Z-2023-10700375 S (Council District 8): Ordinance amending the Zoning District Boundary from "MXD" Mixed Use District with a maximum density of sixty-five (65) units per acre to "C-2 S" Commercial District with a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,001 gallons or more total tank capacity within 200-feet of multi-family zoning and uses on Lot P-6, NCB 15017, located at 11306 Huebner Road. Staff and Zoning Commission recommend Approval.
14. ZONING CASE Z-2023-10700169 CD S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use for a Veterinary Hospital - Large And Small Animal and Specific Use Authorization for a Veterinary Hospital – Large and Small Animal over the Edwards Recharge Zone District on Lot 2, Block 1, NCB 16332, located at 18854 Stone Oak Parkway. Staff and Zoning Commission recommend Approval.
15. PLAN AMENDMENT CASE PA-2023-11600090 (Council District 10): Ordinance amending

the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Medium Density Residential” to “Community Commercial” on Lot 99, Block 7, NCB 17825, located at 13807 Bulverde Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700333 CD)

16. ZONING CASE Z-2023-10700333 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted on 1.289 acres and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 0.9025 acres with a fence height of up to 10-feet, being 2.1915 acres out of NCB 17825, located at 13807 Bulverde Road. Staff and Zoning Commission recommend Approval, with Conditions. (Associated Plan Amendment PA-2023-11600090)
17. ZONING CASE Z-2024-10700003 S (Council District 10): Ordinance amending the zoning district boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Construction Contractor Facility on Lot 21 and the northeast 2.02 feet of Lot 22, Block 1, NCB 16837, located at 10730 Hillpoint Drive. 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: 03/13/2024 07:05 PM