

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

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

Thursday, April 4, 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 John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services unless otherwise noted.

1. ALCOHOL VARIANCE # AV-2024-001 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lots 1-4, the west 15-feet of Lot 5, and the north 18.6-feet of Lots 21-24, Block 6, NCB 6405, by Denise Aguirre, applicant and operator, of Roundabout Restaurant/Bodega, located at 1710 Blanco Road for on-premise and off-premise consumption within three-hundred (300) feet of Agnes Cotton Elementary Academy, a public education institution in San Antonio Independent School District (SAISD).
2. PLAN AMENDMENT CASE PA-2023-11600078 (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 "High Density Residential" to "Community Commercial" on Lot 21, NCB 8410, located at 707 Vance Jackson Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700300 CD)

3. ZONING CASE Z-2023-10700300 CD (Council District 1): Ordinance amending the zoning district boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside on Lot 21, NCB 8410, located at 707 Vance Jackson Road. Staff and Zoning recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600078)
4. ZONING CASE Z-2023-10700380 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "RM-6 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District on Lot 10, Block 3, NCB 729, located at 320 Riddle Street. Staff and Zoning Commission recommend Approval.
5. ZONING CASE Z-2024-10700015 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 Professional Office on Lot 10, Block 30, NCB 7157, located at 1214 Santa Monica. Staff and Zoning Commission recommend Approval.
6. 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. (Continued from March 7, 2024)
7. ZONING CASE Z-2023-10700328 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 27 and Lot 90, Block 16, NCB 15786, located at 5506 Walzem Road. Staff and Zoning Commission recommend Approval.
8. ZONING CASE Z-2023-10700371 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-4 CD EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for two (2) dwelling units on Lot 14, Block 36, NCB 6457, located at 1555 Paso Hondo. Staff and Zoning Commission recommend Approval.
9. 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. (Continued from March 21, 2024)

10. 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 March 7, 2024)
11. ZONING CASE Z-2024-10700013 (Council District 4): 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 "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-11E and Lot P-12E, NCB 15069, generally located at the 12000 Block of Loop 410. Staff and Zoning Commission recommend Approval.
12. ZONING CASE Z-2023-10700370 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 HS AHOD" Heavy Industrial Historic Significant Airport Hazard Overlay District and "I-2 H AHOD" Heavy Industrial Cattleman Square Historic Airport Hazard Overlay District to "IDZ-2 HS AHOD" Medium Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 48 dwelling units and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Cattleman Square Historic Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 48 dwelling units on Lot 11, Lot 12, and the north 27.92 feet of Lot 10, Block 78, and the west half of Block 249, NCB 249, located at 421 North Medina Street and 1232 West Martin Street. Staff and Zoning Commission recommend Approval.
13. PLAN AMENDMENT CASE PA-2023-11600060 (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 "Agribusiness Tier" to "Suburban Tier" on 6.73 acres out of NCB 13942, located at 1621 South Callaghan Road. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2023-10700091 CD)
14. ZONING CASE Z-2023-10700091 CD (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 and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD"

Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Truck Repair and Maintenance with Oversized Vehicle Storage on 6.73 acres out of NCB 13942, located at 1621 South Callaghan Road. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment PA-2023-11600060)

15. ZONING CASE Z-2023-10700184 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 "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot P-4A, CB 4549, Lot P-1B, CB 4550, Lot P-2C, CB 4552, and Lot P-2C, CB 4562, generally located in the 16000 block of Kyle Seale Parkway. Staff and Zoning Commission recommend Approval.
16. ZONING CASE Z-2023-10700362 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2NA" Commercial Nonalcoholic Sales 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. (Continued from March 21, 2024)
17. ZONING CASE Z-2024-10700009 (Council District 8): Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "C-3NA" General Commercial Nonalcoholic Sales District on 7,428 square feet out of NCB 17386, located at 12400 Network 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: 03/27/2024 06:51 PM