

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

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

Thursday, May 18, 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. ZONING CASE Z2023-10700003 (Council District 7 & Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "RE" Residential Estate District on NCB 18291, Lot 1; NCB 18294, Lot W IRR 278.5 ft of TR-29; NCB 18294, Lot 48; NCB 18294, Lot 28; NCB 18294, Lot 25; NCB 18294, Lot 26; NCB 18294, Lot 41; NCB 18291, Lot 2; NCB 18294, Lot 37 "HAUSMAN/PRUE RD" ANNXATN; NCB 18291, Lot 3; NCB 18292, Block 1, Lot 48 TOWN & COUNTRY SUBD; NCB 18291, Lot 4; NCB 18293, Lot W IRR 265.29 ft of 32 "HAUSMAN/PRUE RD" ANNXATN; NCB 18293, Lot 32A; NCB 18293, Lot 31; NCB 18293, Lot 30; NCB 18293, Lot 22; NCB 18293, Lot 21; NCB 18293, Lot 18; NCB 18292, Lot 44; NCB 18291, Lot 5; NCB 18293 Lot 17; NCB 18292, Lot 45; NCB 18293, Lot 36 ARB P-41; NCB 18292, Lot 46; NCB 18293, Lot 35; NCB 18291, Lot 6; NCB 18293, Lot 35A; NCB 18293, Lot 34; NCB 18293, Lot 13; NCB 18293, Lot 33; NCB 18293, Lot 14; NCB 18291, Lot 7; NCB 18292, Lot 3A ARB P-43; NCB 18292, Lot 4A ARB P-37; NCB 18292, Lot 51 "SKOK ESTATES"; NCB 18292, Lot 12 (VERDE HILLS SUBD) "HAUSMAN-PRUE RD"

ANNEXATION"; NCB 18292, Lot 5A ARB 36A (VERDE HILLS SUBD) "HAUSMAN-PRUE RD ANNEXATION"; NCB 18292, Lot 11; NCB 18292, Lot 9; NCB 18291, LOT 8 (1.27 AC) (VERDE HILLS SUBD) NCB 18292, Lot E 60 ft of 9 (.50 AC) "HAUSMAN/PRUE RD" ANNEXATION; NCB 18292, Lot 10; NCB 18294 (VERDE HILLS), Block 000, LOT 49; NCB 18294, Lot 24; NCB 18294, LOT 27; NCB 18292, Lot 47 and from "R-6" Residential Single-Family District to "R-20" Residential Single-Family District on NCB 18294, Lot 40; NCB 18294, Lot 39; NCB 18294, Lot 38; NCB 18293, Block 1, Lot 1 (E A STEUBING PROPERTY) "HAUSMAN/PRUE RD" ANNEXATION; NCB 18293, Lot 20; NCB 18292, Block 1, Lot 49 (TOWN & COUNTRY SUBDIVISION); NCB 18293, Lot 15; NCB 18293, Lot 16, all of which are addresses located on the 7800, 7900, 8000, 8100, 8200 and 8300 Blocks of North Verde Drive; the 7900, 8000, 8100 and 8300 Blocks of South Verde Drive; the 10100, 10200, 10300, 10400, 10500, 10600 Blocks of Belga Drive, and the 10300 Block of Bandera Road. Staff and Zoning Commission recommend Approval. (Roderick Sanchez, Assistant City Manager; Rudy Nino Jr., Interim Director, Planning)

2. ZONING CASE Z-2022-10700253 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 H UC-5 AHOD" Residential Single-Family Historic Monte Vista Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-4 CD H UC-5 AHOD" Residential Single-Family Historic Monte Vista Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Gift Shop on the east 38 feet of Lot 23 and the west 12 feet of Lot 24, Block 16, NCB 1705, located at 137 East Woodlawn Avenue. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from April 20, 2023)
3. PLAN AMENDMENT CASE PA-2023-11600014 (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 "Urban Low Density Residential" to "Community Commercial" on Lot 17, Lot 18, and the west 60 feet of the north 200 feet of Lot 19, Block 2, NCB 8417, located at 174, 202, and 206 Sherwood Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700047 CD)
4. ZONING CASE Z-2023-10700047 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor on Lot 17 and Lot 18, Block 2, NCB 8417, located at 202 and 206 Sherwood Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600014)
5. ZONING CASE Z-2023-10700072 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 NCD-2 AHOD" Light Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "C-1 CD IDZ NCD-2 AHOD" Light Commercial Infill Development Zone Overlay Alta Vista Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Wine Bar on Lot 11 and Lot 12, Block 29,

NCB 1841, located at 2806 North Flores Street. Staff and Zoning Commission recommend Approval.

6. ZONING CASE Z-2022-10700350 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Region 2 Airport Hazard Overlay District with uses permitted for one (1) dwelling unit on the north 29 feet of the east 42.7 feet of Lot 6 and the south 14 feet of the east 42.7 feet of Lot 25, NCB 2918, located at 414 San Salvador Avenue. Staff and Zoning Commission recommend Approval.
(Continued from April 20, 2023)
7. ZONING CASE Z-2023-10700027 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 10.0697 acres out of NCB 13802, located at 5319 Crestway Road. Staff and Zoning Commission recommend Approval.
8. ZONING CASE Z-2023-10700048 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation District Overlay Airport Hazard Overlay District to "R-6 CD NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 21 and the east half of Lot 20, Block 2, NCB 3594, located at 285 Post Avenue. Staff and Zoning Commission recommend Approval.
9. ZONING CASE Z-2023-10700059 S (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 S MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on Lots 13 and 14, Block 4, NCB 16201, located at 2503 and 2507 McNutt Drive. Staff and Zoning Commission recommend Approval.
10. ZONING CASE Z-2023-10700062 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-2 EP-1 MLOD-3 MLR-2 AHOD" Single-Family Residential Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the north 60.06 feet of Lot 28, Block 5, NCB 1423, located at 215 North Grimes Street. Staff and Zoning Commission recommend Approval.
11. ZONING CASE Z-2023-10700041 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2

AHOD" Commercial Airport Hazard Overlay District on 0.938 acres out of NCB 11147, located at 100 East Chavaneaux Road. Staff and Zoning Commission recommend Approval. (Continued from May 4, 2023)

12. PLAN AMENDMENT CASE PA-2023-11600018 (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 "Suburban Tier" to "Specialized Center" on 108.318 acres out of CB 4006, located at 16795 South US Highway 281. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700070)
13. ZONING CASE Z-2023-10700070 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "I-2" Heavy Industrial District on 108.318 acres out of CB 4006, located at 16795 South United States Highway 281. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600018)
14. ZONING CASE Z-2023-10700057 (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 and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-1 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-13K, NCB 15655, located at 326 Whitewood Drive. Staff and Zoning Commission recommend Approval.
15. ZONING CASE Z-2023-10700075 (Council District 4): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General 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 17.4908 acres out of NCB 15655, located at 4770 West Military Drive. Staff and Zoning Commission recommend Approval.
16. PLAN AMENDMENT CASE PA-2022-11600111 (Council District 5): Ordinance amending the Lone Star 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 the south 78 feet of Lot 39, Block B, NCB 2874 and the south 62 feet of Lot 38, Block B, NCB 2874, save and except 12.5 square feet conveyed to the City of San Antonio, located at 143 Forrest Avenue and 145 Forrest Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700320) (Continued from May 4, 2023)
17. ZONING CASE Z-2022-10700320 (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 "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 three (3) dwelling units on the south 78 feet of Lot 39, Block B, NCB 2874 and the south 62 feet of Lot 38, Block B, NCB 2874 save and except 12.5 square feet, located at 143 Forrest Avenue and 145 Forrest Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600111) (Continued from May 4, 2023)

18. ZONING CASE Z-2023-10700019 (Council District 5): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-1 AHOD" High Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "L" Light Industrial District and Outside Storage on Lot 24, save and except the west 50 feet and the south 145.2 feet of Lot 24, and Lot 25, save and except the east 50 feet and the south 145.2 feet of Lot 25, Block 7, NCB 8733, located at 2235 West Southcross Boulevard. Staff and Zoning Commission recommend Denial. (Continued from April 20, 2023)
19. PLAN AMENDMENT CASE PA-2023-11600009 (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 "Urban Low Density Residential" to "Employment/Flex Mixed-Use" on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700033)
20. ZONING CASE Z-2023-10700033 S (Council District 5): Ordinance amending the Zoning District Boundary from "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Region 1 Airport Hazard Overlay District with a Conditional Use for Office/Warehouse to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600009)
21. ZONING CASE Z-2023-10700055 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 HS MLOD-2 MLR-2 AHOD" Commercial Historic Significant Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 HS MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Historic Significant Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and sixty-one (61) dwelling units on Lots 9-12, Block 3, NCB 2312, located at 1601 and 1615 Buena Vista Street. Staff and Zoning Commission recommend Approval.
22. ZONING CASE Z-2023-10700066 CD (Council District 5): 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 to "C-2P CD MLOD-2 MLR-2 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Warehousing on Lot 1, NCB 7576, located at 102 Fran Fran Street. Staff and Zoning Commission recommend Approval.

23. PLAN AMENDMENT CASE PA-2022-11600113 (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 "General Urban Tier" to "Mixed Use Center" on 10.058 acres of NCB 15329, generally located in the 600 block of Richland Hills Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700324)
24. ZONING CASE Z-2022-10700324 (Council District 6): 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 to "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with maximum density of fifty (50) dwelling units per acre on 10.058 acres of NCB 15329, generally located in the 600 block of Richland Hills Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600113)
25. ZONING CASE Z-2022-10700347 (Council District 6): Ordinance amending the zoning district boundary from "MF-33 MLOD-2 MLR-2" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 District and "NP-8 MLOD-2 MLR-2" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 District to "L MLOD-2 MLR-2" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 District on 90.28 acres out of NCB 34400, generally located in the 11100 Block of West Military Drive. Staff and Zoning Commission recommend Approval. (Continued from May 4, 2023)
26. ZONING CASE Z-2022-10700194 (Council District 7, formerly District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "PUD R-5" Planned Unit Development Residential Single-Family District on 11.03 acres out of NCB 14667, generally located in the 7500 block of Prue Road. Staff and Zoning Commission recommend Approval. (Continued from May 4, 2023)
27. ZONING CASE Z-2023-10700049 CD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2" Commercial District and "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for a Recreational Vehicle Park on Lot 10, Block 2, NCB 16350, Lot P-53, NCB 13667, and Lot 1, Block 1, NCB 13667, generally located in the 9500 block of Fredericksburg Road. 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: 05/10/2023 07:52 PM