

City of San Antonio



AGENDA

City Council Zoning and Land Use Session

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

Thursday, September 21, 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. ALCOHOL VARIANCE # AV2023-011 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 36, Block 1, NCB 3077 by Altaf A. Merchant, owner and applicant, located at 1115 San Pedro Avenue for off-premise consumption within three hundred (300) feet of San Antonio College, a public collegiate education institution.
2. ALCOHOL VARIANCE # AV2023-014 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 2, Block N PT3, NCB 949, by Erik Rosales, applicant and owner, at 940 South Alamo Street for on-premise consumption within three-hundred (300) feet of James Bonham Academy, a public education institution in San Antonio Independent School District (SAISD).
3. ALCOHOL VARIANCE # AV2023-015 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 7 and Lot 8, Block H, NCB 1759, by Carlos Escobedo, applicant and owner, at 317

West Jones Avenue for on-premise consumption within three-hundred (300) feet of Central Catholic High School, a private education institution.

4. ALCOHOL VARIANCE # AV2023-016 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 15, Block 33, NCB 376, by Ricardo Ortiz, applicant and owner of Que Chula Sports Cantina, LLC, located at 1503 North Main Avenue for on-premise consumption within three-hundred (300) feet of San Antonio College, a public education institution.
5. ZONING CASE Z-2023-10700140 (Council District 1): Ordinance amending the zoning district boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 1, Block 7, NCB 2045, located at 247 Princeton Avenue. Staff and Zoning Commission recommend Approval.
6. ZONING CASE Z-2023-10700161 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 32, NCB 12025, located at 123 East Rampart Drive. Staff and Zoning Commission recommend Approval.
7. PLAN AMENDMENT CASE PA-2023-11600047 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" and "Public Institutional" to "High Density Residential" on 0.950 acres out of NCB 10353, located at 5315 Blanco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700156)
8. ZONING CASE Z-2023-10700156 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 0.950 acres out of NCB 10353, located at 5315 Blanco Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600047)
9. ZONING CASE Z-2023-10700159 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted for five (5) dwelling units on Lots 17 and 18, Block 1, NCB 2966, located at 506 and 510 Stieren Street. Staff and Zoning Commission recommend Approval.
10. ZONING CASE Z-2023-10700165 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 H UC-5 AHOD" Residential Single-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-4 CD H UC-5 AHOD" Residential Single-Family Monte Vista Historic 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.

11. ZONING CASE Z-2023-10700175 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 two (2) dwelling units on the north 93 feet of Lot 1, Block 215, NCB 3942, located at 342 Viendo Street. Staff and Zoning Commission recommend Approval.
12. ZONING CASE Z-2023-10700178 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 CD H UC-4 AHOD" Residential Single-Family Tobin Hill Historic North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with Conditional Use for a Day Care Center and "R-6 CD H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District with Conditional Use for a Day Care Center to "R-5 CD H UC-4 AHOD" Residential Single-Family Tobin Hill Historic North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Professional Office and "R-5 CD H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office on the east 33 feet of Lot 13, Block 3, NCB 2964, located at 530 East Courtland Place. Staff and Zoning Commission recommend Approval.
13. ZONING CASE Z-2023-10700180 S (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on 2.5 acres out of NCB 15829, located at 7615 Jones Maltsberger Road. Staff and Zoning Commission recommend Approval.
14. PLAN AMENDMENT CASE PA-2022-11600079 (Council District 2): 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 “Urban Low Density Residential” to “High Density Residential” on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700211) (Continued from August 3, 2023)
15. ZONING CASE Z-2022-10700211 (Council District 2): Ordinance amending the Zoning District Boundary from “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fifty (50) dwelling units on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600079) (Continued from August 3, 2023)
16. ZONING CASE Z-2023-10700162 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2

AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and one (1) dwelling unit on the east 115 feet of Lot 6, NCB 981, located at 1421 Austin Street. Staff and Zoning Commission recommend Approval.

17. ZONING CASE Z-2023-10700170 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lots 5-8, Block 2, NCB 493, generally located in the 1400 block of North Hackberry Street. Staff and Zoning Commission recommend Approval.
18. ZONING CASE Z-2023-10700105 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 12, Block 54, NCB 3322, located at 1203 Kayton Avenue. Staff and Zoning Commission recommend Approval. (Continued from August 17, 2023)
19. PLAN AMENDMENT CASE PA-2023-11600043 (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 "Agribusiness/RIMSE Tier" to "Suburban Tier" on 1.00 acres out of CB 4005, located at 14520 Pleasanton Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2023-10700166)
20. ZONING CASE Z-2023-10700166 (Council District 3): Ordinance amending the Zoning District Boundary from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "MHC AHOD" Manufactured Home Conventional Airport Hazard Overlay District on 1.00 acres out of CB 4005, located at 14520 Pleasanton Road. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2023-11600043)
21. ZONING CASE Z-2023-10700167 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 RIO-5 MC-2 AHOD" Commercial River Improvement Overlay 5 South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 RIO-5 AHOD" Commercial River Improvement Overlay 5 Airport Hazard Overlay District to "PUD MF-18 RIO-5 MC-2 AHOD" Planned Unit Development Limited Density Multi-Family River Improvement Overlay 5 South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "PUD MF-18 RIO-5 AHOD" Planned Unit Development Limited Density Multi-Family River Improvement Overlay 5 Airport Hazard Overlay District on Lot 19, NCB 10930, located at 7303 Old Corpus Christi Road. Staff and Zoning Commission recommend Approval.
22. ZONING CASE Z-2023-10700174 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the north 137.5 feet of Lot 121, Block 2, NCB 2977, located at 827 Steves Avenue. Staff and Zoning Commission recommend

Approval.

23. ZONING CASE Z-2023-10700082 (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-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 sixty-four (64) dwelling units on 3.289 acres out of NCB 11060, located at 835 Gillette Boulevard. Staff and Zoning Commission recommend Approval. (Continued from August 3, 2023)
24. 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 August 17, 2023)
25. ZONING CASE Z-2023-10700145 (Council District 4): 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 Conditional Use for Auto and Light Truck Repair to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 43, NCB 19300, located at 9927 Westover Bluff. Staff and Zoning Commission recommend Approval.
26. ZONING CASE Z-2023-10700098 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lots 32-34, Block 3, NCB 8540, located at 243 Moraima Street. Staff and Zoning Commission recommend Approval.
27. ZONING CASE Z-2023-10700116 (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 "MF-25 MLOD-2 MLR-1 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 4 and 5, Block 3, NCB 8250 located at 222 Northwest 36th Street. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Approval.
28. ZONING CASE Z-2023-10700108 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military

Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 38, Block B, NCB 11514, located at 4119 Willard Drive. Staff and Zoning Commission recommend Approval.

29. ZONING CASE Z-2023-10700044 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 Lots 1 through 8, Block 23, NCB 14733, and Lots 2-10, Block 21, NCB 14731, generally located in the 12000 block of Petite Street. Staff and Zoning Commission recommend Approval. (Continued from August 17, 2023)
30. ZONING CASE Z-2023-10700136 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "R-20 CD MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Assisted Living Facility with up to sixteen (16) residents on the south 295 feet of the west 135.4 feet of Lot 13, NCB 35733, located at 7095 Heuermann Road. Staff and Zoning Commission recommend Approval. (Continued from August 17, 2023)
31. ZONING CASE Z-2023-10700158 CD (Council District 8): Ordinance amending the Zoning District Boundary from "O-2" High-Rise Office District, "C-2 CD" Commercial District with a Conditional Use for Automotive and Light Truck Repair, and "C-3NA" General Commercial Nonalcoholic Sales District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair on 1.728 acres out of NCB 14702, located at 9617 Huebner Road. Staff and Zoning Commission recommend Approval.
32. ZONING CASE Z-2023-10700133 CD S ERZD (Council District 9): Ordinance amending the zoning district boundary from "RP MLOD-1 MLR-2 ERZD" Resource Protection Camp Bullis Military Lighting Overlay Military Region 2 Edwards Recharge Zone District and "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District for a Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted and a Specific Use Authorization for Office Warehouse (Flex Space) - Outside Storage Not Permitted over the Edwards Recharge Zone District on 27.143 acres out of NCB 17000, NCB 17600, and NCB 18217, generally located in the 2000 block of Evans Road. Staff and Zoning Commission recommend Approval.
33. PLAN AMENDMENT CASE PA-2023-11600042 (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 "Neighborhood Commercial" to "High Density Residential" on 1.359 acres out of NCB 17196, located at 4400 Stahl Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700164)

34. ZONING CASE Z-2023-10700164 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 1.359 acres out of NCB 17196, located at 4400 Stahl Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600042)
35. ZONING CASE Z-2023-10700150 (Council District 10): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 1, NCB 13335, located at 1614 West Terra Alta Drive. Staff and Zoning Commission recommend Approval.
36. PLAN AMENDMENT CASE PA-2023-11600052 (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 "Parks Open Space" to "Community Commercial" on two tracts totaling 0.079 acres out of NCB 13500, located at 2015 Northeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700193 S)
37. ZONING CASE Z-2023-10700193 S (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Supportive Housing Campus on two tracts totaling 0.079 acres out of NCB 13500, located at 2015 Northeast Loop 410. Staff and Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600052)

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: 09/13/2023 10:46 PM