

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 16, 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.

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. PLAN AMENDMENT CASE PA-2024-11600008 (Council District 1): Ordinance amending the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Mixed Use" and "Medium Density Residential" to "Mixed Use" on Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031, located at 708 Fredericksburg Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700027)
2. ZONING CASE Z-2024-10700027 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District and "O-2 NCD-5 AHOD" High-Rise Office Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ-2 NCD-5 AHOD" Medium Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2 NR" Commercial Noise Restricted District, Tattoo Parlor, and Bar/Tavern on Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031, located at 708 Fredericksburg Road. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2024-11600008)

3. ZONING CASE Z-2024-10700038 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 19 and Lot 20, Block 95, NCB 8811, located at 1704 West Avenue. Staff and Zoning Commission recommend Approval.
4. ZONING CASE Z-2024-10700020 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 Overlay 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 Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Catering Shop on Lot 27 and Lot 28, Block 13, NCB 10239 located at 307 Fargo Avenue. Staff and Zoning Commission recommend Approval.
5. ZONING CASE Z-2024-10700055 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 9, Block 3, NCB 661, located at 903 South Pine Street. Staff and Zoning Commission recommend Approval.
6. ZONING CASE Z-2024-10700056 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 0.057 acres of NCB 649, located at 206 Virginia Boulevard. Staff and Zoning Commission recommends Approval.
7. ZONING CASE Z-2024-10700064 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD Residential Single-Family Airport Hazard Overlay District to "R-4 CD IDZ AHOD" Residential Single-Family Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 13, Block 17, NCB 3221, located at 110 Webb. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.
8. ZONING CASE Z-2024-10700036 CD (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 to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on Lot 29, Block 7, NCB 8748, located at 239 Peabody Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Denial.
9. ZONING CASE Z-2024-10700049 CD (Council District 4): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family 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 Parking and/or Storage – Long Term on Lot 2F, Block 010, NCB 15506, located at 524 Altitude Drive. Staff and Zoning Commission recommend Approval.

10. ZONING CASE Z-2024-10700058 (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 to "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 27, Block 2, NCB 15617, located at 5115 Farr Drive. Staff and Zoning Commission recommend Approval.
11. ZONING CASE Z-2023-10700235 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-3 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 54, Block 1, NCB 6389, located at 1019 Rivas Street. Staff and Zoning Commission recommend Approval.
12. PLAN AMENDMENT CASE PA-2024-11600021 (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 Lot 20, NCB 6877, located at 203 Obregon Street. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700053)
13. ZONING CASE Z-2024-10700053 (Council District 5): Ordinance amending the Zoning District Boundary from "R-3 CD MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units 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 Lot 20, NCB 6877, located at 203 Obregon Street. (Associated Plan Amendment PA-2024-11600021) Staff and Zoning Commission recommend Denial.
14. ZONING CASE Z-2024-10700017 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 1, Block 29, NCB 8111, located at 530 East Sunshine Drive. Staff and Zoning Commission recommend Approval.
15. ZONING CASE Z-2023-10700355 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial

Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "L S MLOD-1 MLR-1 AHOD ERZD" Light Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Laboratory - Research and Testing within the Edwards Recharge Zone on Lot 2, Block 5, NCB 14848, located at 15926 University Oak. Staff and Zoning Commission recommend Approval.

16. ZONING CASE Z-2024-10700024 CD (Council District 10): 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 Tattoo Parlor on Lot 20, NCB 11972, located at 2554 Blossom Drive. Staff and Zoning Commission recommend Approval. (Continued from May 2, 2024)
17. ZONING CASE Z-2024-10700032 CD (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 11, Block 2, NCB 15679, located at 13525 Wetmore Road. Staff and Zoning Commission recommend Approval.
18. ZONING CASE Z-2024-10700062 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 47, Block 1, NCB 15911, generally located in the 11800 block of Tech Com Drive. Staff and Zoning Commission recommend Approval.

Roll Call

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: 05/08/2024 08:08 PM