

# City of San Antonio



## AGENDA

### City Council Zoning and Land Use Session

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

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Thursday, April 17, 2025

2:00 PM

Municipal Plaza Building

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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](http://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](http://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](http://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-2025-009 (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 A2, A3, A4, and A5, NCB 117, by T-Bird Enterprise, LLC, operator, and the City of San Antonio, owner, located at 115 Plaza De Armas, Suite 107, for on-premise and off-premise consumption within three-hundred (300) feet of The University of Texas at San Antonio, a public education institution.
2. ALCOHOL VARIANCE # AV-2025-006 (Council District 2): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 68, NCB 10615, by DET Enterprises, Inc. and Silverstone United, LLC, owner/operator, dba Mr. Liquor, located at 902 South WW White Road, for off-premise consumption within three-hundred (300) feet of IDEA Harvey E. Najim, a public charter education institution.
3. ALCOHOL VARIANCE # AV-2025-005 (Council District 5): Ordinance waiving the application

requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 56, Block 32, NCB 3692, by TAAG Stores, Inc., operator, and Net Investments, Inc., owner, located at 1903 SW 19th Street, for off-premises consumption within three-hundred (300) feet of Sarah King Elementary, a public education institution in the San Antonio Independent School District. (Continued from March 20, 2025)

4. ALCOHOL VARIANCE # AV-2025-007 (Council District 7): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 14, Block 18, NCB 15046, by Ingram Operation, LLC, operator, and 6480 Ingram Property, LLC, owner, located at 6480 NW Loop 410, for off-premises consumption within three-hundred (300) feet of Holmes High School, a public education institution in the Northside Independent School District.
5. ZONING CASE Z-2025-10700027 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 H HS AHOD" Residential Single-Family Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Intensity Infill Development Zone Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the east 40 feet of Lot 5 and the west 23 feet of lot 6, Block 28, NCB 397, located at 518 East Park Avenue. Staff and Zoning Commission recommend Approval.
6. PLAN AMENDMENT CASE PA-2025-11600008 (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 16H, NCB 8407, located at 125 De Chantle Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700032 CD)
7. ZONING CASE Z-2025-10700032 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 Motor Vehicle Sales on Lot 16H, NCB 8407, located at 125 De Chantle Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600008)
8. ZONING CASE Z-2024-10700194 (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 "RM-5 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 6, Block 8, NCB 10246, located at 222 Corliss. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Continued from March 20, 2025)
9. ZONING CASE Z-2025-10700031 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 "C-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 47, Block 31, NCB 15850, located at 1245 Boling Brook Street. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.

10. ZONING CASE Z-2024-10700282 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.496 acres out of NCB 8721, located at 1246 South General McMullen Drive. Staff recommends Denial. Zoning Commission recommends Approval.
11. ZONING CASE Z-2025-10700020 CD (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 "R-6 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 a Noncommercial Parking Lot on Lots 10 and 11, Block 27, NCB 8791, located at 104 Griffin Avenue. Staff and Zoning Commission recommend Approval.
12. ZONING CASE Z-2025-10700026 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 31 and 32, Block 11, NCB 7497, located at 259 Dolores Avenue. Staff and Zoning Commission recommend Approval.
13. ZONING CASE Z-2024-10700252 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-226A, NCB 18820, generally located in the 9000 block of Culebra Road. Staff and Zoning Commission recommend Approval. (Continued from February 20, 2025)
14. PLAN AMENDMENT CASE PA-2025-11600002 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Specialized Center" to "Regional Center" on 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700007) (Continued from March 20, 2025)
15. ZONING CASE Z-2025-10700007 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3

AHOD" General Commercial Airport Hazard Overlay District on 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff and Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600002) (Continued from March 20, 2025)

16. PLAN AMENDMENT CASE PA-2025-11600007 (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 "Neighborhood Commercial" on 7.632 acres out of NCB 12163, located at 528 Ira Lee Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700030 S)
17. ZONING CASE Z-2025-10700030 S (Council District 10): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields - Outdoor Permitted on 7.632 acres out of NCB 12163, located at 528 Ira Lee Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600007)

### **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: 04/09/2025 07:58 PM