

**State of Texas
County of Bexar
City of San Antonio**



**Meeting Minutes
City Council Comprehensive Plan Amendments and Zoning**

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

2023 – 2025 Council Members

Mayor Ron Nirenberg

Dr. Sukh Kaur, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist. 4
Teri Castillo, Dist. 5 | Melissa Cabello Havrda, Dist. 6
Marina Alderete Gavito, Dist. 7 | Manny Pelaez, Dist. 8
John Courage, Dist. 9 | Marc Whyte, Dist. 10

Thursday, January 16, 2025

2:00 PM

City Council Chambers

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 2:03 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 10 – Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

ABSENT: 1 - Nirenberg

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; Amin Tohmaz, Interim Director, Development Services unless otherwise noted.

1.

CONTINUED

ALCOHOL VARIANCE # AV-2024-013 (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 1, 2, and 3, Block 1, NCB 7120, by AFBA Investment, LLC, operator, and Alrafati Dua,

owner, located at 270 Castroville Road, for off-premises consumption within three-hundred (300) feet of Jubilee Lake View University Preparatory, a public charter education institution.

Jack Finger spoke in opposition to the Item.

Councilmember Castillo moved to Continue. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

2. 2025-01-16-0014

ALCOHOL VARIANCE # AV-2024-014 (Council District 6): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on the NW IRR 538.61 Feet of Lot 13, Block 1, NCB 17172, by Juan Reyes, operator, and First Plaza Group, LLC, owner, located at 1305 Southwest Loop 410, Suite 100, for on-premise consumption within three-hundred (300) feet of IDEA Mays Elementary School, a public charter education institution. (Continued from December 19, 2024)

Jack Finger spoke in opposition to the Item.

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

3. 2025-01-16-0015

ZONING CASE Z-2024-10700204 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 5, Block 19, NCB 2083, located at 838 Culebra Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 5, Block 19, NCB 2083 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran

seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

4. 2025-01-16-0016

ZONING CASE Z-2024-10700284 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the south 60 feet of Lots 9 and 10, Block 12, NCB 3939, located at 2315 Blanco Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the south 60 feet of Lots 9 and 10, Block 12, NCB 3939 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

5. 2025-01-16-0017

ZONING CASE Z-2024-10700290 (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-1 HS AHOD" Light Commercial Historic Significant 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-2" Commercial District and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.495 acres out of NCB 372, the east 15 feet of Lot 10, and the west 35 feet of Lot 11, Block 10, NCB 372, located at 210 Lewis Street, and 215, 221, and 225 Poplar Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.495 acres out of NCB 372, the east 15 feet of Lot 10, and the west 35 feet of Lot 11, Block 10, NCB 372 TO WIT: from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-1 HS AHOD" Light Commercial Historic Significant 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-2"

Commercial District and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

6. 2025-01-16-0018

PLAN AMENDMENT CASE PA-2024-11600090 (Council District 1): Ordinance amending the Midtown Neighborhoods Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Public Institutional" to "Mixed Use" on 0.138 acres out of NCB 1890, located at 614 West French Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700304)

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

7. 2025-01-16-0019

ZONING CASE Z-2024-10700304 (Council District 1): Ordinance amending the Zoning District Boundary from "O-2 NCD-2 AHOD" High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-2 AHOD" Limited Intensity Infill Development Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "O-1" Office District and one (1) dwelling unit on 0.138 acres out of NCB 1890, located at 614 West French Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600090)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.138 acres out of NCB 1890 TO WIT: from "O-2 NCD-2 AHOD" High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-2 AHOD" Limited Intensity Infill Development Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "O-1" Office District and one (1) dwelling unit
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

8. 2025-01-16-0020

ZONING CASE Z-2024-10700263 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 EP-1 MLOD-3 MLR-2" General Industrial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 2 District to "C-2 EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 2 District on Lot 10 and Lot 11, NCB 6910, located at 2922 East Houston Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 10 and Lot 11, NCB 6910 TO WIT: from "I-1 EP-1 MLOD-3 MLR-2" General Industrial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 2 District to "C-2 EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 2 District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

9. 2025-01-16-0021

ZONING CASE Z-2024-10700265 (Council District 2): Ordinance amending the Zoning District Boundary from "AE-3 S EP-1 MLOD-3 MLR-1" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for Floor Covering - Retail and "AE-3 S EP-1 MLOD-3 MLR-2" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Floor Covering - Retail to "C-2 EP-1 MLOD-3 MLR-1" Commercial Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and "C-2 EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 20, Block 1, NCB 11674, located at 3414 East Commerce Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 20, Block 1, NCB 11674 TO WIT: from "AE-3 S EP-1

MLOD-3 MLR-1" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for Floor Covering - Retail and "AE-3 S EP-1 MLOD-3 MLR-2" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Floor Covering - Retail to "C-2 EP-1 MLOD-3 MLR-1" Commercial Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and "C-2 EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

10.

2025-01-16-0022

ZONING CASE Z-2024-10700267 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Auto Paint and Body-Repair with Outside Storage of Vehicles and Parts Permitted by Totally Screened from View of Adjacent Property Owners and Public Roadways to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Auto and Light Truck Repair on Lot 29, NCB 10734, located at 1241 South WW White Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 29, NCB 10734 TO WIT: from "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Auto Paint and Body-Repair with Outside Storage of Vehicles and Parts Permitted by Totally Screened from View of Adjacent Property Owners and Public Roadways to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Auto and Light Truck Repair

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

11. 2025-01-16-0023

ZONING CASE Z-2024-10700268 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial on Lot 8, NCB 1394, located at 230 South Monumental. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 8, NCB 1394 TO WIT: from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Sarah Olivarez who was the applicant, spoke in support of the Item.

Councilmember McKee- Rodriguez spoke in support of the property becoming an urban farm.

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

12. 2025-01-16-0024

ZONING CASE Z-2024-10700271 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MXD MLOD-3 MLR-2 AHOD" Mixed Use Development Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of 100 units per acre on Lot 7, NCB 16095, located at 4621 Rittiman Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 7, NCB 16095 TO WIT: from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MXD MLOD-3 MLR-2 AHOD" Mixed Use Development Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of 100 units per acre
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

13. 2025-01-16-0025

ZONING CASE Z-2024-10700272 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 UC-2 NCD-9 RIO-1 AHOD" Commercial Broadway Urban Corridor Overlay Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District and "C-2 NCD-9 RIO-1 AHOD" Commercial Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District to "IDZ-2 S UC-2 NCD-9 RIO-1 AHOD" Medium Intensity Infill Development Zone Broadway Urban Corridor Overlay Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, one (1) Dwelling Unit, Professional Office, Commercial and Noncommercial Parking Lot with a Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units and "IDZ-2 S NCD-9 RIO-1AHOD" Medium Intensity Infill Development Zone Westfort Alliance Neighborhood Conservation District with uses permitted in "C-2" Commercial District, one (1) Dwelling Unit, Professional Office, Commercial and Noncommercial Parking Lot with a Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units on Lot 7 and the north 4.6 feet of Lot 8, Block 27, NCB 1764, located at 2023 North Alamo Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 7 and the north 4.6 feet of Lot 8, Block 27, NCB 1764 TO WIT: from "C-2 UC-2 NCD-9 RIO-1 AHOD" Commercial Broadway Urban Corridor Overlay Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District and "C-2 NCD-9 RIO-1 AHOD" Commercial Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District to "IDZ-2 S UC-2 NCD-9 RIO-1 AHOD" Medium Intensity Infill Development Zone Broadway Urban Corridor Overlay Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, one (1) Dwelling Unit, Professional Office, Commercial and Noncommercial Parking Lot with a Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units and "IDZ-2 S NCD-9 RIO-1AHOD" Medium Intensity Infill Development Zone Westfort Alliance Neighborhood Conservation District with uses permitted in "C-2" Commercial District, one (1) Dwelling Unit, Professional Office, Commercial and Noncommercial Parking Lot with a Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

14. 2025-01-16-0026

ZONING CASE Z-2024-10700273 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Air Field Military Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-1 AHOD" Commercial Martindale Army Air Field Military Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Manufactured Homes/Oversize Vehicles Sales, Service and Storage, on 3.069 acres out of NCB 10599, generally located in the 4000 block of Binz Engleman Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.069 acres out of NCB 10599 TO WIT: from "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Air Field Military Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-1 AHOD" Commercial Martindale Army Air Field Military Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Manufactured Homes/Oversize Vehicles Sales, Service and Storage
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Alex Horner, who was the applicant, spoke in support of the Item.

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

15. 2025-01-16-0027

ZONING CASE Z-2024-10700283 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "C-1" Light Commercial District on the north 55 feet of Lot 18, the west half of Block 21, NCB 618, located at 422 South Hackberry Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY

DESCRIBED HEREIN AS: the north 55 feet of Lot 18, the west half of Block 21, NCB 618 TO WIT: from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "C-1" Light Commercial District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

16. 2025-01-16-0028

ZONING CASE Z-2024-10700287 (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units and a Major Site Plan Amendment on the north 100 feet of Lots 1 and 2, Block 9, NCB 1567, located at 102 and 166 J Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the north 100 feet of Lots 1 and 2, Block 9, NCB 1567 TO WIT: from "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units and a Major Site Plan Amendment "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

17. 2025-01-16-0029

ZONING CASE Z-2024-10700245 CD (Council District 3): Ordinance amending the Zoning District Boundary from "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Military

Lighting Overlay Military Lighting Region 2 District to "C-1 CD MLOD-3 MLR-2" Light Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Auto and Light Truck Repair on the south 150 feet of Lot 16, Block 2, NCB 7521, located at 1762 Rigsby Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the south 150 feet of Lot 16, Block 2, NCB 7521 TO WIT: from "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District to "C-1 CD MLOD-3 MLR-2" Light Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Auto and Light Truck Repair
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

18. 2025-01-16-0030

PLAN AMENDMENT CASE PA-2024-11600088 (Council District 3): Ordinance amending the Brooks Area Regional Center Plan, a component of the Comprehensive master Plan of the City, by changing the future land use classification from "Agricultural" to "Urban Mixed Use" on 14.635 acres out of NCB 10881, located at 7901 Southeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700296)

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

19. 2025-01-16-0031

ZONING CASE Z-2024-10700296 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33" Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 14.635 acres out of NCB 10881, located at 7901 Southeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600088)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY

DESCRIBED HEREIN AS: 14.635 acres out of NCB 10881 TO WIT: from "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33" Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

20. 2025-01-16-0032

ZONING CASE Z-2024-10700297 CD (Council District 3): Ordinance amending the Zoning District Boundary from "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot P-155G and Lot P-155A, CB 4007, located at 11709 and 11785 Donop Road. Staff and Zoning Commission recommend Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-155G and Lot P-155A, CB 4007 TO WIT: from "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran thanked the applicant for working with the neighborhood on conditions.

Councilmember Viagran moved to Approve with Conditions. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

21. 2025-01-16-0033

ZONING CASE Z-2024-10700291 CD (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 "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Office Warehouse/Flex Space on Lot P-30C, CB 4300, located at 13348 Somerset Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-30C, CB 4300 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Office Warehouse/Flex Space
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

22. 2025-01-16-0034

ZONING CASE Z-2024-10700303 (Council District 4): 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 and "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 46.94 acres out of CB 4300, located at 12545 Fischer Road and generally in the 13000 block of Somerset Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 46.94 acres out of CB 4300 TO WIT: from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

23. 2025-01-16-0035

ZONING CASE Z-2024-10700168 CD (Council District 5): Ordinance amending the Zoning

District Boundary from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 Lot 28, Block 6, NCB 8129 and "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot on the west 91.4 feet of Lots 11, 12, 15, 16, 17, 18, 19, and 20, Block 6, NCB 8129, located at 829 South General McMullen Drive and 836, 830, and 822 South San Augustine Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the west 91.4 feet of Lots 11, 12, 15, 16, 17, 18, 19, and 20, Block 6, NCB 8129 TO WIT: from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 Lot 28, Block 6, NCB 8129 and "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

24. 2025-01-16-0036

PLAN AMENDMENT CASE PA-2024-11600080 (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 "Medium Density Residential" to "Low Density Mixed Use" on the north 98 feet of Lot 3, the north 98 feet of the west 10 feet of Lot 4, Block 1, NCB 3012, located at 118 West Lubbock Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700248)

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

25. 2025-01-16-0037

ZONING CASE Z-2024-10700248 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 the north 98 feet of Lot 3, the north 98 feet of the west 10 feet of Lot 4, Block 1, NCB 3012, located at 118 West Lubbock Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the north 98 feet of Lot 3, the north 98 feet of the west 10 feet of Lot 4, Block 1, NCB 3012 TO WIT: from "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

26. 2025-01-16-0038

ZONING CASE Z-2024-10700249 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on 0.186 acres out of NCB 2205, located at 1216 Leal Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.186 acres out of NCB 2205 TO WIT: from "R-6 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

27. 2025-01-16-0039

ZONING CASE Z-2024-10700288 CD (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 "R-6 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 two (2) dwelling units on Lot 1, Block 12, NCB 10396, located at 1202 Northwest 36th Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1, Block 12, NCB 10396 TO WIT:

from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 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 two (2) dwelling units

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

28. 2025-01-16-0040

ZONING CASE Z-2024-10700274 CD (Council District 7): 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 "R-4 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 36, Block 21, NCB 9241, located at 2607 Waverly Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY

DESCRIBED HEREIN AS: Lot 36, Block 21, NCB 9241 TO WIT: from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 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
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Alderete Gavito thanked the applicant for working with the neighborhood.

Jack Finger spoke in opposition to the Item.

Councilmember Alderete Gavito moved to Approve. Councilmember Whyte seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

29. 2025-01-16-0041

ZONING CASE Z-2024-10700300 (Council District 7): Ordinance amending the Zoning District Boundary from "BP AHOD" Business Park Airport Hazard Overlay District to "PUD MF-25 AHOD" Planned Unit Development Low Density Multi-Family Airport Hazard Overlay District on Lot 30, Block 7, NCB 18097, generally located in the 5100 block of Wurzbach Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 30, Block 7, NCB 18097 TO WIT: from "BP AHOD" Business Park Airport Hazard Overlay District to "PUD MF-25 AHOD" Planned Unit Development Low Density Multi-Family Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

30. 2025-01-16-0042

PLAN AMENDMENT CASE PA-2024-11600077 (San Antonio ETJ - Closest to Council District 8): Ordinance amending the Camp Bullis Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on 0.673 acres out of CB 4710, located at 8489 Buckskin Drive. Staff recommends Denial. Planning Commission Recommends Approval.

Jack Finger spoke in opposition to the Item.

Councilmember Pelaez thanked the applicant for working with the neighbors.

Councilmember Pelaez moved to Approve. Councilmember Castillo seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

31. 2025-01-16-0043

ZONING CASE Z-2024-10700242 CD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair to "C-2 CD" Commercial District with a Conditional Use for Tattoo Parlor on 0.024 acres out of NCB 16840, located at 6563 Babcock Road. Staff recommends Approval. Zoning Commission recommends Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.024 acres out of NCB 16840 TO WIT: from "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair to "C-2 CD" Commercial District with a Conditional Use for Tattoo Parlor
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Councilmember Pelaez thanked the applicant for making concessions requested by the neighborhood.

Councilmember Pelaez moved to Approve with Conditions. Councilmember Castillo seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

32. 2025-01-16-0044

ZONING CASE Z-2024-10700266 S (Council District 8): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lot 353, Block 2, NCB 14864, located at 10319 Huebner Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY

DESCRIBED HEREIN AS: Lot 353, Block 2, NCB 14864 TO WIT: from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

33. 2025-01-16-0045

ZONING CASE Z-2024-10700258 (Council District 9): 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 0.3315 acres out of NCB 15855, located at 427 West Nakoma Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.3315 acres out of NCB 15855 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to Approve. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

34. CONTINUED

ZONING CASE Z-2024-10700164 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Real Estate Office to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 16, Block 2, NCB 12452, located at 2639 Nacogdoches Road. Staff and Zoning Commission recommend Approval. (Continued from December 19, 2024)

Councilmember Whyte moved to Continue. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

35.

CONTINUED

PLAN AMENDMENT CASE PA-2024-11600092 (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 "Suburban Tier" to "General Urban Tier" on Lot 5, Block 1, NCB 17106 and Lot P-6B, NCB 15724, located at 12591 and 12615 Judson Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700280)

Councilmember Whyte moved to Continue. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

36.

CONTINUED

ZONING CASE Z-2024-10700280 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 CD IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for RV/Boat Storage, "C-2 NA S IH-1 AHOD" Commercial Nonalcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Tennis Academy, and "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District on Lots 5 and 6, Block 1, NCB 17106 and Lot P-6B, NCB 15724, located at 12591 and 12615 Judson Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600092)

Councilmember Whyte moved to Continue. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Nirenberg

37.

2025-01-16-0046

ZONING CASE Z-2024-10700289 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Retail Liquid Petroleum (Propane) Gas Sales to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot P-9A, Lot P-9B, Lot P-9C, and Lot P-9D, NCB 15684 and Lot 11, Block 4, NCB 16151, located at 11825 Nacogdoches Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-9A, Lot P-9B, Lot P-9C, and Lot P-9D, NCB 15684 and Lot 11, Block 4, NCB 16151 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard

Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Retail Liquid Petroleum (Propane) Gas Sales to "C-3 AHOD" General Commercial Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

38. 2025-01-16-0047

ZONING CASE Z-2024-10700292 (Council District 10): 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 Lot P-103A, NCB 18890, located at 14435 Bulverde Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-103A, NCB 18890 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Nirenberg

Adjournment

There being no further discussion, the meeting was adjourned at 2:26 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**