

**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, September 5, 2024**

**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 2:08 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT: 11** – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

**ABSENT:** None

**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 Peterrek, Interim Assistant City Manager; Amin Tohmaz, Interim Director, Development Services unless otherwise noted.**

**1.**

**2024-09-05-0658**

ALCOHOL VARIANCE # AV-2024-007 (Council District 3): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages

on the northeast MID IRR 27.51 feet of Lot 3, Block 13, NCB 10879, by Juan Chen, operator, and KM City Base Commons LLC, owner, located at 2410 Southeast Military Drive, for on-premise consumption within three-hundred (300) feet of UIW School of Osteopathic Medicine, a private education institution.

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

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

**2. 2024-09-05-0659**

ALCOHOL VARIANCE # AV-2024-008 (Council District 9): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 16, Block 43, NCB 19215, by Tara Garcia, operator, and M2G Oaks, LLC, owner, located at 23503 Hardy Oak Boulevard, Suite 105, for on-premise consumption within three-hundred (300) feet of Lopez Middle School, a public education institution in North East Independent School District (NEISD).

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**3. 2024-09-05-0660**

ALCOHOL VARIANCE # AV-2024-009 (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 36, Block 1, NCB 3077, by Altaf Merchant, operator, and Merchant SA Properties, LLC, owner, located at 1115 San Pedro Avenue, for on-premise consumption within three-hundred (300) feet of San Antonio College, a public education institution.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**4. 2024-09-05-0661**

PLAN AMENDMENT CASE PA-2024-11600050 (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 "Neighborhood Commercial" to "Community Commercial" on Lot 27 and Lot 28, Block 12, NCB 2043, located at 1921 North Zarzamora Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700050 S)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia

seconded the motion. The motion carried by the following vote:

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

**5. 2024-09-05-0662**

ZONING CASE Z-2024-10700050 S (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Overlay Airport Hazard Overlay District to "C-2 S NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week on Lot 27 and Lot 28, Block 12, NCB 2043, located at 1921 North Zarzamora Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600050)

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 27 and Lot 28, Block 12, NCB 2043 TO WIT: from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Overlay Airport Hazard Overlay District to "C-2 S NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**6. 2024-09-05-0663**

ZONING CASE Z-2024-10700157 (Council District 1): Ordinance amending the Zoning District Boundary from "O-1 UC-5 AHOD" Office Main Ave./McCullough Ave. Urban Corridor Overlay Airport Hazard Overlay District to "NC UC-5 AHOD" Neighborhood Commercial Main Ave./McCullough Ave. Urban Corridor Overlay Airport Hazard Overlay District on Lot 10, Block 3, NCB 1726, located at 214 East Ashby Place. Staff recommends Approval. Zoning Commission recommendation pending the August 20, 2024, hearing.

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, Block 3, NCB 1726 TO WIT: from "O-1 UC-5 AHOD" Office Main Ave./McCullough Ave. Urban Corridor Overlay Airport Hazard Overlay District to "NC UC-5 AHOD" Neighborhood Commercial Main Ave./McCullough Ave. Urban Corridor Overlay Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**7. 2024-09-05-0664**

ZONING Z-2023-10700361 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on the south 100 feet of Lot 10, Block 1, NCB 3133, located at 305 Sandmeyer 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 south 100 feet of Lot 10, Block 1, NCB 3133 TO WIT: from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**8. CONTINUED**

ZONING CASE Z-2024-10700052 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 1 and Lot 2, Block 2, NCB 1173, located at 1606 East Carson Street. Staff and Zoning Commission recommend Approval. (Continued from August 15, 2024)

Councilmember Courage moved to Continue to September 19, 2024. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

9.

**2024-09-05-0665**

PLAN AMENDMENT CASE PA-2024-11600043 (Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Living" and "Parks Open Space" to "Industrial" on Lot P-8J, NCB 18226, and Lot P-8J and Lot A-828, CB 5083, located at 11402 East IH-10. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700124)

Councilmember McKee-Rodriguez commented that this zoning case would reduce access to housing and green space in favor of industrial development. He noted that he supported the zoning changes as there was little opportunity to reduce blight and do something different in this area. He stated that he battled industrial development in his council district because they raised the temperature in Council District 2 and seemed never to provide good high-paying jobs that were promised.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

10.

**2024-09-05-0666**

ZONING CASE Z-2024-10700124 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot P-8J, NCB 18226, and Lot P-8J and Lot A-828, CB 5083, located at 11402 East IH-10. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA-2024-11600043)

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-8J, NCB 18226, and Lot P-8J and Lot A-828, CB 5083 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District, "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember McKee-Rodriguez commented that this zoning case would reduce access to housing and green space in favor of industrial development. He noted that he supported the zoning changes as there was little opportunity to reduce blight and do something different in this area. He stated that he battled industrial development in his council district because they raised the temperature in Council District 2 and seemed never to provide good high-paying jobs that were promised.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**11. 2024-09-05-0667**

ZONING CASE Z-2024-10700126 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 District on Lot A-1, NCB 10319, located at 2543 Amity Road. Staff and Zoning Commission recommend Approval. (Continued from August 15, 2024)

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 A-1, NCB 10319 TO WIT: from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**12. CONTINUED**

ZONING CASE ZONING-Z-2024-10700142 (Council District 2): Ordinance amending the Zoning District Boundary from "AE-2 EP-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 EP-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on Lot 1, Lot 2, Lot 15, and Lot 16, Block 11, NCB 1434, located at 2603 East Commerce Street and 500 and 506 Belmont. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Continue to September 19, 2024. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello

**13. 2024-09-05-0668**

ZONING CASE Z-2024-10700147 S (Council District 2): Ordinance amending the Zoning District Boundary from "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 Cabinet or Carpenter Shop to "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 on Lot 20, Block 1, NCB 11674, located at 3414 East Commerce Street. Staff and 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 20, Block 1, NCB 11674 TO WIT: from "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 Cabinet or Carpenter Shop to "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  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**14. 2024-09-05-0669**

PLAN AMENDMENT CASE PA-2024-11600058 (Council District 2): Ordinance amending the Eastside Community Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Medium Density Residential" on Lot 9, Block G, NCB 647, located at 701 Virginia Boulevard. Staff recommends Approval. Planning Commission recommendation pending the August 28, 2024 hearing. (Associated Zoning Case Z-2024-10700148)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**15. 2024-09-05-0670**

ZONING CASE Z-2024-10700148 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2

AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District for three (3) dwelling units with a fence height up to eight (8) feet on Lot 9, Block G, NCB 647, located at 701 Virginia Boulevard. (Associated Plan Amendment PA-2024-11600058) 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 9, Block G, NCB 647 TO WIT: from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District for three (3) dwelling units with a fence height up to eight (8) feet  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**16. 2024-09-05-0671**

ZONING CASE Z-2024-10700153 CD (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lots 1-3, Block 1, NCB 616, located at 822 and 830 Wyoming 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: Lots 1-3, Block 1, NCB 616 TO WIT: from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**17. CONTINUED**

ZONING CASE Z-2024-10700073 (Council District 3): 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-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 5.33 acres out of NCB 11126, located at 4337, 4343, and



4347 Commercial Avenue. Staff and Zoning Commission recommend Approval. (Continued from August 8, 2024)

Councilmember Viagran moved to Continue to October 3, 2024. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

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

**18. 2024-09-05-0672**

ZONING CASE ZONING-Z-2024-10700143 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 IDZ AHOD" Residential Mixed Infill Development Zone Overlay Airport Hazard Overlay District on Lot 2, Block 68, NCB 3336, located at 606 and 608 East Highland Boulevard. 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 2, Block 68, NCB 3336 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 IDZ AHOD" Residential Mixed Infill Development Zone Overlay Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**19. 2024-09-05-0673**

ZONING CASE Z-2024-10700155 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and "O-2 MLOD-3 MLR-2" High-Rise Office Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 7 and the east 99.4 feet of Lot 8, NCB 10837, located at 4343 and 4355 East Southcross Boulevard. Staff and 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 7 and the east 99.4 feet of Lot 8, NCB 10837 TO WIT: from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and "O-2 MLOD-3 MLR-2" High-Rise Office Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "C-2

MLOD-3 MLR-2" Commercial 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 Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**20. 2024-09-05-0674**

ZONING CASE Z-2024-10700151 S (Council District 4): Ordinance amending the Zoning District Boundary from "BP AHOD" Business Park Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Open With No Screening Required) on Lot P-8D and Lot P-8H, CB 4296, and Lot 2 and Lot 3, Block 5, NCB 16458, generally located in the 14000 block of Speedway Park. 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-8D and Lot P-8H, CB 4296, and Lot 2 and Lot 3, Block 5, NCB 16458 TO WIT: from "BP AHOD" Business Park Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Open With No Screening Required)  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Rocha Garcia spoke on the fact that the approval of the Item would provide additional over-sized vehicle spaces to park in a safe and affordable location.

Councilmember Rocha Garcia moved to Approve with Conditions of a 6-foot fence on the southern property line. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**21. 2024-09-05-0675**

ZONING CASE Z-2023-10700017 (Council District 5): Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the south 45.7 feet of the north 86.3 feet of Lot 13, Block 4, NCB 2211, located at 708 North Colorado Street. Staff recommends Approval. Zoning Commission recommends Denial.

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 45.7 feet of the north 86.3 feet of Lot 13, Block 4, NCB 2211 TO WIT: from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve as Amended. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**22. 2024-09-05-0676**

ZONING CASE Z-2023-10700304 CD (Council District 5): 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 31 and Lot 32, Block 14, NCB 3497, located at 259 Taft Boulevard. Staff and Zoning Commission recommend Approval. (Continued from August 8, 2024)

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 31 and Lot 32, Block 14, NCB 3497 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 two (2) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo thanked the applicant on this project for working with adjacent neighborhoods on the amendment presented.

Councilmember Castillo moved to Approve as Amended. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**23. 2024-09-05-0677**

ZONING Z-2024-10700120 CD (Council District 5): Ordinance amending the Zoning District Boundary from "MF-33 MC-1 AHOD" Multi-Family Roosevelt Avenue Corridor Overlay

Airport Hazard Overlay District to “MF-18 CD MC-1 AHOD” Limited Density Multi-Family Roosevelt Avenue Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 7, Block 7, NCB 2981, located at 230 West Whittier 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, Block 7, NCB 2981 TO WIT: from “MF-33 MC-1 AHOD” Multi-Family Roosevelt Avenue Corridor Overlay Airport Hazard Overlay District to “MF-18 CD MC-1 AHOD” Limited Density Multi-Family Roosevelt Avenue Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Professional Office "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**24.**

**2024-09-05-0678**

ZONING Z-2024-10700121 (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 and “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 Three (3) Dwelling Units to “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7, Lot 12 and Lot 13, Block 23, NCB 2237, located at 2306 and 2316 West Martin 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, Lot 12 and Lot 13, Block 23, NCB 2237 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 and “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 Three (3) Dwelling Units 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 Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello

**25. CONTINUED**

PLAN AMENDMENT CASE PA-2024-11600016 (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 P-5, NCB 15831, generally located in 14000 block of Nacogdoches Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700047)

Councilmember Courage moved to Continue to September 19, 2024. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**26. CONTINUED**

ZONING CASE Z-2024-10700047 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto, Boat, and Recreational Vehicle Storage (Outdoor/Covered) to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 25 units per acre on Lot P-5, NCB 15831, generally located in 14000 block of Nacogdoches Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA-2024-11600016)

Councilmember Courage moved to Continue to September 19, 2024. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**27. 2024-09-05-0679**

ZONING CASE ZONING-Z-2024-10700130 (Council District 10): Ordinance amending the Zoning District Boundary from "MPCD ERZD" Master Planned Community Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District for a Major Site Plan Amendment on Lot 5, Block 31, NCB 17365, out of an original 38.615 acres, located at 16918 Bulverde Road. The remaining MPCD area is unchanged. Staff recommends Approval. Zoning Commission recommendation pending the August 20, 2024, hearing.

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 31, NCB 17365 TO WIT: from "MPCD ERZD" Master Planned Community Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District for a Major Site Plan Amendment "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia

seconded the motion. The motion carried by the following vote:

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

### **Adjournment**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:18 p.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**