

**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, December 7, 2023

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 2:00 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

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

ABSENT: 1 - Alderete Gavito

1.

2023-12-07-0913

ALCOHOL VARIANCE # AV2023-017 (Council District 1): Ordinance waiving the application requirements of City Code Section 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lots 7-10, Block 2, NCB 1725, by Gonzalo Pozo, Boli Mex, LLC, owner and applicant, at 2030 North Main Avenue for on-premise consumption within three-hundred (300) feet of San Antonio College, a public education institution, and Travis Early College High School, a public education institution in San Antonio Independent School District (SAISD).

Jack Finger spoke in opposition to the Item.

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

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

Aye: Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

2. **CONTINUED**

ZONING CASE Z-2023-10700140 (Council District 1): Ordinance amending the zoning district boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 1, Block 7, NCB 2045, located at 247 Princeton Avenue. Staff and Zoning Commission recommend Approval. (Continued from November 2, 2023)

Councilmember Kaur moved to Continue. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

3. **2023-12-07-0914**

ZONING CASE Z-2023-10700160 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment on Lot 32, Block 2, NCB 9666, located at 2419 Basse Road. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions.

Jack Finger spoke in opposition to the Item.

Councilmember Kaur moved to Approve with Conditions. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

4. **POSTPONED**

ZONING CASE Z-2023-10700199 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "R-4 CD IDZ H AHOD" Residential Single-Family Infill Development Zone Overlay Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 15, NCB 1724, located at 127 East Ashby Place. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from November 2, 2023)

Item 4 was withdrawn and not considered.

5.

2023-12-07-0915

ZONING CASE Z-2023-10700268 HL (Council District 1): Ordinance amending the Zoning District Boundary from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 HL AHOD” Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 12 and Lot 13, Block 22, NCB 7391, located at 228 Odell 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 12 and Lot 13, Block 22, NCB 7391. TO WIT: from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 HL AHOD” Residential Single-Family Historic Landmark 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

6.

2023-12-07-0916

ZONING CASE Z-2023-10700180 S (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-2" High Rise Office Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on 2.5 acres out of NCB 15829, located at 7615 Jones Maltsberger Road. Staff and Zoning Commission recommend Approval.

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: 2.5 acres out of NCB 15829. TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-2" High Rise Office Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel. "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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

7.

2023-12-07-0917

ZONING CASE Z-2023-10700163 (Council District 2): Ordinance amending the Zoning District

Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Hotel, and Studio - Sound and Recording to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, Multi-Family Dwellings not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); and Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment) on 0.039 acres out of NCB 979, located at 500 East Grayson 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: 0.039 acres out of NCB 979. TO WIT: from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Hotel, and Studio - Sound and Recording to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, Multi-Family Dwellings not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); and Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment).

"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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

8.

2023-12-07-0918

ZONING CASE Z-2023-10700207 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-2" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-2" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 47, Block 11, NCB 10270, and Lots 4 and 5, Block 11, NCB 10270, save and except the northwest triangular 47.06 feet of Lot 4, located at 210 and 218

Dorie Street. Staff and Zoning Commission recommend Approval. (Continued from November 2, 2023)

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 47, Block 11, NCB 10270, and Lots 4 and 5, Block 11, NCB 10270, save and except the northwest triangular 47.06 feet of Lot 4. TO WIT: from "C-3 MLOD-3 MLR-2" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-2" Multi-Family Martindale Army Airfield 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

9. 2023-12-07-0919

ZONING CASE Z-2023-10700208 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Army Airfield Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 12A and Lot 12B, Block 1, NCB 6335, located at 1048 Gibbs 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 12A and Lot 12B, Block 1, NCB 6335. TO WIT: from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Army Airfield 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

10.

2023-12-07-0920

ZONING CASE Z-2023-10700222 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for two (2) dwelling units and "R-4 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 13, Block 35, NCB 6457, located at 1551 Paso Hondo. 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 13, Block 35, NCB 6457. TO WIT: from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for two (2) dwelling units and "R-4 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Airfield 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 Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

11.

2023-12-07-0921

ZONING CASE Z-2023-10700225 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 UC-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre, Live-Work Units, Bar and/or tavern with cover charge 3 or more days per week, Nightclub with cover charge 3 or more days per week, Alcohol

beverage manufacture or brewery, Hotel taller than 35 feet, Beverage manufacture non-alcohol (including manufacturing and processing), Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment), and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) on 1.189 acres out of NCB 965, located at 1508, 1514, and 1516 Broadway. 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: 1.189 acres out of NCB 965. TO WIT: from "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 UC-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre, Live-Work Units, Bar and/or tavern with cover charge 3 or more days per week, Nightclub with cover charge 3 or more days per week, Alcohol beverage manufacture or brewery, Hotel taller than 35 feet, Beverage manufacture non-alcohol (including manufacturing and processing), Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment), and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage).

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

12. 2023-12-07-0922

ZONING CASE Z-2023-10700262 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 EP-1 MLOD-3 MLR-2 AHOD" General Industrial Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 142 feet of Lot A-4 and the east 328.43 feet of the west 483.43 feet of Lot A-5, NCB 42, located at 200 Seguin 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 west 142 feet of Lot A-4 and the east 328.43 feet of the west 483.43 feet of Lot A-5, NCB 42. TO WIT: from "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 EP-1 MLOD-3 MLR-2 AHOD" General Industrial Facility Parking/Traffic Control Martindale 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

13. 2023-12-07-0923

ZONING CASE Z-2023-10700269 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 H MLOD-3 MLR-2 AHOD" Commercial Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 H MLOD-3 MLR-2 AHOD" Residential Mixed Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 12, Block 4, NCB 1372, located at 1914 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 12, Block 4, NCB 1372. TO WIT: from "C-2 H MLOD-3 MLR-2 AHOD" Commercial Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 H MLOD-3 MLR-2 AHOD" Residential Mixed Dignowity Hill Historic Martindale Army Airfield 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

14. 2023-12-07-0924

ZONING CASE Z-2023-10700273 (Council District 2): Ordinance amending the Zoning District

Boundary from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on Lot 16 and the north 2.07 feet of 15, Block 25, NCB 507, located at 1223 North Olive 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 16 and the north 2.07 feet of 15, Block 25, NCB 507. TO WIT: from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “R-6 AHOD” Residential Single-Family 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

15. 2023-12-07-0925

ZONING CASE Z-2023-10700282 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for a Carwash on 2.709 acres out of NCB 16198, generally located in the 5500 block of US Highway 87. 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: 2.709 acres out of NCB 16198. TO WIT: from "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for a Carwash.

"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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

16. 2023-12-07-0926

PLAN AMENDMENT CASE PA-2023-11600032 (Council District 3): Ordinance amending the

South Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "High Density Residential" on Lots 316 and 317, NCB 8728, located at 239 McCauley Boulevard. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2023-10700134)

Jack Finger spoke in opposition to the Item.

Councilmember Viagran thanked the applicant for working with the Harlandale School District and noted support of the neighborhood association.

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

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

17. 2023-12-07-0927

ZONING CASE Z-2023-10700134 (Council District 3): 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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multifamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 316 and 317, NCB 8728, located at 239 McCauley Boulevard. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2023-11600032)

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 316 and 317, NCB 8728. 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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multifamily 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".

Jack Finger spoke in opposition to the Item.

Councilmember Viagran thanked the applicant for working with the Harlandale School District and noted the support of the neighborhood association.

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

Aye: Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

18. 2023-12-07-0928

ZONING CASE Z-2023-10700230 (Council District 3): Ordinance amending the Zoning District Boundary from “BP” Business Park District to “RP” Resource Protection District on Lot P-49, CB 4010, located at 4590 South Flores 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-49, CB 4010. TO WIT: from “BP” Business Park District to “RP” Resource Protection 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

19. 2023-12-07-0929

ZONING CASE Z-2023-10700278 CD S (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 H RIO-4 MPOD AHOD" Residential Single-Family Mission Historic River Improvement Overlay 4 Mission Protection Overlay Airport Hazard Overlay District and "C-3 H RIO-4 MPOD AHOD" General Commercial Mission Historic River Improvement Overlay 4 Mission Protection Overlay Airport Hazard Overlay District to "C-1 CD S H RIO-4 MPOD AHOD" Light Commercial Mission Historic River Improvement Overlay 4 Mission Protection Overlay Airport Hazard Overlay District with a Conditional Use for a Convenience Store (With Gasoline) and a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,000 gallons or less total tank capacity within 100-feet of single-family zoning and uses on 0.634 acres out of NCB 6917, located at 703 Mission 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: 0.634 acres out of NCB 6917. TO WIT: from "R-5 H RIO-4 MPOD AHOD" Residential Single-Family Mission Historic River Improvement Overlay 4 Mission Protection Overlay Airport Hazard Overlay District and "C-3 H RIO-4 MPOD AHOD" General Commercial Mission Historic River Improvement Overlay 4 Mission Protection Overlay Airport Hazard Overlay District to "C-1 CD S H RIO-4 MPOD AHOD" Light Commercial Mission Historic River Improvement Overlay 4 Mission Protection Overlay Airport Hazard Overlay District with a Conditional Use for a Convenience Store (With Gasoline) and a Specific Use Authorization for a Convenience Store with Gasoline

Filling Station and gas tanks having 50,000 gallons or less total tank capacity within 100-feet of single-family zoning and uses.

"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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

20. 2023-12-07-0930

ZONING CASE Z-2023-10700283 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 6.827 acres out of NCB 10879, generally located in the 8000 block of South New Braunfels Avenue. Staff Recommends Approval. Zoning Commission recommendation pending the December 5, 2023 meeting.

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: 6.827 acres out of NCB 10879. TO WIT: from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

21. 2023-12-07-0931

ZONING CASE Z-2023-10700284 (Council District 3): Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reserve Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.050 acres out of NCB 10879, generally located in the 2000 block of Research Plaza. 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: 13.050 acres out of NCB 10879. TO WIT: from "MR AHOD" Military Reserve Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

22. 2023-12-07-0932

ZONING CASE Z-2023-10700267 (Council District 4): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-74E, NCB 15248, generally located in the 6000 block of Carmona Pass. 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-74E, NCB 15248. TO WIT: from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

23. 2023-12-07-0933

ZONING CASE Z-2023-10700274 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-51, NCB 14567, generally located in the 4600 block of Cassian 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-51, NCB 14567. TO WIT: from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial

Lackland Military Lighting Overlay Military Lighting Region 1 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

24. 2023-12-07-0934

ZONING CASE Z-2023-10700277 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 7.711 acres out of NCB 15269, generally located in the 5000 block of Pearsall Road. Staff and Zoning Commission recommend Approval.

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

Aye: Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

25. 2023-12-07-0935

ZONING CASE Z-2023-10700279 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-51B, NCB 14567, generally located in the 9600 block of South IH-35. 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: 7.711 acres out of NCB 15269. TO WIT: from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

26. CONTINUED

ZONING CASE Z-2023-10700098 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lots 32-34, Block 3, NCB 8540, located at 243 Moraima Street. Staff and Zoning Commission recommend Approval. (Continued from November 2, 2023)

Councilmember Kaur moved to Continue. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

27. 2023-12-07-0936

PLAN AMENDMENT CASE PA-2023-11600051 (Council District 5): Ordinance amending the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Medium Density Residential" on the south 117 feet of Lots 37 and 38, and the south 117 feet of the west 12.5 feet of Lot 39, NCB 6181, located at 2328 South Brazos Street. Staff and Planning Commission recommends Approval. (Associated Zoning Case Z-2023-10700172)

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

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

28. 2023-12-07-0937

ZONING CASE Z-2023-10700172 (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 "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the south 117 feet of Lots 37 and 38, and the south 117 feet of the west 12.5 feet of Lot 39, NCB 6181, located at 2328 South Brazos Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600051)

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 117 feet of Lots 37 and 38, and the south 117 feet of the west 12.5 feet of Lot 39, NCB 6181. 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 "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

29. 2023-12-07-0938

PLAN AMENDMENT CASE PA-2023-11600055 (Council District 5): Ordinance amending the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Mixed Use" on Lots 13-16, Lots 21-23, and Lot P-100, Block 1, NCB 7944, located at 2109 Fitch Street. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2023-10700196 CD)

Jack Finger spoke in opposition to the Item.

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

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

30. 2023-12-07-0939

ZONING CASE Z-2023-10700196 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 "C-2P CD MLOD-2 MLR-1 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 13-16, Lots 21-23, and Lot P-100, Block 1, NCB 7944, located at 2109 Fitch Street. Staff recommends Denial. Zoning Commission recommends Approval, with Condition. (Associated Plan Amendment PA-2023-11600055)

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 13-16, Lots 21-23, and Lot P-100, Block 1, NCB 7944. TO WIT: 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-2P CD MLOD-2 MLR-1 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales.

"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 with Conditions. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

31. 2023-12-07-0940

ZONING CASE Z-2023-10700238 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 28 and Lot 29, Block 5, NCB 8986, located at 1518 Calle Valencia. 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 28 and Lot 29, Block 5, NCB 8986. TO WIT: from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

32. 2023-12-07-0941

PLAN AMENDMENT CASE PA-2023-11600084 (Council District 5): Ordinance amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the

City, by changing the future land use classification from "Urban Mixed Use" to "Regional Mixed Use" on the east 338.98 feet and the west 164.14 feet of Lot 3, Block 102, NCB 274, located at 1025 South Frio Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700287)

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

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

33. 2023-12-07-0942

ZONING CASE Z-2023-10700287 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Hotel and one-hundred and fifty (150) dwelling units and "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Hotel and one-hundred and fifty (150) dwelling units on the east 338.98 feet and the west 164.14 feet Lot 3, Block 102, NCB 274, located at 1025 South Frio Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Plan Amendment PA-2023-11600084)

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 east 338.98 feet and the west 164.14 feet Lot 3, Block 102, NCB 274. TO WIT: from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Hotel and one-hundred and fifty (150) dwelling units and "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Hotel and one-hundred and fifty (150) 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

34. 2023-12-07-0943

ZONING CASE Z-2023-107000286 (Council District 6): Ordinance amending the Zoning District Boundary from “C-3 GC-2 MLOD-2 MLR-2 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-33 GC-2 MLOD-2 MLR-2 AHOD” Multi-Family Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 5.185 acres out of NCB 17640, generally located on the 10000 block of State Hwy 151. 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: 5.185 acres out of NCB 17640. TO WIT: from “C-3 GC-2 MLOD-2 MLR-2 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-33 GC-2 MLOD-2 MLR-2 AHOD” Multi-Family Highway 151 Gateway Corridor Overlay 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

35. CONTINUED

ZONING CASE Z-2023-10700108 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 38, Block B, NCB 11514, located at 4119 Willard Drive. Staff and Zoning Commission recommend Approval. (Continued from September 21, 2023)

Councilmember Kaur moved to Continue. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

36. 2023-12-07-0944

PLAN AMENDMENT CASE PA-2023-11600070 (Council District 7): Ordinance amending the Bandera Road Corridor Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Mixed Use” to “Regional Mixed Use” on

Lot 16, Block 1, NCB 15663, located at 11505 West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700271)

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

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

37. 2023-12-07-0945

ZONING CASE Z-2023-10700271 (Council District 7): Ordinance amending the Zoning District Boundary from "C-2" Commercial District and "C-3" General Commercial District to "C-3" General Commercial District on Lot 16, Block 1, NCB 15663, located at 11503 West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600070)

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 16, Block 1, NCB 15663. TO WIT: from "C-2" Commercial District and "C-3" General Commercial District to "C-3" General Commercial 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

38. 2023-12-07-0946

ZONING CASE Z-2023-10700275 (Council District 7): 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 "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-1, Lot 83, and Lot 84, Block 22, NCB 7508, located at 4796 Rita 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: Lot P-1, Lot 83, and Lot 84, Block 22, NCB 7508. TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MHC MLOD-2 MLR-2

AHOD" Manufactured Housing Conventional 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

39. 2023-12-07-0947

ZONING CASE Z-2022-10700151 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 7.304 acres out of NCB 14615, located at 12505 Woller Road. Staff and Zoning Commission recommend Approval. (Continued from November 2, 2023)

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: 7.304 acres out of NCB 14615. TO WIT: from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

40. 2023-12-07-0948

ZONING CASE Z-2023-10700217 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "MPCD MLOD-1 MLR-1 UC-1 GC-1 AHOD ERZD" Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Airport Hazard Overlay Edwards Recharge Zone District and "MPCD MLOD-1 MLR-1 AHOD ERZD" Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "MPCD MLOD-1 MLR-1 UC-1 GC-1 AHOD ERZD" Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Airport Hazard Overlay Edwards Recharge Zone District and "MPCD MLOD-1 MLR-1 AHOD ERZD" Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Site Plan Amendment from Commercial to Mixed Use on 4.688 acres on Lot 11, Block 6, NCB 14747, located at

5423 North Loop 1604 West. 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 11, Block 6, NCB 14747. TO WIT: from “MPCD MLOD-1 MLR-1 UC-1 GC-1 AHOD ERZD” Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Airport Hazard Overlay Edwards Recharge Zone District and “MPCD MLOD-1 MLR-1 AHOD ERZD” Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to “MPCD MLOD-1 MLR-1 UC-1 GC-1 AHOD ERZD” Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Airport Hazard Overlay Edwards Recharge Zone District and “MPCD MLOD-1 MLR-1 AHOD ERZD” Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Site Plan Amendment from Commercial to Mixed Use.
"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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

- 41. 2023-12-07-0949**
PLAN AMENDMENT CASE PA-2023-11600063 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Country Tier” to “Suburban Tier” on 2.432 acres out of NCB 35936, save and except 0.264 acres, located at 20215 West Tejas Trail. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700228)

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

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

- 42. 2023-12-07-0950**
ZONING CASE Z-2023-10700228 (Council District 8): Ordinance amending the Zoning District Boundary from "NC MSAO-1 MLOD-1 MLR-1 AHOD" Neighborhood Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay

Military Lighting Region 1 Airport Hazard Overlay District on 2.432 acres out of NCB 35936, save and except 0.264 acres, located at 20215 West Tejas Trail. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2023-11600063)

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: 2.432 acres out of NCB 35936, save and except 0.264 acres TO WIT: from "NC MSAO-1 MLOD-1 MLR-1 AHOD" Neighborhood Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

43.

2023-12-07-0951

ZONING CASE Z-2022-10700334 CD S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 CD S PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District with a Conditional Use for Office Warehouse (Flex Space) and a Specific Use Authorization for Office Warehouse (Flex Space) over the Edwards Recharge Zone District and "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with a Conditional Use for Office Warehouse (Flex Space) and a Specific Use Authorization for Office Warehouse (Flex Space) over the Edwards Recharge Zone District on 1.675 acres out of NCB 18212, formerly CB 4921, generally located in the 20000 block of 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: 1.675 acres out of NCB 18212, formerly CB 4921. TO WIT: from "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 CD S PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District with a Conditional Use for Office Warehouse (Flex Space) and a Specific Use Authorization for Office Warehouse (Flex Space) over the Edwards Recharge Zone District and "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with a Conditional Use for Office Warehouse (Flex Space) and a Specific Use Authorization for Office Warehouse (Flex Space) over the Edwards Recharge Zone 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

44. 2023-12-07-0952

ZONING CASE Z-2023-10700046 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3R MLOD-1 MLR-2 AHOD ERZD" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District and "O-1 S MLOD-1 MLR-2 AHOD ERZD" Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Commercial Athletic Fields to "MF-18 MLOD-1 MLR-2 AHOD ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District on Lots 2 and 3, save and except 0.396 acres out of NCB 15674, NCB 15674, located at 15838 San Pedro Avenue. Staff and Zoning Commission recommend Approval. (Continued from November 2, 2023)

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 2 and 3, save and except 0.396 acres out of NCB 15674, NCB 15674, TO WIT: from "C-3R MLOD-1 MLR-2 AHOD ERZD" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District and "O-1 S MLOD-1 MLR-2 AHOD ERZD" Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Commercial Athletic Fields to "MF-18 MLOD-1 MLR-2 AHOD ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone 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, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Absent: McKee-Rodriguez, Alderete Gavito

45. 2023-12-07-0953

ZONING CASE Z-2023-10700339 CD ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Overlay District Military Lighting Region 2 Edwards Recharge Zone District

with a Conditional Use for an Assisted Living Facility with up to 16 residents to "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Overlay District Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for an Assisted Living Facility with up to 16 residents with a Major Site Plan Amendment to increase the building square footage on Lot 1 and the west 45 feet of Lot 2, Block 31, NCB 14843, located at 2104 Pipestone Drive. Staff recommends Approval. Zoning Commission recommendation pending the December 5, 2023 meeting.

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 and the west 45 feet of Lot 2, Block 31, NCB 14843. TO WIT: from "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Overlay District Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for an Assisted Living Facility with up to 16 residents to "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Overlay District Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for an Assisted Living Facility with up to 16 residents with a Major Site Plan Amendment to increase the building square footage.

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

46. 2023-12-07-0954

PLAN AMENDMENT CASE PA-2023-11600044 (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 "Natural Tier" and "Suburban Tier" to "General Urban Tier" on 105.311 acres out of NCB 16587, generally located in the 7000 block of North Loop 1604 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700168 CD)

Councilmember Whyte moved to Approve with Conditions. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

47. 2023-12-07-0955

ZONING CASE Z-2023-10700168 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Low Density

Multi-Family Airport Hazard Overlay District on 56.139 acres and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Warehouse on 49.172 acres, for a total of 105.311 acres out of NCB 16587, generally located in the 7000 block of North Loop 1604 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600044)

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: 105.311 acres out of NCB 16587. TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 56.139 acres and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Warehouse on 49.172 acres "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Whyte thanked the applicant and the neighborhood for coming to an agreement.

Councilmember Whyte moved to Approve with Conditions. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

48. 2023-12-07-0956

PLAN AMENDMENT CASE PA-2023-11600069 (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 "Low Density Residential" to "Neighborhood Commercial" on Lot 33, Block 7, NCB 12457, located at 2751 Nacogdoches Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700255)

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

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

49. 2023-12-07-0957

ZONING CASE Z-2023-10700255 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 33, Block 7, NCB 12457, located at 2751 Nacogdoches Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600069)

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 33, Block 7, NCB 12457, TO WIT: from "MF-33 AHOD" Multi-Family 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 Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

50. 2023-12-07-0958

PLAN AMENDMENT CASE PA-2023-11600050 (San Antonio ETJ - Closest to Council District 4): Ordinance amending the 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 "Urban Low Density Residential" to "Employment/Flex Mixed Use" on 24.467 acres of property legally described as ABS 196 P-5B CB 4361, generally located at 11514 Potranco Road. Staff and Planning Commission recommends Approval.

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

Aye: Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: McKee-Rodriguez, Alderete Gavito

Adjournment

There being no further business, the meeting was adjourned at 3:01 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**