

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, June 20, 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 2:21 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 Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services unless otherwise noted.**

**1. 2024-06-20-0032R**

Resolution directing City Staff to initiate changes to the land use plan and zoning district boundary of approximately 479 acres of property generally located within the boundaries of the Harlandale-McCollum Neighborhood Association which is generally bounded by Southwest Military Drive and Clovis Place to the North, Commercial Avenue to the East, West Petaluma Boulevard to the South, and Six Mile Creek to the West, to a Zoning District consistent with the property use as requested by Council District 3. [John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Viagran highlighted her support for the Item.

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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

**2. 2024-06-20-0033R**

Resolution directing City Staff to initiate changes to the land use plan and zoning district boundary of approximately 238 acres of property generally located within the boundaries of the Roosevelt Park Neighborhood Association, and generally bound by the Union Pacific Railway to the North, IH-37 to the East, IH-10 to the South, and the San Antonio River to the West, as requested by Council District 5. [John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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

**3. 2024-06-20-0507**

ZONING CASE Z-2024-10700033 (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 for three (3) dwelling units on Lot 16, Block 4, NCB 2047, located at 124 Princeton 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 16, Block 4, NCB 2047 TO WIT: 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

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

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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.

**2024-06-20-0508**

ZONING CASE Z-2024-10700061 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay 2 Airport Hazard Overlay District and "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel, Studio-Sound and Recording, Club-Private, Office Warehouse (Flex Space) and Multi-Family dwelling units not to exceed 325 units to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel, Studio-Sound and Recording, Club-Private, Office Warehouse (Flex Space) and Multi-family dwelling units not to exceed 325 units on 1.865 acres out of NCB 6792, located at 1301 and 1311 East Elmira Street, 813 East Myrtle Street, 818 East Locust Street, and 1212-1218 East Euclid 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: 1.865 acres out of NCB 6792 TO WIT: from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay 2 Airport Hazard Overlay District and "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel, Studio-Sound and Recording, Club-Private, Office Warehouse (Flex Space) and Multi-Family dwelling units not to exceed 325 units to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel, Studio-Sound and Recording, Club-Private, Office Warehouse (Flex Space) and Multi-family dwelling units not to exceed 325 units

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

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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. 2024-06-20-0509**

ZONING CASE Z-2024-10700092 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Studio - Fine or Performing Arts on Lots 1-5, Block 16, NCB 10063, located at 802 Oblate Drive. 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 1-5, Block 16, NCB 10063 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Studio - Fine or Performing Arts

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

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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. 2024-06-20-0510**

ZONING CASE Z-2024-10700063 (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay 1 Development Node Broadway Urban Corridor Westford Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "O-2" High-Rise Office District, "C-2" Commercial District and a Bar/Tavern with or without cover charge 3 or more days per week to "IDZ-2 RIO-1 DN UC-2 NCD-9 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 1 Development Node Broadway Urban Corridor Westford Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Hotel over 35', Bar/Tavern with or without cover charge 3 or more days per week, and Club-Private on Lots 1-4, 7-12, P-100-103, and P-105-106, Block 33, NCB 1763, located at 100 Appler 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 1-5, Block 16, NCB 10063 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential

Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Studio - Fine or Performing Arts

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

Councilmember McKee-Rodriguez moved to Approve. 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, Whyte

**No:** Pelaez, Courage

Priscilla Camacho representing the Alamo Community College District (ACCD) and Ross Laughead, a neighboring property owner both opposed the zoning change as they were concerned about smoke from the barbecue restaurant and requested the installation of smoke scrubbers.

Councilmember McKee-Rodriguez recognized the work of the applicant to meet the parking needs of the neighborhood association and noted that the zoning request was for the hotel, not the restaurant as the restaurant could be built under the current zoning. Councilmember McKee-Rodriguez asked the applicant's representative to confirm that if smoke became a problem, the scrubbers would be installed. Ashley Farrimond, representing the restaurant confirmed that the infrastructure for the scrubbers was included in the restaurant building plans but the scrubbers would not be installed unless necessary noting that the hotel was situated between the restaurant and residences.

Councilmember Pelaez opposed the Item noting that he had dealt with similar neighbor concerns about smoke and grease from a barbecue restaurant in the past and did not understand why they did not plan to install the scrubber at this restaurant since the one in Austin had it.

Councilmember Courage agreed that the scrubbers should be included and opposed the zoning change unless they were included.

Councilmember McKee-Rodriguez stressed that not passing the zoning change would not keep the restaurant from being built, it would only mean that the much needed parking would not be built which would be a loss for the neighborhood.

Mayor Nirenberg asked the applicant representatives why they did not plan to install the smoke scrubbers. Farrimond stated that the scrubbers adversely impacted the cooking process for the restaurant but that they would be installed if there was a concern by neighbors including ACCD and noted that the Austin location was the only one with scrubbers and that the restaurant was situated below some residences. Mayor Nirenberg requested that staff clarify if nuisance Ordinances regulated smoke. Director of Development Services Mike Shannon stated that if there were any air quality complaints, the Texas Commission on Environmental Quality would be engaged to evaluate.

Mayor Nirenberg noted for the record that the applicant had committed to installing the smoke scrubbers in good faith if there were any complaints.

**7. 2024-06-20-0511**

PLAN AMENDMENT CASE PA-2024-11600030 (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 "Community Commercial, Regional Commercial, and Urban Living" to "Industrial" on Lot 3, Block 7, NCB 16567, located at 8810 Interstate Highway 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700089)

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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

**8. 2024-06-20-0512**

ZONING CASE Z-2024-10700089 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3, Block 7, NCB 16567, located at 8810 Interstate Highway 10 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600030)

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 3, Block 7, NCB 16567 TO WIT: from "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial 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 Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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

**9. 2024-06-20-0513**

PLAN AMENDMENT CASE PA-2024-11600039 (Council District 3): Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Parks Open Space" to "Community Commercial" on Lot P-1A, NCB 11152, located at 7902 South Flores Street. Staff recommends Approval. Planning Commission recommendation pending the June 12, 2024, meeting. (Associated Zoning Case Z-2024-10700114)

Councilmember Viagran moved to Approve as amended. Councilmember Whyte 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

**10. 2024-06-20-0514**

ZONING CASE Z-2024-10700114 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MC-1 AHOD" Residential Single-Family Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District on Lot P-1A, NCB 11152, located at 7902 South Flores Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600039)

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-1A, NCB 11152 TO WIT: from "R-6 MC-1 AHOD" Residential Single-Family Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2NA MC-1 AHOD" Commercial Nonalcoholic Sales Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve as amended. Councilmember Whyte 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. 2024-06-20-0515**

ZONING CASE Z-2023-10700281 (Council District 4): 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 seventy-nine (79) dwelling units on the east 130 feet of the west 262.5 feet of the south 335.08 feet of Lot 337, the west 132.5 feet of the east 262.5 feet of Lot 337, and the east 131.25 feet of the north 331.88

feet of Lot 338, Block 35, NCB 11134, located at 1471 and 1477 West Villaret Boulevard and 1487 East Mally 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: the east 130 feet of the west 262.5 feet of the south 335.08 feet of Lot 337, the west 132.5 feet of the east 262.5 feet of Lot 337, and the east 131.25 feet of the north 331.88 feet of Lot 338, Block 35, NCB 11134 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 seventy-nine (79) dwelling units

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

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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

12.

**2024-06-20-0516**

ZONING CASE Z-2024-10700023 CD (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 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 68 and 151, Block 1, NCB 11253, located at 7150 New Laredo Highway. 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 68 and 151, Block 1, NCB 11253 TO WIT: from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial 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".

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

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



**13. 2024-06-20-0517**

PLAN AMENDMENT CASE PA-2024-11600028 (Council District 4): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness Tier" to "Suburban Tier" on 24.135 acres out of NCB 11298 and NCB 17364, located at 9371 Interstate Highway 35 South. Staff and Planning Commission recommend Approval. (Associated Zoning Case-Z-2024-10700084)

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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. 2024-06-20-0518**

ZONING CASE Z-2024-10700084 (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, "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "I-1 MLOD-2 MLR-1 AHOD" General Industrial District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 24.13 acres out of NCB 11298 and NCB 17364, located at 9371 Interstate 35 South. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA-2024-11600028)

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: 24.13 acres out of NCB 11298 and NCB 17364 TO WIT: from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "I-1 MLOD-2 MLR-1 AHOD" General Industrial District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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. 2024-06-20-0519**

ZONING CASE Z-2024-10700034 CD (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 270, Block 11, NCB 15627, located at 5538 Hayden Drive. Staff and Zoning Commission recommend Approval, with Conditions. (Continued from June 4, 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 270, Block 11, NCB 15627 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-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**16. CONTINUED**

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.

**17. 2024-06-20-0520**

ZONING CASE Z-2024-10700085 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) units on 0.313 acres out of NCB 7896, located at 727 Stonewall 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: 0.313 acres out of NCB 7896 TO WIT: from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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

**18. 2024-06-20-0521**

ZONING CASE Z-2024-10700105 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-65 IDZ MLOD-2 MLR-2 AHOD" Urban Multi-Family Infill Development Zone Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, Block 4, NCB 2313, located at 120 South Trinity Street. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 13, Block 4, NCB 2313 TO WIT: from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-65 IDZ MLOD-2 MLR-2 AHOD" Urban Multi-Family Infill Development Zone 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 Castillo mentioned that the parking had been reduced to allow more units on the site as it was close to VIA Metropolitan Transit's proposed Silver Advanced Rapid Transit Line.

Councilmember Castillo moved to Approve. 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, Courage, Whyte

**Absent:** Pelaez

**19. 2024-06-20-0522**

ZONING CASE Z-2024-10700066 S CD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop to "C-3 S CD AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop and a Conditional Use for a Solar Farm on 5.009 acres out of NCB 13663, located at 2827 Babcock 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: 5.009 acres out of NCB 13663 TO WIT: from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop to "C-3 S CD AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop and a Conditional Use for a Solar Farm  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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. 2024-06-20-0523**

ZONING CASE Z-2024-10700103 CD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 CD MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage - Long Term on 7.5 acres out of NCB 15825, generally located in the 15000 block of Vance Jackson 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: 7.5 acres out of NCB 15825 TO WIT: from "C-3 MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military

Lighting Region 1 Airport Hazard Overlay District to "C-3 CD MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage - Long Term

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

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Kaur 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. CONTINUED**

PLAN AMENDMENT CASE PA-2024-11600032 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Specialized Center" to "Suburban Tier" on 25.378 acres out of NCB 16584, located at 17097 Nacogdoches Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700093)

**22. CONTINUED**

ZONING CASE Z-2024-10700093 (Council District 10): Ordinance amending the Zoning District Boundary from "L AHOD" Light Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 88.979 acres out of NCB 16584 and NCB 17658, save and except 0.037 acres out of NCB 16584, located at 17103 Nacogdoches Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600032)

**23. 2024-06-20-0524**

PLAN AMENDMENT CASE PA-2024-11600025 (San Antonio ETJ - Closest to Council District 4): Ordinance amending the Lackland 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 "Residential Estate" to "Regional Commercial" on Lots 5-7, Block 1, CB 4360A, located at 12020 Potranco Road. Staff recommends Denial. Planning Commission recommends Approval.

Councilmember Rocha Garcia noted no opposition and supported the local business wanting to expand.

Councilmember Rocha Garcia moved to Approve. 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, Courage, Whyte  
**Absent:** Pelaez

## **Adjournment**

There being no further discussion, the meeting was adjourned at 2:45 p.m.

**Approved**

**Ron Nirenberg**  
**Mayor**

**Debbie Racca-Sittre**  
**City Clerk**

DRAFT