

**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, March 20, 2025

2:00 PM

City Council Chambers

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 2:00 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.

CONTINUED

ALCOHOL VARIANCE # AV-2025-005 (Council District 5): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages

on Lot 56, Block 32, NCB 3692, by TAAG Stores, Inc., operator, and Net Investments, Inc., owner, located at 1903 SW 19th Street, for off-premises consumption within three-hundred (300) feet of Sarah King Elementary, a public education institution in the San Antonio Independent School District.

Jack Finger spoke in opposition to the Item.

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

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

2. 2025-03-20-0187

ZONING CASE Z-2024-10700314 (Council District 1): Ordinance amending the Zoning District Boundary from "NC IDZ NCD-5 AHOD" Neighborhood Commercial Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-5 AHOD" Limited Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and Tattoo Parlor/Studio on the east 77 feet of Lot 16, Block 3, NCB 3032, located at 319 Blanco Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: east 77 feet of Lot 16, Block 3, NCB 3032 TO WIT: from "NC IDZ NCD-5 AHOD" Neighborhood Commercial Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-5 AHOD" Limited Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and Tattoo Parlor/Studio
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

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

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

3. 2025-03-20-0188

ZONING CASE Z-2024-10700324 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay 2 Airport Hazard Overlay District to "C-3 IDZ RIO-2 AHOD" General Commercial Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District on Lots 10 - 12, Block A, NCB 7006, located at 109 West 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: Lots 10 - 12, Block A, NCB 7006 TO WIT: from "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay 2 Airport Hazard Overlay District to "C-3 IDZ RIO-2 AHOD" General Commercial Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

4. 2025-03-20-0189

ZONING CASE Z-2024-10700331 S (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Medical Clinic on Lot 2, Block 6, NCB 369, located at 127 Lewis 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 2, Block 6, NCB 369 TO WIT: from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Medical Clinic
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

5. 2025-03-20-0190

PLAN AMENDMENT CASE PA-2025-11600001 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "High-Density Residential" to "Community Commercial" on Lot 11, NCB 11690, located at 3838 and 3900 West Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700006)

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

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

6. 2025-03-20-0191

ZONING CASE Z-2025-10700006 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 11, NCB 11690, located at 3838 and 3900 West Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600001)

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, NCB 11690 TO WIT: from "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) to "C-2 AHOD" Commercial Airport Hazard Overlay District

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

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

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

7. CONTINUED

ZONING CASE Z-2024-10700194 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-5 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 6, Block 8, NCB 10246, located at 222 Corliss. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

Jack Finger spoke in opposition to the Item.

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

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

8. 2025-03-20-0192

ZONING CASE Z-2024-10700322 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 EP-1 MLOD-3 MLR-1" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 EP-1 MLOD-3 MLR-1" General Industrial Facility Parking/Traffic Control Martindale Army Airfield

Military Lighting Overlay Military Lighting Region 1 District on Lot 1, NCB 10577, located at 706 Frost Bank Center 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: Lot 1, NCB 10577 TO WIT: from "I-2 EP-1 MLOD-3 MLR-1" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 EP-1 MLOD-3 MLR-1" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

9. 2025-03-20-0193

ZONING CASE Z-2024-10700323 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on Lot 7, Block 4, NCB 1279, located at 1606 North Pine Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 7, Block 4, NCB 1279 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

10. DENIED

ZONING CASE Z-2024-10700270 S (Council District 4): Ordinance amending the Zoning District Boundary from "FR" Farm and Ranch District to "L S" Light Industrial District with a Specific Use Authorization for Storage - Outside (Open with No Screening Required) on 5 acres out of CB 4187, located at 19529 Applewhite Road. Staff recommends Denial with an Alternate Recommendation. Zoning Commission recommends Denial.

PUBLIC COMMENT:

Norm Roof, Albert Escobedo, and Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Rocha Garcia thanked the applicant and neighbors for working together. However, her primary concern was having industrial activity so close to residences so she recommended denial.

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

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

11. WITHDRAWN

PLAN AMENDMENT CASE PA-2024-11600089 (Council District 4): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Regional Center" on 38.244 acres out of NCB 18087, located at 13527 Southwest Loop 410. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700298 CD S) (Continued from February 20, 2025)

Item was withdrawn by the applicant and not heard.

12. WITHDRAWN

ZONING CASE Z-2024-10700298 CD S (Council District 4): Ordinance amending the Zoning District Boundary from "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA CD S MLOD-2 MLR-2 AHOD" General Commercial Non Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Sales, Service and Storage and a Specific Use Authorization for Outside Storage on 38.244 acres out of NCB 18087, located at 13527 Southwest Loop 410. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Denial. (Associated Plan Amendment Case PA-2024-11600089) (Continued from February 20, 2025)

Item was withdrawn by the applicant and not heard.

13. 2025-03-20-0194

PLAN AMENDMENT CASE PA-2024-11600096 (Council District 4): Ordinance amending the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agricultural" to "Light Industrial" on Lot TR-A1, Lot TR-A2, Lot TR-B1, Lot TR-B6, Lot TR-C4, Lot TR-E1, Lot TR-E2, Lot P-1, Lot P-1D, Lot P-26A, NCB 13976, located at 13976 Quintana Road. Staff and Planning Commission

recommend Approval. (Associated Zoning Case Z-2024-20700311)

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

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

14. 2025-03-20-0195

ZONING CASE Z-2024-10700311 (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 and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot TR-A1, Lot TR-A2, Lot TR-B1, Lot TR-B6, Lot TR-C4, Lot TR-E1, Lot TR-E2, Lot P-1, Lot P-1D, Lot P-26A, NCB 13976, located at 13976 Quintana Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600096)

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 TR-A1, Lot TR-A2, Lot TR-B1, Lot TR-B6, Lot TR-C4, Lot TR-E1, Lot TR-E2, Lot P-1, Lot P-1D, Lot P-26A, NCB 13976 TO WIT: from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General 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 Courage moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion The motion prevailed by the following vote:

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

15. 2025-03-20-0196

ZONING CASE Z-2024-10700312 S (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hospital on 9.141 acres out of NCB 18087, generally located in the 13000 block of Southwest Loop 410. 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: 9.141 acres out of NCB 18087 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hospital
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

16. 2025-03-20-0197

ZONING CASE Z-2024-10700318 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 1-3, Block 38, NCB 14569, located at 14570 Quesenberry 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: Lots 1-3, Block 38, NCB 14569 TO WIT: from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

17. 2025-03-20-0198

ZONING CASE Z-2024-10700308 (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 "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 17, Block 17, NCB 8990, located at 843 Southwest 37th 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 17, Block 17, NCB 8990 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 "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed 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 Courage moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion The motion prevailed by the following vote:

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

18. 2025-03-20-0199

ZONING CASE Z-2024-10700319 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, "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 a Home Improvement Center, and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales 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 a Home Improvement Center on Lot 188, Block 3, NCB 8124, located at 924 South San Augustine Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 188, Block 3, NCB 8124 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, "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 a Home Improvement Center, and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales 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 a Home Improvement Center

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

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

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

19.

2025-03-20-0200

ZONING CASE Z-2025-10700001 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-80, Block 53, NCB 15573, located at 6916 Pinn 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-80, Block 53, NCB 15573 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 "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 Courage moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion The motion prevailed by the following vote:

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

20.

CONTINUED

ZONING CASE Z-2024-10700007 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 17, Block 7, NCB 8099, located at 327 Bexar Drive. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

Jack Finger spoke in opposition to the Item.

Councilmember Alderete Gavito moved to Continue to April 3, 2025. Councilmember Whyte seconded the motion The motion prevailed by the following vote:

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

Absent: Rocha Garcia

21.

CONTINUED

ZONING CASE Z-2024-10700255 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-2NA" Commercial Nonalcoholic Sales District and "R-6" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for Office

Warehouse/Flex Space on Lot 4 and Lot 14, NCB 18009, located at 11006 Bandera Road. Staff and Zoning Commission recommend Denial.

Jack Finger spoke in opposition to the Item.

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

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

22. 2025-03-20-0201

PLAN AMENDMENT CASE PA-2024-11600099 (Council District 7): Ordinance amending the Ingram Hills Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" and "Parks/Open Space" to "Community Commercial" on 3.110 acres out of NCB 11556, located at 4950 Callaghan Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700276 S)

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

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

23. 2025-03-20-0202

ZONING CASE Z-2024-10700276 S (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 "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Solar Farm on 3.110 acres out of NCB 11556, located at 4950 Callaghan Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600099)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 3.110 acres out of NCB 11556 TO WIT: from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Solar Farm
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

24. 2025-03-20-0203

PLAN AMENDMENT CASE PA-2024-11600087 (Council District 8): Ordinance amending the Medical Center 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 Lot 18, Lot 32, and Lot 39, NCB 13662, located at 8401 and 8415 Datapoint Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case: Z-2024-10700295)

Items 24 and 25 were heard together.

Jack finger spoke in opposition to the Item.

PUBLIC COMMENT:

Ashley Farrimond, representing the applicant provided a presentation on the project to redevelop an office building into apartments.

DISCUSSION:

Councilmember Pelaez noted there were no houses next to this building and family housing units were sorely needed in the area.

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

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

25. 2025-03-20-0204

ZONING CASE Z-2024-10700295 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 60 units per acre on Lot 18 and Lot 39, NCB 13662, located at 8401 and 8415 Datapoint Drive. Staff recommends Denial with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment: PA-2024-11600087)

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 18 and Lot 39, NCB 13662 TO WIT: from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 60 units per acre
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

26. 2025-03-20-0205

ZONING CASE Z-2024-10700299 CD S (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 S GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System and "C-2 S GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System to "C-3NA CD S GC-1 MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Parking and/or Storage - Long Term and a Specific Use Authorization for a Wireless Communication System on Lot 3, Block 12, NCB 15825, located at 5410 Pecan Springs Road. Staff recommends Approval. Zoning Commission recommendation pending the March 18, 2025 hearing.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 3, Block 12, NCB 15825 TO WIT: from "C-3 S GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System and "C-2 S GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System to "C-3NA CD S GC-1 MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Parking and/or Storage - Long Term and a Specific Use Authorization for a Wireless Communication System
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

27. 2025-03-20-0206

ZONING CASE Z-2025-10700003 (Council District 9): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.186 acres out of NCB 15853, located at 12438 West 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: 0.186 acres out of NCB 15853 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

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

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

28. 2025-03-20-0207

ZONING CASE Z-2024-10700164 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Real Estate Office to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 16, Block 2, NCB 12452, located at 2639 Nacogdoches Road. Staff and Zoning Commission recommend Approval. (Continued from February 6, 2025)

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 2, NCB 12452 TO WIT: from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Real Estate Office to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

29. 2025-03-20-0208

ZONING CASE Z-2024-10700306 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lots 18 and 19, Block 1, NCB 17658, located at 6909 North Loop 1604 East. Staff recommends Denial. 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: Lots 18 and 19, Block 1, NCB 17658 TO WIT: from "C-3

AHOD" General Commercial 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".

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Whyte stated that he welcomed the over 300 affordable housing units.

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

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

30. CONTINUED

PLAN AMENDMENT CASE PA-2025-11600002 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Specialized Center" to "Regional Center" on 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700007)

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

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

31. CONTINUED

ZONING CASE Z-2025-10700007 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff and Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600002)

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

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

Adjournment

There being no further discussion, the meeting was adjourned at 3:00 p.m.

Approved

Ron Nirenberg
Mayor

Debbie Racca-Sittre
City Clerk

DRAFT