

**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, October 17, 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 2:12 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, Alderete Gavito, Courage, Whyte

**ABSENT: 1** - Pelaez

Mayor Pro Tempore Alderete Gavito called the meeting to order. Mayor Nirenberg arrived after roll call but before the votes were taken on the Consent Agenda.

Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by John Peterek, Interim Assistant City Manager; Amin Tohmaz, Interim Director, Development Services unless otherwise noted.

1.

**2024-10-17-0799**

ZONING CASE Z-2024-10700152 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard on 0.338 acres out of NCB 395, "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard on 0.682 acres out of NCB 843, save and except Lot B-1, Block 2, NCB 843, and 0.610 acres out of NCB 844, and "MF-33 CD HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard on Lot B-1, Block 2, NCB 843, located at 802-812 East Erie Avenue, 834-836 East Erie Avenue, 401 and 414 East Laurel Street, and 114 Paschal Street. Staff and Zoning Commission recommend Approval.

CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.338 acres out of NCB 395, 0.682 acres out of NCB 843, and 0.610 acres out of NCB 844 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard on 0.338 acres out of NCB 395, "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard on 0.682 acres out of NCB 843, save and except Lot B-1, Block 2, NCB 843, and 0.610 acres out of NCB 844, and "MF-33 CD HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard on Lot B-1, Block 2, NCB 843  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

2.

**2024-10-17-0800**

ZONING CASE Z-2024-10700203 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.12 acres out of NCB 863 and "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on 0.09 acres, for a total of 0.21 acres, on the east 46 feet of Lot 8, and the west 7 feet of Lot 9, NCB 863, located at 401 East Mistletoe Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY

CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the east 46 feet of Lot 8, and the west 7 feet of Lot 9, NCB 863 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.12 acres out of NCB 863 and "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on 0.09 acres out of NCB 863

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

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

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

**Absent:** McKee-Rodriguez, Pelaez

**3. 2024-10-17-0801**

ZONING CASE Z-2023-10700336 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2" Heavy Industrial District, "I-1" General Industrial District, "C-3" General Commercial District, "C-2" Commercial District, "MF-33" Multi-Family District, "R-5" Residential Single-Family District to "I-1" General Industrial District, "L" Light Industrial District, "C-2" Commercial District, "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair, "C-2 CD" Commercial District with a Conditional Use for Bar/Tavern, "C-1" Light Commercial District, "MF-40" Multi-Family District, "RM-6" Residential Mixed District, "RM-5" Residential Mixed District, "RM-4" Residential Mixed District, "R-6" Residential Single-Family District, "R-5" Residential Single-Family District, "R-5 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-5 S" Residential Single-Family District with Specific Use Authorization for Manufactured Home, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-3" Single-Family Residential District, "R-2" Single-Family Residential District, "R-1" Single-Family Residential District, "IDZ-1" Limited Intensity Infill Development Zone with uses permitted in "NC" Neighborhood Commercial, and with all overlay districts of "MLOD-3" Martindale Army Military Lighting Overlay, "EP-1" Facility Parking/Traffic Control District, "HS" Historic Significant District, "HL" Historic Landmark District and "AHOD" Airport Hazard Overlay District remaining unchanged on approximately 135 acres out of NCB A-42, 42, 494, 495, 991, 1186, 1187, 1193, 1194, 1196, 1197, 1198, 1199, 1201, 1202, 1203, 1204, 1205, 1207, 1214, 1215, 1215B, 1216, 1217, 1218, 1219, 1220, 1221, 1225, 1226, 1227, 1229, 1230, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1695, 2795, 3140, 3141, 01205, and 10126 generally bounded by IH 35 to the North, Austin Street to the West, and the Union Pacific Railroad Tracks to the South and East. Staff and Zoning Commission recommend Approval, as Amended.

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: 135 acres out of NCB A-42, 42, 494, 495, 991, 1186, 1187, 1193, 1194, 1196, 1197, 1198, 1199, 1201, 1202, 1203, 1204, 1205, 1207, 1214, 1215, 1215B, 1216, 1217, 1218, 1219, 1220, 1221, 1225, 1226, 1227, 1229, 1230, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1695, 2795, 3140, 3141, 01205, and 10126 TO

WIT: from "I-2" Heavy Industrial District, "I-1" General Industrial District, "C-3" General Commercial District, "C-2" Commercial District, "MF-33" Multi-Family District, "R-5" Residential Single-Family District to "I-1" General Industrial District, "L" Light Industrial District, "C-2" Commercial District, "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair, "C-2 CD" Commercial District with a Conditional Use for Bar/Tavern, "C-1" Light Commercial District, "MF-40" Multi-Family District, "RM-6" Residential Mixed District, "RM-5" Residential Mixed District, "RM-4" Residential Mixed District, "R-6" Residential Single-Family District, "R-5" Residential Single-Family District, "R-5 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-5 S" Residential Single-Family District with Specific Use Authorization for Manufactured Home, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-3" Single-Family Residential District, "R-2" Single-Family Residential District, "R-1" Single-Family Residential District, "IDZ-1" Limited Intensity Infill Development Zone with uses permitted in "NC" Neighborhood Commercial, and with all overlay districts of "MLOD-3" Martindale Army Military Lighting Overlay, "EP-1" Facility Parking/Traffic Control District, "HS" Historic Significant District, "HL" Historic Landmark District and "AHOD" Airport Hazard Overlay District remaining unchanged  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Rosa Sanchez spoke in opposition to any zoning that would change the zoning of her home.

Rose Hill opposed the Large Area Rezoning noting that the community did not understand the process.

Josephine Dow, member of the Rezoning Task Force and resident Vincent Villareal spoke in support of the Large Area Rezoning.

Councilmember McKee-Rodriguez clarified to Ms. Sanchez that her property zoning would not change. He noted that the Item resolved Ms. Dow's and other residents' concerns and referenced the Council Consideration Request (CCR) 2023-0029.

Councilmember McKee-Rodriguez moved to Approve as Amended. Councilmember Courage seconded the motion The motion prevailed by the following vote:

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

**4. 2024-10-17-0802**

ZONING CASE Z-2024-10700169 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern, Microbrewery, Mobile Food Truck Court, Mobile Food Truck Vending (Base Operations), and Reception Hall on 0.358 acres out of NCB 981, located at 610 East Josephine 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: 0.358 acres out of NCB 981 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern, Microbrewery, Mobile Food Truck Court, Mobile Food Truck Vending (Base Operations), and Reception Hall  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**5. 2024-10-17-0803**

ZONING CASE-Z-2024-10700177 CD (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Overlay District Airport Hazard Overlay District to "R-4 CD NCD-6 AHOD" Residential Single-Family Mahncke Park Neighborhood Conservation Overlay District Airport Hazard Overlay District with a Conditional Use for Professional Office on Lot 12, Block 9, NCB 3863, located at 201 Ira 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 12, Block 9, NCB 3863 TO WIT: from "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Overlay District Airport Hazard Overlay District to "R-4 CD NCD-6 AHOD" Residential Single-Family Mahncke Park Neighborhood Conservation Overlay District Airport Hazard Overlay District with a Conditional Use for Professional Office  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**6. 2024-10-17-0804**

ZONING CASE Z-2024-10700196 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on the east 15 feet of Lot 45 and the west 20 feet of lot 46, Block 35,

NCB 1633, located at 743 Essex 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 east 15 feet of Lot 45 and the west 20 feet of lot 46, Block 35, NCB 1633 TO WIT: from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**7. 2024-10-17-0805**

PLAN AMENDMENT CASE PA-2024-11600073 (Council District 2): Ordinance amending the Eastside Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use" to "Urban Mixed Use" on the north 45 feet of Lot 27, Block 20, NCB 617, located at 419 South Hackberry Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700225)

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

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

**8. 2024-10-17-0806**

ZONING CASE Z-2024-10700225 (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week to "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week with a Major Site Plan Amendment on the north 45 feet of Lot 27, Block 20, NCB 617, located at 419 South Hackberry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600072)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the north 45 feet of Lot 27, Block 20, NCB 617 TO WIT: from

"IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week to "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week with a Major Site Plan Amendment

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

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

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

**9. 2024-10-17-0807**

PLAN AMENDMENT CASE PA-2024-11600061 (Council District 3): Ordinance amending the Texas A&M San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agricultural" to "Residential Estate" on Lot P-7A, CB 4180, located at 225 Neal Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700195)

Items 9 and 10 were discussed simultaneously.

Jack finger spoke in opposition to the Items.

Applicant Joshua Garcia spoke in support of the Items.

Councilmember Viagran noted that the additional residential structure was already built and this was only a re-plat.

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

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

**10. 2024-10-17-0808**

ZONING CASE Z-2024-10700195 (Council District 3): Ordinance amending the Zoning District Boundary from "RP" Resource Protection District to "R-20" Residential Single-Family District on Lot P-7A out of CB 4180, located at 225 Neal Road. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600061)

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-7A out of CB 4180 TO WIT: from "RP" Resource Protection District to "R-20" Residential Single-Family District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**11. 2024-10-17-0809**

ZONING CASE Z-2024-10700199 CD (Council District 3): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) on Lot P-100K, NCB 10917, located at 9754 Southton 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-100K, NCB 10917 TO WIT: from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space)  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**12. 2024-10-17-0810**

ZONING CASE Z-2024-10700200 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 4-9, Block 15, NCB 11114, and Lot 175, Block 15, NCB 11111, located at 111-127 Gillette Boulevard, 339 Moursund Boulevard, and 353 Moursund Boulevard. Staff and Zoning Commission recommend Approval.



AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 9, Block 15, NCB 11114, and Lot 175, Block 15, NCB 11111 TO WIT: from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial 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 provided a letter of support from the Harlandale-McCollum Neighborhood Association.

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

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

**13. 2024-10-17-0811**

ZONING CASE Z-2024-10700201 (Council District 3): Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District and "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of five (5) units per acre and "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of five (5) units per acre on Lot P-18A, CB 4005 and Lots P-1A and P-1B, CB 4283, located at 11583 Pleasanton 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-18A, CB 4005 and Lots P-1A and P-1B, CB 4283 TO WIT: from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District and "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of five (5) units per acre and "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of five (5) units per acre  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete

Gavito, Courage, Whyte  
**Absent:** McKee-Rodriguez, Pelaez

**14. 2024-10-17-0812**

ZONING CASE Z-2024-10700190 (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 "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-62A, NCB 15613, located at 9233 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: Lot P-62A, NCB 15613 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 "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 Whyte moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion The motion prevailed by the following vote:

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

**15. 2024-10-17-0813**

PLAN AMENDMENT CASE PA-2024-11600060 (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 "Rural Estate Tier" to "Suburban Tier" on 5.248 acres out of NCB 11262, located at 3400 Golden Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700193)

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

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

**16. 2024-10-17-0814**

ZONING CASE Z-2024-10700193 (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 and "R-6 MLOD-2 MLR-1 MAOZ-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military

Lighting Region 1 Military Airport Overlay Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.202 acres out of NCB 11262 and "C-2 MLOD-2 MLR-1 MAOZ-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Airport Hazard Overlay District on 0.046 acres out of NCB 11262, for a total of 5.248 acres out of NCB 11262, located at 3400 Golden Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600060)

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 5.248 acres out of NCB 11262 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 and "R-6 MLOD-2 MLR-1 MAOZ-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.202 acres out of NCB 11262 and "C-2 MLOD-2 MLR-1 MAOZ-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Airport Hazard Overlay District on 0.046 acres out of NCB 11262

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

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

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

**17. CONTINUED**

PLAN AMENDMENT CASE PA-2024-11600034 (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 "Mixed Use" on Lot 3, Block 38, NCB 6281, located at 608 South Park Boulevard. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2024-10700083)

Items 17 and 18 were discussed simultaneously.

Jack Finger spoke in opposition to the Items.

Applicant Russell Phelan noted that he was amending the proposal from an 8-plex to a 4-plex.

Councilmember Courage moved to Continue to November 21, 2024 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, Courage, Whyte  
**Absent:** Pelaez

**18. CONTINUED**

ZONING CASE Z-2024-10700083 (Council District 5): Ordinance amending the Zoning District Boundary from "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 a Duplex to "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 eight (8) dwelling units on Lot 3, Block 38, NCB 6281 located at 608 South Park Boulevard. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment PA-2024-11600034)

Councilmember Courage moved to Continue to November 21, 2024. 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, Courage, Whyte  
**Absent:** Pelaez

**19. 2024-10-17-0815**

ZONING CASE Z-2024-10700171 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 1-3, Block 3, NCB 2312, located at 1902-1910 West Commerce Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 1-3, Block 3, NCB 2312 TO WIT: from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial 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 Whyte moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion The motion prevailed by the following vote:

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

**20. 2024-10-17-0816**

ZONING CASE ZONING-Z-2024-10700179 (Council District 5): Ordinance amending the

Zoning District Boundary from "I-1 MLOD-2 MLR-1 AHOD" General Industrial 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 "IDZ-1 MLOD-2 MLR-1 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District, "O-1" Office District and ten (10) dwelling units on Lot 14E, Lot 14F, Lot 14G, Lot 32, Lot 15A, Lot 15B, Lot 13K, Lot 14B, Lot 14H, and Lot 14K, Block 8, NCB 8084, located at 1327-1343 Southwest 35th Street and 2526, 2614, and 2618 El Jardin 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 14E, Lot 14F, Lot 14G, Lot 32, Lot 15A, Lot 15B, Lot 13K, Lot 14B, Lot 14H, and Lot 14K, Block 8, NCB 8084 TO WIT: from "I-1 MLOD-2 MLR-1 AHOD" General Industrial 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 "IDZ-1 MLOD-2 MLR-1 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District, "O-1" Office District and ten (10) dwelling units

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

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

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

**21. 2024-10-17-0817**

ZONING CASE Z-2024-10700186 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-3 CD MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 1, Block, 4, NCB 7370, located at 2942 Tampico Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1, Block, 4, NCB 7370 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-3 CD MLOD-2 MLR-2 AHOD" Single-

Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**22. 2024-10-17-0818**

ZONING CASE Z-2024-10700189 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General 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 Auto Paint and Body on Lot 38, Block 18, NCB 16528, located at 6725 West US Highway 90. 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 38, Block 18, NCB 16528 TO WIT: from "C-3 MLOD-2 MLR-1 AHOD" General 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 Auto Paint and Body  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**23. 2024-10-17-0819**

ZONING CASE Z-2024-10700182 CD S (Council District 7): Ordinance amending the Zoning District Boundary from "C-3NA CD" General Commercial Nonalcoholic Sales District with a Conditional Use for Wholesale Plant Nursery with Outside Storage and "C-3 CD" General Commercial District with a Conditional Use for Outside Storage to "C-3NA CD S" General Commercial Nonalcoholic Sales District with a Conditional Use for Landscaping Materials - Sales and Storage and a Specific Use Authorization for Storage - Outside (Screening from Public ROWs and Adjacent Property Required) on Lot P-4A, Lot P-4C, and Lot P-4E, NCB 16051, located at 8349 West Loop 1604 North. 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-4A, Lot P-4C, and Lot P-4E, NCB 16051 TO WIT: from "C-3NA CD" General Commercial Nonalcoholic Sales District with a Conditional Use for Wholesale Plant Nursery with Outside Storage and "C-3 CD" General Commercial District with a Conditional Use for Outside Storage to "C-3NA CD S" General Commercial Nonalcoholic Sales District with a Conditional Use for Landscaping Materials - Sales and Storage and a Specific Use Authorization for Storage - Outside (Screening from Public ROWs and Adjacent Property Required)  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**24. 2024-10-17-0820**

ZONING CASE Z-2024-10700198 (Council District 10): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office, and "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Private School/Daycare to "PUD R-3 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot P-26F, Lot P-26J, Lot P-100, Lot P-126, Lot P-126A, Lot P-113, Lot P-26H, Lot P-29, Lot P-112A, Lot P-129, Lot P-137, NCB 17365, and Lots 34-35, Block 1, NCB 17363, located at 4172, 4144, and 4188 Jung Road and 3951 Briar Hollow 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 P-26F, Lot P-26J, Lot P-100, Lot P-126, Lot P-126A, Lot P-113, Lot P-26H, Lot P-29, Lot P-112A, Lot P-129, Lot P-137, NCB 17365, and Lots 34-35, Block 1, NCB 17363 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office, and "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Private School/Daycare to "PUD R-3 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Whyte highlighted the Item and thanked the developer and community for working

together on the restrictive covenants.

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

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

### **Adjournment**

There being no further discussion, the meeting was adjourned at 2:12 p.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**