

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, November 2, 2023

2:00 PM

City Council Chambers

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 2:05 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 Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services.

1.

CONTINUED

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

Councilmember Whyte moved to Continue. Councilmember Courage 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

2. 2023-11-02-0802

ZONING CASE Z-2023-10700159 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted for five (5) dwelling units on Lots 17 and 18, Block 1, NCB 2966, located at 506 and 510 Stieren 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 17 and 18, Block 1, NCB 2966 TO WIT: from "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted for four (4) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Kaur thanked the owners and neighborhood for coming together to agree on an amended site plan.

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

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

3. 2023-11-02-0803

ZONING CASE Z-2023-10700194 CD (Council District 1): Ordinance amending the Zoning District Boundary from "NC RIO-1 AHOD" Neighborhood Commercial River Improvement Overlay 1 Airport Hazard Overlay District to "NC CD RIO-1 AHOD" Neighborhood Commercial River Improvement Overlay 1 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lots 1 and 2, Block 2, NCB 6078, located at 3314 North St. Mary's 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 and 2, Block 2, NCB 6078 TO WIT: from "NC RIO-1 AHOD" Neighborhood Commercial River Improvement Overlay 1 Airport Hazard Overlay

District to "NC CD RIO-1 AHOD" Neighborhood Commercial River Improvement Overlay 1 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Kaur thanked the owners and neighborhood for coming together to agree on conditions.

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

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

4. CONTINUED

ZONING CASE Z-2023-10700199 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "R-4 CD IDZ H AHOD" Residential Single-Family Infill Development Zone Overlay Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 15, NCB 1724, located at 127 East Ashby Place. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from October 12, 2023)

Councilmember Whyte moved to Continue. Councilmember Courage 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. 2023-11-02-0804

PLAN AMENDMENT CASE PA-2023-11600054 (Council District 1): Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Community Commercial" on Lot 14, Block 2, NCB 8417, located at 226 Sherwood Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2023-10700203)

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

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

6. 2023-11-02-0805

ZONING CASE Z-2023-10700203 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 14, Block

2, NCB 8417, located at 226 Sherwood Drive. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600054)

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 14, Block 2, NCB 8417 TO WIT: from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

7. 2023-11-02-0806

PLAN AMENDMENT CASE PA-2023-11600061 (Council District 1): Ordinance amending the SA Tomorrow Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Employment/Flex Mixed Use" on Lots 7 and 8, Block 6, NCB 6794, located at 724 East Myrtle Street. (Associated Zoning Case Z-2023-10700211) Staff and Planning Commission recommend Approval.

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

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

8. 2023-11-02-0807

ZONING CASE Z-2023-10700211 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 UC-4 AHOD" Medium Intensity Infill Development North St. Mary's Urban Corridor Airport Hazard Overlay District with uses permitted for three (3) dwelling units and "IDZ-2 AHOD" Medium Intensity Infill Development Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lots 7 and 8, Block 6, NCB 6794, located at 724 East Myrtle Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment.(Associated Plan Amendment Case PA-2023-11600061)

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: Lots 7 and 8, Block 6, NCB 6794 TO WIT: from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 UC-4 AHOD" Medium Intensity Infill Development North St. Mary's Urban Corridor Airport Hazard Overlay District with uses permitted for three (3) dwelling units and "IDZ-2 AHOD" Medium Intensity Infill Development 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 Viagran seconded the motion. The motion carried by the following vote:

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

9. 2023-11-02-0808

ZONING CASE Z-2023-10700213 CD S (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD S AHOD" Residential Single-Family District Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot and a Specific Use Authorization for Demolition of a Home for a Parking Lot as a Primary Use on Lots 9 and 10, Block 117, NCB 8813, located at 1802 & 1806 West Wildwood. 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 9 and 10, Block 117, NCB 8813 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD S AHOD" Residential Single-Family District Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot and a Specific Use Authorization for Demolition of a Home for a Parking Lot as a Primary Use
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

10. 2023-11-02-0809

ZONING CASE Z-2023-10700246 S (Council District 1): Ordinance amending the Zoning District Boundary from "D AHOD" Downtown Airport Hazard Overlay District to "D S AHOD" Downtown Airport Hazard Overlay District with a Specific Use Authorization for Warehousing on the southwest 143.8 feet of Lot 1 and Lot 2, Block 3, NCB 785, located at 201 and 207 San Pedro 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 southwest 143.8 feet of Lot 1 and Lot 2, Block 3, NCB 785 TO WIT: from "D AHOD" Downtown Airport Hazard Overlay District to "D S AHOD" Downtown Airport Hazard Overlay District with a Specific Use Authorization for Warehousing
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

11. DENIED

ZONING CASE Z-2023-10700179 (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, multi-family dwelling units not to exceed 570 units, Bar with Live Entertainment, and a Sports Court - Outdoor and "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, multi-family dwelling units not to exceed 570 units, Bar with Live Entertainment, and a Sports Court – Outdoor to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, multi-family dwelling units not to exceed 570 units, Bar with Live Entertainment, Sports Court - Outdoor, and a Recreational Vehicle Park on 2.90 acres out of NCB 656, located at 1008 and 1012 Hoefgen Avenue, and 509 Delaware Street. Staff and Zoning Commission recommend Approval.

Marco Hinojosa and Alexis Ramos spoke in opposition to the Item.

Councilmember McKee-Rodriguez commented that the Item would provide for a luxury recreational vehicle park near the Alamodome and was inconsistent with the neighborhood so he did not support it.

Councilmember McKee-Rodriguez moved to Deny. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Whyte
No: Pelaez, Courage
Absent: Nirenberg

12. 2023-11-02-0810

ZONING CASE Z-2023-10700206 (Council District 2): Ordinance amending the Zoning District

Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on the north 100 feet of Lots 1 and 2, Block 9, NCB 1567, located at 102 and 106 J 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 north 100 feet of Lots 1 and 2, Block 9, NCB 1567 TO WIT: from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

13. CONTINUED

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

Councilmember Whyte moved to Continue. Councilmember Courage 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. 2023-11-02-0811

PLAN AMENDMENT CASE PA-2023-11600056 (Council District 2): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on Lot 1, Block 2, NCB 11901, located at 4502 Walzem Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700210)

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

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

15. 2023-11-02-0812

ZONING CASE Z-2023-10700210 (Council District 2): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 1, Block 2, NCB 11901, located at 4502 Walzem Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600056)

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 2, NCB 11901 TO WIT: from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District

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

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

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

16. 2023-11-02-0813

PLAN AMENDMENT CASE PA-2023-11600062 (Council District 2): Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "High Density Residential" on Lot 27, Lot 33, Lot 34, and Lot 41, NCB 1393, located at 223 and 226 Toledo Street, and 1517 Wyoming Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700218)

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

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

17. 2023-11-02-0814

ZONING CASE Z-2023-10700218 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field

Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty-eight (28) dwelling units on Lot 27, Lot 33, Lot 34, and Lot 41, NCB 1393, located at 223 and 226 Toledo Street, and 1517 Wyoming Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600062)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 27, Lot 33, Lot 34, and Lot 41, NCB 1393 TO WIT: from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty-eight (28) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran 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. 2023-11-02-0815

ZONING CASE Z-2023-10700220 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 5, Block 3, NCB 2796, located at 316 Toledo 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 5, Block 3, NCB 2796 TO WIT: from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

19. 2023-11-02-0816

ZONING CASE Z-2023-10700223 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P CD IDZ AHOD" Commercial Pedestrian Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for Bar and/or Tavern without Cover Charge 3 or More Days Per Week on Lot 1, Block 10, NCB 481, located at 101 East Carson 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 10, NCB 481 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P CD IDZ AHOD" Commercial Pedestrian Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for Bar and/or Tavern without Cover Charge 3 or More Days Per Week "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

20. 2023-11-02-0817

ZONING CASE Z-2023-10700248 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 EP-1 MLOD-3 MLR-2 AHOD" Commercial Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 25B and Lot 26A, Block 10, NCB 6344, located at 2344 East Houston Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 25B and Lot 26A, Block 10, NCB 6344 TO WIT: from "C-2 EP-1 MLOD-3 MLR-2 AHOD" Commercial Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

21. 2023-11-02-0818

ZONING CASE Z-2023-10700078 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with uses permitted in "MF-18" Limited Density Multi-Family District on Lot 57E, Block 7, NCB 7524 and Lot 6 and 7, Block 5, NCB 7526, located at 327 Chickering 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 57E, Block 7, NCB 7524 and Lot 6 and 7, Block 5, NCB 7526 TO WIT: from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with uses permitted in "MF-18" Limited Density Multi-Family District

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

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

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

22. 2023-11-02-0819

ZONING CASE Z-2023-10700105 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 12, Block 54, NCB 3322, located at 1203 Kayton 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 54, NCB 3322 TO WIT: from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units

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

Property owner Bronson Caddell spoke in favor of the Item.

Rachel Rohrer, neighbor spoke in support of the Item with conditions.

Roy Rohrer spoke in opposition to the Item unless conditions were met.

Beth Carr, Vice President of Highland Park Neighborhood Association spoke in support of the Item with conditions.

Councilmember Viagran thanked the neighborhood association for working with the owner and provided restrictive covenants that had been filed with the County Clerk to satisfy the requests of the neighbors.

Councilmember Viagran 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, Pelaez, Courage, Whyte

23. 2023-11-02-0820

ZONING CASE Z-2023-10700236 (Council District 3): Ordinance amending the Zoning District Boundary from "C-1 RIO-4 MC-1 AHOD" Light Commercial River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ-2 RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Glass Blowing Studio on Lots 59-60, Block 1, NCB 2976 and 0.113 acres out of NCB 2976, located at 1014 Roosevelt 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: Lots 59-60, Block 1, NCB 2976 and 0.113 acres out of NCB 2976 TO WIT: from "C-1 RIO-4 MC-1 AHOD" Light Commercial River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ-2 RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Glass Blowing Studio "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

24.

2023-11-02-0821

PLAN AMENDMENT CASE PA-2023-11600030 (Council District 4): Ordinance amending the Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Urban Mixed Use" on 8.901 acres out of NCB 15248, generally located in the 6500 block of Old Pearsall Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700132)

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran 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

25.

2023-11-02-0822

ZONING CASE Z-2023-10700132 CD (Council District 4): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-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 Warehousing on 8.901 acres and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.767 acres, for a total of 14.668 acres out of NCB 15248, generally located in the 6500 block of Old Pearsall Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600030)

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: 5.767 acres, for a total of 14.668 acres out of NCB 15248 TO WIT: from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-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 Warehousing on 8.901 acres and "C-3 MLOD-2 MLR-1 AHOD" General Commercial 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 Rocha Garcia provided a letter of intent from the property owner stating that it would comply with restrictions on 18 wheeler parking as negotiated with the Southwest Independent School District.

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

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

26. CONTINUED

ZONING CASE Z-2023-10700131 (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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.51 acres out of NCB 11138, located at 1507 West Villaret Boulevard. Staff and Zoning Commission recommend Approval.

Councilmember Kaur moved to Continue. 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

27. CONTINUED

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

Councilmember Whyte moved to Continue. Councilmember Courage 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

28. 2023-11-02-0823

ZONING CASE Z-2023-10700189 CD (Council District 5): Ordinance amending the Zoning District Boundary from "C-1 RIO-4 AHOD" Light Commercial River Improvement Overlay 4 Airport Hazard Overlay District to "C-2 CD RIO-4 AHOD" Commercial River Improvement Overlay 4 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 60, NCB 6488, located at 1114 Probandt Street. Staff and Zoning Commission recommend Approval, with Conditions.

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 60, NCB 6488 TO WIT: from "C-1 RIO-4 AHOD" Light Commercial River Improvement Overlay 4 Airport Hazard Overlay District to "C-2 CD RIO-4 AHOD" Commercial River Improvement Overlay 4 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

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

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

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

29. 2023-11-02-0824

ZONING CASE Z-2023-10700202 CD (Council District 5): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family 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 "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on the north 50 feet of Lots 7-11, Block 11, NCB 2250, located at 323 North Zarzamora Street. Staff and Zoning Commission recommend Approval, with Conditions.

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 50 feet of Lots 7-11, Block 11, NCB 2250 TO WIT: from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family 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 "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 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 Castillo moved to Approve with Conditions. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

30. 2023-11-02-0825

ZONING CASE Z-2023-10700226 (Council District 5): Ordinance amending the Zoning District Boundary from "R-2 MLOD-2 MLR-1 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-1 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 22, Block 35, NCB 8073, located at 2036 Ceralvo Street. 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: Lot 22, Block 35, NCB 8073 TO WIT: from "R-2 MLOD-2 MLR-1 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-1 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for two (2) dwelling units

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

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

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

31. 2023-11-02-0826

ZONING CASE Z-2023-10700241 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay 7E Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 IDZ RIO-7E MLOD-2 MLR-2 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay 7E Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.901 acres out of NCB 2827, located at 119 and 135 West Lachapelle 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: 0.901 acres out of NCB 2827 TO WIT: from "I-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay 7E Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 IDZ RIO-7E MLOD-2 MLR-2 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay 7E 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 moved to Approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

32.

2023-11-02-0827

ZONING CASE Z-2023-10700243 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 RIO-4 AHOD" General Industrial River Improvement Overlay 4 Airport Hazard Overlay District, "I-1 H RIO-4 MC-1 AHOD" General Industrial Mission Historic River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 RIO-4 MC-1 AHOD" General Industrial River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and acquired "UZROW" Unzoned Right-of-Way to "IDZ-3 RIO-4 AHOD" High Intensity Infill Development Zone River Improvement Overlay 4 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "IDZ-3 H RIO-4 MC-1 AHOD" High Intensity Infill Development Zone Mission Historic River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "IDZ-3 RIO-4 MC-1 AHOD" High Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "IDZ-3 MC-1 AHOD" High Intensity Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on approximately 2.354 acres out of NCB A20 and NCB 2987, generally located in the 2000 block of South St. Mary's Street, 207 Roosevelt Avenue and 303 Mission Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.354 acres out of NCB A20 and NCB 2987 TO WIT: from "I-1 RIO-4 AHOD" General Industrial River Improvement Overlay 4 Airport Hazard Overlay District, "I-1 H RIO-4 MC-1 AHOD" General Industrial Mission Historic River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 RIO-4 MC-1 AHOD" General Industrial River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and acquired "UZROW" Unzoned Right-of-Way to "IDZ-3 RIO-4 AHOD" High Intensity Infill Development Zone River Improvement Overlay 4 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "IDZ-3 H RIO-4 MC-1 AHOD" High Intensity Infill Development Zone Mission Historic River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "IDZ-3 RIO-4 MC-1 AHOD" High Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "IDZ-3 MC-1 AHOD" High Intensity Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo thanked the Roosevelt Neighborhood Association and the developer for working together.

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

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

33. 2023-11-02-0828

ZONING CASE Z-2023-10700234 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-2 S" Commercial District with a Specific Use Authorization for a Carwash to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash including a Major Site Plan Amendment with a minimum 10% increase in building footprint on 3.758 acres out of NCB 18296, generally located in the 12200 block of Culebra 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: 3.758 acres out of NCB 18296 TO WIT: from "C-2 S" Commercial District with a Specific Use Authorization for a Carwash to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash for a Major Site Plan Amendment for an increase in building footprint
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

34. 2023-11-02-0829

ZONING CASE Z-2023-10700232 HL (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 10 and the west 2.2 feet of Lot 9, Block 27, NCB 1939, located at 1739 West Summit 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 10 and the west 2.2 feet of Lot 9, Block 27, NCB 1939 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo moved to Approve on Zoning Consent. Councilmember Viagran 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

35. 2023-11-02-0830

ZONING CASE Z-2023-10700233 HL (Council District 7): Ordinance amending the Zoning District Boundary from “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-5 HL MLOD-2 MLR-2 AHOD” Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the West Irregular 104.28 feet of Lot 36, Block C, NCB 11519, located at 819 Freeman 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: the west irregular 104.28 feet of Lot 36, Block C, NCB 11519 TO WIT: from “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-5 HL MLOD-2 MLR-2 AHOD” Residential Single-Family Historic Landmark 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 moved to Approve on Zoning Consent. Councilmember Viagran 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

36. 2023-11-02-0831

ZONING CASE Z-2023-10700229 (Council District 8): Ordinance amending the Zoning District Boundary from “C-2 AHOD” Commercial Airport Hazard Overlay District to “MXD AHOD” Mixed Use Airport Hazard Overlay District with maximum density of sixty-five (65) units per acre on 24.820 acres out of NCB 14350, generally located in the 8000 block of Floyd Curl 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: 24.820 acres out of NCB 14350 TO WIT: from “C-2 AHOD” Commercial Airport Hazard Overlay District to “MXD AHOD” Mixed Use Airport Hazard Overlay District with maximum density of sixty-five (65) units per acre
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Pelaez moved to approve as amended. Councilmember Alderete Gavito seconded the motion. The motion carried by the following vote:

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

37. CONTINUED

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

Councilmember Whyte moved to Continue. Councilmember Courage 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

38. CONTINUED

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

Councilmember Whyte moved to Continue. Councilmember Courage 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

39. 2023-11-02-0832

ZONING CASE Z-2023-10700153 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "MXD MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "MXD MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 237.065 acres , including a Major Site Plan Amendment for a change from "MF-18" Limited Density Multi-Family District to "MF-33" Multi-Family District on 15 acres and "R-6" Residential Single-Family District to "R-6 PUD" Residential Single-Family Planned Unit Development District on 31.02 acres, out of NCB 17701, generally located in the 4000 block of North Loop 1604 West. Staff and Zoning Commission recommend Approval. (Continued from

October 12, 2023)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 31.02 acres out of NCB 17701 TO WIT: from "MXD MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "MXD MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 237.065 acres , including a Major Site Plan Amendment for a change from "MF-18" Limited Density Multi-Family District to "MF-25" Multi-Family District on 15 acres and "R-6" Residential Single-Family District to "R-6 PUD" Residential Single-Family Planned Unit Development District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Dr. Jennifer Hendricks with the Shavano Highlands Resident Association spoke in opposition to the Item stating that an apartment complex had too much density.

Councilmember Courage questioned Ken Brown, the owner's representative, about the proposed use and zoning change. Brown clarified that the developer had voluntarily agreed to decrease the density. Councilmember Courage commented that although everyone would like to live in a single family residence, there was a great need for housing so he recommended approval of the zoning to allow for apartments.

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

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

40.

2023-11-02-0833

ZONING CASE Z-2023-10700240 (Council District 9): Ordinance amending the Zoning District Boundary from "MF-33 GC-3 MLOD-1 MLR-2" Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-3 GC-3 MLOD-1 MLR-2" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 12.617 acres out of CB 4864, generally located in the 26000 block of Bulverde Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 12.617 acres out of CB 4864 TO WIT: from "MF-33 GC-3 MLOD-1 MLR-2" Multi-Family US 281 North Gateway Corridor Camp Bullis Military

Lighting Overlay Military Lighting Region 2 District to "C-3 GC-3 MLOD-1 MLR-2"
General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting
Overlay Military Lighting Region 2 District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

41. 2023-11-02-0834

ZONING CASE Z-2023-10700209 CD (Council District 10): Ordinance amending the Zoning
District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 CD
AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Office
Warehouse on Lot 90, Block 7, NCB 17825, located at 14093 Bulverde Road. Staff and Zoning
Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY
CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS: Lot 90, Block 7, NCB 17825 TO WIT: from "C-2 AHOD"
Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport
Hazard Overlay District with a Conditional Use for Office Warehouse
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

42. 2023-11-02-0835

ZONING CASE Z-2023-10700214 CD (Council District 10): Ordinance amending the Zoning
District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD
AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle
Sales (Full Service) on 0.5845 acres out of NCB 15722, located at 12824 O'Connor Road. Staff
and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY
CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS: 0.5845 acres out of NCB 15722 TO WIT: from "C-2 AHOD"
Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial 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 Castillo moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

43. 2023-11-02-0836

PLAN AMENDMENT CASE PA-2023-11600049 (San Antonio ETJ - Closest to Council District 8): Ordinance amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Regional Commercial" on Lot 5, Block 91, CB 4709, located at 27605 IH 10 West. Staff and Planning Commission recommend Approval.

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

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

Adjournment

There being no further discussion, Mayor Pro Tempore Castillo adjourned the meeting at 2:50 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**