

**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, August 8, 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 2:04 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 11 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

ABSENT: None

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

1. 2024-08-08-0569

ALCOHOL VARIANCE # AV-2024-003 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on the NW IRR 41.99 FT of Lot 43, NCB 868, by Christopher Cullum, operator, and Cuny Properties, LLC, owner, located at 726 East Mistletoe Avenue, for on-premise consumption within three-hundred (300) feet of Rafael Gonzales Early Childhood Education Center, a public education institution in San Antonio Independent School District (SAISD).

Jack Finger spoke in opposition to the Item.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember 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

2. 2024-08-08-0570

ALCOHOL VARIANCE # AV-2024-004 (Council District 3): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on the NW MID IRR 271.16 Feet of Lot 3, Block 13, NCB 10879, by Carlos Cerda, operator, and KM City Base Commons LLC, owner, located at 2402 Southeast Military Drive, Suite 102, for on-premise consumption within three-hundred (300) feet of UIW School of Osteopathic Medicine, a private education institution.

Jack Finger spoke in opposition to the Item.

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

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

3. 2024-08-08-0571

ALCOHOL VARIANCE # AV-2024-005 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 1 and the north 10 feet of Lot 2, Block 5, NCB 723, by Humberto Celis, operator, and Confluence Capital Fund, LLC, owner, located at 728 South Presa Street, for on-premise consumption within three-hundred (300) feet of James Bonham Academy, a public education institution in San Antonio Independent School District (SAISD).

Jack Finger spoke in opposition to the Item.

Councilmember McKee-Rodriguez moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion by the following vote:

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

4. CONTINUED

ALCOHOL VARIANCE # AV-2024-006 (Council District 6): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on the NW IRR 538.61 Feet of Lot 13, Block 1, NCB 17172, by Juan Reyes, operator, and First Plaza Group, LLC, owner, located at 1305 Southwest Loop 410, Suite 100, for on-premise consumption within three-hundred (300) feet of IDEA Mays Elementary School, a public charter education institution.

Jack Finger spoke in opposition to the Item.

Councilmember Whyte moved to Continue. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

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

5. 2024-08-08-0572

PLAN AMENDMENT CASE PA-2024-11600033 (Council District 4): Ordinance amending the West/Southwest Sector Plan by changing the future land use classification from “General Urban Tier”, “Civic Center”, and “Mixed Use Center” to “Regional Center” and “Suburban Tier”, and also amending the Nogalitos/South Zarzamora Community Plan by changing the future land use classification from “Mixed Use” to “Regional Commercial”, and also amending the Kelly/South San PUEBLO Community Plan by changing the future land use classification from “Mixed Use” and “Low Density Residential” to “Regional Commercial”, all of which are components of the Comprehensive Master Plan of the City, on approximately 815 acres out of NCB 8525, 8609, 11186, 13401, 13616, 13617, 17244, 17431, and 17550, generally bounded by IH-35 to the East and South, Palo Alto Road and Somerset Road to the West and West Mayfield Boulevard to the North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700335)

Councilmember McKee-Rodriguez moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion by the following vote:

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

6. 2024-08-08-0573

ZONING CASE Z-2023-10700335 (Council District 4): An ordinance amending the Zoning District Boundary from “I-1” General Industrial District and “I-2” Heavy Industrial District to “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3S” General Commercial District with special use authorization for

Carpentry, “C-3NA” General Commercial Nonalcoholic Sales District, “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in "MF-33" Multi-Family District, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, and “R-4” Residential Single-Family District, with all overlays remaining unchanged on approximately 815 acres out of NCB 8525, 8609, 9503, 9725, 10015, 10016, 11186, 12328, 12495, 12501, 13401, 13616, 13617, 17244, 17431, and 17550, generally bounded by IH-35 to the East and South, Palo Alto Road and Somerset Road to the West and West Mayfield Boulevard to the 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: approximately 815 acres out of NCB 8525, 8609, 9503, 9725, 10015, 10016, 11186, 12328, 12495, 12501, 13401, 13616, 13617, 17244, 17431, and 17550 TO WIT: from “I-1” General Industrial District and “I-2” Heavy Industrial District to “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, "C-3S" General Commercial District with special use authorization for Carpentry, “C-3NA” General Commercial Nonalcoholic Sales District, “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in "MF-33" Multi-Family District, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, and “R-4” Residential Single-Family District, with all overlays remaining unchanged
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

7. 2024-08-08-0574

ZONING CASE Z-2024-10700001 S (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 11, Lot 12, and Lot 13, Block 1, NCB 3928 located at 909 West Hildebrand 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 11, Lot 12, and Lot 13, Block 1, NCB 3928 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember McKee-Rodriguez moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion by the following vote:

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

8. 2024-08-08-0575

ZONING CASE Z-2024-10700098 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on the west 50 feet of Lot 3, the northeast 5.55 feet of Lot 3, and the southwest 44.45 feet of Lot 4, Block 5, NCB 831, located at 1010 and 1014 East Euclid 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 west 50 feet of Lot 3, the northeast 5.55 feet of Lot 3, and the southwest 44.45 feet of Lot 4, Block 5, NCB 831 TO WIT: from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

9. 2024-08-08-0576

ZONING CASE Z-2024-10700100 (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 2,122 square feet out of NCB 11714, located at 7300 Blanco Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2,122 square feet out of NCB 11714 TO WIT: from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Kaur moved to Approve. Councilmember Whyte seconded the motion. The

motion carried by the following vote:

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

10. 2024-08-08-0577

ZONING CASE Z-2024-10700101 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Professional Office on Lot 9, Block 93, NCB 8827, located at 1706 Alamos 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 9, Block 93, NCB 8827 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Professional Office

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

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

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

11. CONTINUED

ZONING CASE Z-2024-10700073 (Council District 3): 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-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 5.33 acres out of NCB 11126, located at 4337, 4343, and 4347 Commercial Avenue. Staff and Zoning Commission recommend Approval.

Jack Finger spoke in opposition to the Item.

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

12. 2024-08-08-0578

ZONING CASE Z-2024-10700106 HL (Council District 3): Ordinance amending the Zoning

District Boundary from "R-4 MPOD-1 AHOD" Residential Single-Family Mission Concepcion Mission Protection Overlay Airport Hazard Overlay District to "R-4 HL MPOD-1 AHOD" Residential Single-Family Historic Landmark Mission Concepcion Mission Protection Overlay Airport Hazard Overlay District on Lot 3, the west 20 feet of Lot 4, and the west 60 feet of the east 145 feet of Lot 15, Block 3, NCB 6514, located at 139 Palo Blanco 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 3, the west 20 feet of Lot 4, and the west 60 feet of the east 145 feet of Lot 15, Block 3, NCB 6514 TO WIT: from "R-4 MPOD-1 AHOD" Residential Single-Family Mission Concepcion Mission Protection Overlay Airport Hazard Overlay District to "R-4 HL MPOD-1 AHOD" Residential Single-Family Historic Landmark Mission Concepcion Mission Protection Overlay Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

13. CONTINUED

ZONING CASE Z-2023-10700304 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 31 and Lot 32, Block 14, NCB 3497, located at 259 Taft Boulevard. Staff and Zoning Commission recommend Approval. (Continued from June 20, 2024)

Jack Finger spoke in opposition to the Item.

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
Havrd, Alderete Gavito, Pelaez, Courage, Whyte

14. 2024-08-08-0579

ZONING CASE Z-2024-10700094 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 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 one (1) dwelling unit on Lot B, NCB 2569, located at 124 East Cevallos 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 B, NCB 2569 TO WIT: from "R-4 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 one (1) dwelling unit

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

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

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

15. 2024-08-08-0580

ZONING CASE Z-2024-10700111 CD (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 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 Bar and/or Tavern without a cover charge 3 or more days per week on the south 75 feet of Lot 39, NCB 11304, located at 1621 Quintana 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: the south 75 feet of Lot 39, NCB 11304 TO WIT: from "I-1 MLOD-2 MLR-1 AHOD" General Industrial 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 Bar and/or Tavern without a cover charge 3 or more days per week

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

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

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

16. 2024-08-08-0581

ZONING CASE Z-2023-10700197 CD (Council District 6): Ordinance amending the Zoning

District Boundary from "O-2 MLOD-2 MLR-1 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle and Vehicle Storage on 1.888 acres consisting of all of Lot 9 and 0.739 acres out of Lot 10, Block 18, NCB 15380, located at 7523 West Military Drive and 7019 Woodgate Drive. 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: 1.888 acres consisting of all of Lot 9 and 0.739 acres out of Lot 10, Block 18, NCB 15380 TO WIT: from "O-2 MLOD-2 MLR-1 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle and Vehicle Storage "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda noted that the conditions were to include a 25 foot landscape buffer.

Councilmember Cabello Havrda moved to Approve with Conditions. 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. CONTINUED

ZONING CASE Z-2024-10700054 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 PUD ERZD" Residential Single-Family Planned Unit Development Edwards Recharge Zone District with a Reduced Perimeter Setback of 10 Feet to "MF-18 PUD ERZD" Limited Density Multi-Family Planned Unit Development Edwards Recharge Zone District with a Reduced Perimeter Setback of 10 Feet on Lot P-33, NCB 15841, generally located in the 12600 block of Bamberger Way. Staff and Zoning Commission recommends Approval. SAWS recommends 65% impervious cover.

Councilmember Whyte moved to Continue. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

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

Absent: Alderete Gavito, Pelaez, Courage, Whyte
Viagran

18. 2024-08-08-0582

ZONING CASE Z-2024-10700099 (Council District 8): Ordinance amending the Zoning District Boundary from "I-1 UC-1 MLOD-1 MLR-2" General Industrial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-3 NA UC-1 MLOD-1 MLR-2" General Commercial Nonalcoholic Sales District IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on a 5.307 acres out of NCB 14862, located at 11900 Interstate Highway 10 West. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 5.307 acres out of NCB 14862 TO WIT: from "I-1 UC-1 MLOD-1 MLR-2" General Industrial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-3 NA UC-1 MLOD-1 MLR-2" General Commercial Nonalcoholic Sales District IH-10/FM 1604 Urban 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 Viagran moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion by the following vote:

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

19. 2024-08-08-0583

PLAN AMENDMENT CASE PA-2024-11600018 (Council District 9): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Regional Center" on 2,922 square feet out of NCB 16331, located at 18206 Blanco Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700035 S ERZD)

John Grimes spoke in support of the staff's alternate recommendation of C-2-S Commercial District Zoning with special use authorization for the animal clinic.

Jack Finger spoke in opposition to the Item.

Councilmember Courage moved to Approve with alternate recommendations for C-2S Commercial District with Specific Use authorization for an Animal Clinic. Councilmember Whyte seconded the motion. The motion carried by the following vote:

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

20. 2024-08-08-0584

ZONING CASE Z-2024-10700035 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-3 S MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Animal Clinic within the Edwards Recharge Zone on 2,922 square feet out of NCB 16331, located at 18206 Blanco Road. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600018)

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: 2,922 square feet out of NCB 16331 TO WIT: from "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Animal Clinic within the Edwards Recharge Zone "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

John Grimes spoke in support of the staff's alternate recommendation of C-2-S Commercial District Zoning with special use authorization for the animal clinic.

Jack Finger spoke in opposition to the Item.

Councilmember Courage moved to Approve with alternate recommendations for C-2S Commercial District with Specific Use authorization for an Animal Clinic. 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

21. WITHDRAWN

PLAN AMENDMENT CASE PA-2024-11600032 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Specialized Center" to "Suburban Tier" on 25.378 acres out of NCB 16584, located at 17097 Nacogdoches Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700093) (Continued from June 20, 2024)

Item was withdrawn and not considered.

22.

WITHDRAWN

ZONING CASE Z-2024-10700093 (Council District 10): Ordinance amending the Zoning District Boundary from "L AHOD" Light Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 88.979 acres out of NCB 16584 and NCB 17658, save and except 0.037 acres out of NCB 16584, located at 17103 Nacogdoches Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600032) (Continued from June 20, 2024)

Item was withdrawn and not considered.

Adjournment

There being no further discussion, the meeting was adjourned at 2:26 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**