

**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 21, 2024	2:00 PM	City Council Chambers
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The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 2:54 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 8 – Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage

ABSENT: 3 - Nirenberg, Alderete Gavito, Whyte

Mayor Pro Tem Viagran called the meeting to order at 2:54 p.m.

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. **2024-11-21-0928**
ALCOHOL VARIANCE # AV-2024-011 (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 5, 6 and 7, Block A, NCB 7006, by Abel Mota, operator, and CUV Grayson, LLC, owner, located at 125 West Grayson Street, for on-premise consumption within three-hundred (300) feet of Hawthorne Academy, a public education institution in San Antonio Independent School District (SAISD).

Jack Finger spoke in opposition to the Item.

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

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

2. **2024-11-21-0929**
PLAN AMENDMENT CASE PA-2024-11600047 (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 "Regional Commercial" on Lot 64, Block 2, NCB 1774, located at 1010 Warner Avenue. Staff and Planning Commission recommends Denial. (Associated Zoning Case Z-2024-10700135 CD)

Jack Finger spoke in opposition to the Item.

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

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

3. **2024-11-21-0930**
ZONING CASE Z-2024-10700135 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage on Lot 64, Block 2, NCB 1774, located at 1010 Warner Avenue. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment Case Z-2024-11600047)

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 64, Block 2, NCB 1774 TO WIT: from "C-3 AHOD"

General Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage

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

Jack Finger spoke in opposition to the Item

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

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

4. **2024-11-21-0931**

PLAN AMENDMENT CASE PA-2024-11600068 (Council District 1): Ordinance amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Urban Mixed Use" on Lots 1-4, Block 7, NCB 707, located at 620 Matagorda Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700229)

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

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

5. **2024-11-21-0932**

ZONING CASE Z-2024-10700229 (Council District 1): Ordinance amending the Zoning District Boundary from "O-2 H HS AHOD" High-Rise Office Lavaca Historic Overlay Historic Landmark Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Lavaca Historic Overlay Airport Hazard Overlay District to "IDZ-3 H HS AHOD" High Intensity Infill Development Zone Lavaca Historic Overlay Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "O-2" High-Rise Office District, 325 dwelling units, Bar and/or Tavern without cover charge 3 or more days per week, Microbrewery, Winery with Bottling, Timeshares or Corporate Apartments, Hotel taller than 35 feet, Studio-Sound and Recording, Club-Private, Spa, Warehouse (Flex Space) on 3.9 acres out of NCB 13815 and "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "O-1.5" Mid-Rise Office District, "RM-4" Residential Mixed District, 31 dwelling units, Timeshares or Corporate Apartments, Hotel, Studio-Sound and Recording, Club-Private, Spa on Lots 1-4, Block 7, NCB 707, located at 141 Lavaca Street and 620 Matagorda Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600068)

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: 3.9 acres out of NCB 13815 and Lots 1-4, Block 7, NCB 707

TO WIT: from "O-2 H HS AHOD" High-Rise Office Lavaca Historic Overlay Historic Landmark Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Lavaca Historic Overlay Airport Hazard Overlay District to "IDZ-3 H HS AHOD" High Intensity Infill Development Zone Lavaca Historic Overlay Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "O-2" High-Rise Office District, 325 dwelling units, Bar and/or Tavern without cover charge 3 or more days per week, Microbrewery, Winery with Bottling, Timeshares or Corporate Apartments, Hotel taller than 35 feet, Studio-Sound and Recording, Club-Private, Spa, Warehouse (Flex Space) on 3.9 acres out of NCB 13815 and "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "O-1.5" Mid-Rise Office District, "RM-4" Residential Mixed District, 31 dwelling units, Timeshares or Corporate Apartments, Hotel, Studio-Sound and Recording, Club-Private, Spa on Lots 1-4, Block 7, NCB 707

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

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

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage

Absent: Nirenberg, Alderete Gavito, Whyte

6. 2024-11-21-0933

ZONING CASE Z-2024-10700234 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "BP AHOD" Business Park Airport Hazard Overlay District on Lot 10 and Lot 46, NCB 14987, located at 6603 First Park Ten 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 10 and Lot 46, NCB 14987 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "BP AHOD" Business Park Airport Hazard Overlay District

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

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

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage

Absent: Nirenberg, Alderete Gavito, Whyte

7.

2024-11-21-0934

ZONING CASE Z-2024-10700117 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "NC MLOD-3 MLR-1" Neighborhood Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lot 36, Block 9, NCB 10268, located at 451 Sterling 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 36, Block 9, NCB 10268 TO WIT: from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "NC MLOD-3 MLR-1" Neighborhood Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Pelaez

Absent: Nirenberg, Alderete Gavito, Whyte

8.

2024-11-21-0935

PLAN AMENDMENT CASE PA-2024-11600066 (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 "Medium Density Residential" to "Urban Low Density Residential" on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway 35. Staff and Planning Commission recommend Approval. (Association Zoning Case Z-2024-10700209 S)

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

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage

Absent: Nirenberg, Alderete Gavito, Whyte

9.

2024-11-21-0936

ZONING CASE Z-2024-10700209 S (Council District 2): Ordinance amending the Zoning District Boundary from "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District to "NC S MLOD-3 MLR-2" Neighborhood Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Medical Clinic on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway

35. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600066)

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 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177 TO WIT: from "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District to "NC S MLOD-3 MLR-2" Neighborhood Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Medical Clinic "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

10. 2024-11-21-0937

PLAN AMENDMENT CASE PA-2024-11600071 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Medium Density Residential" on Lots 5-8, Block 2, NCB 17630, located at 6135 FM 78. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-11600071)

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

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

11. 2024-11-21-0938

ZONING CASE Z-2024-10700232 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-3 MLR-1 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 5-8, Block 2, NCB 17630, located at 6135 FM 78. Staff and Zoning Commission recommend Approval, pending Plan Amendment.

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 5-8, Block 2, NCB 17630 TO WIT: from "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-3 MLR-1 AHOD" Residential Mixed Martindale Army Air Field 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 Kaur moved to Approve on Zoning Consent. Councilmember McKee-Rodriguez seconded the motion The motion prevailed by the following vote:

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

12. 2024-11-21-0939

PLAN AMENDMENT CASE PA-2024-11600075 (Council District 3): Ordinance amending the South Central San Antonio 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 the east 49 feet of the west 140 feet of Lot 1, Block 4, NCB 7798, located at 350 Stonewall Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700202)

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

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

13. 2024-11-21-0940

ZONING CASE Z-2024-10700202 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "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 in "C-2" Commercial District and 75 dwelling units on Lots 2-5, the east 49 feet of the west 140 feet of Lot 1, and the west 91 feet of Lot 1, Block 4, NCB 7798, located at 350 Stonewall Avenue, 1126 Pleasanton Road, 1118 Pleasanton Road, 1116 Pleasanton Road, 1110 Pleasanton Road, and 1102-1108 Pleasanton Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600075)

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 2-5, the east 49 feet of the west 140 feet of Lot 1, and the west 91 feet of Lot 1, Block 4, NCB 7798 TO WIT: from "C-3 MLOD-2 MLR-2 AHOD"

General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "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 in "C-2" Commercial District and 75 dwelling units

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

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

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

14. CONTINUED

ZONING CASE Z-2024-10700230 CD S (Council District 3): Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 S" Residential Single-Family District with a Specific Use Authorization for a Cemetery, Columbarium, or Mausoleum and "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery, Columbarium, or Mausoleum on a combined total of 77.14 acres, and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Funeral Home/Undertaking Parlor on 3.25 acres, for a total of 80.39 acres out of NCB 15667, located at 13279 FM 1937. All "AHOD" Airport Hazard Overlay Districts to remain the same. Staff and Zoning Commission recommend Approval.

Councilmember McKee-Rodriguez moved to Continue to December 19, 2024. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

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

15. 2024-11-21-0941

ZONING CASE Z-2024-10700174 CD (Council District 4): 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 to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Truck Stop and Laundry on 9.473 acres out of CB 4301, located at 11893 Fischer Road. Staff and Zoning Commission recommend Approval, with Conditions. (Continued from November 7, 2024)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 9.473 acres out of CB 4301 TO WIT: from "MF-33 MLOD-2

MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Truck Stop and Laundry
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

16. 2024-11-21-0942

ZONING CASE Z-2024-10700226 S (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 47, Block 1, NCB 16001, generally located in the 6600 block of Medina Base 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 47, Block 1, NCB 16001 TO WIT: from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 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 Kaur moved to Approve on Zoning Consent. Councilmember McKee-Rodriguez seconded the motion The motion prevailed by the following vote:

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

17. POSTPONED

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) (Continued from October 17, 2024)

Item was postponed.

18. POSTPONED

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) (Continued from October 17, 2024)

Item was postponed.

19. 2024-11-21-0943

ZONING CASE Z-2024-10700154 (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 "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 37.4 feet of Lot 1, NCB 7005, located at 159 Castroville Road. 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: the west 37.4 feet of Lot 1, NCB 7005 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 "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales 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 prevailed by the following vote:

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

20. 2024-11-21-0944

ZONING CASE Z-2024-10700161 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for Noncommercial

Parking Lot on Lot 2, Block 4, NCB 2820, located at 3005 West Martin Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Block 4, NCB 2820 TO WIT: from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for Noncommercial Parking Lot with reduced 5' buffer yard
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

21. 2024-11-21-0945

ZONING CASE Z-2024-10700222 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 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 3, Block 3, NCB 3533, located at 2810 Monterey 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, Block 3, NCB 3533 TO WIT: from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 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
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

22.

2024-11-21-0946

ZONING CASE Z-2024-10700206 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Stone Curing, Monument - Manufacturing on 0.028 acres out of NCB 13950, located at 5559 Historic Old 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: 0.028 acres out of NCB 13950 TO WIT: from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Stone Curing, Monument - Manufacturing
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

23.

CONTINUED

ZONING CASE Z-2024-10700252 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-226A, NCB 18820, generally located in the 9000 block of Culebra Road. Staff and Zoning Commission recommend Approval. (Continued from November 7, 2024)

Councilmember McKee-Rodriguez moved to Continue to December 19, 2024. Councilmember Kaur seconded the motion The motion prevailed by the following vote:

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

24.

2024-11-21-0947

PLAN AMENDMENT CASE PA-2024-11600052 (San Antonio ETJ - Closest to Council District 8): Ordinance amending the Camp Bullis 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 "Low Density Residential" and "Community Commercial" to "Community Commercial" on 5.586 acres out of CB 4710, located at 27413 Interstate 10. Staff and Planning Commission recommend Approval.

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

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

25. 2024-11-21-0948

ZONING CASE Z-2024-10700119 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-18 GC-3 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot P-15, CB 4865 and Lot P-1 CB 4866, located at 26449 Trinity Park. 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-15, CB 4865 and Lot P-1 CB 4866 TO WIT: from "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-18 GC-3 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

26.

2024-11-21-0949

ZONING CASE Z-2024-10700181 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 S MLOD- 1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic, Automobile Parts Sales Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting/Photostatting Facility to "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 5-7, Block 5, NCB 15671, generally located in the 1900 block of East Sonterra 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: Lots 5-7, Block 5, NCB 15671 TO WIT: from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic, Automobile Parts Sales Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting/Photostatting Facility to "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

Aye: Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage

Absent: Nirenberg, Alderete Gavito, Whyte

27.

WITHDRAWN

ZONING CASE Z-2024-10700178 (Council District 10): Ordinance amending the zoning District boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 1, Block 1, NCB 18417, located at 144 O'Connor Road. Staff and Zoning Commission recommend Approval.

Item was withdrawn.

Adjournment

There being no further discussion, Mayor Nirenberg adjourned the meeting at 3:06 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

DRAFT