

**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, May 2, 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 2:05 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 10 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Courage, Whyte

ABSENT: 1 - Pelaez

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.

2024-05-02-0306

PLAN AMENDMENT CASE PA2024-11600015 (Council District 8): An Ordinance amending the Medical Center Area Regional Center Plan, a component of the Comprehensive Master Plan

of the City, by changing the future land use classification from "Urban Mixed Use" to "Regional Mixed Use" on NCB 13666, Block, Lot 8 EXC NW IRR 10 FT OF STRIP; NCB 13666, Lot SE IRR 237FT of 7 Roanoke Condominium; NCB 13666 (MEDICAL CENTER APARTMENTS), Lot 13; NCB 13666, Lot 9 CASEY SUBD UT-1; NCB 13666, Block Lot 12 (THE VILLAS AT ROANOKE CONDOMINIUMS); NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 1; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 2; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 3; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 4; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 5; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 6; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 7; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 8; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 9; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 10; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 11; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 12; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 13; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 14; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 15; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 16; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 17; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 18; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 19; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 20; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 21; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 22; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 23; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 24; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 25; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 26; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 27; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 28; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 29; NCB 13666, Unit 1001 ROANOKE CONDOMINIUM; NCB 13666, Unit 1002 ROANOKE CONDOMINIUM; NCB 13666, Unit 1003 ROANOKE CONDOMINIUM; NCB 13666, Unit 1004 ROANOKE CONDOMINIUM; NCB 13666, Unit 1005 ROANOKE CONDOMINIUM; NCB 13666, Unit 1006 ROANOKE CONDOMINIUM; NCB 13666, Unit 1007 ROANOKE CONDOMINIUM; NCB 13666, Unit 1008 ROANOKE CONDOMINIUM; NCB 13666, Unit 101 ROANOKE CONDOMINIUM; NCB 13666, Unit 102 ROANOKE CONDOMINIUM; NCB 13666, Unit 103 ROANOKE CONDOMINIUM; NCB 13666, Unit 104 ROANOKE CONDOMINIUM; NCB 13666, Unit 105 ROANOKE CONDOMINIUM; NCB 13666, Unit 106 ROANOKE CONDOMINIUM; NCB 13666, Unit 1101 ROANOKE CONDOMINIUM; NCB 13666, Unit 1102 ROANOKE CONDOMINIUM; NCB 13666, Unit 1103 ROANOKE CONDOMINIUM; NCB 13666, Unit 1104 ROANOKE CONDOMINIUM; NCB 13666, Unit 1105 ROANOKE CONDOMINIUM; NCB 13666, Unit 1106 ROANOKE CONDOMINIUM; NCB 13666, Unit 1107 ROANOKE CONDOMINIUM; NCB 13666,

Unit 1108 ROANOKE CONDOMINIUM; NCB 13666, Unit 1109 ROANOKE CONDOMINIUM; NCB 13666, Unit 1110 ROANOKE CONDOMINIUM; NCB 13666, Unit 1111 ROANOKE CONDOMINIUM; NCB 13666, Unit 1112 ROANOKE CONDOMINIUM; NCB 13666, Unit 201 ROANOKE CONDOMINIUM; NCB 13666, Unit 202 ROANOKE CONDOMINIUM; NCB 13666, Unit 203 ROANOKE CONDOMINIUM; NCB 13666, Unit 204 ROANOKE CONDOMINIUM; NCB 13666, Unit 205 ROANOKE CONDOMINIUM; NCB 13666, Unit 206 ROANOKE CONDOMINIUM; NCB 13666, Unit 207 ROANOKE CONDOMINIUM; NCB 13666, Unit 208 ROANOKE CONDOMINIUM; NCB 13666, Unit 301 ROANOKE CONDOMINIUM; NCB 13666, Unit 302 ROANOKE CONDOMINIUM; NCB 13666, Unit 303 ROANOKE CONDOMINIUM; NCB 13666, Unit 304 ROANOKE CONDOMINIUM; NCB 13666, Unit 305 ROANOKE CONDOMINIUM; NCB 13666, Unit 306 ROANOKE CONDOMINIUM; NCB 13666, Unit 307 ROANOKE CONDOMINIUM; NCB 13666, Unit 308 ROANOKE CONDOMINIUM; NCB 13666, Unit 309 ROANOKE CONDOMINIUM; NCB 13666, Unit 310 ROANOKE CONDOMINIUM; NCB 13666, Unit 311 ROANOKE CONDOMINIUM; NCB 13666, Unit 312 ROANOKE CONDOMINIUM; NCB 13666, Unit 401 ROANOKE CONDOMINIUM; NCB 13666, Unit 402 ROANOKE CONDOMINIUM; NCB 13666, Unit 403 ROANOKE CONDOMINIUM; NCB 13666, Unit 404 ROANOKE CONDOMINIUM; NCB 13666, Unit 501 ROANOKE CONDOMINIUM; NCB 13666, Unit 502 ROANOKE CONDOMINIUM; NCB 13666, Unit 503 ROANOKE CONDOMINIUM; NCB 13666, Unit 504 ROANOKE CONDOMINIUM; NCB 13666, Unit 601 ROANOKE CONDOMINIUM; NCB 13666, Unit 602 ROANOKE CONDOMINIUM; NCB 13666, Unit 603 ROANOKE CONDOMINIUM; NCB 13666, Unit 604 ROANOKE CONDOMINIUM; NCB 13666, Unit 605 ROANOKE CONDOMINIUM; NCB 13666, Unit 606 ROANOKE CONDOMINIUM; NCB 13666, Unit 701 ROANOKE CONDOMINIUM; NCB 13666, Unit 702 ROANOKE CONDOMINIUM; NCB 13666, Unit 703 ROANOKE CONDOMINIUM; NCB 13666, Unit 704 ROANOKE CONDOMINIUM; NCB 13666, Unit 705 ROANOKE CONDOMINIUM; NCB 13666, Unit 706 ROANOKE CONDOMINIUM; NCB 13666, Unit 707 ROANOKE CONDOMINIUM; NCB 13666, Unit 708 ROANOKE CONDOMINIUM; NCB 13666, Unit 801 ROANOKE CONDOMINIUM; NCB 13666, Unit 802 ROANOKE CONDOMINIUM; NCB 13666, Unit 803 ROANOKE CONDOMINIUM; NCB 13666, Unit 804 ROANOKE CONDOMINIUM; NCB 13666, Unit 901 ROANOKE CONDOMINIUM; NCB 13666, Unit 902 ROANOKE CONDOMINIUM; NCB 13666, Unit 903 ROANOKE CONDOMINIUM; NCB 13666, Unit 904 ROANOKE CONDOMINIUM; NCB 13666, Unit 905 ROANOKE CONDOMINIUM; NCB 13666, Unit 906 ROANOKE CONDOMINIUM; NCB 12813, Block 3, Lot 1; NCB 12830, Lot NW IRR 107' OF 40 SEVILLE OFFICE PRK CONDOS; NCB 12830, Lot E IRR 210.27 FT OF 25; NCB 12830, Lot TR 3B; NCB 12830, LOT 22; NCB 12830, Lot SW IRRG 335.44 FT OF 26 OR 26A; NCB 12830, Lot 39 MASTER FILE & COMMON ELEMENT KENSINGTON ROW CONDOMINIUM; NCB 12830, Lot 43 "BHS/EWING HALSELL SUBD; NCB 12830, Lot SW 333.98FT OF 36 **LEASEHOLD ESTATE**"; NCB 12830, Lot 42 (SOUTH TEXAS MEDICAL PLAZA); NCB 12830, Lot 44 (SEVILLE PARK P#119 SUBD); NCB 12830, Lot NE IRR 650' of 41 SOUTH TEX WOMEN'S HOSP UT-1A; NCB 12830, Lot 45 COLUMBIA/HCA PARK SUBD; NCB 12830, Lot NE IRR 208.1 FT of 40 SEVILLE OFFICE PRK CONDOS; NCB 12830, BLDG C Unit 8233 SEVILLE OFFICE PRK CONDOS; NCB 12830, BLDG C Unit 8219 SEVILLE OFFICE PRK CONDOS; NCB 12830, Lot 37; NCB 12813, Block 3, Lot 3; NCB 12813, Block 3, Lot 4; NCB 12813, Block 3, Lot 6 EXC NW IRR 5.05 FT (KROGER MEDICAL DR SUBD); NCB 12813, SW IRR

303.61 FT of Block 3; NCB 12830, Lot 27 (.814 AC) & 38 (2.057 AC); NCB 12815, Block 5, Lot 8 EXC N 62.72 FT (.1931 AC); NCB 12815, Block 5, Lot N 62.72 FT OF 8; NCB 12813, Block 3, Lot 2 EXC NW IRR 5.05 FT; NCB 12830, Block, Lot N 261.88 FT 47 "KOONTZ MCCOMBS MHS MEDICAL DRIVE SUBD"; NCB 12830, Lot 51 (MEDICAL PARK PLAZA); NCB 12830, Lot 32 (2.5 AC) & NE IRR 34.03 FT of NW 275.17 FT of 11 or 11A (.182 AC); NCB 12830 (MEDICAL PARK/PAD SITES), Block 5, Lot 55; NCB 12830, Lot 48 EXCEPT S IRR 11.96 FT (STOH/ATLEE MEDICAL OFFICE BUILDING); NCB 12815, Block 5, Lot SW IRR 11.98 FT of 10; NCB 12830, Block 5, Lot 56 (MEDICAL PARK/PAD SITES); NCB 12830, Block 5, Lot 57 (MEDICAL PARK/PAD SITES); NCB 12830, BLDG J Unit 1006 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 705 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG H Unit 803 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 404 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 103 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG B Unit 201 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 908 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 410 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 702 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 106 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 407 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 708 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG J Unit 1003 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 401 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG B Unit 204 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 905 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG E Unit 503 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG F Unit 603 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 101 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 107 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 402 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 408 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG J Unit 1004 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG C Unit 304 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 903 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG C Unit 301 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 906 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG F Unit 604 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG E Unit 506 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 104 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 706 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 405 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG C Unit 307 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG H Unit 806 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG J Unit 1001 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 703 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG F Unit 601 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG H Unit 801 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG C Unit 308 KENSINGTON ROW

CONDOMINIUM; NCB 12830, BLDG I Unit 901 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG B Unit 205 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG C Unit 302 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 504 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG F Unit 602 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG D Unit 403 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG A Unit 102 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG B Unit 202 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG H Unit 804 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG I Unit 904 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG I Unit 907 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 501 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG G Unit 701 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 507 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG D Unit 406 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG A Unit 105 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG G Unit 707 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG B Unit 203 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG J Unit 1002 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG C Unit 306 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG H Unit 805 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 508 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 502 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG D Unit 409 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG G Unit 704 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG H Unit 802 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG J Unit 1005 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG A Unit 108 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG I Unit 902 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG B Unit 206 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG C Unit 303 KENSINGTON ROW
CONDOMINIUM; NCB 12830, BLDG E Unit 505 KENSINGTON ROW
CONDOMINIUM, all of which includes multiple addresses located between/on the 5500 Block of Hamilton Wolfe, 7900 Block of Roanoke Run, 2800 Block of Babcock Road, 7900, 8000, 8100, 8200, 8300 and 8400 Block of Fredericksburg Road, 8200 and 8300 Block of Wurzbach Road, 7900 Block of Ewing Halsell Drive, 8000 Block of Floyd Curl Drive, 8300 Block of Friar Tuck Road, 7700 Block of Louis Pasteur Drive, and 4300 Block of Medical Drive Staff and Planning Commission recommend approval. (Associated Zoning Case Z2024-10700044 S)

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte

Absent: Pelaez

2.

2024-05-02-0307

ZONING CASE Z2024-10700044 S (Council District 8): An Ordinance amending Zoning District Boundaries from R-5 Residential Single-Family District, R-6 S Residential Single-Family District with a Specific Use Authorization for a Ball Park, MF-33 Multi-Family District, O-2 High-Rise Office District, C-1 Light Commercial District, C-1 S Light Commercial District with a Specific Use Authorization for a Helicopter Pad, C-1 S Light Commercial District with a Specific Use Authorization for a Hospital, C-2 Commercial District, C-2 S Commercial District with a Specific Use Authorization for a Hospital, C-2 S Commercial District with a Specific Use Authorization for Hospital with a Heliport, C-2NA Commercial Nonalcoholic Sales District, C-2NA S Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Hospital, C-3 General Commercial District, C-3 S General Commercial District with a Specific Use Authorization for a Hospital not to exceed 175 feet in height, and I-1 S General Industrial District with a Specific Use Authorization for a Heliport including AHOD Airport Hazard Overlay District as applicable to O-2 High Rise Office District, MF-40 Multi-Family District, MF-50 Multi-Family District, C-2 Commercial District, C-3 General Commercial District, C-3 S General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop, and C-3 S General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet, with all overlay districts, including "AHOD" Airport Hazard Overlay Districts, remaining unchanged as applicable on NCB 12813, Block 3, Lot 2 EXC NW IRR 5.05 FT; NCB 12814, Block 4, Lot S IRR 161.59 FT of 3 (OAK HILLS PARK UT-1); NCB 12814, Block 4, Lot N IRR 344.9 FT of S 506.49 FT of E IRR 244.73 FT of 3; NCB 12814, Block 4, Lot S IRR 223.87 FT of N 352.87 FT of E IRR 153.66 FT of 3; NCB 12814, Block 4, Lot NE IRR 88.56 & SW IRR 255.2 FT of 3; NCB 12815, Block 5, Lot 11 EXC SE IRR 48.82 FT; NCB 12816, Block 6, Lot PT of BLK 6 or P-100; NCB 12816, Block 6, Lot 1, EXC NW IRR 145FT & SW IRR 25.65FT (2.7601 AC) & W IRR 25 FT of S IRR 324.25 FT of 2 ((.1919 AC); NCB 12816, Block 6, Lot W IRR 294.19 FT of E 344.19 FT of S IRR 334.06 FT of 2; NCB 12816, Block 6, Lot NE IRR 781.56 FT of 4; NCB 12816, Block 6, Lot NE IRR 2792.84 FT of 5; NCB 12816, Block 6, Lot 6 & SW 25 FT of 5 & SW IRR 25.65 FT of 1; NCB 12830, Lot SE IRR 303.25 FT of 33; NCB 12830, Lot NW IRR 401.32 FT of 33 (LAND ONLY) REFER TO : 12830-000-0332; NCB 12830, Lot NW IRR 401.32 FT of 33 (IMPT ONLY) REFER TO: 12830-000-0331; NCB 12830, Lot S 238 of 34; NCB 12830, Lot 35 EXC SW IRR 270.27 FT; NCB 12830, Lot NE IRR 650 of 41 SOUTH TEX WOMENS HOSP UT-1A; NCB 13663, Lot TR 1B; NCB 13663, Lot TR-2; NCB 13663, Lot TR-2C; NCB 13663, Lot TR-3D (NON - ADJACENT PARCEL); NCB 13663, Lot TR-3B (1.5106) & TR-7C (20.7804); NCB 13663, Lot TR-7; NCB 13663, Lot TR-7D; NCB 13663, Lot E IRR 148.96 FT of NW IRR 663.96 FT of 8; NCB 13663, Lot NW IRR 339.43 FT of 8 (LEASE ACCT); NCB 13663, Lot NE IRR 1018.83 FT of 8; NCB 13663, Lot SE IRR 448.54 of 8 or ARB 8C; NCB 13663, Lot TR-9 **LEASE AREA**; NCB 13663, Lot 21 *LAND ONLY*(.829 AC), 26(.613 AC); NCB 13663, LOT 22 WARM SPRINGS LAND ONLY; NCB 13663, Lot 28 EXCEPT SE IRR 114.43 FT (RONALD MCDONALD HOUSE); NCB 13663, Lot 29 WINSTON SCHOOL SUBD; NCB 17060, Block 1, Lot 3; NCB 17060, Block 1, Lot 4 MASTER FILE & COMMON ELEMENT 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1407 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2002 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1705 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 403 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 305 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1908 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2101 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 605 7701

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CONDO; NCB 17060, Unit 1104 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1007 MILAM TOWERS SOUTH; NCB 17060, Unit 2106 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2207 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2006 MILAM TOWERS SOUTH; NCB 17060, Unit 1001 7001 WURZBACH TOWER CONDO; NCB 17060, Unit 307 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2204 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 306 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1401 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1403 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1002 MILAM TOWERS SOUTH; NCB 17060, Unit 1804 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1502 MILAM TOWERS SOUTH; NCB 17102, Block 1, Lot 2 EXCEPT NE IRR 2.97 FT (13.7082 AC) & NW IRR 233.77 FT of 3 (.218 AC) (MED FOUNDATION HEALTH CAREER); NCB 17102, Block 1, Lot 4 EXE S IRR 60.95 FT (HABILI & VOCATNL TRNSITN CTR); NCB 17108, Block 1, Lot ARB 3A (4.239) & 3C(4.246); NCB 13663, Lot 34 SAN ANTONIO CREDIT UNION-MEDICAL CENTER; NCB 13663, Lot E MID IRR 201.74 FT of 8 (GROUND LEASE); NCB 13663, Lot S MID IRR 374.89 FT of 8 (GROUND LEASE); NCB 13663, Lot E MID IRR 201.74 FT of 8 (IMPT ONLY ACCT); NCB 12816, Block 6, Lot NE IRR 2792.84 FT of 5 (IMPTS ONLY ACCT); NCB 13663, Lot 35 (FIRE STATION NO. 32); NCB 13663, Block 36 (CANTEX SANTA ROSA); NCB 13663, Lot S IRR 379.87 FT of 8; NCB 17102, (CLARITY CHILD GUIDANCE CENTER) Block 001 Lot 5; NCB 12814 (METHODIST HOSPITAL), Block 4, Lot S 353.08 FT of 6; NCB 13663 (RONALD MCDONALD HOUSE NO 4), Lot 41; NCB 13663, Lot TR-3B (7.203) & TR-2 (.687); NCB 12814 (METHODIST HOSPITAL), Block 4, Lot 6A; NCB 13663, Lot SW IRR 102.67 FT of TR-3 (ARB TR-3H) (NON ADJ RMS); NCB 12816, (BABCOCK AT MERTON MINTER) Block 6, Lot 7; NCB 12813, SW IRR 303.61 FT of Block 3. Multiple addresses located between/on 4300, 4400, 4500, 4800, 4900, 5100 and 5200 Block of Medical Dr., 7700 Block of Louis Pasteur Dr., 7700 and 8500 Block of Ewing Halsell, 7400 and 7700 Block of Merton Minter St., 2100, 2200, 2700 and 2800 Block of Babcock Rd., 4900, 7700, 7900 and 8400 Block of Floyd Curl Dr., 7700, 8000 and 8400 Block of Wurzbach Rd., 8100 Block of Fredericksburg Rd., 4700 and 4800 Block of Sid Katz Dr., 4600 and 4900 Block of Hamilton Wolfe Rd., 8400 and 8500 Block of Tom Slick Dr., and the 4800 and 4900 Block of Charles Katz Dr. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment PA2024-11600015)

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: NCB 12813, Block 3, Lot 2 EXC NW IRR 5.05 FT; NCB 12814, Block 4, Lot S IRR 161.59 FT of 3 (OAK HILLS PARK UT-1); NCB 12814, Block 4, Lot N IRR 344.9 FT of S 506.49 FT of E IRR 244.73 FT of 3; NCB 12814, Block 4, Lot S IRR 223.87 FT of N 352.87 FT of E IRR 153.66 FT of 3; NCB 12814, Block 4, Lot NE IRR 88.56 & SW IRR 255.2 FT of 3; NCB 12815, Block 5, Lot 11 EXC SE IRR 48.82 FT; NCB 12816, Block 6, Lot PT of BLK 6 or P-100; NCB 12816, Block 6, Lot 1, EXC NW IRR 145FT & SW IRR 25.65FT (2.7601 AC) & W IRR 25 FT of S IRR 324.25 FT of 2 ((.1919 AC); NCB 12816, Block 6, Lot W IRR 294.19 FT of E 344.19 FT of S IRR 334.06 FT of 2; NCB 12816, Block 6, Lot NE IRR 781.56 FT of 4; NCB 12816, Block 6, Lot NE IRR 2792.84 FT of 5; NCB 12816, Block 6, Lot 6 & SW 25 FT of 5 & SW IRR 25.65 FT of 1; NCB 12830, Lot SE IRR 303.25 FT of 33; NCB 12830, Lot NW IRR 401.32 FT of 33 (LAND ONLY)

REFER TO : 12830-000-0332; NCB 12830, Lot NW IRR 401.32 FT of 33 (IMPT ONLY)
REFER TO: 12830-000-0331; NCB 12830, Lot S 238 of 34; NCB 12830, Lot 35 EXC SW
IRR 270.27 FT; NCB 12830, Lot NE IRR 650 of 41 SOUTH TEX WOMENS HOSP UT-1A;
NCB 13663, Lot TR 1B; NCB 13663, Lot TR-2; NCB 13663, Lot TR-2C; NCB 13663, Lot
TR-3D (NON - ADJACENT PARCEL); NCB 13663, Lot TR-3B (1.5106) & TR-7C
(20.7804); NCB 13663, Lot TR-7; NCB 13663, Lot TR-7D; NCB 13663, Lot E IRR 148.96
FT of NW IRR 663.96 FT of 8; NCB 13663, Lot NW IRR 339.43 FT of 8 (LEASE ACCT);
NCB 13663, Lot NE IRR 1018.83 FT of 8; NCB 13663, Lot SE IRR 448.54 of 8 or ARB 8C;
NCB 13663, Lot TR-9 **LEASE AREA**; NCB 13663, Lot 21 *LAND ONLY*(.829 AC),
26(.613 AC); NCB 13663, LOT 22 WARM SPRINGS LAND ONLY; NCB 13663, Lot 28
EXCEPT SE IRR 114.43 FT (RONALD MCDONALD HOUSE); NCB 13663, Lot 29
WINSTON SCHOOL SUBD; NCB 17060, Block 1, Lot 3; NCB 17060, Block 1, Lot 4
MASTER FILE & COMMON ELEMENT 7701 WURZBACH TOWER CONDO; NCB
17060, Unit 1407 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2002 7701
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CONDO; NCB 17060, Unit 906 MILAM TOWERS SOUTH; NCB 17060, Unit 2003 7701
WURZBACH TOWER CONDO; NCB 17060, Unit 1903 7701 WURZBACH TOWER
CONDO; NCB 17060, Unit 402 7701 WURZBACH TOWER CONDO; NCB 17060, Unit
707 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1006 MILAM TOWERS
SOUTH; NCB 17060, Unit 1704 7701 WURZBACH TOWER CONDO; NCB 17060, Unit
908 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1802 7701 WURZBACH
TOWER CONDO; NCB 17060, PENTHOUSE # 3 7701 WURZBACH TOWER CONDO;
NCB 17060, Unit 1101 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2103 7701
WURZBACH TOWER CONDO; NCB 17060, Unit 1504 7701 WURZBACH TOWER
CONDO; NCB 17060, Unit 607 7701 WURZBACH TOWER CONDO; NCB 17060, Unit
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CONDO; NCB 17060, Unit 1606 7701 WURZBACH TOWER CONDO; NCB 17060, Unit
1907 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1706 7701 WURZBACH
TOWER CONDO; NCB 17060, Unit 2202 7701 WURZBACH TOWER CONDO; NCB
17060, Unit 1201 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1506 MILAM
TOWERS SOUTH; NCB 17060, Unit 507 7701 WURZBACH TOWER CONDO; NCB
17060, Unit 807 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1604 7701
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CONDO; NCB 17060, Unit 405 MILAM TOWERS SOUTH; NCB 17060, Unit 804 7701

WURZBACH TOWER CONDO; NCB 17060, Unit 1603 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 404 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 304 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1106 WURZBACH TOWERS & Unit 1107 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 905 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 704 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2008 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 503 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1203 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2206 MILAM TOWERS SOUTH; NCB 17060, Unit 1803 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1904 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2104 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 4 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 601 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1503 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 606 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2001 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1404 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1003 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1204 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 904 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 703 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1605 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 406 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 806 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1008 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1405 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2108 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1005 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2201 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1208 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 903 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2203 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 902 MILAM TOWERS SOUTH; NCB 17060, Unit 602 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 705 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1702 & 1703 7701 WURZBACH TOWERS; NCB 17060, Unit 1602 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 5 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 401 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1707 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 505 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1905 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1806 & 1807 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2005 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1901 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 408 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1402 MILAM TOWERS SOUTH; NCB 17060, Unit 803 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2208 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 608 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2107 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1207 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 407 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 1 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1105 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 6 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1601 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1508 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1801 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 603 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1406 7701 WURZBACH TOWER; NCB 17060, Unit 1902 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1206 7701 WURZBACH TOWER

CONDO; NCB 17060, Unit 1608 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2105 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1205 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1004 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1906 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 805 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 801 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2205 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1202 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1805 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 701 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 303 7701 WURZBACH TOWER CONDO; NCB 17060, Block 1, Lot 4 MASTER FILE & COMMON ELEMENT 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 808 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1607 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 2 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 802 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1701 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 302 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 502 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1708 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 504 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 708 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 508 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1808 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1104 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1007 MILAM TOWERS SOUTH; NCB 17060, Unit 2106 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2207 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2006 MILAM TOWERS SOUTH; NCB 17060, Unit 1001 7001 WURZBACH TOWER CONDO; NCB 17060, Unit 307 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2204 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 306 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1401 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1403 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1002 MILAM TOWERS SOUTH; NCB 17060, Unit 1804 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1502 MILAM TOWERS SOUTH; NCB 17102, Block 1, Lot 2 EXCEPT NE IRR 2.97 FT (13.7082 AC) & NW IRR 233.77 FT of 3 (.218 AC) (MED FOUNDATION HEALTH CAREER); NCB 17102, Block 1, Lot 4 EXE S IRR 60.95 FT (HABILI & VOCATNL TRNSITN CTR); NCB 17108, Block 1, Lot ARB 3A (4.239) & 3C(4.246); NCB 13663, Lot 34 SAN ANTONIO CREDIT UNION-MEDICAL CENTER; NCB 13663, Lot E MID IRR 201.74 FT of 8 (GROUND LEASE); NCB 13663, Lot S MID IRR 374.89 FT of 8 (GROUND LEASE); NCB 13663, Lot E MID IRR 201.74 FT of 8 (IMPT ONLY ACCT); NCB 12816, Block 6, Lot NE IRR 2792.84 FT of 5 (IMPTS ONLY ACCT); NCB 13663, Lot 35 (FIRE STATION NO. 32); NCB 13663, Block 36 (CANTEX SANTA ROSA); NCB 13663, Lot S IRR 379.87 FT of 8; NCB 17102, (CLARITY CHILD GUIDANCE CENTER) Block 001 Lot 5; NCB 12814 (METHODIST HOSPITAL), Block 4, Lot S 353.08 FT of 6; NCB 13663 (RONALD MCDONALD HOUSE NO 4), Lot 41; NCB 13663, Lot TR-3B (7.203) & TR-2 (.687); NCB 12814 (METHODIST HOSPITAL), Block 4, Lot 6A; NCB 13663, Lot SW IRR 102.67 FT of TR-3 (ARB TR-3H) (NON ADJ RMS); NCB 12816, (BABCOCK AT MERTON MINTER) Block 6, Lot 7; NCB 12813, SW IRR 303.61 FT of Block 3

TO WIT: from R-5 Residential Single-Family District, R-6 S Residential Single-Family District with a Specific Use Authorization for a Ball Park, MF-33 Multi-Family District, O-2 High-Rise Office District, C-1 Light Commercial District, C-1 S Light Commercial District with a Specific Use Authorization for a Helicopter Pad, C-1 S Light Commercial District with

a Specific Use Authorization for a Hospital, C-2 Commercial District, C-2 S Commercial District with a Specific Use Authorization for a Hospital, C-2 S Commercial District with a Specific Use Authorization for Hospital with a Heliport, C-2NA Commercial Nonalcoholic Sales District, C-2NA S Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Hospital, C-3 General Commercial District, C-3 S General Commercial District with a Specific Use Authorization for a Hospital not to exceed 175 feet in height, and I-1 S General Industrial District with a Specific Use Authorization for a Heliport including AHOD Airport Hazard Overlay District as applicable to O-2 High Rise Office District, MF-40 Multi-Family District, MF-50 Multi-Family District, C-2 Commercial District, C-3 General Commercial District, C-3 S General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop, and C-3 S General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet, with all overlay districts, including "AHOD" Airport Hazard Overlay Districts, remaining unchanged as applicable "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte
Absent: Pelaez

3.

2024-05-02-0308

ZONING CASE Z-2023-10700260 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "C-2NA NCD-1 IDZ AHOD" Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Infill Development Zone Airport Hazard Overlay District on Lot 3, Block 31, NCB 2992, located at 1422 South Saint Mary's 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: Lot 3, Block 31, NCB 2992 TO WIT: from "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "C-2NA NCD-1 IDZ AHOD" Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Infill Development Zone Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Kaur noted that the neighborhood opposed the Item because there was a lack of parking. She noted that the property was already being used as a church but without parking and could not get a permit, however, the neighbors did not oppose the church itself and wanted a solution to parking. Councilmember Kaur committed to working on improving the infrastructure for the La Vaca Neighborhood but felt it was better to have a church than a vacant building.

Councilmember Kaur moved to Approve. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

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

4. 2024-05-02-0309

ZONING CASE Z-2023-10700381 CD (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 WQ AHOD" General Industrial Water Quality Protection Area Overlay Airport Hazard Overlay District to "R-4 CD WQ AHOD" Residential Single-Family Water Quality Protection Area Overlay Airport Hazard Overlay District with a Conditional Use for Day Care Center on 1.789 acres out of NCB 6619, located at 711 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: 1.789 acres out of NCB 6619 TO WIT: from "I-1 WQ AHOD" General Industrial Water Quality Protection Area Overlay Airport Hazard Overlay District to "R-4 CD WQ AHOD" Residential Single-Family Water Quality Protection Area Overlay Airport Hazard Overlay District with a Conditional Use for Day Care Center "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte
Absent: Pelaez

5. CONTINUED

ZONING CASE Z-2024-10700042 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 Amusement and/or Theme Park - Outdoor Rides on Lots A4, A5, A6, A7, A8, A14 and the south 5.35 feet of Lot A1, NCB 164, located at 902 East Houston Street. Staff and Zoning Commission recommend Approval.

Councilmember Kaur moved to Continue. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

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

6.

2024-05-02-0310

ZONING CASE Z-2023-10700190 S (Council District 2): Ordinance amending the zoning district boundary from "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "R-6 S MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for Manufactured Home on Lot 7, Block 5, NCB 16202, located at 2402 McNutt Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 7, Block 5, NCB 16202 TO WIT: from "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "R-6 S MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for Manufactured Home

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

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte

Absent: Pelaez

7.

2024-05-02-0311

ZONING CASE Z-2024-10700014 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial District Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body on Lot 32, NCB 12180, located at 4650 Walzem 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: TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial District Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body

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

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte

Absent: Pelaez

8.

2024-05-02-0312

PLAN AMENDMENT CASE PA-2024-11600010 (Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Regional Commercial" to "Industrial" on Lot 22, Block 3, NCB 17730, located at 6357 Rittiman Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700018)

Jack Finger spoke in opposition to the Item.

Councilmember McKee-Rodriguez noted that it was important to continue meeting the community's expectation of plans and he generally did not support expansion of industrial facilities in Council District 2, but since the property was already surrounded by the same type of development and there was also an easement to separate the property from residences, he would support the Item.

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

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

9.

2024-05-02-0313

ZONING CASE Z-2024-10700018 (Council District 2): Ordinance amending the zoning district boundary from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 22, Block 3, NCB 17730, located at 6357 Rittiman Road. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment case PA-2024-11600010)

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 3, NCB 17730 TO WIT: from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial 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".

Jack Finger spoke in opposition to the Item.

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

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

10. 2024-05-02-0314

ZONING CASE Z-2024-10700026 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 CD EP-1 MLOD-3 MLR-1" Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Hardware Sales - Wholesale to "C-2 CD EP-1 MLOD-3 MLR-1" Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Warehouse - Outside Storage with Screening on Lot 22 and Lot 23, Block 1, NCB 11674, located at 3444 East Commerce Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 22 and Lot 23, Block 1, NCB 11674 TO WIT: from "C-2 CD EP-1 MLOD-3 MLR-1" Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Hardware Sales - Wholesale to "C-2 CD EP-1 MLOD-3 MLR-1" Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Warehouse - Outside Storage with Screening "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte
Absent: Pelaez

11. 2024-05-02-0315

ZONING CASE Z-2024-10700021 (Council District 3): Ordinance amending the Zoning District Boundary from "O-2 CD AHOD" High Rise Office Airport Hazard Overlay District with a Conditional Use for Auto Shop to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 85, Block 5, NCB 11161, located at 722 Sams Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 85, Block 5, NCB 11161 TO WIT: from "O-2 CD AHOD"

High Rise Office Airport Hazard Overlay District with a Conditional Use for Auto Shop to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte
Absent: Pelaez

12. 2024-05-02-0316

ZONING CASE Z-2023-10700370 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 HS AHOD" Heavy Industrial Historic Significant Airport Hazard Overlay District and "I-2 H AHOD" Heavy Industrial Cattleman Square Historic Airport Hazard Overlay District to "IDZ-2 HS AHOD" Medium Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 48 dwelling units and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Cattleman Square Historic Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 48 dwelling units on Lot 11, Lot 12, and the north 27.92 feet of Lot 10, Block 78, and the west half of Block 249, NCB 249, located at 421 North Medina Street and 1232 West Martin Street. Staff and Zoning Commission recommend Approval. (Continued from April 4, 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: Lot 11, Lot 12, and the north 27.92 feet of Lot 10, Block 78, and the west half of Block 249, NCB 249 TO WIT: from "I-2 HS AHOD" Heavy Industrial Historic Significant Airport Hazard Overlay District and "I-2 H AHOD" Heavy Industrial Cattleman Square Historic Airport Hazard Overlay District to "IDZ-2 HS AHOD" Medium Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 48 dwelling units and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Cattleman Square Historic Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 48 dwelling units

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

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte
Absent: Pelaez

13. 2024-05-02-0317

ZONING CASE Z-2024-10700008 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 two (2) dwelling units on Lot 7, Block 12, NCB 10396, located at 1226 Northwest 36th Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 7, Block 12, NCB 10396 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 two (2) dwelling units "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte

Absent: Pelaez

14. 2024-05-02-0318

ZONING CASE Z-2024-10700025 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 three (3) dwelling units on Lot 16, Lot 17 and Lot 18, Block 8, NCB 7768, located at 311 East Hart 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 16, Lot 17 and Lot 18, Block 8, NCB 7768 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 three (3) dwelling units "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte
Absent: Pelaez

15. 2024-05-02-0319

ZONING CASE Z-2023-10700379 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA S MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lot 1, Block 1, NCB 17876, located at 10803 Ingram 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 1, Block 1, NCB 17876 TO WIT: from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA S MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities

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

Councilmember Cabello Havrda noted that the applicant had offered to rent the facility at a reduced rate to the public for community meetings.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte

Absent: Pelaez

16. CONTINUED

ZONING CASE Z-2024-10700040 (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.

Councilmember Kaur moved to Continue. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

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

Absent: Viagran, Pelaez

17.

2024-05-02-0320

ZONING CASE Z-2024-10700028 (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 "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for ten (10) dwelling units on Lot 17D, Block A, NCB 11531, located at 147 West Quill Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 17D, Block A, NCB 11531 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 "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for ten (10) dwelling units

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

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte

Absent: Pelaez

18.

2024-05-02-0321

PLAN AMENDMENT CASE PA-2023-11600091 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Rural Estate Tier" to "Suburban Tier" on Lot 6 and Lot 8, Block 4, NCB 14759, located at 999 Red Robin Road and 7535 West Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700353 ERZD)

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte

Absent: Pelaez

19.

2024-05-02-0322

ZONING CASE Z-2023-10700353 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 CD S UC-1 MLOD-1 MLR-2 ERZD" Residential Single-Family District IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Conditional Use for a Noncommercial Parking Lot, and with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards

Recharge Zone and “O-1 S UC-1 MLOD-1 MLR-2 ERZD” Office District IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards Recharge Zone to "C-2NA UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 6 and 8, Block 4, NCB 14759, located at 999 Red Robin Road and 7535 West Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600091)

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 6 and 8, Block 4, NCB 14759 TO WIT: from “R-6 CD S UC-1 MLOD-1 MLR-2 ERZD” Residential Single-Family District IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Conditional Use for a Noncommercial Parking Lot, and with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards Recharge Zone and “O-1 S UC-1 MLOD-1 MLR-2 ERZD” Office District IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards Recharge Zone to "C-2NA UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor 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 Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte
Absent: Pelaez

20.

CONTINUED

ZONING CASE Z-2024-10700012 CD (Council District 8): Ordinance amending the zoning district boundary from "R-6 CD MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Professional Office to "R-6 CD MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Assisted Living Facility with no more than sixteen (16) residents on Lot 12, Block 2, NCB 14712, located at 4211 Honeycomb Drive. Staff recommends Approval. Zoning Commission recommends Denial.

Jack Finger spoke in opposition to the Item.

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

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

21. 2024-05-02-0323

ZONING CASE Z-2023-107000350 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-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 Wireless Communication System within the Edwards Recharge Zone District on 0.020 acres out of NCB 17701, located at 4079 North Loop 1604 West. Staff and 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: 0.020 acres out of NCB 17701 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 Wireless Communication System within the Edwards Recharge Zone District

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

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte
Absent: Pelaez

22. 2024-05-02-0324

PLAN AMENDMENT CASE PA-2024-11600020 (Council District 9): 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 “Public Institutional” to “Community Commercial” on Lot 28, Block 38, NCB 11754, located at 11103 West Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700039)

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte
Absent: Pelaez

23. 2024-05-02-0325

ZONING CASE Z-2024-10700039 (Council District 9): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 28, Block 38, NCB 11754, located at 11103 West Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600020)

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 28, Block 38, NCB 11754 TO WIT: from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "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".

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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, Courage, Whyte
Absent: Pelaez

24. 2024-05-02-0326

PLAN AMENDMENT CASE PA-2024-11600024 (Council District 10): Ordinance amending the NE I-35 and Loop 410 Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Employment/Flex Mixed Use" to "Business/Innovation Mixed Use" on 1.749 acres out of NCB 13873, located at 10601 Nacogdoches Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2023-10700348 CD)

Councilmember Whyte asked the applicant's representative Ken Brown if the community's alternate proposal had been accepted. Brown stated that the community was in support of the project at present.

Jack Finger spoke in opposition to the Item.

Councilmember Whyte moved to Approve. 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, Courage, Whyte
Absent: Viagran, Pelaez

25. 2024-05-02-0327

ZONING CASE Z-2023-10700348 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "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 Parking and/or Storage - Long Term on 1.444 acres and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.305 acres, a total of 1.749 acres out of NCB 13873, with a variance to allow a fence height of 8-feet, located at 10601 Nacogdoches Road. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2024-11600024)

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: 1.749 acres out of NCB 13873 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District and "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 Parking and/or Storage - Long Term on 1.444 acres and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.305 acres with a variance to allow a fence height of 8-feet
THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Councilmember Whyte moved to Approve. 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, Courage, Whyte
Absent: Viagran, Pelaez

26. CONTINUED

ZONING CASE Z-2024-10700024 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 Tattoo Parlor on Lot 20, NCB 11972, located at 2554 Blossom Drive. Staff and Zoning Commission recommend Approval.

Jack Finger spoke in opposition to the Item.

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

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

Adjournment

There being no further discussion, the meeting was adjourned at 2:25 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

DRAFT