

**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, January 25, 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 2:06 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 Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services.**

- 2024-01-25-0036**  
ALCOHOL VARIANCE # AV-2023-013 (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 27, Block 4, NCB 2072, by Jose Luis Gomez, applicant and operator, located at 1151 Culebra

Road for on-premise consumption within three hundred (300) feet of Nelson Early Childhood School, a public education institution in San Antonio Independent School District (SAISD) and Little Flower Catholic Church School, a private school institution.

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

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

**2. 2024-01-25-0037**

ALCOHOL VARIANCE AV-2023-018 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages by Luna Rosa Puerto Rican Grill y Tapas Restaurant, Bruna Rosas, owner, on Lot 8 and Lot 9, Block N PT 3, NCB 949, located at 910 South Alamo Street for on-premise consumption within three hundred (300) feet of James Bonham Elementary, a public education institution, in San Antonio Independent School District (SAISD).

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

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

**3. 2024-01-25-0038**

ALCOHOL VARIANCE AV-2023-019 (Council District 7): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot N TRI 67FT of Lot 15 and N IRR 84FT of Lot 16, NCB 6926, by Ricardo Ernesto Mora, applicant and operator, located at 2123 Culebra Road for on-premise consumption within three-hundred (300) feet of Marin B. Fenwick, a public education institution in San Antonio Independent School District (SAISD).

Councilmember Alderete Gavito spoke in support of the Item and noted applicant concessions.

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

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

**4. 2024-01-25-0039**

ZONING CASE Z-2023-10700258 (Council District 2): Ordinance amending the Zoning District Boundary from “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial

Nonalcoholic Sales District, “C-3” General Commercial District, “C-3 NA” General Commercial Nonalcoholic Sales District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-33” Multi-Family District, “O-2” High-Rise Office District, “R-4” Residential Single-Family District to “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for two, three, or four dwelling units, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, “I-1” General Industrial District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, with all overlay districts of “MLOD-3” Martindale Army Military Lighting Overlay, “EP-1” Facility Parking/Traffic Control District, and “AHOD” Airport Hazard Overlay District remaining unchanged on approximately 427 acres out of NCB 1232, 1233, 1234, 1235, 1236, 1241, 1242, 1244, 1245, 1246, 1247, 1249, 1250, 1251, 1253, 1303, 1304, 1305, 1306, 1307, 1308, 1312, 1313, 1314, 1323, 1324, 1325, 1326, 1330, 1331, 1332, 1333, 1334, 1347, 1350, 1351, 1353, 1354, 1357, 1358, 1359, 1360, 1361, 1362, 1364, 1365, 1366, 2862, 6056, 6057, 6156, 6157, 6158, 6159, 6160, 6340, 6341, 6343, 6375, 6376, 6378, 6449, 6452, 6621, 6622, 6623, 6624, 6625, 6626, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6907, 6908, 9535, 9536, 9537, 9538, 9539, 9540, 9541, 9543, 9545, 9546 and 9550 generally bounded by East Houston Street to the South, North New Braunfels Avenue to the West, and the Union Pacific Railroad Tracks to the North and East. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY 2024-01-25-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: 427 acres out of NCB 1232, 1233, 1234, 1235, 1236, 1241, 1242, 1244, 1245, 1246, 1247, 1249, 1250, 1251, 1253, 1303, 1304, 1305, 1306, 1307, 1308, 1312, 1313, 1314, 1323, 1324, 1325, 1326, 1330, 1331, 1332, 1333, 1334, 1347, 1350, 1351, 1353, 1354, 1357, 1358, 1359, 1360, 1361, 1362, 1364, 1365, 1366, 2862, 6056, 6057, 6156, 6157, 6158, 6159, 6160, 6340, 6341, 6343, 6375, 6376, 6378, 6449, 6452, 6621, 6622, 6623, 6624, 6625, 6626, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6907, 6908, 9535, 9536, 9537, 9538, 9539, 9540, 9541, 9543, 9545, 9546 and 9550 TO WIT: from “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3 NA” General Commercial Nonalcoholic Sales District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-33” Multi-Family District, “O-2” High-Rise Office District, “R-4” Residential Single-Family District to “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for two, three, or four dwelling units, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, “I-1” General Industrial District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales

District, with all overlay districts of “MLOD-3” Martindale Army Military Lighting Overlay, “EP-1” Facility Parking/Traffic Control District, and “AHOD” Airport Hazard Overlay District “THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00”.

Councilmember McKee-Rodriguez spoke in support of the Item.

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

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

**Absent:** Pelaez

**5. POSTPONED**

ZONING CASE Z-2023-10700140 (Council District 1): Ordinance amending the zoning district boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 1, Block 7, NCB 2045, located at 247 Princeton Avenue. Staff and Zoning Commission recommend Approval. Item was postponed and not heard.

**6. 2024-01-25-0040**

ZONING CASE Z-2023-10700239 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA S NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Specific Use Authorization for Warehousing and Open Storage to "IDZ-2 NCD-5 AHOD" Medium Intensity Infill Development Zone Beacon Hill Area Neighborhood Conservation District Overlay Airport Hazard Overlay District with uses permitted for twenty-nine (29) dwelling units on Lots 29 through 37, Block 2, NCB 3597, located at 1010 West Ashby Place. 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 29 through 37, Block 2, NCB 3597 TO WIT: from "C-3NA S NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Specific Use Authorization for Warehousing and Open Storage to "IDZ-2 NCD-5 AHOD" Medium Intensity Infill Development Zone Beacon Hill Area Neighborhood Conservation District Overlay Airport Hazard Overlay District with uses permitted for twenty-nine (29) dwelling units "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** Pelaez

**7. 2024-01-25-0041**

PLAN AMENDMENT CASE PA-2023-11600068 (Council District 1): Ordinance amending the Midtown 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 "Regional Mixed Use" on the west 180 feet of Lot F, Block 6, NCB 832, located at 811 and 815 East Park Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023- 10700257)

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

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

**Absent:** Pelaez

**8. 2024-01-25-0042**

ZONING CASE Z-2023-10700257 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 RIO-2 AHOD" Multi-Family River Improvement Overlay 2 Airport Hazard Overlay District and "C-2 RIO-2 AHOD" Commercial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District on the west 180 feet of Lot F, Block 6, NCB 832, located at 811 and 815 East Park Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-1160068)

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 F, Block 6, NCB 832 TO WIT: from "MF-33 RIO-2 AHOD" Multi-Family River Improvement Overlay 2 Airport Hazard Overlay District and "C-2 RIO-2 AHOD" Commercial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** Pelaez

**9. 2024-01-25-0043**

ZONING CASE Z-2023-10700288 S (Council District 1): Ordinance amending the Zoning District

Boundary from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S UC-4 AHOD" Light Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot and "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot on 0.419 acres out of NCB 6518 and NCB 6805, and "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot on 0.341 acres out of NCB 3053, located at 119 and 134 Terry Court, and 402 and 406 East French Place. 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: 0.419 acres out of NCB 6518 and NCB 6805, 0.341 acres out of NCB 3053 TO WIT: from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S UC-4 AHOD" Light Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot and "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot, and "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot

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

Jack Finger spoke in opposition to the Item.

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

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

**Absent:** Pelaez

**10. 2024-01-25-0044**

ZONING CASE Z-2023-10700301 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "NC IDZ NCD-5 AHOD" Neighborhood Commercial Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District, on the East 77 feet of Lot 16, Block 3, NCB 3032, located at 319 Blanco 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: Lot 16, Block 3, NCB 3032 TO WIT: from "R-6 NCD-5 AHOD"

Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "NC IDZ NCD-5 AHOD" Neighborhood Commercial Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**11. 2024-01-25-0045**

ZONING CASE Z-2023-10700302 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Area Conservation District Airport Hazard Overlay District to "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 33, Block 2, NCB 3031, located at 1147 West Ashby Place. 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 33, Block 2, NCB 3031 TO WIT: from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Area Conservation District Airport Hazard Overlay District to "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**12. CONTINUED**

ZONING CASE ZONING-Z-2023-10700305 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 4, Block 2, NCB 752, located at 201 Woodby Court. Staff and Zoning Commission recommend Approval.

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

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

**Absent:** Pelaez

**13. 2024-01-25-0046**

ZONING CASE Z-2023-10700323 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Liquor Store on Lot 29, Block 13, NCB 7280, located at 3915 San Pedro Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 29, Block 13, NCB 7280 TO WIT: from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Liquor Store "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

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

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

**Absent:** Pelaez

**14. 2024-01-25-0047**

ZONING CASE Z-2023-10700337 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 39-42, and the northwest triangle of Lot 41 and Lot 42, Block 7, NCB 3108, located at 930 and 934 West Lullwood Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 39-42, and the northwest triangle of Lot 41 and Lot 42, Block 7, NCB 3108 TO WIT: from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** Pelaez

**15. 2024-01-25-0048**

ZONING CASE Z-2023-10700338 S (Council District 1): Ordinance amending the Zoning District Boundary from "FBZ T6-1 AHOD" Form Based Zoning Transect 6-1 Airport Hazard Overlay District to "FBZ S T6-1 AHOD" Form Based Zoning Transect 6-1 Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot on 1.451 acres out of NCB 460, located at 1000 North Alamo 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: 1.451 acres out of NCB 460 TO WIT: from "FBZ T6-1 AHOD" Form Based Zoning Transect 6-1 Airport Hazard Overlay District to "FBZ S T6-1 AHOD" Form Based Zoning Transect 6-1 Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** Pelaez

**16. 2024-01-25-0049**

PLAN AMENDMENT CASE PA-2023-11600086 (Council District 1): Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Mixed Use" on Lots 8-10, Lot 15, and 0.385 acres out of Lot 7, Block 1, NCB 12184, located at 7159 San Pedro Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023- 10700343)

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

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

**Absent:** Pelaez

**17. 2024-01-25-0050**

ZONING CASE Z-2023-10700343 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High

Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 350 dwelling units, C-2 Commercial District uses, Bar and/or Tavern, Microbrewery, Extended Stay Hotel/Motel, Fitness Center with Outdoor Uses Permitted, Bowling Alley, Convenience Store with Carwash, Party House, Reception Hall, Meeting Facility, Office Warehouse with Flex Space, Billiard/Pool Hall (alcohol included), Montessori school, Urgent Care, Emergency Hospital, and Social Club on Lots 8-10, Lot 15, and 0.385 acres out of Lot 7, Block 1, NCB 12184, located at 7159 San Pedro Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600086)

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 8-10, Lot 15, and 0.385 acres out of Lot 7, Block 1, NCB 12184 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 350 dwelling units, C-2 Commercial District uses, Bar and/or Tavern, Microbrewery, Extended Stay Hotel/Motel, Fitness Center with Outdoor Uses Permitted, Bowling Alley, Convenience Store with Carwash, Party House, Reception Hall, Meeting Facility, Office Warehouse with Flex Space, Billiard/Pool Hall (alcohol included), Montessori school, Urgent Care, Emergency Hospital, and Social Club

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

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

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

**18. 2024-01-25-0051**

ZONING CASE Z-2023-10700356 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 NCD-10 AHOD" Residential Single-Family Monte Vista Terrace Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-10 AHOD" Residential Single-Family Monte Vista Terrace Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 1 and Lot 2, Block 9, NCB 6551, located at 136 West Ridgewood Court. 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 and Lot 2, Block 9, NCB 6551 TO WIT: from "R-4 NCD-10 AHOD" Residential Single-Family Monte Vista Terrace Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-10 AHOD" Residential Single-Family Monte Vista Terrace Neighborhood Conservation 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".

Margo Griffin spoke in opposition to the zoning change and provided a written statement outlining her objection.

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

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

19.

**2024-01-25-0052**

ZONING CASE Z-2023-10700270 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 4, the northern half of Block 2, NCB 495, located at 1614 North Interstate 35. 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 4, the northern half of Block 2, NCB 495 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Airport Hazard Overlay District with uses permitted for four (4) dwelling units "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

20.

**2024-01-25-0053**

ZONING CASE Z-2023-10700285 S (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Airport Hazard Overlay District to "I-2 S MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for Sanitary Landfill on 552 square feet out of NCB 10597, located at 5523 Dietrich 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: 552 square feet out of NCB 10597 TO WIT: from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Airport

Hazard Overlay District to "I-2 S MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for Sanitary Landfill

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

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

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

**Absent:** Pelaez

**21. 2024-01-25-0054**

ZONING CASE Z-2023-10700293 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 4A and Lot 4B, Block 1, NCB 6335, located at 1014 Gibbs 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 4A and Lot 4B, Block 1, NCB 6335 TO WIT: from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units

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

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

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

**Absent:** Pelaez

**22. 2024-01-25-0055**

PLAN AMENDMENT CASE PA-2023-11600079 (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 "Low Density Residential" to "Industrial" on Lot P-5E, NCB 17996, located at 2495 FM 1516 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700317)

Councilmember Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded

the motion. The motion carried by the following vote:

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

**Absent:** Pelaez

**23. 2024-01-25-0056**

ZONING CASE Z-2023-10700317 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-3 MLR-2 AHOD" Neighborhood Preservation Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-5E, NCB 17996, located at 2495 FM 1516 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600079)

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-5E, NCB 17996 TO WIT: from "NP-10 MLOD-3 MLR-2 AHOD" Neighborhood Preservation Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** Pelaez

**24. 2024-01-25-0057**

PLAN AMENDMENT CASE PA-2023-11600081 (Council District 2): Ordinance amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Mixed-Use" to "Employment/Flex Mixed-Use" on Lot 51 and the west 25 feet of Lot 56, NCB 984, located at 1526 North Alamo Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023- 10700318)

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

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

**Absent:** Pelaez

**25. 2024-01-25-0058**

ZONING CASE Z-2023-10700318 (Council District 2): Ordinance amending the Zoning District

Boundary from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District to "MF-18 HS AHOD" Limited Density Multi-Family Historic Significant Airport Hazard Overlay District on Lot 51 and the west 25 feet of Lot 56, NCB 984, located at 1526 North Alamo Street. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA-2023-11600081)

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 51 and the west 25 feet of Lot 56, NCB 984 TO WIT: from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District to "MF-18 HS AHOD" Limited Density Multi-Family Historic Significant Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**26. 2024-01-25-0059**

ZONING CASE Z-2023-10700326 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 22, the east 5 feet of Lot 21, and the west 10 feet of Lot 23, Block 10, NCB 6630, located at 923 and 925 Poinsettia 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, the east 5 feet of Lot 21, and the west 10 feet of Lot 23, Block 10, NCB 6630 TO WIT: from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

27.

**2024-01-25-0060**

ZONING CASE Z-2023-10700292 (Council District 3): 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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.034 acres out of NCB 7725, located at 5506 South Flores Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.034 acres out of NCB 7725 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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

28.

**2024-01-25-0061**

ZONING CASE Z-2023-10700342 S (Council District 3): Ordinance amending Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-1 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Wireless Communication System on 0.1859 acres out of NCB 4005, located at 1322 Mauermann Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.1859 acres out of NCB 4005 TO WIT: from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-1 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Wireless Communication System "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** Pelaez

29.

**CONTINUED**

ZONING CASE Z-2023-10700281 (Council District 4): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "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 seventy-nine (79) dwelling units on the east 130 feet of the west 262.5 feet of the south 335.08 feet of Lot 337, the west 132.5 feet of the east 262.5 feet of Lot 337, and the east 131.25 feet of the north 331.88 feet of Lot 338, Block 35, NCB 11134, located at 1471 and 1477 West Villaret Boulevard and 1487 East Mally Boulevard. Staff and Zoning Commission recommend Approval.

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

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

**Absent:** Pelaez

30.

**2024-01-25-0062**

ZONING CASE Z-2023-10700324 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots P-90, P-10C, P-9, P-16, NCB 14492, located in the 10000 Block of Quintana Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots P-90, P-10C, P-9, P-16, NCB 14492 TO WIT: from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

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

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

**Absent:** Pelaez

31.

**WITHDRAWN**

ZONING CASE Z-2023-10700098 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lots 32-34, Block 3, NCB 8540, located at 243 Moraima Street. Staff and Zoning Commission recommend Approval.  
Item was withdrawn and not considered.

32.

**2024-01-25-0063**

ZONING CASE Z-2023-10700186 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with permitted for six (6) dwelling units on Lot 10A, Lot 10B, and Lot 11A, NCB 2190, located at 1407 Leal 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 10A, Lot 10B, and Lot 11A, NCB 2190 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with permitted for six (6) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

33.

**2024-01-25-0064**

ZONING CASE Z-2023-10700204 CD (Council District 5): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 NA 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 Office Warehousing on 1.04 acres out of NCB 8991, located at 2439 Castroville 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: 1.04 acres out of NCB 8991 TO WIT: from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 NA 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 Office Warehousing  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**34. 2024-01-25-0065**

ZONING CASE Z-2023-10700247 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 21 and Lot 22, Block 2, NCB 8951, located at 5703 Macdona 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 21 and Lot 22, Block 2, NCB 8951 TO WIT: from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**35. 2024-01-25-0066**

ZONING CASE Z-2023-10700265 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 37 and Lot 38, Block 14, NCB 8253, located at 4525 West Commerce

Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 37 and Lot 38, Block 14, NCB 8253 TO WIT: from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

36.

**2024-01-25-0067**

ZONING CASE Z-2023-10700297 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD WQ" Residential Single-Family Lackland Military Lighting Region 1 Airport Hazard Overlay District West Side Creeks Water Quality Protection Area to "R-4 MLOD-2 MLR-1 AHOD WQ" Residential Single-Family Lackland Military Lighting Region 1 Airport Hazard Overlay District West Side Creeks Water Quality Protection Area on 4.653 acres out of NCB 8243, generally located in the 4000 block of Fortuna 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: 4.653 acres out of NCB 8243 TO WIT: from "R-6 MLOD-2 MLR-1 AHOD WQ" Residential Single-Family Lackland Military Lighting Region 1 Airport Hazard Overlay District West Side Creeks Water Quality Protection Area to "R-4 MLOD-2 MLR-1 AHOD WQ" Residential Single-Family Lackland Military Lighting Region 1 Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

37.

**2024-01-25-0068**

ZONING CASE Z-2023-10700298 CD (Council District 5): Ordinance amending the Zoning District

Boundary from "C-2P HL IDZ MLOD-2 MLR-2 AHOD" Commercial Pedestrian Historic Landmark Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2P CD HL IDZ MLOD-2 MLR-2 AHOD" Commercial Pedestrian Historic Landmark Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on Lot 28B, Block B, NCB 2436, located at 1601 Guadalupe 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 28B, Block B, NCB 2436 TO WIT: from "C-2P HL IDZ MLOD-2 MLR-2 AHOD" Commercial Pedestrian Historic Landmark Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2P CD HL IDZ MLOD-2 MLR-2 AHOD" Commercial Pedestrian Historic Landmark Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00"

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

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

**38. 2024-01-25-0069**

ZONING CASE Z-2023-10700306 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, Block 1, NCB 7120, located at 222 Castroville 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 13, Block 1, NCB 7120 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**Absent:** Havrda, Alderete Gavito, Courage, Whyte  
Pelaez

**39. 2024-01-25-0070**

ZONING CASE Z-2023-10700315 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7 and Lot 8, NCB 2238, located at 2414 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 7 and Lot 8, NCB 2238 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**40. 2024-01-25-0071**

ZONING CASE Z-2023-10700321 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 5, Block 4, NCB 2209, located at 834 Leal 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 5, Block 4, NCB 2209 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family 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".

Jack Finger spoke in opposition to the Item.

Councilmember Castillo noted the applicant had addressed the neighborhood concerns.

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

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

**41. CONTINUED**

PLAN AMENDMENT CASE PA-2023-11600060 (Council District 6): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness Tier" to "Suburban Tier" on 6.73 acres out of NCB 13942, located at 1621 South Callaghan Road. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2023-10700091 CD)

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

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

**42. CONTINUED**

ZONING CASE Z-2023-10700091 CD (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial 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 Truck Repair and Maintenance with Oversized Vehicle Storage on 6.73 acres out of NCB 13942, located at 1621 South Callaghan Road. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment PA-2023- 11600060)

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

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

**43. 2024-01-25-0072**

ZONING CASE Z-2023-10700141 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor District to "C-3 S GC-2" General Commercial Highway 151 Gateway Corridor District with a Specific Use Authorization for a Heliport on 0.388 acres out of NCB 17640, located at 5106 West 1604. 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: 0.388 acres out of NCB 17640 TO WIT: from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor District to "C-3 S GC-2" General Commercial Highway 151 Gateway Corridor District with a Specific Use Authorization for a Helistop "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**44. CONTINUED**

ZONING CASE Z-2023-10700108 CD (Council District 7): 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 "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 four (4) dwelling units on Lot 38, Block B, NCB 11514, located at 4119 Willard Drive. Staff and Zoning Commission recommend Approval.

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

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

**45. CONTINUED**

ZONING CASE Z-2023-10700264 (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Noncommercial Sports Complex to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 22.088 acres out of NCB 18623, generally located in the 4000 block of Timberhill Drive. Staff and Zoning Commission recommend Approval.

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

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

46.

**2024-01-25-0073**

ZONING CASE Z-2023-10700341 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 6, Block 2, NCB 14159, located at 5302 La Cima. 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 6, Block 2, NCB 14159 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

47.

**2024-01-25-0074**

PLAN AMENDMENT CASE PA-2023-11600045 (Council District 8): Ordinance amending the UTSA 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 51.049 acres out of NCB 17700, generally located in the 4000 block of West Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700171)

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

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

48.

**2024-01-25-0075**

ZONING CASE Z-2023-10700171 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "QD CD UC-1 MLOD-1 MLR-1 AHOD ERZD" Quarry IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use for Blasting and Asphaltic Concrete and "C-2 UC-1 MLOD-1 MLR-1 AHOD ERZD" Commercial IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "ED MLOD-1 MLR-1 AHOD ERZD" Entertainment Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 51.049 acres out of NCB 17700, generally located in the 4000 block of

West Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment.  
(Associated Plan Amendment PA-2023-11600045)

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: 51.049 acres out of NCB 17700 TO WIT: from "QD CD UC-1 MLOD-1 MLR-1 AHOD ERZD" Quarry IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use for Blasting and Asphaltic Concrete and "C-2 UC-1 MLOD-1 MLR-1 AHOD ERZD" Commercial IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "ED MLOD-1 MLR-1 AHOD ERZD" Entertainment Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

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

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

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

**Absent:** Pelaez

**49. CONTINUED**

ZONING CASE Z-2023-10700183 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-18 MLOD-1 MLR-2" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 10.77 acres out of CB 4549, generally located in the 16000 block of Kyle Seale Parkway. Staff and Zoning Commission recommend Approval.

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

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

**Absent:** Pelaez

**50. 2024-01-25-0076**

ZONING CASE Z-2023-10700307 (Council District 8): Ordinance amending the Zoning District Boundary from "O-2" High Rise Office District to "C-2NA" Commercial Nonalcoholic Sales District on Lot 7, Block 1, NCB 14281, located at 8930 Wurzbach 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 7, Block 1, NCB 14281 TO WIT: from "O-2" High Rise Office District to "C-2NA" Commercial Nonalcoholic Sales District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**51. 2024-01-25-0077**

ZONING CASE Z-2023-10700330 (Council District 8): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District to on Lot TR-7, NCB 13663, located on the 5000 block of Hamilton Wolfe. 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 TR-7, NCB 13663 TO WIT: from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**52. 2024-01-25-0078**

ZONING CASE Z-2023-10700340 (Council District 8): Ordinance amending the Zoning District Boundary from "O-2" High-Rise Office District to "C-2" Commercial District on Lot 4, Block 1, NCB 14281, located at 9002 Wurzbach 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 4, Block 1, NCB 14281 TO WIT: from "O-2" High-Rise Office District to "C-2" Commercial District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**53. 2024-01-25-0079**

ZONING CASE Z-2023-10700320 S (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 S GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Party House, Reception Hall and Meeting Facilities on Lots 2-6 and Lot 901, Block 1, NCB 19202, generally located in the 28000 block of North US Highway 281. 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 2-6 and Lot 901, Block 1, NCB 19202 TO WIT: from "C-2 GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 S GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Party House, Reception Hall and Meeting Facilities "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**54. 2024-01-25-0080**

PLAN AMENDMENT CASE PA-2023-11600085 (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 "Neighborhood Commercial" to "Low Density Residential" on Lot 3, Block 3, NCB 17160, located at 1402 Walkers Way. Staff and Planning Commission recommends Approval. (Associated Zoning Case Z-2023-10700334)

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

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

**Absent:** Pelaez

**55. 2024-01-25-0081**

ZONING CASE Z-2023-10700334 (Council District 9): Ordinance amending the Zoning District Boundary from "C-1 PUD MLOD-1 MLR-2 AHOD" Light Commercial Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 PUD MLOD-1 MLR-2 AHOD" Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3, Block 3, NCB 17160, located at 1402 Walkers Way. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA- 2023-11600085)

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 17160 TO WIT: from "C-1 PUD MLOD-1 MLR-2 AHOD" Light Commercial Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 PUD MLOD-1 MLR-2 AHOD" Residential Single-Family Planned Unit Development Camp Bullis 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 Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**Absent:** Pelaez

**56. CONTINUED**

PLAN AMENDMENT CASE PA-2023-11600074 (Council District 10): 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 "Neighborhood Commercial" to "Community Commercial" on Lot 9, Block 5, NCB 17762, generally located in the 4600 block of North Stahl Park. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700291 CD)

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

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

**Absent:** Pelaez

**57. CONTINUED**

ZONING CASE Z-2023-10700291 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay

District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) on Lot 9, Block 5, NCB 17762, generally located in the 4600 block of North Stahl Park. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023- 11600074)

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

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

**58.**

**2024-01-25-0082**

PLAN AMENDMENT CASE PA-2023-11600073 (San Antonio ETJ - Closest to Council District 4): Ordinance amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Urban Low Density Residential" on 13.080 acre tract out of William T Neil survey Number 62, Abstract 544, County Block 5197, also known as CB 5197 P-3K, located at 10625 Marbach Road. Staff and Planning Commission recommends Approval.

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

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

### **Adjournment**

There being no further business, the meeting was adjourned at 2:27 p.m.

**Approved**

**Ron Nirenberg Mayor**

**Debbie Racca-Sittre City  
Clerk**