

State of Texas County
of Bexar City of San
Antonio



Meeting Minutes
City Council Comprehensive Plan Amendments and Zoning

Municipal Plaza Building 114
W. Commerce Street San
Antonio, Texas 78205

2023 – 2025 Council Members

Mayor Ron Nirenberg
Dr. Sukh Kaur, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist. 4 Teri
Castillo, Dist. 5 | Melissa Cabello Havrda, Dist. 6 Marina
Alderete Gavito, Dist. 7 | Manny Pelaez, Dist. 8 John
Courage, Dist. 9 | Marc Whyte, Dist. 10

Thursday, August 15, 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 2:10 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

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

ABSENT: None

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

1. **WITHDRAWN**

ALCOHOL VARIANCE # AV-2024-006 (Council District 6): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on the NW IRR 538.61 Feet of Lot 13, Block 1, NCB 17172, by Juan Reyes, operator, and First Plaza

Group, LLC, owner, located at 1305 Southwest Loop 410, Suite 100, for on-premise consumption within three-hundred (300) feet of IDEA Mays Elementary School, a public charter education institution. (Continued from August 8, 2024)

2. CONTINUED

ZONING CASE Z-2024-10700052 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 1 and Lot 2, Block 2, NCB 1173, located at 1606 East Carson Street. Staff and Zoning Commission recommend Approval.

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

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

3. 2024-08-15-0601

ZONING CASE Z-2024-10700116 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Professional Office on Lot 7, NCB 12883, generally located in the 200 block of Creswell Drive. 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: Lot 7, NCB 12883 TO WIT: from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Professional Office "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

4. CONTINUED

ZONING CASE Z-2024-10700126 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay

Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 District on Lot A-1, NCB 10319, located at 2543 Amity Road. Staff and Zoning Commission recommend Approval.

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

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

5. 2024-08-15-0602

PLAN AMENDMENT CASE PA-2024-11600017 (Council District 3): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on Lot 2, Block 22, NCB 3577, located at 420 Eads Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z- 2024-10700048 CD)

Mike Villarreal, property owner spoke in support of the Item.

Councilmember Viagran thanked the applicant for working with the community on conditions and moved to approve with conditions including a solid privacy fence and alcohol restrictions.

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

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

6. 2024-08-15-0603

ZONING CASE Z-2024-10700048 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2NA CD H RIO-5 MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lot 2, Block 22, NCB 3577, located at 420 Eads Avenue. Staff recommends Denial. Zoning recommends Approval. (Associated Plan Amendment Case PA-2024-11600017)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Block 22, NCB 3577 TO WIT: from "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2NA CD H RIO-5 MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic Overlay River

Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Mike Villareal, property owner spoke in support of the Item.

Councilmember Viagran thanked the applicant for working with the community on conditions and moved to approve with conditions including a solid privacy fence and alcohol restrictions.

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

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

7. 2024-08-15-0604

ZONING CASE ZONING-Z-2024-10700134 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 RIO-5 AHOD" Residential Single-Family River Improvement Overlay 5 Airport Hazard Overlay District to "R-6 CD RIO-5 AHOD" Residential Single-Family River Improvement Overlay 5 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 1, Block 24, NCB 3579, located at 330 Uvalde Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1, Block 24, NCB 3579 TO WIT: from "R-6 RIO-5 AHOD" Residential Single-Family River Improvement Overlay 5 Airport Hazard Overlay District to "R-6 CD RIO-5 AHOD" Residential Single-Family River Improvement Overlay 5 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 Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

8. 2024-08-15-0605

PLAN AMENDMENT CASE PA-2024-11600038 (Council District 4): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Mixed Use Center" on 19.68 acres out of CB 4285, generally located in the 10000 block of South Zarzamora Street. Staff recommends Denial. Planning Commission Recommends Approval. (Associated Zoning Case Z-2024-10700118)

John Whitsett who was a Zoning Commissioner who was not speaking as a commissioner but as a resident, spoke in support of the Item.

Pete Alanis, Executive Director for the San Antonio Housing Trust that owned the property spoke in support of the Item.

David Trevino, representing the Starbright South Neighborhood Association spoke in support of the Item.

Councilmember Rocha Garcia thanked Pete Alanis for attending the meeting and supported the Item.

Councilmember Pelaez asked why staff recommended denial. Staff noted that the density was inconsistent with the plan. Councilmember Pelaez asked where this was located in relation to the Toyota Plant. Staff stated that it was Northwest of the Toyota Plant.

Councilmember Courage asked of the level of affordability for the project. Alanis stated that there were several levels of income ranging from 30% Area Median Income (AMI) to 100% AMI but this had not been determined since the project still needed to be developed.

Councilmember Kaur wanted to ensure that as the project went forward, the San Antonio Housing Trust would be informed and could weigh in on the levels of affordability. Alanis confirmed this would be the case.

Councilmember Rocha Garcia 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
Havrd, Alderete Gavito, Pelaez, Courage, Whyte

9. 2024-08-15-0606

ZONING CASE Z-2024-10700118 (Council District 4): Ordinance amending the Zoning District Boundary from "FBZ MLOD-2 MLR-2 AHOD" Form Base Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-40 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 19.68 acres out of CB 4285, generally located in the 10000 block of South Zarzamora Street. Staff Recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment Case PA-2024-11600038)

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: 19.68 acres out of CB 4285 TO WIT: from "FBZ MLOD-2 MLR-2 AHOD" Form Base Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-40 MLOD-2 MLR-2 AHOD" Multi-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".

John Whitsett who was a Zoning Commissioner was not speaking as a commissioner but as a resident spoke in support of the Item.

Pete Alanis, Executive Director for the San Antonio Housing Trust that owned the property spoke in support of the Item.

David Trevino, representing the Starbright South Neighborhood Association spoke in support of the Item.

Councilmember Rocha Garcia thanked Pete Alanis for attending the meeting and supported the Item.

Councilmember Pelaez asked why staff recommended denial. Staff noted that the density was inconsistent with the plan. Councilmember Pelaez asked where this was located in relation to the Toyota plant. Staff stated that it was Northwest of the Toyota Plant.

Councilmember Courage asked what was the level of affordability for the project. Alanis said there were several levels of income ranging from 30% Area Median Income (AMI) to 100% AMI but this had not been determined since the project still needed to be developed.

Councilmember Kaur wanted to ensure that as the project went forward the San Antonio Housing Trust would be informed and could weigh in on the levels of affordability. Alanis confirmed this would be the case.

Councilmember Rocha Garcia 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, Pelaez, Courage, Whyte

10. 2024-08-15-0607

PLAN AMENDMENT CASE PA-2024-11600051 (Council District 4): Ordinance amending the Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Urban Mixed Use" to "Urban Low Density Residential" on 8.15 acres out of NCB 15193, located at 1411 Springvale Drive. Staff recommends Approval. Planning Commission recommendation pending the August 14, 2024 hearing. (Associated Zoning Case Z-2024-10700125)

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

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

11. 2024-08-15-0608

ZONING CASE Z-2024-10700125 (Council District 4): 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, "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting to "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 8.15 acres out of NCB 15193, located at 1411 Springvale Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600051)

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: 8.15 acres out of NCB 15193 TO WIT: from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting to "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

12. 2024-08-15-0609

PLAN AMENDMENT CASE PA-2024-11600041 (Council District 4): Ordinance amending the Port San Antonio Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Urban Mixed-Use" on Lot 43, Block 139, NCB 15229, located at 7702 Southwest Loop 410. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z- 2024-10700129)

Councilmember Rocha Garcia 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, Pelaez, Courage, Whyte

Ashley Farrimond, representing the property owner provided a description of the project.

Leo Castillo representing a nearby homeowner's association spoke in opposition to the Item and

requested inclusion of landscaping at the rear of the property which had recently been cleared.

13. 2024-08-15-0610

ZONING CASE Z-2024-10700129 (Council District 4): 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 to "MXD MLOD-2 MLR-1 AHOD" Mixed-Use Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a maximum density of 30 units per acre on Lot 43, Block 139, NCB 15229, located at 7702 Southwest Loop 410. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment Case PA-2024-11600041)

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 43, Block 139, NCB 15229 TO WIT: from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MXD MLOD-2 MLR-1 AHOD" Mixed-Use Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a maximum density of 30 units per acre
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Rocha Garcia 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, Pelaez, Courage, Whyte

Ashley Farrimond representing the property owner provided a description of the project.

Leo Castillo representing a nearby homeowner's association spoke in opposition to the Item and requested inclusion of landscaping at the rear of the property which had recently been cleared.

14. 2024-08-15-0611

PLAN AMENDMENT CASE PA-2024-11600046 (Council District 4): Ordinance amending the West/Southwest 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 7.734 acres out of NCB 11257, located at 3802 Southwest Military Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700137)

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

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

15.

2024-08-15-0612

ZONING CASE Z-2024-10700137 (Council District 4): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 NA MLOD-2 MLR-1 AHOD" Commercial Non-Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 7.734 acres out of NCB 11257, located at 3802 Southwest Military Drive. Staff and Zoning Commission recommend Approval. (Associated Planning Case PA-2024-11600046)

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: 7.734 acres out of NCB 11257 TO WIT: from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 NA MLOD-2 MLR-1 AHOD" Commercial Non-Alcoholic Sales 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 Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

16.

2024-08-15-0613

ZONING CASE ZONING-Z-2024-10700139 (Council District 4): 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 "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.694 acres out of CB 4301, located at 12590 Fischer 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: 0.694 acres out of CB 4301 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional 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 Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

17. CONTINUED

ZONING CASE Z-2024-10700086 (Council District 5): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with an allowance of a fence height up to eight (8) feet on 1.113 acres out of Lot 6, the south 108 feet of Lot 6, and the north 16 feet of Lot 7, NCB 8134, located at 1017 and 1019 South San Eduardo Avenue. Staff and Zoning Commission recommend Approval.

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

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

18. WITHDRAWN

ZONING CASE Z-2024-10700123 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 WQ MLOD-2 MLR-2 AHOD" Commercial Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 WQ MLOD-2 MLR-2 AHOD" General Industrial Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 25 and the south 35 feet of the north 198 feet of the east 80 feet of Lot 8, Block 8, NCB 2162, located at 1005 and 1007 North Zarzamora Street. Staff recommends Denial with an Alternate Recommendation. Zoning Commission recommends Denial.

19. 2024-08-15-0614

ZONING CASE Z-2023-10700372 CD (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 "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Home Improvement Center on Lot 9 and the west 31.3 feet of Lot 10 and "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 Noncommercial Parking Lot on Lot 8 and the west 31.3 feet of Lot 7, Block 35, NCB 11475, located at 4131 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: Lot 8 and the west 31.3 feet of Lot 7, Block 35, NCB 11475 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 "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Home Improvement Center on Lot 9 and the west 31.3 feet of Lot 10 and "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 Noncommercial Parking Lot
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

20.

2024-08-15-0615

ZONING CASE Z-2024-10700054 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 PUD ERZD" Residential Single-Family Planned Unit Development Edwards Recharge Zone District with a Reduced Perimeter Setback of 10 Feet to "MF-18 PUD ERZD" Limited Density Multi-Family Planned Unit Development Edwards Recharge Zone District with a Reduced Perimeter Setback of 10 Feet on Lot P-33, NCB 15841, generally located in the 12600 block of Bamberger Way. Staff and Zoning Commission recommends Approval. SAWS recommends 65% impervious cover. (Continued from August 8, 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 P-33, NCB 15841 TO WIT: from "R-6 PUD ERZD" Residential Single-Family Planned Unit Development Edwards Recharge Zone District with a Reduced Perimeter Setback of 10 Feet to "MF-18 PUD ERZD" Limited Density Multi-Family Planned Unit Development Edwards Recharge Zone District with a Reduced Perimeter Setback of 10 Feet
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Ashley Farrimond, representing the owner spoke in support of the Item noting they had agreed to limit impervious cover to 60%.

Councilmember Pelaez noted the project was unique to the area and the Heights at Carriage Hills Homeowner's Association supported the Item after the conditions were met.

Councilmember Courage commented that he was always concerned about impervious cover over the aquifer and supported the limitation to 60%.

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

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

21. 2024-08-15-0616

ZONING CASE Z-2024-10700127 CD (Council District 8): Ordinance amending the Zoning District Boundary from "O-2 MLOD-1 MLR-2" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2NA CD MLOD-1 MLR-2" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Veterinary Hospital - Small Animal on Lot 1, Block 5, NCB 14715, and Lot 1, Block 10, NCB 14720, located at 11902 Rustic Lane. 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 5, NCB 14715, and Lot 1, Block 10, NCB 14720 TO WIT: from "O-2 MLOD-1 MLR-2" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2NA CD MLOD-1 MLR-2" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Veterinary Hospital - Small Animal
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

22. 2024-08-15-0617

PLAN AMENDMENT CASE PA-2024-11600042 (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 "Light Industrial" to "Low Density Residential" on Lots 38-45, NCB 12048, located at 1041 Clydeville Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700131)

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

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

23. 2024-08-15-0618

ZONING CASE ZONING-Z-2024-10700131 (Council District 9): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 38-45, NCB 12048, located at 1041 Clydeville Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2024-11600042)

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 38-45, NCB 12048 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District

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

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

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

Adjournment

There being no further discussion, the meeting was adjourned at 2:40 p.m.

Approved

Ron Nirenberg
Mayor

Debbie Racca-Sittre
City Clerk