

**State of Texas  
County of Bexar  
City of San Antonio**



**Meeting Minutes  
City Council Comprehensive Plan Amendments and Zoning**

City Hall Complex  
San Antonio, Texas 78205

**2021 – 2023 Council Members**

Mayor Ron Nirenberg

Mario Bravo, 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  
Ana Sandoval, Dist. 7 | Manny Pelaez, Dist. 8  
John Courage, Dist. 9 | Clayton Perry, Dist. 10

**Thursday, November 3, 2022**

**2:00 PM**

**Municipal Plaza Building**

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 4:47 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT: 9** – Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry

**ABSENT: 2** - Rocha Garcia, Sandoval

**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.**

**1. 2022-11-03-0853**

ZONING CASE Z-2022-10700244 (Council District 1): 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 Lots 15, 16, and 17, Block 1, NCB 2817, located at 114 Cecilia 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: Lots 15, 16, and 17, Block 1, NCB 2817 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 McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry  
**Absent:** Rocha Garcia, Sandoval

2. **2022-11-03-0854**

ZONING CASE Z-2022-10700155 (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 Airfield 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 15, Block 12, NCB 6632, located at 1659 Gorman Street. Staff recommends Denial. Zoning Commission recommends Approval. (Continued from October 20, 2022)

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 15, Block 12, NCB 6632 TO WIT: from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield 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 McKee-Rodriguez moved to Approve. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry  
**Absent:** Rocha Garcia, Sando

3.

**CONTINUED**

ZONING CASE Z-2022-10700238 (Council District 2): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the west 86.33 feet of Lot 10, the west half of Block 14, NCB 610, located at 520 South Schubach Street. Staff and Zoning Commission recommend Approval. (Continued from October 20, 2022)

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage  
**Absent:** Rocha Garcia, Sandoval, Perry

4.

**2022-11-03-0855**

ZONING CASE Z-2022-10700254 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week on 0.242 acres out of NCB 978, located at 509 East Grayson Street and 511 East Grayson 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: 0.242 acres out of NCB 978 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry  
**Absent:** Rocha Garcia, Sandoval

5.

**2022-11-03-0856**

ZONING CASE Z-2022-10700255 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 4.817 acres out of NCB 17990, located at 8005

Interstate Highway 10 East. 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: 4.817 acres out of NCB 17990 TO WIT: from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Army Airfield 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 McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry  
**Absent:** Rocha Garcia, Sandoval

**6. CONTINUED**

ZONING CASE Z-2022-10700249 S (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 H RIO-6 AHOD" General Commercial Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District to "C-2 S H RIO-6 AHOD" Commercial Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District with a Specific Use Authorization for Bail Bond Agency on 600 square feet out of Lot 47, NCB 11175, located at 1538 Southeast Military Drive. Staff and Zoning Commission recommend Approval.

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage  
**Absent:** Rocha Garcia, Sandoval, Perry

**7. 2022-11-03-0857**

ZONING CASE Z-2022-10700251 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "MF-18" Limited Density Multi-Family District on 8.784 acres out of CB 4167A, located at 3670 South Loop 1604 East. 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: 8.784 acres out of CB 4167A TO WIT: from "C-2" Commercial District to "MF-18" Limited Density Multi-Family District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry  
**Absent:** Rocha Garcia, Sandoval

**8. CONTINUED**

PLAN AMENDMENT CASE PA-2022-11600089 (Council District 4): Ordinance amending the Port San Antonio Area Regional Center Plan land use classification from "Regional Mixed Use" to "Urban Mixed Use" on 28.79 acres out of NCB 15248, generally located in the 7500 Block of Southwest Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700234) (Continued from October 20, 2022)

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage  
**Absent:** Rocha Garcia, Sandoval, Perry

**9. CONTINUED**

ZONING CASE Z-2022-10700234 (Council District 4): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 28.79 acres out of NCB 15248, generally located in the 7500 Block of Southwest Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600089) (Continued from October 20, 2022)

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage  
**Absent:** Rocha Garcia, Sandoval, Perry

10.

**POSTPONED**

ZONING CASE Z-2022-10700117 (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, "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 four (4) dwelling units on Lots 4-6 and Lots 19-20, Block 2, NCB 2528, located at 107 Frio City Road. Staff and Zoning Commission recommend Approval. (Continued from October 20, 2022)

11.

**2022-11-03-0858**

ZONING CASE Z-2022-10700240 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Air Conditioner - Retail on approximately 1.082 acres of land, out of the remainder of Lot 24, Block 3, NCB 8250, located at 114 Park Plaza. 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: 1.082 acres of land, out of the remainder of Lot 24, Block 3, NCB 8250 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-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Air Conditioner - Retail

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

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry

**Absent:** Rocha Garcia, Sandoval

12.

**2022-11-03-0859**

ZONING CASE Z-2022-10700212 (Council District 6): Ordinance amending the Zoning District Boundary from "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 GC-2 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 10.334 acres out of NCB 15329, generally located

in the 1600 Block of Cable Ranch Road. Staff recommends Approval. Zoning Commission recommendation pending the November 1, 2022 hearing.

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: 10.334 acres out of NCB 15329 TO WIT: from “MPCD GC-2 MLOD-2 MLR-1 AHOD” Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “MF-18 GC-2 MLOD-2 MLR-1 AHOD” Limited Density Multi-Family Highway 151 Gateway Corridor 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 McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry  
**Absent:** Rocha Garcia, Sandoval

**13. 2022-11-03-0860**

ZONING CASE Z-2022-10700219 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-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional use for a Construction Contractor Facility on Lot 12 and Lot 13, Block 13, NCB 11488, located at 4227 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 12 and Lot 13, Block 13, NCB 11488 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-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional use for a Construction Contractor Facility  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry  
**Absent:** Rocha Garcia, Sandoval

14.

**2022-11-03-0861**

ZONING CASE Z-2022-10700144 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharged Zone District and "O-2 MLOD-1 MLR-2 ERZD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharged Zone District to "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharged Zone District on Lot 13 to Lot 19, Block 1, NCB 16481, located at 1715 Thousand Oaks Drive. Staff, SAWS, 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 to Lot 19, Block 1, NCB 16481 TO WIT: from "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharged Zone District and "O-2 MLOD-1 MLR-2 ERZD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharged Zone District to "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharged Zone District

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

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry

**Absent:** Rocha Garcia, Sandoval

15.

**2022-11-03-0862**

ZONING CASE Z-2022-10700174 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-18 GC-3 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 19.37 acres of CB 4926, generally located in the 2100-2200 block of Summer Glen Way. Staff, SAWS and Zoning Commission recommend Approval. (Continuance from October 20, 2022)

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: 19.37 acres of CB 4926 TO WIT: from "C-3 GC-3 MLOD-1

MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-18 GC-3 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage stated that he was always concerned about property and development over the Edwards Aquifer. He stated that he appreciated the developer's request for down zoning of the property which reduced the available amount of impervious cover from 65% to 50% and the developer had planned for only 45% impervious cover.

Councilmember Courage moved to Approve. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry  
**Absent:** Rocha Garcia, Sandoval

**16. 2022-11-03-0863**

ZONING CASE Z-2022-10700189 CD ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use Authorization for a Nightclub With Cover Charge 3 or More Days Per Week on Lot 13, Block 1, NCB 17428, located at 18326 Tuscan Stone. Staff, SAWS 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 17428 TO WIT: from "C-3 MLOD-1 MLR-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use Authorization for a Nightclub With Cover Charge 3 or More Days Per Week "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez,

**Absent:** Courage, Perry  
Rocha Garcia, Sandoval

**17. 2022-11-03-0864**

ZONING CASE Z-2022-10700231 S (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint and Body on Lot 20, Block 2, NCB 17261, located at 12411 West 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 20, Block 2, NCB 17261 TO WIT: from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint and Body "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry  
**Absent:** Rocha Garcia, Sandoval

**18. 2022-11-03-0865**

ZONING CASE Z-2022-10700242 CD (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 and "MXD GC 3 MLOD 1 MLR 2" Mixed Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service) on 12.939 acres out of NCB 18232, generally located in the 27000 Block of US Highway 281 North. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 12.939 acres out of NCB 18232 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 and "MXD GC 3 MLOD 1 MLR 2" Mixed Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD GC-3 MLOD-1 MLR-2" Commercial US 281 North

Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service)  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry  
**Absent:** Rocha Garcia, Sandoval

**19. CONTINUED**

ZONING CASE Z-2021-10700344 ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-1 ERZD" Light Commercial Edwards Recharge Zone District on Lot P-20, NCB 17194, located at 16103 Bulverde Road. Staff, SAWS, and Zoning Commission recommend Approval. (Continued from October 20, 2022)

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage  
**Absent:** Rocha Garcia, Sandoval, Perry

**20. 2022-11-03-0866**

PLAN AMENDMENT CASE PA-2022-11600044 (ETJ – Closest to Council District 8): A request to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from "Low Density Residential" to "Urban Low Density Residential" on 25.109 acres out of CB 4728, generally located at the northeast intersection of Hermosa Hill and Cielo Vista. Staff and Planning Commission recommend Approval. (Continued from October 20, 2022)

**PUBLIC COMMENT:**

Wade Roscoe, Jerry Huang, James Best, Jenny Liu, Harry Liu, Mark & Sherry Seidenberger, Marya Esparza, Robert McKinney, Nathan Glavy, Yvette Bynum, and Jenise Diaz spoke in opposition to the Zoning Change.

**DISCUSSION:**

Councilmember Pelaez stated that Joint Base San Antonio (JBSA) and two neighboring Homeowner's Association had approved the Project. Councilmember Pelaez mentioned that his family owned a home just down the street from the development and supported the development. He stated that the developer had agreed to include a deed restriction that limited the number of lots to 55, provided a 30 foot buffer and six foot fence from the adjacent

properties, height restrictions, masonry facades, attached garages, two-car driveways, tree preservation, no more than 50% impervious cover, three acres of preserved public space in addition to no building in the flood plain.

Mayor Nirenberg commented that the City had very little authority to regulate in the ETJ and invited the public to notify their State Legislative representatives that they would like more protections from the City.

Councilmember Pelaez moved to approve. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, Castillo, Cabello Havrda, Pelaez, Courage, Perry

**Absent:** McKee-Rodriguez, Viagran, Rocha Garcia, Sandoval

### **Adjournment**

There being no further discussion, the meeting was adjourned at 5:34 PM.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**