

**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

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**Thursday, December 1, 2022**

**2:00 PM**

**Municipal Plaza Building**

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

**PRESENT: 10** – Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Gallagher

**ABSENT: 1** - McKee-Rodriguez

**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. 2022-12-01-0913**

ALCOHOL VARIANCE AV-2022-007 (Council District 6): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages by Fernando De Leon, applicant, and Luis De La Cerda, owner, on Lot 6, Block 1, NCB 18296,

located at 11935 Culebra Road for on-premise consumption within three-hundred (300) feet of Northwest School of Science & Technology, a public charter school institution.

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**2. 2022-12-01-0914**

PLAN AMENDMENT CASE PA-2022-11600076 (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 "Neighborhood Mixed Use" to "Urban Mixed Use" on 1.249 acres out of NCB 1714, located at 2200 McCullough Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700163)

Jack Finger spoke in opposition to the Item.

Councilmember Bravo stated that the applicant had agreed to conditions requested by the Neighborhood Association.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**3. 2022-12-01-0915**

ZONING CASE Z-2022-10700163 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for a Self Storage Facility and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Self Storage Facility on Lot A, Lot B, Lot C, Lot D, Lot F, Lot 2B, Block 2, NCB 1714, located at 2200 McCullough Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600076)

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 A, Lot B, Lot C, Lot D, Lot F, Lot 2B, Block 2, NCB 1714 TO WIT: from "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for a Self Storage Facility and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Self Storage Facility  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

4. **2022-12-01-0916**

ZONING CASE Z-2022-10700220 (Council District 1): 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-3NA" General Commercial Nonalcoholic Sales District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "MF-33" Multi-Family District, "O-2" High-Rise Office District, "R-3" Single-Family Residential District, "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "RM-4" Residential Mixed District to "C-1" Light Commercial District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "O-1" Office District, "R-1" Single-Family Residential District, "R-2" Single-Family Residential District, "R-3" Single-Family Residential District, "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-5 CD" Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, "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-4 CD" Residential Mixed District with a Conditional Use for Professional Office, "RM-5" Residential Mixed District, "RM-6" Residential Mixed District, and "IDZ-1" Limited Intensity Infill Development Zone with uses for two dwelling units and Professional Office, with all overlay districts of "H" Historic Landmark, "NCD-2" Alta Vista Neighborhood Conservation District, and "AHOD" Airport Hazard Overlay District remaining unchanged, on 275.93 acres out of NCB 1795, 1796, 1799, 1800, 1813, 1814, 1815, 1816, 1817, 1818, 1830, 1831, 1832, 1833, 1840, 1841, 1842, 1854, 1856, 1857, 1864, 1865,

1866, 1867, 1876, 1877, 1878, 1879, 1890, 1891, 1892, 1893, 2938, 6433, 6434, 6435, 6436, 6437, 6438 generally bounded by West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and the Union Pacific Railroad tracks to the West of Ripley Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage

**Abstain:** Gallagher

**Absent:** McKee-Rodriguez, Pelaez

**5. 2022-12-01-0917**

PLAN AMENDMENT CASE PA-2022-11600092 (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 "Low Density Residential" to "Neighborhood Commercial" on 0.363 acres out of NCB 7263, generally located in the 2600 Block of Blanco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700247)

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage

**Abstain:** Gallagher

**Absent:** McKee-Rodriguez, Pelaez

**6. 2022-12-01-0918**

ZONING CASE Z-2022-10700247 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.363 acres out of NCB 7263, generally located in the 2600 Block of Blanco Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600092)

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: 0.363 acres out of NCB 7263 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**7. 2022-12-01-0919**

ZONING CASE Z-2022-10700261 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 1, Block 16, NCB 2056, located at 1201 Kentucky 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 1, Block 16, NCB 2056 TO WIT: from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units

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

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**8. 2022-12-01-0920**

PLAN AMENDMENT CASE PA-2022-11600094 (Council District 1): Ordinance amending the North Central Neighborhoods 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 the east 60 feet of Lot 37, Block 11, NCB 9214, located at 823 Fresno Street. Staff recommends Denial. Planning Commission recommends Approval.

Jack Finger spoke in opposition to the Item.

Councilmember Bravo moved to approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

9.

**2022-12-01-0921**

ZONING CASE Z-2022-10700264 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the east 60 feet of Lot 37, Block 11, NCB 9214, located at 823 Fresno Street. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600094)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the east 60 feet of Lot 37, Block 11, NCB 9214 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Councilmember Bravo moved to approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

10.

**2022-12-01-0922**

ZONING CASE Z-2022-10700266 CD (Council District 1): 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-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) dwelling units on Lot 10, Block 25, NCB 2293, located at 2511 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 10, Block 25, NCB 2293 TO WIT: from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**11. 2022-12-01-0923**

ZONING CASE Z-2022-10700269 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District on Lot 8, Block 3, NCB 1726, located at 204 East 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 8, Block 3, NCB 1726 TO WIT: from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**12. 2022-12-01-0924**

ZONING CASE Z-2022-10700277 (Council District 1): Ordinance amending the Zoning District boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Rooming House on Lot 30, 31, 32 & 33, Block 6, NCB 2090, located at 315 Henry 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 30, 31, 32 & 33, Block 6, NCB 2090 TO WIT: from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military

Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Rooming House "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Bravo spoke in support of the Project to house youth aging out of Foster Care.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**13. CONTINUED**

ZONING CASE Z-2022-10700280 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 32, NCB 11961, generally located at 8231 Broadway and the 8300 Block of Gault Lane. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Continue to December 15, 2022. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**14. 2022-12-01-0925**

PLAN AMENDMENT CASE PA-2022-11600086 (Council District 2): Ordinance amending the Eastern Triangle 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 50, NCB 12856, generally located in the 200 Block of Prashner Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700227)

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**15. 2022-12-01-0926**

ZONING CASE Z-2022-10700227 CD (Council District 2): Ordinance amending the Zoning

District Boundary from "O-2 MLOD-3 MLR-1" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Conditional use for Oversize Vehicle Sales, Service or Storage on Lot 50, NCB 12856, generally located in the 200 Block of Prashner. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600086)

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: Lot 50, NCB 12856 TO WIT: from "O-2 MLOD-3 MLR-1" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Conditional use for Oversize Vehicle Sales, Service or Storage  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**16. 2022-12-01-0927**

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 November 3, 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: the west 86.33 feet of Lot 10, the west half of Block 14, NCB 610 TO WIT: from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

17.

**2022-12-01-0928**

ZONING CASE Z-2022-10700262 (Council District 2): Ordinance amending the Zoning District from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 26, the western 20 feet of Lot 25, Block 3, NCB 1601, located at 200 Vine 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 26, the western 20 feet of Lot 25, Block 3, NCB 1601 TO WIT: from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 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".

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

18.

**2022-12-01-0929**

ZONING CASE Z-2022-10700286 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 1, NCB 15894, located at 6180 Walzem Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1, Block 1, NCB 15894 TO WIT: from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield 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 Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**19. 2022-12-01-0930**

ZONING CASE Z-2022-10700169 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 1.336 acres out of NCB 11115, located at 344 Moursund Boulevard and 356 Moursund Boulevard. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.336 acres out of NCB 11115 TO WIT: from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density 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".

Councilmember Viagran spoke in support of the Item and provided a letter from LJ Investments related to the project.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**20. 2022-12-01-0931**

PLAN AMENDMENT CASE PA-2022-11600090 (Council District 3): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial, Medium Density Residential, and Low Density Residential" to "High Density Residential" on Lots P-3, P-3A, P-4, P-4A, P-4B, P-4C, P-4E, P-4F, P-5, P-5A, NCB 10777, located at 5001 Sinclair Road. Staff and Planning Commission recommend Approval.

Councilmember Viagran provided a letter from Jupe Manor Neighborhood Association documenting the requirements of the property owner.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**21. 2022-12-01-0932**

ZONING CASE Z-2022-10700239 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "NP-8 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "C-3R MLOD-3 MLR-1" General Commercial Restrictive Alcohol Sales Martindale Army Air Field Military Lighting Region District to "MF-18 MLOD-3 MLR-1" Limited Density Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lots P-3, P-3A, P-4, P-4A, P-4B, P-4C, P-4E, P-4F, P-5, P-5A, NCB 10777, located at 5001 Sinclair Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600090)

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-3, P-3A, P-4, P-4A, P-4B, P-4C, P-4E, P-4F, P-5, P-5A, NCB 10777 TO WIT: from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "NP-8 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "C-3R MLOD-3 MLR-1" General Commercial Restrictive Alcohol Sales Martindale Army Air Field Military Lighting Region District to "MF-18 MLOD-3 MLR-1" Limited Density Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District

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

Councilmember Viagran provided a letter from Jupe Manor Neighborhood Association documenting the requirements of the property owner.

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**22. CONTINUED**

ZONING CASE Z-2022-10700241 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 4, NCB 10837, located at 4427 East Southcross Boulevard. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Continue to December 15, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

**23. WITHDRAWN**

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. (Continued from November 3, 2022)

**24. 2022-12-01-0933**

ZONING CASE Z-2022-10700258 CD (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 "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Parking Lot - Noncommercial on 0.135 acres out of NCB 7847, located at 614 West Pyron 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: 0.135 acres out of NCB 7847 TO WIT: from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Parking Lot - Noncommercial "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**25. 2022-12-01-0934**

PLAN AMENDMENT CASE PA-2022-11600095 (Council District 3): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Commercial" to "High Density Residential" on Lot 14, NCB 10852, located at 4538 Boldt Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700268)

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**26. 2022-12-01-0935**

ZONING CASE Z-2022-10700268 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3R MLOD-3 MLR-2" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-18 MLOD-3 MLR-2" Limited Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 14, NCB 10852, located at 4538 Boldt Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Z-2022-10700268)

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 14, NCB 10852 TO WIT: from "C-3R MLOD-3 MLR-2" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting

Overlay Military Lighting Region 2 District to "MF-18 MLOD-3 MLR-2" Limited Density Multi-Family 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 Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage

**Abstain:** Gallagher

**Absent:** McKee-Rodriguez, Pelaez

**27. CONTINUED**

ZONING CASE Z-2022-10700270 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with Uses Permitted for eight (8) dwelling units on 0.507 acres out of NCB 14919, located at 3305 South WW White Road. Staff and Zoning Commission recommend Approval.

Jack Finger spoke in opposition to the Item.

Councilmember Courage moved to Continue to December 15, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage

**Abstain:** Councilmember

**Absent:** McKee-Rodriguez, Pelaez

**28. 2022-12-01-0936**

ZONING CASE Z-2022-10700035 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-3B, CB 4298, located at 13590 Watson Road. Staff recommends Denial. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-3B, CB 4298 TO WIT: from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighti Region 2 Airport Hazard Overlay District and "NP-8 AHOD" Neighborhood Preservation

Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District  
"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, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage  
**Abstain:** Gallagher  
**Absent:** McKee-Rodriguez

**29. CONTINUED**

PLAN AMENDMENT CASE PA-2022-11600089 (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 future 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 November 3, 2022)

Councilmember Courage moved to Continue to December 15, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

**30. 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 November 3, 2022)

Councilmember Courage moved to Continue to December 15, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage

**Abstain:** Gallagher  
**Absent:** McKee-Rodriguez, Pelaez

**31. 2022-12-01-0937**

ZONING CASE Z-2022-10700274 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-81, NCB 15252, generally located in the 5500 Block of Old Pearsall 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 P-81, NCB 15252 TO WIT: from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-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 Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**32. 2022-12-01-0938**

ZONING CASE Z-2022-10700289 (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 "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-48, NCB 16010, generally located in the 5800 Block of Stoney Creek Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-48, NCB 16010 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 "R-4 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 Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**33. 2022-12-01-0939**

ZONING CASE Z-2022-10700185 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on the north 112 feet of Lot 10, Lot 11, and Lot 12, Block 3, NCB 2353, located at 2004 Monterey Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the north 112 feet of Lot 10, Lot 11, and Lot 12, Block 3, NCB 2353 TO WIT: from "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark 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 Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**34. 2022-12-01-0940**

ZONING CASE Z-2022-10700201 CD (Council District 5): A request for a change in zoning from "C-1 S MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot 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 Motor Vehicle Sales (Full Service) on Lot 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff recommends Denial. The Zoning Commission recommends Approval, with Conditions.

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 10, NCB 2840 TO WIT: from "C-1 S MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot 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 Motor Vehicle Sales (Full Service)

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

Councilmember Castillo read conditions into the record.

Jack Finger spoke in opposition to the Item.

Councilmember Castillo moved to approve with conditions. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

<b>Aye:</b>	Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage
<b>Abstain:</b>	Gallagher
<b>Absent:</b>	McKee-Rodriguez

**35. 2022-12-01-0941**

ZONING CASE Z-2022-10700229 (Council District 5): 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 in "C-1" Light Commercial District and a Bar/Tavern on the east 30 feet of Lot 10, Block 3, NCB 2582, located at 220 East Lachappelle. 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: the east 30 feet of Lot 10, Block 3, NCB 2582 TO WIT: 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 in "C-1" Light Commercial District and a Bar/Tavern

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

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**36. 2022-12-01-0942**

ZONING CASE Z-2022-10700265 (Council District 5): 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 four (4) dwelling units on the north 81.45 feet of Lot 8 and the south 81.45 feet of Lot 8, Block 4, NCB 2231, located at 1032 Morales 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: the north 81.45 feet of Lot 8 and the south 81.45 feet of Lot 8, Block 4, NCB 2231 TO WIT: 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 four (4) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**37. 2022-12-01-0943**

ZONING CASE ZONING Z-2022-10700285 (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 "NC MLOD-2 MLR-2 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.234 acres out of NCB 3559, located at 2316 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: 0.234 acres out of NCB 3559 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 "NC MLOD-2 MLR-2 AHOD" Neighborhood 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 Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**38. WITHDRAWN**

ZONING CASE Z-2022-10700284 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 15-21, save and except portions of Lots 17-21, Block 19, NCB 7441, located at 629 Old Highway 90. Staff and Zoning Commission recommend Denial.

**39. 2022-12-01-0944**

ZONING CASE ZONING-Z-2022-10700287 (Council District 7): Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "C-2" Commercial District on Lot 63, Lot 64, and Lot 65, NCB 15663, generally located in the 9800 Block of Braun 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 63, Lot 64, and Lot 65, NCB 15663 TO WIT: from "I-1" General Industrial District to "C-2" Commercial District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**40. 2022-12-01-0945**

ZONING CASE Z-2022-10700276 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "MF-25" Low Density Multi-Family District on Lot P-104, NCB 14697, located at 4823 Gus Eckert 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 P-104, NCB 14697 TO WIT: from "R-6" Residential Single-Family District to "MF-25" Low Density Multi-Family District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**41. CONTINUED**

PLAN AMENDMENT CASE PA-2022-11600072 (Council District 9): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "General Urban Tier" on 18.827 acres out of CB 4900, located at 23211 US Highway 281 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700198)

Councilmember Courage moved to Continue to December 15, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

**42. CONTINUED**

ZONING CASE Z-2022-10700198 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "R-6 GC-3 MLOD-1 MLR-2 ERZD" Residential Single-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-25 GC-3 MLOD-1 MLR-2 ERZD" Low Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 18.827 acres out of CB 4900, located at 23211 US Highway 281 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600072)

Councilmember Courage moved to Continue to December 15, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

**43.**

**CONTINUED**

ZONING CASE Z-2022-10700288 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 42, Block 1, NCB 14952, located at 5915 Randolph Boulevard. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Continue to December 15, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

**ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 2:34 PM

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**