

**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 | Michael Gallagher, Dist. 10

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**Thursday, December 15, 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 2:34 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT:** 11 – Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Gallagher

**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 Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services.**

**1. 2022-12-15-0997**

ALCOHOL VARIANCE AV-2022-008 (Council District 2): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages by Royal Blue Grocery, Jessica Provost, owner, on Lot 26 and the east 51.6 feet of Lot 25 ARB

A30, Block 4, NBC 591, located at 1431 East Commerce Street for on-premise and off-premise consumption within three-hundred (300) feet of IDEA Carver Academy, a public charter school institution.

Jack Finger spoke in opposition to the Item.

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

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

**Absent:** McKee-Rodriguez, Sandoval

**2. 2022-12-15-0998**

ALCOHOL VARIANCE AV-2022-009 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages by Luna Rosa Puerto Rican Grill y Tapas Restaurant, Iris Ornelas, owner, on Lot 8 and Lot 9, Block N PT 3, NCB 949, located at 910 South Alamo Street for on-premise consumption within three-hundred (300) feet of James Bonham Elementary, a public education institution, in San Antonio Independent School District.

Jack Finger spoke in opposition to the Item.

Councilmember Bravo highlighted his support for the Item.

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

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

**Absent:** McKee-Rodriguez, Sandoval

**3. 2022-12-15-0999**

ZONING CASE Z-2022-10700299 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 CD NCD-1 AHOD" Residential Mixed South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Multi-Family Dwellings not to exceed eleven (11) dwelling units per acre or a total of two (2) dwelling units to "IDZ-1 NCD-1 AHOD" Limited Intensity Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 19, the west 10.08 feet of Lot 20, and Lot 21, Block S, NCB 3078, located at 110 Biering 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 19, the west 10.08 feet of Lot 20, and Lot 21, Block S, NCB

3078 TO WIT: from "RM-4 CD NCD-1 AHOD" Residential Mixed South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Multi-Family Dwellings not to exceed eleven (11) dwelling units per acre or a total of two (2) dwelling units to "IDZ-1 NCD-1 AHOD" Limited Intensity Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted for two (2) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Bravo highlighted his support for the Item.

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

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

**4. 2022-12-15-1000**

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. (Continued from December 1, 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 32, NCB 11961 TO WIT: from "MF-33 AHOD" Multi-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".

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

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

**5. 2022-12-15-1001**

ZONING CASE Z-2022-10700300 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with Uses Permitted in "C-3" General Commercial District, Bar/Tavern with Cover Charge three (3) or more days per week, and Multi-Family at a Maximum Density of 140 dwelling units per acre on Lots 23 and 24, and the east 260.98 feet of Lot 25, Block 16, NCB 973, located at 102 East Josephine 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 23 and 24, and the east 260.98 feet of Lot 25, Block 16, NCB 973 TO WIT: from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with Uses Permitted in "C-3" General Commercial District, Bar/Tavern with Cover Charge three (3) or more days per week, and Multi-Family at a Maximum Density of 140 dwelling units per acre "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** McKee-Rodriguez, Sandoval

**6. 2022-12-15-1002**

ZONING CASE Z-2022-10700292 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Historic Monte Vista Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Historic Monte Vista Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on the east 10 feet of Lot 3 and Lot 4, Block 1, NCB 3966, located at 331 West Elsmere 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: the east 10 feet of Lot 3 and Lot 4, Block 1, NCB 3966 TO WIT: from "R-5 H AHOD" Residential Single-Family Historic Monte Vista Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Historic Monte Vista 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 Bravo moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

**Absent:** McKee-Rodriguez, Sandoval

**7. 2022-12-15-1003**

ZONING CASE Z-2022-10700294 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD"

Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 45-48, Block 20, NCB 1792, located at 905 West Agarita Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 45-48, Block 20, NCB 1792 TO WIT: from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**8. 2022-12-15-1004**

PLAN AMENDMENT CASE PA-2022-11600093 (Council District 2): Ordinance amending the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "High Density Residential" on Lot 15 and Lot 16, Block 2, NCB 1494, generally located in the 300 Block of South New Braunfels Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700260)

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

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

**9. 2022-12-15-1005**

ZONING CASE Z-2022-10700260 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3R MLOD-3 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales 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 in "MF-33" Multi-Family District on Lot 15 and Lot 16, Block 2, NCB 1494, generally located in the 300 Block of South New Braunfels. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600093)

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 and Lot 16, Block 2, NCB 1494 TO WIT: from "C-3R MLOD-3 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales 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 in "MF-33" Multi-Family District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**10. 2022-12-15-1006**

PLAN AMENDMENT CASE PA-2022-11600102 (Council District 2): 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 "Medium Density Residential" to "Community Commercial" on Lot 20 and Lot 21, NCB 12180, located at 2306 Austin Highway. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700298 S)

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

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

**11. 2022-12-15-1007**

ZONING CASE Z-2022-10700298 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "MH MC-3 AHOD" Manufacture Housing Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 S MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for a height to exceed thirty-five (35) feet on Lot 20 and Lot 21, NCB 12180, located at 2306 Austin Highway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600102)

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 and Lot 21, NCB 12180 TO WIT: from "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "MH MC-3 AHOD" Manufacture Housing Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 S MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for a height to exceed thirty-five (35) feet

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

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

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

**Absent:** McKee-Rodriguez, Sandoval

**12. 2022-12-15-1008**

ZONING CASE Z-2022-10700303 S (Council District 2): A request for a change in zoning from "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on Lot 1, Block 19, NCB 15894, located at 7004 Branching Court. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1, Block 19, NCB 15894 TO WIT: from "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** McKee-Rodriguez, Sandoval

**13. 2022-12-15-1009**

ZONING CASE Z-2022-10700235 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 HL MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone

Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family uses (apartments and/or condominiums) not to exceed fifty (50) dwelling units total; as well as the following uses: Bar and/or Tavern without cover charge three (3) or more days per week, Alcohol Beverage Manufacture or Brewery, Microbrewery, Winery with Bottling, Theatre Indoor Permitting Over 2 Screens and/or Stages , Bowling Alley, Extended Stay Hotel/Motel or Corporate Apartment, Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases, Entertainment Venue (Outdoor), Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments), Beverage Manufacture Non-Alcohol (Including Manufacturing and Processing), Dance Hall, Food Service Establishments (With or Without Accessory Live Entertainment) on Lot 1, Block 1, NCB 6230, located at 4007 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: Lot 1, Block 1, NCB 6230 TO WIT: from "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 HL MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family uses (apartments and/or condominiums) not to exceed fifty (50) dwelling units total; as well as the following uses: Bar and/or Tavern without cover charge three (3) or more days per week, Alcohol Beverage Manufacture or Brewery, Microbrewery, Winery with Bottling, Theatre Indoor Permitting Over 2 Screens and/or Stages , Bowling Alley, Extended Stay Hotel/Motel or Corporate Apartment, Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases, Entertainment Venue (Outdoor), Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments), Beverage Manufacture Non-Alcohol (Including Manufacturing and Processing), Dance Hall, Food Service Establishments (With or Without Accessory Live Entertainment)  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran highlighted her support for the Item.

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

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

**14. 2022-12-15-1010**

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. (Continued from December 1, 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 4, NCB 10837 TO WIT: 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  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran highlighted her support for the Item.

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

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

**Absent:** McKee-Rodriguez, Sandoval

**15. 2022-12-15-1011**

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. (Continued from December 1, 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: 0.507 acres out of NCB 14919 TO WIT: 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  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

PUBLIC COMMENT:

Herbert Blount, Casey Alani, and Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Viagran commented that her district staff had met with the applicant who has amended their site plan for additional setback requirements and lower density.

Councilmember Viagran 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, Pelaez, Courage, Gallagher

**Absent:** McKee-Rodriguez

**16. 2022-12-15-1012**

ZONING CASE Z-2022-10700302 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.613 acres out of NCB 11147 and 5.301 acres out of NCB 11147, located at 4535 Pleasanton Road, 103 East Chavaneaux, and 738 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: 1.613 acres out of NCB 11147 and 5.301 acres out of NCB 11147 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales 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".

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

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

**Absent:** McKee-Rodriguez, Sandoval

**17. POSTPONED**

ZONING CASE Z-2022-10700029 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 34.506 acres out of NCB 4296 and NCB 4297, located at 15895 South State Highway 16. Staff recommends Denial. Zoning Commission recommends Approval.

Item was postponed.

**18. 2022-12-15-1013**

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 December 1, 2022)

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

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

**19. 2022-12-15-1014**

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 December 1, 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: 28.79 acres out of NCB 15248 TO WIT: 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 "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**20. 2022-12-15-1015**

ZONING CASE Z-2022-10700282 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland

Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 20, NCB 6877 located at 203 Obregon 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 20, NCB 6877 TO WIT: from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**21. 2022-12-15-1016**

PLAN AMENDMENT CASE PA-2022-11600100 (Council District 5): Ordinance amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Community Commercial" on Lot 1 and Lot 2, Block 1, NCB 2528, located at 1903 South Brazos Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700291)

Irma Hofmann spoke in support of the Item.

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

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

**22. 2022-12-15-1017**

ZONING CASE Z-2022-10700291 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 1, NCB 2528, located at 1903 South Brazos Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment.

(Associated Plan Amendment PA-2022-11600100)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1 and Lot 2, Block 1, NCB 2528 TO WIT: from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

Irma Hofmann spoke in support of the Item.

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

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

**Absent:** McKee-Rodriguez, Sandoval

**23. 2022-12-15-1018**

ZONING CASE Z-2022-10700295 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.6979 acres out of NCB 2523, located at 1722 South Zarzamora Street and 635 Hazel 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: 0.6979 acres out of NCB 2523 TO WIT: from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

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

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

**Absent:** McKee-Rodriguez, Sandoval

**24. CONTINUED**

ZONING CASE Z-2022-10700293 (Council District 6): Ordinance amending the Zoning District Boundary from "R-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 GC-2 MLOD-2 MLR-1 AHOD" Commercial Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the South 120 feet of Lot 5 and Lot 6, Block 12, NCB 8997, located at 250 Guthrie Street. Staff and Zoning Commission recommend Approval.

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

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

**25. 2022-12-15-1019**

ZONING CASE Z-2022-10700273 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "O-2 MLOD-1 MLR-2 AHOD ERZD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District on Lot 4, Block 1, and 0.870 acres out of NCB 18598, generally located at the 14000 block of Indian Woods. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 4, Block 1, and 0.870 acres out of NCB 18598 TO WIT: from "O-2 MLOD-1 MLR-2 AHOD ERZD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**26. 2022-12-15-1020**

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) (Continued from December 1, 2022)

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

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

**Absent:** McKee-Rodriguez, Sandoval

**27. 2022-12-15-1021**

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) (Continued from December 1, 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: 18.827 acres out of CB 4900 TO WIT: 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

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

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

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

**Absent:** McKee-Rodriguez, Sandoval

**28. 2022-12-15-1022**

ZONING CASE Z-2022-10700301 (Council District 9): Ordinance amending the Zoning District Boundary from "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), "C-2 CD MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use

for Motor Vehicle Sales (Full Service), and “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 a Carwash to “MF-18 GC-3 MLOD-1 MLR-2” Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and “MF-18 MLOD-1 MLR-2” Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 37.731 acres out of CB 4860, CB 4861, CB 4862, and CB 4864, 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: 37.731 acres out of CB 4860, CB 4861, CB 4862, and CB 4864 TO WIT: from “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), “C-2 CD MLOD-1 MLR-2” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service), and “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 a Carwash to “MF-18 GC-3 MLOD-1 MLR-2” Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and “MF-18 MLOD-1 MLR-2” Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

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

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

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

**Absent:** McKee-Rodriguez, Sandoval

**29. 2022-12-15-1023**

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. (Continued from December 1, 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 42, Block 1, NCB 14952 TO WIT: 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

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

Councilmember Gallagher moved to approve with conditions. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

**Absent:** McKee-Rodriguez, Sandoval

### **Adjournment**

There being no further discussion, the meeting was adjourned at 3:00 PM.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**