

**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
Maria del Rosario Castro, Dist. 7 | Manny Pelaez, Dist. 8
John Courage, Dist. 9 | Clayton Perry, Dist. 10

Thursday, March 2, 2023

2:00 PM

Municipal Plaza Building

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

PRESENT: 9 – Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Castro, Courage, Perry

ABSENT: 2 - Nirenberg, Pelaez

Roll Call

Mayor Pro Tem Viagran called the meeting to order at 2:00 p.m.

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.

2023-03-02-0138

ALCOHOL VARIANCE AV-2023-001 (Council District 1): Ordinance waiving the application

requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at Hook Restaurant, Amelia Tapas & Wine Restaurant, Lunatique Restaurant, Creme Coffee & Social Restaurant, and Easy Baby Sushi & Pizza Restaurant, requested by 875 East Ashby Place, LP, owner, on Lot 22, NCB 3053, located at 875 East Ashby Place, for on-premise consumption within three-hundred (300) feet of Nathaniel Hawthorne Academy, a public charter education institution, in San Antonio Independent School District. (Continued from February 16, 2023)

Staff stated that conditions would include limited hours for the sale of alcohol at the establishment.

Jack Finger spoke in opposition to the Item.

Councilmember Bravo stated that the Tobin Hill Association supported the approval with conditions and there was no opposition by the school as the establishment would not open until after school hours and would serve alcohol.

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

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

2. 2023-03-02-0139

ALCOHOL VARIANCE AV-2023-002 (Council District 2): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at Perrin Liquor, Baki Properties, LLC, owner, on Lot 52, Block 4, NCB 14062, located at 9802 Perrin Beitel Road, for off-premise consumption within three-hundred (300) feet of Clear Spring Elementary School, a public education institution, in North East Independent School District. (Continued from February 16, 2023)

Jack Finger spoke in opposition to the Item.

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

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

3. 2023-03-02-0140

ZONING CASE Z-2022-10700246 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 HL AHOD" Limited Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted for Food Service Establishment on Lot 9, Lot 10, and the western 2.83 feet of Lot 8, Block 5, NCB 1902, located at 312 West Courtland 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 9, Lot 10, and the western 2.83 feet of Lot 8, Block 5, NCB 1902 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 HL AHOD" Limited Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted for Food Service Establishment "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Frederica Kushner, representing the Tobin Hill Neighborhood Association, spoke in support of the Item.

Councilmember Bravo thanked the Tobin Hill Association and the Conservation Society and the new owners for helping support the historic designation.

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

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

4. 2023-03-02-0141

PLAN AMENDMENT CASE PA-2022-11600115 (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 "Neighborhood Commercial" on Lots 38, 39 and 40, Block 8, NCB 10246, located at 207 Ferris Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700331)

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

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

5. 2023-03-02-0142

ZONING CASE Z-2022-10700331 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "NC EP-1 MLOD-3 MLR-2" Neighborhood Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 38, 39, and 40, Block 8, NCB 10246, located at 207 Ferris Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600115).

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 38, 39, and 40, Block 8, NCB 10246 TO WIT: from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "NC EP-1 MLOD-3 MLR-2" Neighborhood Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

6. 2023-03-02-0143

PLAN AMENDMENT CASE PA-2022-11600114 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier and "Mixed Use Center" to "General Urban Tier" on 14.98 acres out of NCB 11166, located at 1046 East Chavaneaux Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700326)

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

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

7. 2023-03-02-0144

ZONING CASE Z-2022-10700326 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 28.45 acres out of NCB 11166, located at 1046 East Chavaneaux Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600114)

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: 28.45 acres out of NCB 11166 TO WIT: from "R-4 AHOD" Residential Single-Family 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 Courage moved to Approve on Zoning Consent. Councilmember Perry seconded the motion. The motion carried by the following vote:

Aye: Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Castro, Courage, Perry

Absent: Nirenberg, Pelaez

8. 2023-03-02-0145

ZONING CASE Z-2022-10700339 (Council District 3): Ordinance amending the Zoning District Boundary from "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District and "MF-18" Limited Density Multi-Family District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33" Multi-Family District on Lot 5, Block 6, NCB 10865, located at 999 Interstate Highway 37 South. Staff and Zoning Commission recommend Approval. (Continued from February 16, 2023)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 5, Block 6, NCB 10865 TO WIT: from "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District and "MF-18" Limited Density Multi-Family District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33" Multi-Family District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Ashley Farrimond, representing the owner, spoke in support of the Item stating that the developer would conduct community outreach.

Mayor Pro Tem Viagran noted that this was the first step for the project and supported the community outreach. She also commented that the developer had already agreed to alternate access points.

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

Aye: Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Castro, Courage, Perry

Absent: Nirenberg, Pelaez

9. 2023-03-02-0146

ZONING CASE Z-2022-10700342 (Council District 3): Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.920 acres out of NCB 10879, located at 8219 Lindbergh Landing. 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: 13.920 acres out of NCB 10879 TO WIT: from "MR AHOD" Military Reservation Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

10. 2023-03-02-0147

PLAN AMENDMENT CASE PA-2022-11600121 (Council District 3): Ordinance amending the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Mixed Use" on 31.252 acres out of NCB 11177, located at 3730 Roosevelt Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700345)

Jack Finger spoke in opposition to the Item.

Mayor Pro Tem Viagran thanked the applicant for meeting with the neighborhood association to work out an acceptable plan.

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

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

11. 2023-03-02-0148

ZONING CASE Z-2022-10700345 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 H MC-1 AHOD" Commercial Historic Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 H RIO-6 MC-1 AHOD" Commercial Historic River Improvement Overlay 6 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ-2 H MC-1 AHOD" Medium Intensity Infill Development Zone Historic Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MHP" Manufactured Housing Park District and "IDZ-2 H RIO-6 MC-1 AHOD" Medium Intensity Infill Development Zone Historic River Improvement Overlay 6 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MHP" Manufactured Housing Park District on 31.252 acres out of NCB 11177, located at 3730 Roosevelt Avenue. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600121)

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: 31.252 acres out of NCB 11177 TO WIT: from "C-2 H MC-1 AHOD" Commercial Historic Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 H RIO-6 MC-1 AHOD" Commercial Historic River Improvement Overlay 6 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ-2 H MC-1 AHOD" Medium Intensity Infill Development Zone Historic Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MHP" Manufactured Housing Park District and "IDZ-2 H RIO-6 MC-1 AHOD" Medium Intensity Infill Development Zone Historic River Improvement Overlay 6 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MHP" Manufactured Housing Park District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Mayor Pro Tem Viagran thanked the applicant for meeting with the neighborhood association to work out an acceptable plan.

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

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

12. 2023-03-02-0149

PLAN AMENDMENT CASE PA-2022-11600122 (Council District 3): Ordinance amending the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Mixed Use" and "Low Density Residential" to "Mixed Use" on 1.27 acres out of NCB 11156, generally located in the 5000 block of Roosevelt Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700346 CD)

Moniqua Dilloway and Jack Finger spoke in opposition to the Item.

Mayor Pro Tem Viagran thanked the applicant for working with the Loma Mesa Community and amending the site plan.

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

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

13.

2023-03-02-0150

ZONING CASE Z-2022-10700346 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and "R-4 MC-1 AHOD" Single-Family Residential Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Carwash on 1.27 acres out of NCB 11156, generally located at the 5000 block of Roosevelt Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600122)

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: 1.27 acres out of NCB 11156 TO WIT: from "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and "R-4 MC-1 AHOD" Single-Family Residential Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Carwash

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

Moniqua Dilloway and Jack Finger spoke in opposition to the Item.

Mayor Pro Tem Viagran thanked the applicant for working with the Loma Mesa Community and amending the site plan.

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

Aye: Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Castro, Courage, Perry

Absent: Nirenberg, Pelaez

14.

2023-03-02-0151

PLAN AMENDMENT CASE PA-2022-11600123 (Council District 3): Ordinance amending the Brooks Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Medium Density Residential" on 4.607 acres out of NCB 10935, located at 4251 Clark Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700348)

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

Aye: Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Castro, Courage, Perry

Absent: Nirenberg, Pelaez

15. ITEM WAS NOT CONSIDERED

ZONING CASE Z-2022-10700323 (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 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-37J, NCB 15269, generally located in the 5000 block of Old Pearsall Road. Staff and Zoning Commission recommend Approval. (Continued from February 2, 2023)

The Item was not considered.

16. 2023-03-02-0152

ZONING CASE Z-2022-10700348 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 4.607 acres out of NCB 10935, located at 4251 Clark Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600123)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 4.607 acres out of NCB 10935 TO WIT: from "R-4 AHOD" Residential Single-Family 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 Courage moved to Approve on Zoning Consent. Councilmember Perry seconded the motion. The motion carried by the following vote:

Aye: Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Castro, Courage, Perry

Absent: Nirenberg, Pelaez

17. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600111 (Council District 5): Ordinance amending the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Low Density Mixed Use" on the south 78 feet of Lot 39, Block B, NCB 2874 and the south 62 feet of Lot 38, Block B, NCB 2874, save and except 12.5 square feet conveyed to the City of San Antonio, located at 143 Forrest Avenue and 145 Forrest Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700320)

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

Aye: Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda,

Castro, Courage, Perry
Absent: Nirenberg, Pelaez

The Item was continued to April 6, 2023.

18. CONTINUED

ZONING CASE Z-2022-10700320 (Council District 5): Ordinance amending the zoning district boundary from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the south 78 feet of Lot 39, Block B, NCB 2874 and the south 62 feet of Lot 38, Block B, NCB 2874 save and except 12.5 square feet, located at 143 Forrest Avenue and 145 Forrest Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600111)

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

Aye: Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda,
Castro, Courage, Perry

Absent: Nirenberg, Pelaez

The Item was continued to April 6, 2023.

19. CONTINUED

ZONING CASE Z-2022-10700341 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 RIO-4 AHOD" Industrial River Improvement Overlay 4 Airport Hazard Overlay District to "IDZ-3 RIO-4 AHOD" High Intensity Infill Development Zone River Improvement Overlay 4 Airport Hazard Overlay District with uses permitted in "MF 40" Multi-Family District and "C-3" General Commercial District on Lot 19, NCB A-14, located at 410 Probandt Street. Staff and Zoning Commission recommend Approval.

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

Aye: Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda,
Castro, Courage, Perry

Absent: Nirenberg, Pelaez

The Item was continued to April 6, 2023.

20. 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. (Continued from February 16, 2023)

Jack Finger spoke in opposition to the Item.

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

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

The Item was continued to April 6, 2023.

- 21. 2023-03-02-0153**
PLAN AMENDMENT CASE PA-2022-11600118 (Council District 6): Ordinance amending the Highway 151 and Loop 1604 Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Medium Density Residential" on 3.253 acres out of NCB 17647, located at 2010 West Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700337) (Continued from February 16, 2023)

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

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

- 22. 2023-03-02-0154**
ZONING CASE Z-2022-10700337 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Self Service Storage to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.253 acres out of NCB 17647, located at 2010 West Loop 1604. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2022-11600118) (Continued from February 16, 2023)

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: 3.253 acres out of NCB 17647 TO WIT: from "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Self Service Storage to "MF-33

MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
Karen Williams spoke in support of the Item after the owner had met the Oak Creek Estate Homeowner's Association's concerns.

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

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

23. CONTINUED

ZONING CASE Z-2022-10700347 (Council District 6): Ordinance amending the zoning district boundary from "MF-33 MLOD-2 MLR-2" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 District and "NP-8 MLOD-2 MLR-2" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 District to "L MLOD-2 MLR-2" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 District on 90.28 acres out of NCB 34400, generally located in the 11100 Block of West Military Drive. Staff and Zoning Commission recommend Approval.

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

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

The Item was continued to April 6, 2023.

24. 2023-03-02-0155

ZONING CASE Z-2022-10700321 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "MPCD ERZD" Master Planned Community Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District for a Major Site Plan Amendment for an increase in the total number of residential units and the total commercial acreage within the MPCD on Lot P-4, NCB 14867, generally located in the 8000 block of North Loop 1604 West. 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-4, NCB 14867 TO WIT: from "MPCD ERZD" Master Planned Community Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District for a Major Site Plan Amendment for an increase in the total number of residential units and the total commercial acreage within the MPCD

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

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

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

25. CONTINUED

ZONING CASE Z-2022-10700283 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District to "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District with Specific Use Authorization for a Wireless Communication System on Lot 901, Block 7, NCB 17586, generally located in the 20000 block of North US Highway 281. Staff and Zoning Commission recommend Approval." Jack Finger spoke in opposition to the Item.

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

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

The Item was continued to April 6, 2023.

26. CONTINUED

ZONING CASE Z-2022-10700343 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 2.273 acres out of NCB 11963, located at 8790 Crownhill Boulevard. Staff and Zoning Commission recommend Approval.

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

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

The Item was continued to April 6, 2023.

27. 2023-03-02-0156

ZONING CASE Z-2022-10700213 (Council District 8): A request for a change in zoning from "C-3 R MLOD-1 MLR-2" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "PUD MF-18 MLOD-1 MLR-2" Planned

Unit Development Limited Density Multi-Family Military Lighting Overlay Military Lighting Region 2 District with Reduced Perimeter Setback of 10 feet on Lot 8, Block 2, NCB 16094, generally located in the 4000 Block of Woodstone 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 8, Block 2, NCB 16094 TO WIT: from “C-3 R MLOD-1 MLR-2” General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to “PUD MF-18 MLOD-1 MLR-2” Planned Unit Development Limited Density Multi-Family Military Lighting Overlay Military Lighting Region 2 District with Reduced Perimeter Setback of 10 feet
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

Adjournment

There being no further discussion, Mayor Pro Tem Viagran adjourned the meeting at 2:30 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**