

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

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**Thursday, April 20, 2023**

**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 2:03 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT: 10** – Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Cabello Havrda, Castro, Pelaez, Courage, Perry

**ABSENT: 1** - Castillo

**Roll Call**

**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. CONTINUED**

ZONING CASE Z-2022-10700253 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 H UC-5 AHOD" Residential Single-Family Historic Monte Vista Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-4 CD H

UC-5 AHOD" Residential Single-Family Historic Monte Vista Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Gift Shop on the east 38 feet of Lot 23 and the west 12 feet of Lot 24, Block 16, NCB 1705, located at 137 East Woodlawn Avenue. Staff recommends Approval. Zoning Commission recommends Denial.

Councilmember Perry moved to Continue. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

**Absent:** Castillo, Pelaez

**2. 2023-04-20-0263**

ZONING CASE Z-2023-10700024 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 RIO-7E AHOD" Residential Single-Family River Improvement Overlay 7E Airport Hazard Overlay District and "I-2 RIO-7E AHOD" General Industrial River Improvement Overlay 7E Airport Hazard Overlay District to "C-2 RIO-7E AHOD" Commercial River Improvement Overlay 7E Airport Hazard Overlay District on Lots 4-6, the west 51 feet of Lot A, and the west 14 feet of the east 74 feet of the north 34 feet of Lot A, NCB 920, located at 2026 South Alamo 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 4-6, the west 51 feet of Lot A, and the west 14 feet of the east 74 feet of the north 34 feet of Lot A, NCB 920 TO WIT: from "R-4 RIO-7E AHOD" Residential Single-Family River Improvement Overlay 7E Airport Hazard Overlay District and "I-2 RIO-7E AHOD" General Industrial River Improvement Overlay 7E Airport Hazard Overlay District to "C-2 RIO-7E AHOD" Commercial River Improvement Overlay 7E Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** Castillo, Pelaez

**3. 2023-04-20-0264**

ZONING CASE Z-2023-10700025 (Council District 1): 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 "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 two (2) dwelling units on Lot 4A, Lot 4B, and Lot 5A, Block 7, NCB 2202, located at 1508 Leal Street.

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 4A, Lot 4B, and Lot 5A, Block 7, NCB 2202 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 "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 two (2) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Staff and Zoning Commission recommend Approval.

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

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

**4. 2023-04-20-0265**

ZONING CASE Z-2023-10700028 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 5, NCB 2048, located at 235 Cornell Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 4, Block 5, NCB 2048 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**5. CONTINUED**

ZONING CASE Z-2022-10700350 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Region 2 Airport Hazard Overlay District with uses permitted for one (1) dwelling unit on the north 29 feet of the east 42.7 feet of Lot 6 and the south 14 feet of the east 42.7 feet of Lot 25, NCB 2918, located at 414 San Salvador Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Perry moved to Continue. Councilmember Bravo seconded the motion. The

motion carried by the following vote:

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

**Absent:** Castillo, Pelaez

**6. 2023-04-20-0266**

ZONING CASE Z-2023-10700021 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3, Block 79, NCB 3347, located at 110 Avant 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 3, Block 79, NCB 3347 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

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

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

**Absent:** Castillo, Pelaez

**7. 2023-04-20-0267**

ZONING CASE Z-2023-10700022 (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 four (4) dwelling units on Lot 2 and Lot 5, Block 4, NCB 7465, located at 174 Kendalia 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 2 and Lot 5, Block 4, NCB 7465 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 four (4) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Perry moved to Approve on Zoning Consent. Councilmember Rocha Garcia

seconded the motion. The motion carried by the following vote:

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

**Absent:** Castillo, Pelaez

**8. 2023-04-20-0268**

PLAN AMENDMENT CASE PA-2023-11600006 (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 "Agricultural" to "Regional Mixed Use" on 10.588 acres out of NCB 10881, located at 8000 Southeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700023)

Councilmember Viagran thanked the applicant for agreeing to the alcohol restrictions.

Councilmember Courage moved to approve as amended. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

**Absent:** Castillo, Pelaez

**9. 2023-04-20-0269**

ZONING CASE Z-2023-10700023 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 10.588 acres out of NCB 10881, located at 8000 Southeast Loop 410. Staff and Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600006)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 10.588 acres out of NCB 10881 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran thanked the applicant for agreeing to the alcohol restrictions.

Councilmember Courage moved to Approve as Amended. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

**Absent:** Castillo, Pelaez

**10. 2023-04-20-0270**

ZONING CASE Z-2023-10700030 S (Council District 3): Ordinance amending the Zoning

District Boundary from "MI-1 AHOD" Mixed Industrial Airport Hazard Overlay District to "FR S AHOD" Farm and Ranch Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery on 9.6 acres out of CB 4013, generally located in the 19000 block of Applewhite 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: 9.6 acres out of CB 4013 TO WIT: from "MI-1 AHOD" Mixed Industrial Airport Hazard Overlay District to "FR S AHOD" Farm and Ranch Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**11. 2023-04-20-0271**

ZONING CASE Z-2023-10700034 (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 "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a variance to allow a fence height of 8-feet on 2.54 acres out of NCB 15483, located at 2410 Southwest Loop 410. 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: 2.54 acres out of NCB 15483 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 "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a variance to allow a fence height of 8-feet  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**12. CONTINUED**

ZONING CASE Z-2023-10700019 (Council District 5): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting

Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-1 AHOD" High Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "L" Light Industrial District and Outside Storage on Lot 24, save and except the west 50 feet and the south 145.2 feet of Lot 24, and Lot 25, save and except the east 50 feet and the south 145.2 feet of Lot 25, Block 7, NCB 8733, located at 2235 West Southcross Boulevard. Staff and Zoning Commission recommend Denial.

Councilmember Perry moved to Continue. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

**13. 2023-04-20-0272**

ZONING CASE Z-2022-10700275 CD (Council District 6): Ordinance amending the Zoning District Boundary from "MPCD MLOD-2 MLR-1 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Human Services Campus on Lot 4, Block 8, NCB 19127, located at 8627 Lakeside Parkway. Staff recommends Denial. Zoning Commission recommends Approval. (Continuance from April 6, 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 4, Block 8, NCB 19127 TO WIT: from "MPCD MLOD-2 MLR-1 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Human Services Campus  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda thanked the applicant for including restrictions.

Councilmember Cabello Havrda moved to Approve as Amended. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**14. 2023-04-20-0273**

ZONING CASE Z-2023-10700029 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-20 NCD-3 MLOD-2 MLR-2 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation District Overlay Lackland Military Lighting Overlay

Military Lighting Region 2 Airport Hazard Overlay District to "C-2NA CD NCD-3 MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Ingram Hills Neighborhood Conservation District Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Office/Warehouse on Lot 300, Block E, NCB 11553, located at 4734 Callaghan Road. Staff and Zoning Commission recommend 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 300, Block E, NCB 11553 TO WIT: from "R-20 NCD-3 MLOD-2 MLR-2 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation District Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2NA CD NCD-3 MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Ingram Hills Neighborhood Conservation District Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Office/Warehouse  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Adjournment**

There being no further discussion, the meeting was adjourned at 2:11 p.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**