

**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

**Thursday, May 4, 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 2:06 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, Castro, Pelaez, Courage, Perry, Castillo, Cabello Havrda

**ABSENT:** None

**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. 2023-05-04-0286**

ZONING CASE Z-2022-10700329 (Council District 1 and 5): Ordinance amending the Zoning District Boundary from “C-2 NA” Commercial Nonalcoholic District, “C-3” General Commercial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-25” Low Density

Multi-Family District, “MF-33” Multi-Family District, “O-2” High-Rise Office District, “R-4” Single-Family Residential District, and “RM-4” Residential Mixed District to “C-3” General Commercial District, “I-1” General Industrial District, “L” Light Industrial District, “NC” Neighborhood Commercial District, “MF-18” Limited Density Multi-Family District, “MF-33” Multi-Family District, “MF-65” Urban Multi-Family District, “O-1” Office District, “O-1.5” Mid-Rise Office District, “R-1” Residential Single-Family District, “R-2” Residential Single-Family District, “R-3” Residential Single-Family District, “R-3 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, and “RM-6” Residential Mixed District, with all overlay districts remaining unchanged, on 241.03 acres out of NCB 196, 198, 199, 200, 201, 203, 205, 206, 221, 225, 246, 247, 249, 250, 251, 255, 258, 260, 261, 262, 263, 264, 285, 286, 290, 299, 2081, 2082, 2117, 2118, 2151, 2152, 2153, 2154, 2158, 2180, 2181, 2182, 2183, 2208, 2209, 2210, 2211, 2212, 2214, 2216, 2217, 2226, 2227, 2228, 2229, 2230, 2231, 3540, 7579, and 7580, generally bounded by Interstate 10 and Leal Street to the North, Interstate 10 to the East, Brazos Street and Martinez and Alazan Creeks to the West, and Martin Street and Commerce Street to the South. Staff and Zoning Commission recommend Approval, as Amended.

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: 241.03 acres out of NCB 196, 198, 199, 200, 201, 203, 205, 206, 221, 225, 246, 247, 249, 250, 251, 255, 258, 260, 261, 262, 263, 264, 285, 286, 290, 299, 2081, 2082, 2117, 2118, 2151, 2152, 2153, 2154, 2158, 2180, 2181, 2182, 2183, 2208, 2209, 2210, 2211, 2212, 2214, 2216, 2217, 2226, 2227, 2228, 2229, 2230, 2231, 3540, 7579, and 7580 TO WIT: from “C-2 NA” Commercial Nonalcoholic District, “C-3” General Commercial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-25” Low Density Multi-Family District, “MF-33” Multi-Family District, “O-2” High-Rise Office District, “R-4” Single-Family Residential District, and “RM-4” Residential Mixed District to “C-3” General Commercial District, “I-1” General Industrial District, “L” Light Industrial District, “NC” Neighborhood Commercial District, “MF-18” Limited Density Multi-Family District, “MF-33” Multi-Family District, “MF-65” Urban Multi-Family District, “O-1” Office District, “O-1.5” Mid-Rise Office District, “R-1” Residential Single-Family District, “R-2” Residential Single-Family District, “R-3” Residential Single-Family District, “R-3 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, and “RM-6” Residential Mixed District, with all overlay districts remaining unchanged

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

Councilmember Castillo thanked the applicant and community for meeting to work out the amendment.

Councilmember Castillo 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, Pelaez, Courage, Perry, Castillo, Cabello Havrda  
**Absent:** Castro

2. **2023-05-04-0287**

ZONING CASE Z-2023-10700012 (Council District 3 and 5): Ordinance amending the zoning district boundary to apply the expanded Mission Protection Overlay District (MPOD) to existing base zoning districts, with all other existing overlay districts remaining unchanged on approximately 1,378 acres out of NCB A-9, 20, A-20, 2852, 2853, 2854, 2929, 2961, 3975, 3976, 3977, 3978, 3979, 3980, 3981, 3982, 4283, 6513, 6514, 6515, 6516, 6517, 6916, 6917, 6918, 6919, 7657, 7658, 7659, 7660, 7661, 7664, 7667, 7668, 7670, 7671, 7675, 7676, 8619, 10919, 10922, 10923, 10924, 10932, 10933, 11041, 11081, 11173, 11174, 11918, 11919, 10879, 1919, and 6915, generally bounded by Mission Road, Roosevelt Avenue and Espada Road and located between 1,500-feet and 1,800-feet from Mission Concepcion (MPOD-1), Mission San Jose (MPOD-2), Mission San Juan (MPOD-3), and Mission Espada (MPOD-4). 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: 1,378 acres out of NCB A-9, 20, A-20, 2852, 2853, 2854, 2929, 2961, 3975, 3976, 3977, 3978, 3979, 3980, 3981, 3982, 4283, 6513, 6514, 6515, 6516, 6517, 6916, 6917, 6918, 6919, 7657, 7658, 7659, 7660, 7661, 7664, 7667, 7668, 7670, 7671, 7675, 7676, 8619, 10919, 10922, 10923, 10924, 10932, 10933, 11041, 11081, 11173, 11174, 11918, 11919, 10879, 1919, and 6915 TO WIT: apply the expanded Mission Protection Overlay District (MPOD) to existing base zoning districts, with all other existing overlay districts remaining unchanged

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

Teresa Ybanez spoke in support of the Item.

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

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

3. **2023-05-04-0288**

PLAN AMENDMENT CASE PA-2023-11600012 (Council District 1): A request to change the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Mixed Use" to "Regional Mixed Use" on 0.924 acres out of NCB 769, located at 419 and 425 San Pedro Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700045)

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

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

**Absent:** McKee-Rodriguez

4. **2023-05-04-0289**

ZONING CASE Z-2023-10700045 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA UC-6 AHOD" General Commercial Nonalcoholic Sales San Pedro Urban Corridor Overlay Airport Hazard Overlay District and "C-2 P UC-6 AHOD" Commercial Pedestrian San Pedro Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-3 UC-6 AHOD" High Intensity Infill Development Zone San Pedro Urban Corridor Overlay Airport Hazard Overlay District with uses permitted for a Supportive Housing Campus on 0.924 acres out of NCB 769, located at 419 and 425 San Pedro Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600012)

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: 0.924 acres out of NCB 769 TO WIT: from "C-3NA UC-6 AHOD" General Commercial Nonalcoholic Sales San Pedro Urban Corridor Overlay Airport Hazard Overlay District and "C-2 P UC-6 AHOD" Commercial Pedestrian San Pedro Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-3 UC-6 AHOD" High Intensity Infill Development Zone San Pedro Urban Corridor Overlay Airport Hazard Overlay District with uses permitted for a Supportive Housing Campus  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** McKee-Rodriguez

5. **2023-05-04-0290**

ZONING CASE Z-2023-10700051 (Council District 1): 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 "RM-4 MLOD-2

MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 10A and the east 12.84 feet of Lot 9B, Block 3, NCB 2191, located at 1513 Leal 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 10A and the east 12.84 feet of Lot 9B, Block 3, NCB 2191 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 "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

6. **2023-05-04-0291**  
PLAN AMENDMENT CASE PA-2023-11600010 (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 "Rural Estate Tier" and "Suburban Tier" to "Regional Center" on 4.131 acres out of CB 4167A, located at 3800 South Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700035)

Councilmember Viagran thanked the applicant for meeting with the neighborhood and residents and agreeing to the conditions.

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

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

7. **2023-05-04-0292**  
ZONING CASE Z-2023-10700035 CD S (Council District 3): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-3NA CD S" General Commercial Nonalcoholic Sales District with Conditional Use for Farm Equipment Sales/Service and Specific Use Authorization for Storage – Outside (Screening from Public ROWs and Adjacent Property Required) on 4.131 acres out of CB 4167A, located at 3800 South Loop 1604. Staff and Zoning Commission recommend Approval, with Conditions. (Associated Plan Amendment PA-2023-11600010)

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: 4.131 acres out of CB 4167A TO WIT: from "C-2" Commercial District to "C-3NA CD S" General Commercial Nonalcoholic Sales District with Conditional Use for Farm Equipment Sales/Service and Specific Use Authorization for Storage – Outside (Screening from Public ROWs and Adjacent Property Required)  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**8. 2023-05-04-0293**

ZONING CASE Z-2023-10700040 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 2.765 acres out of CB 4007, located at 10735 Old Corpus Christi Highway. 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: 2.765 acres out of CB 4007 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**9. CONTINUED**

ZONING CASE Z-2023-10700041 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.938 acres out of NCB 11147, located at 100 East Chavaneaux Road. Staff and Zoning Commission recommend Approval.

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castro, Pelaez,

**10. 2023-05-04-0294**

ZONING CASE Z-2023-10700042 (Council District 3): Ordinance amending the Zoning District Boundary from "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 8, NCB 10838, located at 4307 Chandler Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 8, NCB 10838 TO WIT: from "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed 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 moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

**11. 2023-05-04-0295**

PLAN AMENDMENT CASE PA-2023-11600015 (Council District 4): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Regional Center" on 59.9 acres out of NCB 15001, located at 2418 West Ansley Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700039)

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

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

**12. 2023-05-04-0296**

ZONING CASE Z-2023-10700039 CD (Council District 4): Ordinance amending the Zoning District Boundary from "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2

MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 53.18 acres out of NCB 15001, and "C-3 CD MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility with Outdoor Storage on 6.72 acres out of NCB 15001, located at 2418 West Ansley Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600015)

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: 6.72 acres out of NCB 15001 TO WIT: from "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 53.18 acres out of NCB 15001, and "C-3 CD MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility with Outdoor Storage  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**13. 2023-05-04-0297**

ZONING CASE Z-2023-10700043 (Council District 4): Ordinance amending the Zoning District Boundary from "C-3R S MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Check Cashing Facility to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.04 acres out of NCB 14491, located at 6338 Old Pearsall Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.04 acres out of NCB 14491 TO WIT: from "C-3R S MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Check Cashing Facility to "C-3 MLOD-2 MLR-1 AHOD" General Commercial 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 Viagran moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

**14. 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) (Continued from April 6, 2023)

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

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

**15. 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) (Continued from April 6, 2023)

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

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

**16. 2023-05-04-0298**

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. (Continued 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 19, NCB A-14 TO WIT: 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

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

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

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

**Absent:** McKee-Rodriguez

**17. 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. (Continued from April 6, 2023)

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

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

**18. 2023-05-04-0299**

ZONING CASE Z-2023-10700036 S (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Club-Private on Lot 3, Block 17, NCB 16069, located at 4788 Northwest 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: Lot 3, Block 17, NCB 16069 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Club-Private

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

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

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

**Absent:** McKee-Rodriguez

**19. 2023-05-04-0300**

PLAN AMENDMENT CASE PA-2023-11600013 (Council District 7): Ordinance amending the Northwest Community 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 Lot P-92D, NCB 18311, generally located at the 7000 block of Mainland Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700037)

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

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

**Absent:** McKee-Rodriguez

**20. 2023-05-04-0301**

ZONING CASE Z-2023-10700037 (Council District 7): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on Lot P-92D, NCB 18311, generally located at the 7000 block of Mainland Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600013)

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-92D, NCB 18311 TO WIT: from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** McKee-Rodriguez

**21. CONTINUED**

ZONING CASE Z-2022-10700151 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to

"MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 7.304 acres out of NCB 14615, located at 12505 Woller Road. Staff and Zoning Commission recommend Approval. (Continued from April 6, 2023)

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

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

22. **CONTINUED**  
ZONING CASE Z-2022-10700194 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "PUD R-5" Planned Unit Development Residential Single-Family District on 11.03 acres out of NCB 14667, generally located in the 7500 block of Prue Road. Staff and Zoning Commission recommend Approval.

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

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

**Adjournment**

There being no further discussion, the meeting was adjourned at 2:17 p.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**