

**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 | Marc Whyte, Dist. 10

Thursday, June 15, 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 2:05 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, Castro, Courage, Castillo, Cabello Havrda, Whyte

ABSENT: 2 - Nirenberg, Pelaez

Roll Call

Mayor ProTem Viagran called the meeting to order at 2:05 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. **2023-06-15-0423**
ALCOHOL VARIANCE # AV2023-006 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on all of Block 7, NCB 1897 by Too Legit to Split, LLC, owner, Weston Urban, LLC, applicant, located at 310 West Ashby Place for on-premise consumption within three-hundred (300) feet of Great Hearts Monte Vista South and San Antonio College, public education institutions in District 1.

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

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

2. **2023-06-15-0424**
ALCOHOL VARIANCE # AV2023-007 (Council District 10): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at an Outdoor Sports Court to Occidental Pine, LLC, owner, Enrique Nunez de Urquidi, applicant, on Lot 29, Block 1, NCB 17812, located at 14630 Judson Road for on-premise consumption within three-hundred (300) feet of the Northeast ISD Softball Complex/John H. Wood Junior High, a public education institution and facility in Northeast Independent School District.

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

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

3. **2023-06-15-0425**
ALCOHOL VARIANCE # AV2023-008 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at a Private Social Club for Card Gaming and Entertainment to Luis Oseguera Kernion, owner, Aaron Consuelo of Tres Comas, LLC, applicant, on north IRR 200-feet of Lot A2, Block 30, NCB 819 and the south TRI 156.35 feet of the north 205 feet of Lot A1, Block 19, NCB 834, located at 1126 North St. Mary's Street for on-premise consumption within three-hundred (300) feet of Providence Catholic School, a private education institution.

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

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

Absent: Nirenberg, Pelaez

4. 2023-06-15-0426

ZONING CASE Z-2023-10700061 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 9 and the west 14 feet of Lot 10, Block 29, NCB 396, located at 411 East Evergreen. 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 and the west 14 feet of Lot 10, Block 29, NCB 396 TO WIT: from "R-6 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for four (4) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Bravo noted that the structure was a mansion divided into seven apartments and had operated in that manner since World War II but was never properly zoned. He noted that the applicant had agreed to reduce the number of units to four, so Councilmember Bravo recommended approval.

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

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

5. 2023-06-15-0427

ZONING CASE Z-2023-10700083 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional use for Motor Vehicle Sales on Lot 18 and Lot 19, Block 6, NCB 7257, located at 5509 San Pedro 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 18 and Lot 19, Block 6, NCB 7257 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional use for Motor Vehicle Sales
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

2023-06-15-0428

6. PLAN AMENDMENT CASE PA-2023-11600024 (Council District 1): Ordinance amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use" to "Regional Mixed Use" on Block 7, NCB 1897, located at 310 West Ashby Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700096)

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

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

7.

2023-06-15-0429

ZONING CASE Z-2023-10700096 (Council District 1): Ordinance amending the Zoning District Boundary from "O-2 HS AHOD" High-Rise Office Historic Significant Airport Hazard Overlay District to "IDZ-3 HS AHOD" High Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and Entertainment Venue (outdoor), Bar with a Cover Charge 3 or More Days Per Week, Food Service Establishment with Cover Charge 3 or More Days Per Week, and Hotel taller than thirty-five feet (35') on Block 7, NCB 1897, located at 310 West Ashby Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600024)

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: Block 7, NCB 1897 TO WIT: from "O-2 HS AHOD" High-Rise Office Historic Significant Airport Hazard Overlay District to "IDZ-3 HS AHOD" High Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and Entertainment Venue (outdoor), Bar with a Cover Charge 3 or More Days Per Week, Food Service Establishment with Cover Charge 3 or More Days Per Week, and Hotel taller than thirty-five feet (35')
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

Absent: Nirenberg, Pelaez

8. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600079 (Council District 2): Ordinance amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "High Density Residential" on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700211)

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

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

Absent: Nirenberg, Pelaez

9. CONTINUED

ZONING CASE Z-2022-10700211 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fifty (50) dwelling units on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600079)

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

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

Absent: Nirenberg, Pelaez

10. CONTINUED

ZONING CASE Z-2023-10700026 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lot 10, Block 3N, NCB 2955, located at 135 Fuente Alley. Staff and Zoning Commission recommend Approval.

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

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

11. 2023-06-15-0430

ZONING CASE Z-2023-10700087 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 20, Block 115, NCB 1413, located at 122 Sanders 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, Block 115, NCB 1413 TO WIT: from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone 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 Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

12. 2023-06-15-0431

PLAN AMENDMENT CASE PA-2023-11600025 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "High Density Residential" to "Community Commercial" on 1.15 acres out of NCB 10614, located at 4847 East Houston Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700102)

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

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

13. 2023-06-15-0432

ZONING CASE Z-2023-10700102 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1"

Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 1.15 acres out of NCB 10614, located in the 4600 block of East Houston Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600025)

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: 1.15 acres out of NCB 10614 TO WIT: from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

14. 2023-06-15-0433

PLAN AMENDMENT CASE PA-2023-11600026 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Neighborhood Commercial" on Lot 1, Block 2, NCB 13736, located at 1411 Upland Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700109)

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

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

15. 2023-06-15-0434

ZONING CASE Z-2023-10700109 (Council District 2): Ordinance amending the Zoning District Boundary from "O-2 MLOD-3 MLR-1" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "IDZ-1 MLOD-3 MLR-1" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with uses permitted in "C-1" Light Commercial District on Lot 1, Block 2, NCB 13736, located at 1411 Upland Drive. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2023-11600026)

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 2, NCB 13736 TO WIT: from "O-2 MLOD-3 MLR-1" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "IDZ-1 MLOD-3 MLR-1" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with uses permitted in "C-1" Light Commercial District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

16. 2023-06-15-0435

ZONING CASE Z-2022-10700335 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two-Dwelling Residential to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 42 and the east 20 feet of Lot 41, Block 3, NCB 7628, located at 341 and 343 Avondale Avenue. Staff and Zoning Commission recommend Approval. (Continued from June 1, 2023)

Mayor ProTem Viagran asked the applicant to address the changes made to the site plan as requested by the neighbors. The applicant stated that there was a solid fence and ample parking with other restrictions.

Councilmember Viagran 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, Castro, Courage, Castillo, Cabello Havrda, Whyte
Absent: Nirenberg, Pelaez

17. 2023-06-15-0436

ZONING CASE Z-2023-10700088 (Council District 3): Ordinance amending the Zoning District Boundary from "C-1 H RIO-5 MC-1 AHOD" Light Commercial Historic River Improvement Overlay 5 Roosevelt Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ-1 H RIO-5 MC-1 AHOD" Limited Intensity Infill Development Zone Historic River Improvement Overlay 5 Roosevelt Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 9 and the northwest 10 feet by 157.4 feet of Lot 26, Block 22, NCB 3577, located at 2126 Roosevelt 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 9 and the northwest 10 feet by 157.4 feet of Lot 26, Block 22, NCB 3577 TO WIT: from "C-1 H RIO-5 MC-1 AHOD" Light Commercial Historic River Improvement Overlay 5 Roosevelt Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ-1 H RIO-5 MC-1 AHOD" Limited Intensity Infill Development Zone Historic River Improvement Overlay 5 Roosevelt Metropolitan Corridor Overlay 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 Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

18. 2023-06-15-0437

ZONING CASE Z-2023-10700097 (Council District 3): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District on Lot 124, Block 11, NCB 11107, generally located in the 100 Block of East Baetz 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: Lot 124, Block 11, NCB 11107 TO WIT: from "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 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 Rocha Garcia seconded the motion. The motion carried by the following vote:

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

19. 2023-06-15-0438

ZONING CASE Z-2023-10700119 (Council District 3): Ordinance amending the Zoning District

Boundary from "I-1 MLOD-3 MLR-2" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-3 MLOD-3 MLR-2" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 6.95 acres out of NCB 10846, generally located at the 3000 block of South WW White 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: 6.95 acres out of NCB 10846 TO WIT: from "I-1 MLOD-3 MLR-2" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-3 MLOD-3 MLR-2" General 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 Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

20. CONTINUED

ZONING CASE Z-2023-10700082 (Council District 4): 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-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for sixty-four (64) dwelling units on 3.289 acres out of NCB 11060, located at 835 Gillette Boulevard. Staff and Zoning Commission recommend Approval.

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

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

21. 2023-06-15-0439

ZONING CASE Z-2023-10700093 S (Council District 4): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 6, Block 2, NCB 17431, located at 7311 Barlite 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: Lot 6, Block 2, NCB 17431 TO WIT: from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash

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

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

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

Absent: Nirenberg, Pelaez

22. 2023-06-15-0440

ZONING CASE Z-2023-10700095 (Council District 4): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 5F, Block 5, NCB 8775, located at 1537 Somerset 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 5F, Block 5, NCB 8775 TO WIT: from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial 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

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

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

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

Absent: Nirenberg, Pelaez

23. 2023-06-15-0441

ZONING CASE Z-2023-10700005 (Council District 5): Ordinance amending the Zoning District

Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit on 0.065 acres out of NCB 2582 located at 214 East Lachapelle. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.065 acres out of NCB 2582 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Castillo cited neighborhood support for the re-zoning.

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

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

24.

DENIED

ZONING CASE Z-2023-10700013 (Council District 5): 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 "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 up to 37 dwelling units, Recreational Facility-Neighborhood, and a Church on 3.485 acres out of NCB 8248, located at 3915 Flagle Street. Staff and Zoning Commission recommend Approval.

Councilmember Castillo noted that there had been ongoing conversations between the neighborhoods and applicant, however, she expressed concern that the property owner had taken the tactic of trying to scare neighbors into supporting them and what might happen if the property was not rezoned and moved to deny the application and invited residents of the meeting to explain how they had been intimidated by the property owner. Councilmember Castillo noted that the property owner had multiple code violations related to dumping and overgrown grass.

Mitsuko Ramos, representing the property owner, spoke in support of the zoning change.

Rafael Marfil, property owner, spoke in support of the zoning change.

Richard Garcia, representing the neighbors, spoke in opposition to the zoning change.

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

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

25. 2023-06-15-0442

ZONING CASE Z-2023-10700050 CD (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD IDZ MLOD-2 MLR-2 AHOD" Residential Single-Family Infill Development Zone Overlay Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 12, Block 10, NCB 2249, located at 3043 West Salinas 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 12, Block 10, NCB 2249 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD IDZ MLOD-2 MLR-2 AHOD" Residential Single-Family Infill Development Zone Overlay Lackland Military Lighting Overlay District Military Lighting Region 2 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".

Josefa Morena spoke in opposition to the Item.

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

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

26. 2023-06-15-0443

ZONING CASE Z-2023-10700090 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 36, Block 2, NCB 2346, located at 319 South San Marcos. 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 36, Block 2, NCB 2346 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family 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 Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

Absent: Nirenberg, Pelaez

27.

2023-06-15-0444

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 June 1, 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: 90.28 acres out of NCB 34400 TO WIT: 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

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

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

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

Absent: Nirenberg, Pelaez

28.

POSTPONED

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 May 4, 2023)

29.

2023-06-15-0445

ZONING CASE Z-2023-10700069 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 UC-1 MLOD-1 MLR-1 AHOD ERZD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District and "I-1 UC-1 MLOD-1 MLR-1 AHOD ERZD" General Industrial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District to "MF-33 UC-1 MLOD-1 MLR-1 AHOD ERZD" Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District on Lots 3, 4, 5, Block 103, NCB 18612, generally located in the 4800 block of North Loop 1604. 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 3, 4, 5, Block 103, NCB 18612 TO WIT: from "C-3 UC-1 MLOD-1 MLR-1 AHOD ERZD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District and "I-1 UC-1 MLOD-1 MLR-1 AHOD ERZD" General Industrial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District to "MF-33 UC-1 MLOD-1 MLR-1 AHOD ERZD" Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

Adjournment

There being no further discussion, Mayor ProTem Viagran adjourned the meeting at 2:43 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

DRAFT