

**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

2023 – 2025 Council Members

Mayor Ron Nirenberg

Sukh Kaur, 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
Marina Alderete Gavito, Dist. 7 | Manny Pelaez, Dist. 8
John Courage, Dist. 9 | Marc Whyte, Dist. 10

Thursday, August 3, 2023

2:00 PM

City Council Chambers

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: 10 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito
Pelaez, Courage, Whyte

ABSENT: 1 Rocha Garcia

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. 2023-08-03-0514**
ALCOHOL VARIANCE # AV2023-009 (Council District 5): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at Dejavu Sports Bar and Grill, by 474 Investments LLC, applicant, on the SW TRI 19.2-feet of

Lot 4 and Lot 5 EXC the NE TRI 88.5-feet and E IRR 90-feet of Lot 6 and Lot 25, NCB 7344, at 2432 Nogalitos Street for on-premise consumption within three-hundred (300) feet of St. James the Apostle Catholic School, a private education institution.

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Whyte, Alderete Gavito, Kaur
Absent: Rocha Garcia

2.

2023-08-03-0515

ZONING CASE Z-2022-10700304 (Council District 5): Ordinance amending the Zoning District Boundary from “C-1” Light Commercial District, “C-1 CD” Light Commercial District with Conditional Use for a Shoe Repair Shop, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Sand or Gravel-Storage and Sales, “C-2 CD” Commercial District with a Conditional Use for a Welding Shop, “C-2 CD” Commercial District with a Conditional Use for Auto Paint And Body Repair With Outside Storage of Vehicles and Parts, “C-3” General Commercial District, “C-3 NA” General Commercial Nonalcoholic Sales District, “C-3 R” General Commercial Restrictive Alcoholic Sales District, “I-1” General Industrial District, “L S” Light Industrial District with a Specific Use Authorization for a Contractor’s Facility, “MF-33” Multi-Family District, “O-1” Office District, “O-2” High-Rise Office District, “R-3” Residential Single-Family District, “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-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 to “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential 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, “MF-18” Limited Density Multi-Family District, “MF-25” Low Density Multi-Family District, “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in C-2 NA & Two Dwelling Units, “I-1” General Industrial District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for a Construction Contractor Facility, “C-2 CD” Commercial District with a Conditional Use for Auto Glass Sales and Installation, “C-2 CD” Commercial District with a Conditional Use for Auto Body and Paint, “C-2 CD” Commercial District with a Conditional Use for Food Products and Processing, “C-2 CD” Commercial District with a Conditional Use for Motor Vehicles Sales, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Party House, Reception and Meeting Hall, “C-2 NA CD” Commercial Nonalcoholic Sales

District with a Conditional Use for a Construction Contractor Facility, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Funeral Home, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light truck Repair, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto Paint and Body, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Vehicle Storage, “C-3 NA” General Commercial Nonalcoholic Sales District, “C-3 NA S” General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Construction Contractor Facility and “C-3 R” General Commercial Restrictive Alcoholic Sales District, with all existing overlay districts of “MLOD-2” Lackland Military Lighting Overlay, “GC- 2” Highway 151 Gateway Corridor, “MAOZ-1” Military Airport Overlay Zone 1, and “AHOD” Airport Hazard Overlay District remaining unchanged on approximately 443 acres out of NCB 3685, 3686, 3688, 3690, 3692, 3693, 3694, 6240, 6241, 6242, 6243, 7420, 7510, 7511, 7512, 7513, 7514, 7515, 7516, 7517, 7518, 7553, 7554, 7555, 7556, 7557, 7558, 8069, 8070, 8071, 8072, 8073, 8074, 8075, 8076, 8077, 8078, 8079, 8081, 8082, 8083, 8084, 8085, 8086, 8087, 8089, 8091, 8092, 8114, 8115, 8535, 8541, 8542, 8543, 8593, 8594, 8669, 8670, 8671, 8721, 8722, 8723, 8724, 9563, 9564, 9565, 11324, 11325, 11326, 11327, 11328, 11330, 11331, 11332, 11336, 11337, 11338, 11339, 11340, 11341, 11342, 11353, 12771, 12772, 12773, 14432, 14433, 14463, 14596, 14597 and 14598 generally bounded by South Acme Road to the West, Highway 90 to the South, SW 19th Street to the East, and Castroville Road to the North. 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: approximately 443 acres out of NCB 3685, 3686, 3688, 3690, 3692, 3693, 3694, 6240, 6241, 6242, 6243, 7420, 7510, 7511, 7512, 7513, 7514, 7515, 7516, 7517, 7518, 7553, 7554, 7555, 7556, 7557, 7558, 8069, 8070, 8071, 8072, 8073, 8074, 8075, 8076, 8077, 8078, 8079, 8081, 8082, 8083, 8084, 8085, 8086, 8087, 8089, 8091, 8092, 8114, 8115, 8535, 8541, 8542, 8543, 8593, 8594, 8669, 8670, 8671, 8721, 8722, 8723, 8724, 9563, 9564, 9565, 11324, 11325, 11326, 11327, 11328, 11330, 11331, 11332, 11336, 11337, 11338, 11339, 11340, 11341, 11342, 11353, 12771, 12772, 12773, 14432, 14433, 14463, 14596, 14597 and 14598 TO WIT: from “C-1” Light Commercial District, “C-1 CD” Light Commercial District with Conditional Use for a Shoe Repair Shop, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Sand or Gravel-Storage and Sales, “C-2 CD” Commercial District with a Conditional Use for a Welding Shop, “C-2 CD” Commercial District with a Conditional Use for Auto Paint And Body Repair With Outside Storage of Vehicles and Parts, “C-3” General Commercial District, “C-3 NA” General Commercial Nonalcoholic Sales District, “C-3 R” General Commercial Restrictive Alcoholic Sales District, “I-1” General Industrial District, “L S” Light Industrial District with a Specific Use Authorization for a Contractor’s Facility, “MF-33” Multi-Family District, “O-1” Office District, “O-2” High-Rise Office District, “R-3” Residential Single-Family District, “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-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 to "R-1" Single-Family Residential District, "R-2" Single-Family Residential District, "R-3" Single-Family Residential District, "R-3 CD" Single-Family Residential 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, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "IDZ-2" Medium Intensity Infill Development Zone with uses permitted in C-2 NA & Two Dwelling Units, "I-1" General Industrial District, "C-1" Light Commercial District, "C-2" Commercial District, "C-2 CD" Commercial District with a Conditional Use for a Construction Contractor Facility, "C-2 CD" Commercial District with a Conditional Use for Auto Glass Sales and Installation, "C-2 CD" Commercial District with a Conditional Use for Auto Body and Paint, "C-2 CD" Commercial District with a Conditional Use for Food Products and Processing, "C-2 CD" Commercial District with a Conditional Use for Motor Vehicles Sales, "C-2NA" Commercial Nonalcoholic Sales District, "C-2 NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Party House, Reception and Meeting Hall, "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Construction Contractor Facility, "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Funeral Home, "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light truck Repair, "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto Paint and Body, "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales, "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Vehicle Storage, "C-3 NA" General Commercial Nonalcoholic Sales District, "C-3 NA S" General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Construction Contractor Facility and "C-3 R" General Commercial Restrictive Alcoholic Sales District, with all existing overlay districts of "MLOD-2" Lackland Military Lighting Overlay, "GC-2" Highway 151 Gateway Corridor, "MAOZ-1" Military Airport Overlay Zone 1, and "AHOD" Airport Hazard Overlay District remaining unchanged
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Velma Pena, President of the Westwood Square Neighborhood Association, spoke in support of the Item.

Councilmember Castillo thanked the staff and the Westwood Square Neighborhood Association for their work on the large area re-zoning.

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

Aye:	Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent:	Rocha Garcia

3.

2023-08-03-0516

ZONING CASE Z-2022-10700328 (Council Districts 1 & 5): Ordinance amending the Zoning District Boundary from “MF-25” Low Density Multi-Family District, “MF-33” Multi-Family District, “MF-33 S” Multi-Family District with a Specific Use Authorization for a Day Care Center, “O-1” Office District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “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-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for Auto Repair, and Mini-Storage, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-3NA” Commercial Nonalcoholic Sales District, and “I-1” General Industrial District, to “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-2 CD” Single-Family Residential District with a Conditional Use for two or three dwelling units, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for two or three 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, “R-6 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, “MF-33” Multi-Family District, “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for seven (7) units, “NC” Neighborhood Commercial District, “NC S” Neighborhood Commercial District with a Specific Use Authorization for a Commercial Parking Lot, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use Authorization for a Bail Bond Agency, “C-3” General Commercial District, “L” Light Industrial District, and “I-1” General Industrial District, with all existing overlay districts of “HL” Historic Landmark, “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2, and “AHOD” Airport Hazard Overlay District remaining unchanged, on approximately 332 acres out of NCB 37, 2127, 2132, 2133, 2134, 2140, 2141, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2194, 2196, 2198, 2199, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2218, 2220, 2222, 2223, 2225, 2226, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2271, 2272, 2273, 2274, 2275, 2278, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2293, 2294, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2817, 2818, 2819, 2820, 2823, 2824, 2868, 2869, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3401, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3541, 3542, 3543, 3544, 3600, 3601, 3602, 3607, 3611, 3612, 3620, 3621, 3625, 3626, 3628, 3629, 3630, 3632, 3634, 3644, 3656, 3657, 3660, 3663, 3666, 3667, 3668, 3673, 3674, 3676, 3677, 3679, 3682, 3774, 3775, 3776, 3777, 3778, 3973, 3974, 6079, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6143, 6166,

6307, 6308, 6309, 6310, 6320, 6321, 6322, 6349, 6350, 6351, 6352, 6353, 6354, 6355, 6356, 6357, 6358, 6359, 6360, 6361, 6362, 6363, 6364, 6365, 6366, 6367, 6368, 6369, 6370, 6371, 6372, 6490, 6491, 6493, 6494, 6495, 6587, 6670, 6767, 6788, 6797, 6800, 6903, 6943, 6944, 6946, 6947, 6950, 6951, 7000, 7004, 7005, 7231, 7366, 8176, 8177, 8252, 8253, 8254, 8255, 8256, 8257, 8258, 8259, 8260, 8262, 8264, 8265, 8266, 8267, 8269, 8276, 8280, 8281, 8284, 8288, 8354, 8355, 8881, 8882, 8883, 8887, 8889, 8891, 8893, 8894, 8897, 9026, 9027, 9250, 9251, 9252, 9255, 9256, 9257, 9260, 11400, A-34, generally located within the boundaries of the Prospect Hill Neighborhood Association, which is bounded by North General McMullen Street, Culebra Road, West Martin Street, West Commerce Street, Southwest 24th Street, Southwest 26th Street, Castroville Road, Guadalupe Street, South Zarzamora, and North Comal Street. 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: approximately 332 acres out of NCB 37, 2127, 2132, 2133, 2134, 2140, 2141, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2194, 2196, 2198, 2199, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2218, 2220, 2222, 2223, 2225, 2226, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2271, 2272, 2273, 2274, 2275, 2278, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2293, 2294, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2817, 2818, 2819, 2820, 2823, 2824, 2868, 2869, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3401, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3541, 3542, 3543, 3544, 3600, 3601, 3602, 3607, 3611, 3612, 3620, 3621, 3625, 3626, 3628, 3629, 3630, 3632, 3634, 3644, 3656, 3657, 3660, 3663, 3666, 3667, 3668, 3673, 3674, 3676, 3677, 3679, 3682, 3774, 3775, 3776, 3777, 3778, 3973, 3974, 6079, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6143, 6166, 6307, 6308, 6309, 6310, 6320, 6321, 6322, 6349, 6350, 6351, 6352, 6353, 6354, 6355, 6356, 6357, 6358, 6359, 6360, 6361, 6362, 6363, 6364, 6365, 6366, 6367, 6368, 6369, 6370, 6371, 6372, 6490, 6491, 6493, 6494, 6495, 6587, 6670, 6767, 6788, 6797, 6800, 6903, 6943, 6944, 6946, 6947, 6950, 6951, 7000, 7004, 7005, 7231, 7366, 8176, 8177, 8252, 8253, 8254, 8255, 8256, 8257, 8258, 8259, 8260, 8262, 8264, 8265, 8266, 8267, 8269, 8276, 8280, 8281, 8284, 8288, 8354, 8355, 8881, 8882, 8883, 8887, 8889, 8891, 8893, 8894, 8897, 9026, 9027, 9250, 9251, 9252, 9255, 9256, 9257, 9260, 11400, A-34 TO WIT: from “MF-25” Low Density Multi-Family District, “MF-33” Multi-Family District, “MF-33 S” Multi-Family District with a Specific Use Authorization for a Day Care Center, “O-1” Office District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “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-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for Auto Repair, and Mini-Storage, “C-2NA” Commercial Nonalcoholic Sales District, “C-3”

General Commercial District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-3NA” Commercial Nonalcoholic Sales District, and “I-1” General Industrial District, to “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-2 CD” Single-Family Residential District with a Conditional Use for two or three dwelling units, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for two or three 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, “R-6 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, “MF-33” Multi-Family District, “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for seven (7) units, “NC” Neighborhood Commercial District, “NC S” Neighborhood Commercial District with a Specific Use Authorization for a Commercial Parking Lot, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use Authorization for a Bail Bond Agency, “C-3” General Commercial District, “L” Light Industrial District, and “I-1” General Industrial District, with all existing overlay districts of “HL” Historic Landmark, “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2, and “AHOD” Airport Hazard Overlay District remaining unchanged
 "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Russell Felan, President of the Prospect Hill Association spoke in support of the Item.

Councilmember Castillo thanked the planning team and the Prospect Hill Association for their work.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

4. 2023-08-03-0517

ZONING CASE Z-2023-10700125 (Council District 2): Ordinance amending the Zoning District Boundary from “I-1 MLOD-3 MLR-1 MSAO-2 AHOD” General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District, “I-2 S MLOD-3 MLR-1 MSAO-2 AHOD” Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Used Auto Parts Recycler, and “C-3 MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District

to “I-1 MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” General Industrial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District, “I-2 S MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” Heavy Industrial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Used Auto Parts Recycler, and “C-3 MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District on approximately 40 acres of land out of NCB 17322, for the area and associated properties located 400 feet below the northern property line of the Martindale Heliport property, starting at the center of the current Martindale Heliport runway, and extending 600 feet to the east and west, then north to IH-10. IH-10 will act as the northernmost boundary. 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: approximately 40 acres of land out of NCB 17322 TO WIT: from “I-1 MLOD-3 MLR-1 MSAO-2 AHOD” General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District, “I-2 S MLOD-3 MLR-1 MSAO-2 AHOD” Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Used Auto Parts Recycler, and “C-3 MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District to “I-1 MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” General Industrial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District, “I-2 S MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” Heavy Industrial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Used Auto Parts Recycler, and “C-3 MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay 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 Cabello Havrda seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

5.

2023-08-03-0518

ZONING CASE Z-2023-10700117 HL (Council District 5): Ordinance amending the Zoning District Boundary from "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution to "IDZ-3 HL MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution on Lot 13, Block 4, NCB 2820, located at 502 North Zarzamora 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 13, Block 4, NCB 2820 TO WIT: from "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution to "IDZ-3 HL MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

6.

2023-08-03-0519

ZONING CASE Z-2023-10700122 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 13-16, Block 40, NCB 1845, located at 916 West Mistletoe Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 13-16, Block 40, NCB 1845 TO WIT: from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

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

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

7. 2023-08-03-0520

ZONING CASE Z-2023-10700123 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 9-12, Block 40, NCB 1845, located at 920 West Mistletoe. 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 9-12, Block 40, NCB 1845 TO WIT: from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

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) (Continued from June 15, 2023)

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,

Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

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) (Continued from June 15, 2023)

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

10. 2023-08-03-0521

PLAN AMENDMENT CASE PA-2022-11600101 (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 "Parks/ Open Space" to "High Density Residential" on 0.691 acres out of NCB 1244 located at 102 Hines and 900 Larry Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700297)

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

11. 2023-08-03-0522

ZONING CASE Z-2022-10700297 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twelve (12) dwelling units on 0.691 acres out of NCB 1244, located at 102 Hines Street and 900 Larry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600101)

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: 0.691 acres out of NCB 1244 TO WIT: from "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twelve (12) dwelling units

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

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Rocha Garcia

12. 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. (Continued from June 15, 2023)

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Rocha Garcia

13. 2023-08-03-0523

ZONING CASE Z-2023-10700094 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air field Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air field Military Lighting Overlay Military Lighting Region 2 District with uses permitted for four (4) dwelling units on Lot 6, Block 3, NCB 1527, located at 2102 Martin Luther King 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 6, Block 3, NCB 1527 TO WIT: from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air field Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air field Military Lighting Overlay Military Lighting Region 2 District with uses permitted for four (4) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

14. 2023-08-03-0524

ZONING CASE Z-2023-10700118 (Council District 2): Ordinance amending the Zoning District Boundary from "C-1 MLOD-3 MLR-2 AHOD" Light Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 1-3, Block 5, NCB 1613, located at 648 Delmar 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 1-3, Block 5, NCB 1613 TO WIT: from "C-1 MLOD-3 MLR-2 AHOD" Light Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field 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 Cabello Havrda seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

15. 2023-08-03-0525

ZONING CASE Z-2023-10700076 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lots 29-32, Block 21, NCB 3815, located in the 200 Block of Cosgrove 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 29-32, Block 21, NCB 3815 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family 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 Cabello Havrda seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

16. CONTINUED

ZONING CASE Z-2023-10700103 (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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 1, NCB 7812, located at 5811 South Flores Street. Staff and Zoning Commission recommend Approval.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

17. 2023-08-03-0526

ZONING CASE Z-2023-10700110 S (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 NA" Commercial Nonalcoholic Sales District to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash on 2.488 acres out of NCB 10879, generally located in the 3000 block of Southeast Military 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: 2.488 acres out of NCB 10879 TO WIT: from "C-2 NA" Commercial Nonalcoholic Sales District to "C-2 NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Carwash
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

George Dranowsky and Frank Bellino, East Central School District Police opposed the Item citing increased traffic in front of Highland Forest Elementary School.

Councilmember Viagran moved to Approve as Amended. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

DISCUSSION:

Councilmember Viagran thanked the Monte Viejo Homeowners Association and Highland Forest Neighborhood Association.

Councilmember Whyte asked the East Central Independent School District Police to explain their concerns. The Officers stated that there was a lot of traffic around the elementary school, particularly on Fairlawn Drive, but they did not necessarily oppose having a car wash.

Councilmember Whyte inquired when the traffic study would be completed. Development Services Department, Assistant Director Melissa Ramirez stated that the current request was for land use rezoning and a traffic study would be completed afterward, if required.

Councilmember Viagran asked the applicant to coordinate with the school district on traffic. The property owner stated that peak use was on the weekends and a car wash did not generate enough peak hour trips to trigger a traffic study to be required for the development. Mike Shannon, Director of Development Services, explained the levels of trips that required traffic analysis and require mitigation.

18. **2023-08-03-0527**

ZONING CASE Z-2023-10700114 S (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Carwash on the south 100 feet of Lots 4, 5 and 6 and Lots 2,3,7, and 8, Block 1, NCB 11042, located at 1222 and 1226 East Chavaneaux Road and generally in the 1200 block of Santa Rita 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: the south 100 feet of Lots 4, 5 and 6 and Lots 2,3,7, and 8, Block 1, NCB 11042 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Carwash

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

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

19. 2023-08-03-0528

ZONING CASE Z-2023-10700126 S (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Truck Repair and Maintenance on 10.588 acres out of NCB 10881, located at 8000 Southeast 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: 10.588 acres out of NCB 10881 TO WIT: from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for Truck Repair and Maintenance

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

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

20. 2023-08-03-0529

ZONING CASE Z-2023-10700143 S (Council District 3): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication on 11.055 acres out of NCB 10879, located at 3667 Global Way. 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: 11.055 acres out of NCB 10879 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial

Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication

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

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

21. 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. (Continued from June 15, 2023)

Jerry Daywood and Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

22. 2023-08-03-0530

ZONING CASE Z-2023-10700112 (Council District 5): Ordinance amending the Zoning District Boundary from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcohol Sales 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 0.388 acres out of NCB 11250, generally located in the 800 block of Castroville 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: 0.388 acres out of NCB 11250 TO WIT: from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcohol Sales 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".

Velma Pena spoke in support of the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

23. 2023-08-03-0531

ZONING CASE Z-2023-10700107 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-3NA" General Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on 1.056 acres out of NCB 17635, located at 7281 West Loop 1604 North. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.056 acres out of NCB 17635 TO WIT: from "C-3NA" General Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

24. 2023-08-03-0532

PLAN AMENDMENT CASE PA-2022-11600063 (Council District 7): 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 Lot 96, Block B, NCB 11513, located at 1331 Bandera Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700170)

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte

Absent: Rocha Garcia

25. 2023-08-03-0533

ZONING CASE Z-2022-10700170 (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 CD S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Party House, Reception Hall, Meeting Facilities with a Specific Use Authorization for a Bingo Hall and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 96, Block B, NCB 11513, located at 1331 Bandera Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600063)

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 96, Block B, NCB 11513 TO WIT: from "C-2 CD S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Party House, Reception Hall, Meeting Facilities with a Specific Use Authorization for a Bingo Hall and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District

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

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Absent: Rocha Garcia

26. 2023-08-03-0534

PLAN AMENDMENT CASE PA-2023-11600029 (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 "Neighborhood Commercial" to "Low Density Residential" on Lot 33, Block 24, NCB 17901, generally located in the 9400 block of New Tezel Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700106)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Cabello Havrda

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte

Absent: Rocha Garcia

27. 2023-08-03-0535

ZONING CASE Z-2023-10700106 (Council District 7): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "RE" Residential Estate District on Lot 33, Block 24, NCB 17901, generally located in the 9400 block of Tezel Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600029)

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 33, Block 24, NCB 17901 TO WIT: from "C-2" Commercial District to "RE" Residential Estate District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte

Absent: Rocha Garcia

28. CONTINUED

ZONING CASE Z-2023-10700044 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 1 through 8, Block 23, NCB 14733, and Lots 2-10, Block 21, NCB 14731, generally located in the 12000 block of Petite Street. Staff and Zoning Commission recommend Approval.

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte

Absent: Rocha Garcia

29. 2023-08-03-0536

PLAN AMENDMENT CASE PA-2023-11600027 (Council District 10): Ordinance amending

the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Light Industrial" on Lot 7, Block 22, NCB 18890, located at 14829 Bulverde Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700113)

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

30. 2023-08-03-0537

ZONING CASE Z-2023-10700113 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 7, Block 22, NCB 18890 located at 14829 Bulverde Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600027)

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 7, Block 22, NCB 18890 TO WIT: from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda,
Alderete Gavito, Pelaez, Courage, Whyte
Absent: Rocha Garcia

Adjournment

There being no further business, the meeting was adjourned at 2:51 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

DRAFT