

**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

Dr. 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, September 21, 2023	2:00 PM	City Council Chambers
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The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 2:15 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 11 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

ABSENT: None

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. **2023-09-21-0688**
ALCOHOL VARIANCE # AV2023-011 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 36, Block 1, NCB 3077 by Altaf A. Merchant, owner and applicant, located at 1115 San Pedro Avenue for off-premise consumption within three hundred (300) feet of San Antonio College, a public collegiate education institution.

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

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

2. 2023-09-21-0689

ALCOHOL VARIANCE # AV2023-014 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 2, Block N PT3, NCB 949, by Erik Rosales, applicant and owner, at 940 South Alamo Street for on-premise consumption within three-hundred (300) feet of James Bonham Academy, a public education institution in San Antonio Independent School District (SAISD).

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

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

3. 2023-09-21-0690

ALCOHOL VARIANCE # AV2023-015 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 7 and Lot 8, Block H, NCB 1759, by Carlos Escobedo, applicant and owner, at 317 West Jones Avenue for on-premise consumption within three-hundred (300) feet of Central Catholic High School, a private education institution.

Jack Finger spoke in opposition to the variance.

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

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

4. 2023-09-21-0691

ALCOHOL VARIANCE # AV2023-016 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 15, Block 33, NCB 376, by Ricardo Ortiz, applicant and owner of Que Chula Sports Cantina, LLC, located at 1503 North Main Avenue for on-premise consumption within three-hundred (300) feet of San Antonio College, a public education institution.

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

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

5.

CONTINUED

ZONING CASE Z-2023-10700140 (Council District 1): Ordinance amending the zoning district boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 1, Block 7, NCB 2045, located at 247 Princeton Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Viagran moved to Continue to October 19, 2023. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

6.

2023-09-21-0692

ZONING CASE Z-2023-10700161 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 32, NCB 12025, located at 123 East Rampart 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 32, NCB 12025 TO WIT: from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

7.

2023-09-21-0693

PLAN AMENDMENT CASE PA-2023-11600047 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" and "Public Institutional" to "High Density Residential" on 0.950 acres out of NCB 10353, located at 5315 Blanco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700156)

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

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

8.

2023-09-21-0694

ZONING CASE Z-2023-10700156 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 0.950 acres out of NCB 10353, located at 5315 Blanco Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600047)

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: 0.950 acres out of NCB 10353 TO WIT: from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

9.

CONTINUED

ZONING CASE Z-2023-10700159 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted for five (5) dwelling units on Lots 17 and 18, Block 1, NCB 2966, located at 506 and 510 Stieren Street. Staff and Zoning Commission recommend Approval.

Jack Finger spoke in opposition to the zoning change.

Councilmember Viagran moved to Continue to October 19, 2023. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

10.

2023-09-21-0695

ZONING CASE Z-2023-10700165 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 H UC-5 AHOD" Residential Single-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-4 CD H UC-5 AHOD" Residential Single-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Gift Shop on the east 38 feet of Lot 23 and the west 12 feet of Lot 24, Block 16, NCB 1705, located at 137 East Woodlawn Avenue. Staff recommends Approval. Zoning Commission recommends Denial.

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 east 38 feet of Lot 23 and the west 12 feet of Lot 24, Block 16, NCB 1705 TO WIT: from "R-4 H UC-5 AHOD" Residential Single-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-4 CD H UC-5 AHOD" Residential Single-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Gift Shop
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

PUBLIC COMMENT:

Ann Van Pelt, Antonio Garcia, Cecilia Osherow, Wendell Fuqua, Jack Finger, Lynn Boyd, Peter Hugill, Ryan Reed, Thomas Seerden, Toni Van Buren and Victoria German spoke in opposition to the Item.

James McKnight, representing the property owner, spoke in support of the Item. Property Owner William Varney spoke in support of the Item. Harry Parker spoke in support of the Item.

DISCUSSION:

Councilmember Kaur thanked the residents in attendance for coming to the meeting. She recognized the concerns regarding future uses, commercial and parking. Staff clarified that the space could only be used for a gift shop and could not be expanded without a subsequent zoning change.

Councilmember Kaur clarified that there was no CBD sold at the shop and asked the owner's representative what was sold there and what the potential increase in traffic would be. The representative stated that there would be only one to two cars at a time and the business was simply selling herbs. She asked why the zoning change was needed since the location used to be a doctor's office. The representative stated that the herbal gift shop was not considered grandfathered.

Councilmember Kaur moved to Approve. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

11.

2023-09-21-0696

ZONING CASE Z-2023-10700175 CD (Council District 1): 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 the north 93 feet of Lot 1, Block 215, NCB 3942, located at 342 Viendo 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 north 93 feet of Lot 1, Block 215, NCB 3942 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 Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

12. 2023-09-21-0697

ZONING CASE Z-2023-10700178 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 CD H UC-4 AHOD" Residential Single-Family Tobin Hill Historic North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with Conditional Use for a Day Care Center and "R-6 CD H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District with Conditional Use for a Day Care Center to "R-5 CD H UC-4 AHOD" Residential Single-Family Tobin Hill Historic North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Professional Office and "R-5 CD H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office on the east 33 feet of Lot 13, Block 3, NCB 2964, located at 530 East Courtland Place. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the east 33 feet of Lot 13, Block 3, NCB 2964 TO WIT: from "R-6 CD H UC-4 AHOD" Residential Single-Family Tobin Hill Historic North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with Conditional Use for a Day Care Center and "R-6 CD H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District with Conditional Use for a Day Care Center to "R-5 CD H UC-4 AHOD" Residential Single-Family Tobin Hill Historic North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Professional Office and "R-5 CD H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

13.

POSTPONED

ZONING CASE Z-2023-10700180 S (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on 2.5 acres out of NCB 15829, located at 7615 Jones Maltsberger Road. Staff and Zoning Commission recommend Approval.

Item was postponed.

14.

2023-09-21-0698

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 August 3, 2023)

Items 14 and 15 were discussed together.

PUBLIC COMMENT:

Jack Finger and Steve Versteeg spoke in opposition to Items 14 and 15.

DISCUSSION:

Councilmember McKee-Rodriguez commented that the project had been changed during the process and noted that the 50 unit complex provided housing at a reasonable cost, not deeply affordable but it was across the street from another multi-family project. Councilmember McKee-Rodriguez noted that the Planning and Zoning Commissions ultimately approved the site plan as amended.

Councilmember Courage commented that the change from low density to high density was a significant change and went against the SA Tomorrow Comprehensive Plan. He opposed the Plan Amendment.

Councilmember Viagran commented that she supported the SA Tomorrow Comprehensive Plan and it should be seen as a guide and that individual Councilmembers were elected to review the current needs within their council districts.

Councilmember Whyte stated that he appreciated both arguments but supported Councilmember McKee-Rodriguez' position as he knew the area better than the other Councilmembers.

Councilmember McKee-Rodriguez commented that sometimes developers purchased land knowing the land-use parameters were set and he did not appreciate that but noted that Plan Amendments occurred all the time.

Mayor Nirenberg wanted to ensure that we were living up to the spirit of the SA Tomorrow Comprehensive Plan and asked why staff originally denied the Item. Melissa Ramirez, Assistant Director of the Development Services Department, stated that the original plan was for 92 units which was too much, then they decreased the number of units to 50.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Whyte
No: Courage

15. 2023-09-21-0699

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 August 3, 2023)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 14, NCB 46 TO WIT: 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

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

Items 14 and 15 were discussed together.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Whyte
No: Courage

16. 2023-09-21-0700

ZONING CASE Z-2023-10700162 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and one (1) dwelling unit on the east 115 feet of Lot 6, NCB 981, located at 1421 Austin 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 east 115 feet of Lot 6, NCB 981 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and one (1) dwelling unit
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

17. 2023-09-21-0701

ZONING CASE Z-2023-10700170 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lots 5-8, Block 2, NCB 493, generally located in the 1400 block of North Hackberry 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 5-8, Block 2, NCB 493 TO WIT: from "C-3 AHOD" General Commercial 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".

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

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

18. CONTINUED

ZONING CASE Z-2023-10700105 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 12, Block 54, NCB 3322, located at 1203 Kayton Avenue. Staff and Zoning Commission recommend Approval. (Continued from August 17, 2023)

Jack Finger spoke in opposition to the zoning change.

Councilmember Viagran moved to Continue to October 19, 2023. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

19. 2023-09-21-0702

PLAN AMENDMENT CASE PA-2023-11600043 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness/RIMSE Tier" to "Suburban Tier" on 1.00 acres out of CB 4005, located at 14520 Pleasanton Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2023-10700166)

Items 19 and 20 were discussed together.

PUBLIC COMMENT:

Jack Finger spoke in opposition to Items 19 and 20.

DISCUSSION

Councilmember Viagran thanked the applicant for working with her office.

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

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

Absent: Alderete Gavito

20. 2023-09-21-0703

ZONING CASE Z-2023-10700166 (Council District 3): Ordinance amending the Zoning District Boundary from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "MHC AHOD" Manufactured Home Conventional Airport Hazard Overlay District on 1.00 acres out of CB 4005, located at 14520 Pleasanton Road. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2023-11600043)

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: 1.00 acres out of CB 4005 TO WIT: from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "MHC AHOD" Manufactured Home Conventional Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Items 19 and 20 were discussed together.

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

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

21. 2023-09-21-0704

ZONING CASE Z-2023-10700167 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 RIO-5 MC-2 AHOD" Commercial River Improvement Overlay 5 South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 RIO-5 AHOD" Commercial River Improvement Overlay 5 Airport Hazard Overlay District to "PUD MF-18 RIO-5 MC-2 AHOD" Planned Unit Development Limited Density Multi-Family River Improvement Overlay 5 South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "PUD MF-18 RIO-5 AHOD" Planned Unit Development Limited Density Multi-Family River Improvement Overlay 5 Airport Hazard Overlay District on Lot 19, NCB 10930, located at 7303 Old Corpus Christi 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 19, NCB 10930 TO WIT: from "C-2 RIO-5 MC-2 AHOD" Commercial River Improvement Overlay 5 South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 RIO-5 AHOD" Commercial River Improvement Overlay 5 Airport Hazard Overlay District to "PUD MF-18 RIO-5 MC-2 AHOD" Planned Unit Development Limited Density Multi-Family River Improvement Overlay 5 South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "PUD MF-18 RIO-5 AHOD" Planned Unit Development Limited Density Multi-Family River Improvement Overlay 5 Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

22. 2023-09-21-0705

ZONING CASE Z-2023-10700174 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the north 137.5 feet of Lot 121, Block 2, NCB 2977, located at 827 Steves 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: north 137.5 feet of Lot 121, Block 2, NCB 2977 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

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

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

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

23. WITHDRAWN

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 August 3, 2023)

Item was withdrawn.

24. CONTINUED

ZONING CASE Z-2023-10700131 (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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.51 acres out of NCB 11138, located at 1507 West Villaret Boulevard. Staff and Zoning Commission recommend Approval. (Continued from August 17, 2023)

Councilmember Viagran moved to Continue to October 19, 2023. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

25. 2023-09-21-0706

ZONING CASE Z-2023-10700145 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 43, NCB 19300, located at 9927 Westover Bluff. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Block 43, NCB 19300 TO WIT: from "C-2 CD MLOD-2

MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

26. CONTINUED

ZONING CASE Z-2023-10700098 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lots 32-34, Block 3, NCB 8540, located at 243 Moraima Street. Staff and Zoning Commission recommend Approval.

Councilmember Viagran moved to Continue to October 19, 2023. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

27. 2023-09-21-0707

ZONING CASE Z-2023-10700116 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-1 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 4 and 5, Block 3, NCB 8250 located at 222 Northwest 36th Street. Staff recommends Denial, with 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: Lots 4 and 5, Block 3, NCB 8250 TO WIT: from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-1 AHOD" Low Density Multi-Family 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".

Jack Finger spoke in opposition to the Item.

Councilmember Castillo thanked the applicant for working with her office and the neighborhood.

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

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

28. CONTINUED

ZONING CASE Z-2023-10700108 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 38, Block B, NCB 11514, located at 4119 Willard Drive. Staff and Zoning Commission recommend Approval.

Councilmember Cabello Havrda moved to Continue to December 7, 2023. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

29. 2023-09-21-0708

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. (Continued from August 17, 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: Lots 1 through 8, Block 23, NCB 14733, and Lots 2-10, Block 21, NCB 14731 TO WIT: 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 "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Chris Obrecht spoke in opposition to the Item.

Councilmember Pelaez thanked the neighbors and the developer for coming together and

compromising.

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

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

30. 2023-09-21-0709

ZONING CASE Z-2023-10700136 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "R-20 CD MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Assisted Living Facility with up to sixteen (16) residents on the south 295 feet of the west 135.4 feet of Lot 13, NCB 35733, located at 7095 Heuermann Road. Staff and Zoning Commission recommend Approval. (Continued from August 17, 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: the south 295 feet of the west 135.4 feet of Lot 13, NCB 35733 TO WIT: from "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "R-20 CD MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Assisted Living Facility with up to sixteen (16) residents
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

31. 2023-09-21-0710

ZONING CASE Z-2023-10700158 CD (Council District 8): Ordinance amending the Zoning District Boundary from "O-2" High-Rise Office District, "C-2 CD" Commercial District with a Conditional Use for Automotive and Light Truck Repair, and "C-3NA" General Commercial Nonalcoholic Sales District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair on 1.728 acres out of NCB 14702, located at 9617 Huebner 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: 1.728 acres out of NCB 14702 TO WIT: from "O-2" High-Rise Office District, "C-2 CD" Commercial District with a Conditional Use for Automotive and Light Truck Repair, and "C-3NA" General Commercial Nonalcoholic Sales District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

32.

2023-09-21-0711

ZONING CASE Z-2023-10700133 CD S ERZD (Council District 9): Ordinance amending the zoning district boundary from "RP MLOD-1 MLR-2 ERZD" Resource Protection Camp Bullis Military Lighting Overlay Military Region 2 Edwards Recharge Zone District and "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District for a Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted and a Specific Use Authorization for Office Warehouse (Flex Space) - Outside Storage Not Permitted over the Edwards Recharge Zone District on 27.143 acres out of NCB 17000, NCB 17600, and NCB 18217, generally located in the 2000 block of Evans 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: 27.143 acres out of NCB 17000, NCB 17600, and NCB 18217 TO WIT: from "RP MLOD-1 MLR-2 ERZD" Resource Protection Camp Bullis Military Lighting Overlay Military Region 2 Edwards Recharge Zone District and "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District for a Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted and a Specific Use Authorization for Office Warehouse (Flex Space) - Outside Storage Not Permitted over the Edwards Recharge Zone District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage commended the development team and community for working together with a reduction to 48% impervious cover and a set aside for non-development.

Councilmember Courage moved to Approve with Conditions. Councilmember Whyte seconded

the motion. The motion carried by the following vote:

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

Absent: Viagran, Alderete Gavito

33. 2023-09-21-0712

PLAN AMENDMENT CASE PA-2023-11600042 (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 "Neighborhood Commercial" to "High Density Residential" on 1.359 acres out of NCB 17196, located at 4400 Stahl Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700164)

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

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

34. 2023-09-21-0713

ZONING CASE Z-2023-10700164 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 1.359 acres out of NCB 17196, located at 4400 Stahl Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600042)

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: 1.359 acres out of NCB 17196 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

35. 2023-09-21-0714

ZONING CASE Z-2023-10700150 (Council District 10): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 1, NCB 13335, located at 1614 West Terra Alta 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 4, Block 1, NCB 13335 TO WIT: from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

36. 2023-09-21-0715

PLAN AMENDMENT CASE PA-2023-11600052 (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 "Parks Open Space" to "Community Commercial" on two tracts totaling 0.079 acres out of NCB 13500, located at 2015 Northeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700193 S)

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

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

37. 2023-09-21-0716

ZONING CASE Z-2023-10700193 S (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Supportive Housing Campus on two tracts totaling 0.079 acres out of NCB 13500, located at 2015 Northeast Loop 410. Staff and Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600052)

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: two tracts totaling 0.079 acres out of NCB 13500 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Supportive Housing Campus
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

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

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

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 3:46 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

DRAFT