

**State of Texas
County of Bexar
City of San Antonio**



**Meeting Minutes
City Council Comprehensive Plan Amendments and Zoning**

City Hall Complex
San Antonio, Texas 78205

2021 – 2023 Council Members

Mayor Ron Nirenberg

Mario Bravo, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist. 4
Teri Castillo, Dist. 5 | Melissa Cabello Havrda, Dist. 6
Ana Sandoval, Dist. 7 | Manny Pelaez, Dist. 8
John Courage, Dist. 9 | Clayton Perry, Dist. 10

Thursday, August 4, 2022

2:00 PM

Municipal Plaza Building

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

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

ABSENT: Castillo

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.

2022-08-04-0551

ZONING CASE Z-2019-10700296 (Council District 1): Ordinance amending the zoning district boundary from “C-1” Light Commercial District, “C-2” Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3NA CD” General Commercial Nonalcoholic Sales District with a Conditional Use for Outside Storage and Warehousing, “I-1” General Industrial District, “MF-33” Multi-Family District, “MF-33 S” Multi-Family District with a Specific Use Authorization for a Daycare, “O-2” High-Rise Office District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Professional Office, “RM-4” Residential Mixed District, “RM-4 CD” Residential Mixed District with a Conditional Use for Art Gallery to “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Gunsmith, “C-2 CD” Commercial District with a Conditional Use for Auto Glass, “C-2NA” Commercial Nonalcoholic Sales District, “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted in “C-1” Light Commercial District and “RM-4” Residential Mixed District, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for four dwelling units, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-5 CD” Residential Single-Family District with a Conditional Use for three dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Medical Clinic, “R-6 CD” Residential Single-Family District with a Conditional Use for a Professional Office, “R-6 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-6 CD” Residential Single-Family District with a Conditional Use for three dwelling units, “R-6 CD” Residential Single-Family District with a Conditional Use for four dwelling units, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, “RM-6 CD” Residential Mixed District with a Conditional Use for a Noncommercial Parking Lot, with all existing overlay districts of “H” Historic Landmark, “NCD-5” Beacon Hill Neighborhood Conservation District, and “AHOD” Airport Hazard Overlay District remaining unchanged, on 198.053 acres out of NCB 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1843, 1844, 1845, 1846, 1847, 1848, 1850, 1851, 1852, 1853, 1854, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1894, 1926, 1927, 1928, 2937, 3030, 3031, 6407, 6408, 6410, 6521, 6522, 6523, generally bounded by West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and Fredericksburg Road to the Southeast. 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: 198.053 acres out of NCB 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1843, 1844, 1845, 1846, 1847, 1848, 1850, 1851, 1852, 1853, 1854, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1894, 1926, 1927, 1928, 2937, 3030, 3031, 6407, 6408, 6410, 6521, 6522, 6523 TO WIT: from “C-1” Light Commercial District, “C-2” Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3NA CD” General Commercial Nonalcoholic Sales District with a Conditional Use for Outside Storage and Warehousing, “I-1” General Industrial

District, "MF-33" Multi-Family District, "MF-33 S" Multi-Family District with a Specific Use Authorization for a Daycare, "O-2" High-Rise Office District, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for a Professional Office, "RM-4" Residential Mixed District, "RM-4 CD" Residential Mixed District with a Conditional Use for Art Gallery to "C-1" Light Commercial District, "C-1 CD" Light Commercial District with a Conditional Use for a Gunsmith, "C-2 CD" Commercial District with a Conditional Use for Auto Glass, "C-2NA" Commercial Nonalcoholic Sales District, "IDZ-1" Limited Intensity Infill Development Zone District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District, "R-3" Single-Family Residential District, "R-3 CD" Single-Family Residential District with a Conditional Use for four dwelling units, "R-4 " Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-5" Residential Single-Family District, "R-5 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-5 CD" Residential Single-Family District with a Conditional Use for three dwelling units, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for a Medical Clinic, "R-6 CD" Residential Single-Family District with a Conditional Use for a Professional Office, "R-6 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-6 CD" Residential Single-Family District with a Conditional Use for three dwelling units, "R-6 CD" Residential Single-Family District with a Conditional Use for four dwelling units, "RM-4" Residential Mixed District, "RM-5" Residential Mixed District, "RM-6" Residential Mixed District, "RM-6 CD" Residential Mixed District with a Conditional Use for a Noncommercial Parking Lot, with all existing overlay districts of "H" Historic Landmark, "NCD-5" Beacon Hill Neighborhood Conservation District, and "AHOD" Airport Hazard Overlay District remaining unchanged

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

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

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

2. WITHDRAWN

ZONING CASE Z-2022-10700048 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 a Professional Office on Lot 11, Block 90, NCB 7110, located at 1401 Lee Hall. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from May 19, 2022)

3. 2022-08-04-0552

PLAN AMENDMENT CASE PA-2022-11600030 (Council District 1): Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Community Commercial" on Lots 7-11, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026, generally located at 1016 and 1024 Cincinnati Avenue. Staff recommends Denial. Planning

Commission recommends Approval. (Associated Zoning Case Z-2022-10700094 CD)
(Continued from June 16, 2022)

Staff presented Items 3 and 4 together. Staff recommended denial. Planning Commission recommended approval and Zoning Commission recommended approval with conditions.

The following members of the public spoke in support of approval of the Items: Yasmin Parra Codina, Jaime (JJ) Lopez, Santos Martinez, Janell Martinez, and Miguel Torres.

Julian Aguilar Santos and JD Morales representing Woodlawn Lake Neighborhood Association spoke in support of the Items.

Rene Zamora, owner of the Lighthouse Loung spoke in support of the Items.

Augustin Ortiz, member of the San Antonio Teacher's Union, Mariachi and DJ at the Lighthouse Lounge spoke in support of approval of the Items.

The following members of the public spoke in opposition to approval of the Items: Athena Santos, Oralia Lopez, Margie Santos, Martha Lopez, and Jack Finger.

DISCUSSION:

Mayor Protem Courage recognized Councilmember Bravo to speak. Councilmember Bravo noted the conditions that two small speakers limited to 50 watts each would limit the amount of sound coming from the venue.

Councilmember Viagran suggested that the noise ordinance limit of 64 decibels of sound might need to be reconsidered if it is too loud but that the conditions met the legal requirements so she would support.

Mayor Protem Courage asked why staff recommended denial. Michael Shannon, Director of Development Service explained that the process began with no conditions, therefore staff recommended denial, however, the conditions that had been added met staff concerns.

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

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

4.

2022-08-04-0553

ZONING CASE Z-2022-10700094 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern with Cover Charge 3 or More Days Per Week on Lots 7-11, the west 5-

feet of Lot 12, and Lot P-104, Block 8, NCB 2026, generally located at 1016 and 1024 Cincinnati Avenue. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions. (Associated Plan Amendment PA-2022-11600030) (Continued from June 16, 2022)

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 7-11, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026 TO WIT: from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern with Cover Charge 3 or More Days Per Week "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

5. 2022-08-04-0554

ZONING CASE Z-2022-10700114 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-2 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the north 60.15 feet of Lot 13, and Lot 15, NCB 2238, located at 2402 West Martin 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 60.15 feet of Lot 13, and Lot 15, NCB 2238 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-2 MLOD-2 MLR-2 AHOD" Single-Family Residential 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 Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

6.

2022-08-04-0555

ZONING CASE Z-2022-10700063 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-1 AHOD" Single-Family Residential Airport Hazard Overlay District on the east 29 feet of Lot 12, Block 2, NCB 6088, located at 803 Indiana Street. Staff and Zoning Commission recommend Approval. (Continued from June 16, 2022)

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 29 feet of Lot 12, Block 2, NCB 6088 TO WIT: from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-1 AHOD" Single-Family Residential Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

7.

2022-08-04-0556

PLAN AMENDMENT CASE PA-2022-11600036 (Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Industrial" on the southern 95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599, located at 7222 Northeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700095 S)

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

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

8.

2022-08-04-0557

ZONING CASE Z-2022-10700095 S (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 S MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing on the southern 95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599, located at 7222 Northeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600036)

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 southern 95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599 TO WIT: from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 S MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

9. CONTINUED

ZONING CASE Z-2022-10700113 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on Lot 2, Block 44, NCB 653, located at 606 Virginia Boulevard. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Continue to August 18, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

10. 2022-08-04-0558

ZONING CASE Z-2022-10700118 (Council District 2): Ordinance amending the Zoning District Boundary from "D H HE AHOD" Downtown Historic St Paul Square Historic Exceptional Airport Hazard Overlay District to "IDZ-3 H HE AHOD" High Intensity Infill Development Zone Historic St. Paul Square Historic Exceptional Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "D" Downtown District on Lot 35, Block 1, NCB 679, located at 119 Heiman. 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 35, Block 1, NCB 679 TO WIT: from "D H HE AHOD" Downtown Historic St Paul Square Historic Exceptional Airport Hazard Overlay District to "IDZ-

3 H HE AHOD" High Intensity Infill Development Zone Historic St. Paul Square Historic Exceptional Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "D" Downtown District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

11. 2022-08-04-0559

ZONING CASE Z-2022-10700131 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 30, Block 23, NCB 671, located at 631 East Carolina 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 30, Block 23, NCB 671 TO WIT: from "C-2 AHOD" Commercial 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 Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

12. CONTINUED

ZONING CASE Z-2022-10700133 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-6 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District and "R-4 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District on Lot 5 and Lot 6, and the west 57 feet of the north 52.9 feet of Lot 10, Block 25, NCB 512, located at 1012 North Cherry Street and 1014 North Cherry Street. Staff and Zoning Commission recommend Denial.

Councilmember Courage moved to Continue to August 18, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

Absent: McKee-Rodriguez, Castillo

13. 2022-08-04-0560

ZONING CASE Z-2022-10700135 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District on Lot 26, Block 3, NCB 17730, located at 6307 Rittiman 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 26, Block 3, NCB 17730 TO WIT: from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield 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 Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

Absent: Castillo

14. CONTINUED

ZONING CASE Z-2022-10700111 (Council District 3): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-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 in "C-2" Commercial District and "MF-33" Multi-Family District on the west 73 feet of the east 138 feet of Lot 1, Lot 1D, and Lot 22, NCB 7791, located at 5001 South Flores Street, 5003 South Flores Street, and 108 Beatrice Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Continue to August 18, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

Absent: McKee-Rodriguez, Castillo

15. POSTPONED

ZONING CASE Z-2022-10700029 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 34.506 acres out of CB 4296 and CB 4297, located at 15895 South State Highway 16. Staff recommends Denial. Zoning Commission recommends Approval. (Continued from June 16, 2022)

16. DENIED

ZONING CASE Z-2022-10700064 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on the West 16.5 feet of Lot 40, Block 83, NCB 11060, located at 805 Gillette Boulevard. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.

Staff presented the Item. Staff, Planning Commission and Zoning Commission recommended denial.

The following members of the public spoke in support of approval of the Item: Property owners Patricia Rankin and Aaron Rankin.

The following members of the public spoke in opposition to approval of the Item: Annamarie Hernandez, Tomas Uresti, and Jack Finger.

Councilmember Rocha Garcia moved to Deny. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

Absent: Castillo

17. 2022-08-04-0561

ZONING CASE Z-2022-10700115 S (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, or Meeting Facility on the east 623.54 feet of Lot 20, Block 26, NCB 10553, located at 3642-3678 Culebra Road. Staff and Zoning Commission recommend Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the east 623.54 feet of Lot 20, Block 26, NCB 10553 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting

Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, or Meeting Facility
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

18. 2022-08-04-0562

ZONING CASE Z-2022-10700121 S (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 NA S MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities on Lot 40, Block 33, NCB 8115, located at 1411 Brady Boulevard. Staff and Zoning Commission recommend Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 40, Block 33, NCB 8115 TO WIT: from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 NA S MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities\
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

19. 2022-08-04-0563

ZONING CASE Z-2022-10700122 CD (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 "R-6 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 on Lot 31, Block 12, NCB 11347, located at 2526 Dahlgreen Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 31, Block 12, NCB 11347 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 "R-6 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 "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

20. 2022-08-04-0564

ZONING CASE Z-2022-10700129 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 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 16, Block 1, NCB 2181, located at 539 Ruiz 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 16, Block 1, NCB 2181 TO WIT: from "R-4 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 "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

21. 2022-08-04-0565

ZONING CASE Z-2022-10700103 CD (Council District 6): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with a Conditional Use for Assisted Living Facility with no more than fifteen (15) residents on Lot 3 and Lot 4, Block 2, NCB 17637, located at 10558 and 10548 Mountain View Drive. Staff recommends Denial. 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: Lot 3 and Lot 4, Block 2, NCB 17637 TO WIT: from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with a Conditional Use for Assisted Living Facility with no more than fifteen (15) residents "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to approve. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

Staff presented the Item. Staff recommended Denial. Zoning Commission recommended Approval.

Jack Finger spoke in opposition to approval of the Item.

Councilmember Cabello Havrda noted that the neighborhood association supported approval of the Item.

22. 2022-08-04-0566

ZONING CASE Z-2022-10700132 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash on Lot P-59 J, NCB 18296, generally located in the 12200 block of Culebra 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 P-59 J, NCB 18296 TO WIT: from "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

23. 2022-08-04-0567

ZONING CASE Z-2021-10700319 (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay

Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 58, Block H, NCB 8358, located at 1286 Bandera 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 58, Block H, NCB 8358 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales 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 Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

24. CONTINUED

ZONING CASE Z-2022-10700119 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "PUD R-3" Planned Unit Development Residential Single-Family District with a Reduced Perimeter Setback of 10-feet on 1.687 acres out of NCB 14862, generally located in the 6400 block of Babcock Road. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Continue to August 18, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

25. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600034 (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 "Medium Density Residential" on Lot P-128A and Lot P-128C, NCB 15679, located at 3500 Thousand Oaks Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700104) (Continued from June 16, 2022)

Councilmember Courage moved to Continue to August 18, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

Absent: McKee-Rodriguez, Castillo

26. CONTINUED

ZONING CASE Z-2022-10700104 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with reduced perimeter setback of ten feet (10') on Lot P-128A and Lot P-128C, NCB 15679, located at 3500 Thousand Oaks Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600034) (Continued from June 16, 2022)

Councilmember Courage moved to Continue to August 18, 2022. Councilmember Bravo seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

Absent: McKee-Rodriguez, Castillo

27. CONTINUED

ZONING CASE Z-2021-10700344 ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-1 ERZD" Light Commercial Edwards Recharge Zone District on Lot P-20, NCB 17194, located at 16103 Bulverde Road. Staff, SAWS, and Zoning Commission recommend Approval.

Councilmember Rocha Garcia moved to Continue to September 1, 2022. Councilmember Courage seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

Absent: McKee-Rodriguez, Castillo

28. CONTINUED

ZONING CASE Z-2022-10700057 ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District, "C-2 ERZD" Commercial Edwards Recharge Zone District and "C-2 PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District to "MF-25 PC-1 ERZD" Low Density Multi-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District and "MF-25 ERZD" Low Density Multi-Family Edwards Recharge Zone District on 21.09 acres out of NCB 17728, located at 17934 North Loop 1604 East. Staff, SAWS and Zoning Commission recommend Approval.

Councilmember Rocha Garcia moved to Continue to September 1, 2022. Councilmember

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

Aye: Nirenberg, Bravo, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

Absent: McKee-Rodriguez, Castillo

29. 2022-08-04-0568

PLAN AMENDMENT CASE PA-2022-11600041 (ETJ – Closest to Council District 4): Ordinance amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from “Community Commercial” to “Employment/Flex Mixed-Use” on CB 5197 P-24A, P-25A, P-31, and P-105 ABS 544, located at 10787 Marbach Road. Staff and Planning Commission recommend Approval.

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

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

Absent: Castillo

Adjournment

There being no further discussion, the Mayor adjourned the meeting at 3:19 PM.

Approved

**Ron Nirenberg
Mayor**

Attest:

**Debbie Racca-Sittre
City Clerk**