

**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 18, 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 2:08 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 11 – Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

ABSENT: None

Roll Call

Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services.

1. 2022-08-18-0610

ZONING CASE Z-2022-10700099 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Airport Hazard Overlay District on Lot A, Lot B, Lot 9, and Lot 10, Block 25, NCB 2085, located at 1010 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 A, Lot B, Lot 9, and Lot 10, Block 25, NCB 2085 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

2. DENIED

ZONING CASE Z-2022-10700145 CD (Council District 1): Ordinance amending the Zoning District Boundary from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 17, save and except 0.005 acres, Block 3, NCB 9764, located at 4311 Blanco Road. Staff and Zoning Commission recommend Denial.

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Bravo commented that staff and the Zoning Commission recommended denial and the project was opposed by the Neighborhood Association, therefore, he moved to deny the request.

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

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

3.

2022-08-18-0611

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. (Continued from August 4, 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: Lot 2, Block 44, NCB 653 TO WIT: 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 "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

4.

2022-08-18-0612

ZONING CASE Z-2022-10700126 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 EP-1 MLOD-3 MLR-2 AHOD" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 EP-1 MLOD-3 MLR-2 AHOD" General Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 1-12 and Lot 12A, Block 10, NCB 1185, located at 511-519 Seguin 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 1-12 and Lot 12A, Block 10, NCB 1185 TO WIT: from "I-1 EP-1 MLOD-3 MLR-2 AHOD" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 EP-1 MLOD-3 MLR-2 AHOD" General Commercial Facility Parking/Traffic Control Martindale Army Airfield 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 Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

5. DENIED

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. (Continued from August 4, 2022)

PUBLIC COMMENT:

Ricardo Torrubiates, representing the developer of the project, spoke in support of approving the Item noting that he had met with neighborhood groups and the Historic Design and Review Commission.

Felix Ziga, project architect spoke in support of the Item.

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember McKee-Rodriguez thanked the applicant for their outreach and neighborhood groups for their feedback. Councilmember McKee-Rodriguez commented that adding two more units brought the price point from \$400,000 to \$380,000 noting that this was not affordable to most of the people in Council District 2.

Mayor Nirenberg supported the work of the Zoning Commission but commented that there were 56 notices mailed with 11 returned in favor and 9 opposed. Assistant Director of Development Services Melissa Ramirez stated that the Dignowity Hill Neighborhood Association was in support and a group calling themselves Concerned Citizens of Dignowity Hill was opposed. Staff recommended denial due to the proposed development density. Mayor Nirenberg expressed concern that the housing goals might not be met but requested more information from the department.

Councilmember Castillo stated that often developers say that market rate housing was affordable when it was not so she supported the denial.

Councilmember McKee-Rodriguez moved to Deny. Councilmember Courage seconded the

motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

6. 2022-08-18-0613

ZONING CASE Z-2022-10700152 (Council District 2): Ordinance amending the Zoning District Boundary from "O-2 NCD-9 AHOD" High-Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on Lot 2, NCB 6300, located at 338 Nika 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 2, NCB 6300 TO WIT: from "O-2 NCD-9 AHOD" High-Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

7. 2022-08-18-0614

ZONING CASE Z-2022-10700156 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "MHP MLOD-3 MLR-1" Manufactured Housing Park Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 8 and the east 25 feet of Lot 9, Block 7, NCB 10684, located at 455 Bundy 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 8 and the east 25 feet of Lot 9, Block 7, NCB 10684 TO WIT: from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "MHP MLOD-3 MLR-1" Manufactured Housing Park Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

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

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

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

8. 2022-08-18-0615

PLAN AMENDMENT CASE PA-2022-11600071 (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 land use classification from "Light Industrial" to "Industrial" on 4.982 acres out of NCB 10597, located at 8034 Northeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700195 S)

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

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

9. 2022-08-18-0616

ZONING CASE Z-2022-10700195 (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 and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 S MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Outside Storage on 4.982 acres out of NCB 10597, located at 8034 Northeast Loop 410. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommendation pending August 16, 2022 hearing. (Associated Plan Amendment PA-2022-11600071)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 4.982 acres out of NCB 10597 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 and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 S MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Outside Storage

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

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

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

10. 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. (Continued from August 4, 2022)

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

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

11. 2022-08-18-0617

PLAN AMENDMENT CASE PA-2022-11600048 (Council District 3): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential” to “Neighborhood Commercial” on 0.290 acres out of NCB 7659, located at 3238 Mission Road and 3244 Mission Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700134)

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

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

12. 2022-08-18-0618

ZONING CASE Z-2022-10700134 (Council District 3): Ordinance amending the Zoning District Boundary from “R-6 H MPOD-2 AHOD” Residential Single-Family Historic Mission Protection Overlay Airport Hazard Overlay District and “R-6 H MC-1 MPOD-2 AHOD” Residential Single-Family Historic Mission Roosevelt Metropolitan Corridor Mission Protection Overlay Airport Hazard Overlay District to “C-1 H MPOD-2 AHOD” Light Commercial Historic Mission Protection Overlay Airport Hazard Overlay District and “C-1 H MC-1 MPOD-2 AHOD” Light

Commercial Historic Mission Roosevelt Metropolitan Corridor Mission Protection Overlay Airport Hazard Overlay District on 0.290 acres out of NCB 7659, located at 3238 Mission Road and 3244 Mission Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA -2022-11600048)

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: 0.290 acres out of NCB 7659 TO WIT: from "R-6 H MPOD-2 AHOD" Residential Single-Family Historic Mission Protection Overlay Airport Hazard Overlay District and "R-6 H MC-1 MPOD-2 AHOD" Residential Single-Family Historic Mission Roosevelt Metropolitan Corridor Mission Protection Overlay Airport Hazard Overlay District to "C-1 H MPOD-2 AHOD" Light Commercial Historic Mission Protection Overlay Airport Hazard Overlay District and "C-1 H MC-1 MPOD-2 AHOD" Light Commercial Historic Mission Roosevelt Metropolitan Corridor Mission Protection Overlay Airport Hazard Overlay District

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

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

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

Absent: Sandoval

13. 2022-08-18-0619

ZONING CASE Z-2022-10700139 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 157.3 feet of Lot 19, Block 1, NCB 7522, located at 1672 Rigsby Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the south 157.3 feet of Lot 19, Block 1, NCB 7522 TO WIT: from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Viagran thanked the applicant for reaching out the Pasadena Heights Neighborhood Association and noted that they now were supporting the Item.

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

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

14. 2022-08-18-0620

PLAN AMENDMENT CASE PA-2022-11600053 (Council District 3): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Low Density Mixed Use" on 6.082 acres out of NCB 10770, located at 4103 Roland Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700142 S)

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

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

15. 2022-08-18-0621

ZONING CASE Z-2022-10700142 S (Council District 3): Ordinance amending the Zoning District Boundary from "RE MLOD-3 MLR-2" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "NC S MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Medical Offices on 6.082 acres out of NCB 10770, located at 4103 Roland Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-10700053)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 6.082 acres out of NCB 10770 TO WIT: from "RE MLOD-3 MLR-2" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "NC S MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Medical Offices
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

16. DENIED

ZONING CASE Z-2022-10700147 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 17, Block 20, NCB 10095, located at 255 Maurine Drive. Staff and Zoning Commission recommend Denial.

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Viagran commented that the project was a traffic hazard and the applicant had not made an effort to meet with the Council District Office so she was recommending denial.

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

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

17. 2022-08-18-0622

ZONING CASE Z-2022-10700148 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD IDZ AHOD" Residential Single-Family Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 28, Block 12, NCB 3280, located at 455 East Drexel 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 28, Block 12, NCB 3280 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD IDZ AHOD" Residential Single-Family Infill Development Zone 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 Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

18. 2022-08-18-0623

ZONING CASE Z-2022-10700158 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on 0.207 acres out of NCB 9642 and NCB 12714, generally located in the 2600 block of East Southcross 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: 0.207 acres out of NCB 9642 and NCB 12714 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran thanked the applicant for working with the neighborhood association.

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

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

19. 2022-08-18-0624

ZONING CASE Z-2022-10700159 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-3 MLOD-3 MLR-2" Single-Family Residential Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 1-3, Lots 8-14, Lot 902, Block 8, NCB 10843, and Lot 118, Block 1, NCB 10843, generally located in the 6400 block of Marco Plains and 4410 Grassland Pass. 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, Lots 8-14, Lot 902, Block 8, NCB 10843, and Lot 118, Block 1, NCB 10843 TO WIT: from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-5

MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-3 MLOD-3 MLR-2" Single-Family Residential Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

20. DENIED

ZONING CASE Z-2021-10700335 (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 Motor Vehicle Sales (Full Service) on 2.980 acres out of NCB 14551, located at 10931 Poteet Jourdanton Freeway. Staff and Zoning Commission recommend Approval with Conditions.

PUBLIC COMMENT:

Thomas Krueger, representing Southwest Independent School District spoke in opposition to the Item.

Erica Salas spoke in opposition to the Item.

DISCUSSION:

Councilmember Rocha Garcia noted that the business opened without a certificate of occupancy and had received a citation from code compliance but continued the unpermitted and noncompliant activity. Councilmember Rocha Garcia stated that although she supported small business, she could not support the Item due to the violations and citizen complaints.

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

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

21. 2022-08-18-0625

ZONING CASE Z-2022-10700160 (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 "MF-18 MLOD-2 MLR-2 AHOD"

Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7, Lot 8, Lot 9, and Lot 13, Block 1, NCB 19603, located at 10322 Potranco 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 7, Lot 8, Lot 9, and Lot 13, Block 1, NCB 19603 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial 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
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

22. CONTINUED

ZONING CASE Z-2022-10700117 (Council District 5): 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, "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lots 4-6 and Lots 19-20, Block 2, NCB 2528, located at 107 Frio City Road. Staff and Zoning Commission recommend Approval.

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

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

23. 2022-08-18-0626

PLAN AMENDMENT CASE PA-2022-11600047 (Council District 5): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on the west 127 feet of the east 484 feet of the north 135 feet of Lot 23, and the west 50 feet of the east 357 feet of the north 135 feet of Lot 23, NCB 7899, located at 210 West Hart Avenue and 212 West Hart Avenue. Staff recommend and Planning Commission

Approval. (Associated Zoning Case Z-2022-10700130)

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

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

24. 2022-08-18-0627

ZONING CASE Z-2022-10700130 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 127 feet of the east 484 feet of the north 135 feet of Lot 23, and the west 50 feet of the east 357 feet of the north 135 feet of Lot 23, NCB 7899, located at 210 West Hart Avenue and 212 West Hart Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600049)

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 west 127 feet of the east 484 feet of the north 135 feet of Lot 23, and the west 50 feet of the east 357 feet of the north 135 feet of Lot 23, NCB 7899 TO WIT: from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "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 Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

25. CONTINUED

ZONING CASE Z-2022-10700150 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 30 and Lot 41, Block 1, NCB 15600, located at 6835 West US Highway 90 and 2423 Renwick Drive. Staff and Zoning Commission recommend Approval.

Councilmember Rocha Garcia moved to Continue. Councilmember Cabello Havrda seconded the

motion. The motion carried by the following vote:

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

Absent: Sandoval

26. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600059 (Council District 6): 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 "Suburban Tier" and "Natural Tier" to "General Urban Tier" on Lot 3, Block 28, NCB 15849, generally located in the 10000 Block of Ingram Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700166)

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

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

Absent: Sandoval

27. CONTINUED

ZONING CASE Z-2022-10700166 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District on Lot 3, Block 28, NCB 15849, generally located in the 10000 Block of Ingram Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600059)

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

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

Absent: Sandoval

28. 2022-08-18-0628

ZONING CASE Z-2022-10700168 S (Council District 6): 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 "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on Lot P-26C, Block 45, NCB 15363, located at 7827 Marbach 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-26C, Block 45, NCB 15363 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 "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Pelaez, Courage, Perry
Absent: Sandoval

29. WITHDRAWN

ZONING CASE Z-2021-10700350 CD (Council District 7): Ordinance amending the Zoning District Boundary from "RE" Residential Estate District to "RE CD" Residential Estate District with a Conditional Use for an Assisted Living Facility for no more than ten (10) residents on Lot 11D, Block N, NCB 14666, located at 6960 Pembroke Road. Staff and Zoning Commission recommend Denial. (Continued from June 2, 2022)

30. 2022-08-18-0629

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. (Continued from August 4, 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: 1.687 acres out of NCB 14862 TO WIT: from "C-2" Commercial District to "PUD R-3" Planned Unit Development Residential Single-Family District with a Reduced Perimeter Setback of 10-feet
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

31.

CONTINUED

PLAN AMENDMENT CASE PA-2022-11600060 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Rural Estate Tier" to "General Urban Tier" on 12.138 acres of NCB 34760 and NCB 18333, generally located in the 20200 Block of Cresta Bella. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700167)

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

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

Absent: Sandoval

32.

CONTINUED

ZONING CASE Z-2022-10700167 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 MSAO-1 MLOD-1 MLR-1" Commercial Camp Bullis Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MSAO-1 MLOD-1 MLR-1" General Commercial Camp Bullis Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-33 MSAO-1 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 12.138 acres of NCB 34760 and NCB 18333, generally located in the 20200 Block of Cresta Bella. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600060)

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

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

Absent: Sandoval

33.

2022-08-18-0630

ZONING CASE Z-2022-10700128 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot P-9, NCB 17586, generally located in the 19000 Block of US Highway 281 North. Staff, SAWS 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-9, NCB 17586 TO WIT: from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards

Recharge Zone District to "MF-33 MLOD-1 MLR-2 ERZD" 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".

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

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

34. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600052 (Council District 9): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Community Commercial" to "Regional Commercial" on Lot 2 and Lot 3, Block 1, NCB 16244, located at 11401 West Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700141)

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

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

35. CONTINUED

ZONING CASE Z-2022-10700141 (Council District 9): 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-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 2 and Lot 3, Block 1, NCB 16244, located at 11401 West Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600052)

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

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

36. 2022-08-18-0631

PLAN AMENDMENT CASE PA-2022-11600058 (Council District 9): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Community Commercial" to "High Density Residential" on Lot 20, NCB 12057, located at 707 Arion Parkway. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-107000164)

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

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

37. 2022-08-18-0632

ZONING CASE Z-2022-10700164 (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District on Lot 20, NCB 12057, located at 707 Arion Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600058)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 20, NCB 12057 TO WIT: from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

38. 2022-08-18-0633

ZONING CASE Z-2022-10700044 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 MC-3 AHOD" Multi-Family Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-2 MC-3 AHOD" Medium Intensity Infill Development Zone Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on Lot 34, Block A, NCB 8695, generally located at 127 Rainbow 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 34, Block A, NCB 8695 TO WIT: from "MF-33 MC-3 AHOD" Multi-Family Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport

Hazard Overlay District to "IDZ-2 MC-3 AHOD" Medium Intensity Infill Development Zone Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District

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

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

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

39. 2022-08-18-0634

ZONING CASE Z-2022-10700146 (Council District 10): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 3, Block 9, NCB 17306, located at 3320 Oakwell Court. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 3, Block 9, NCB 17306 TO WIT: from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District

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

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

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

40. 2022-08-18-0635

ZONING CASE Z-2022-10700157 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 18, Block 2, NCB 15679, located at 13571 Wetmore 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 18, Block 2, NCB 15679 TO WIT: from "C-2NA AHOD"

Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

Adjournment

There being no further discussion, the meeting was adjourned at 2:54 PM.

Approved

Ron Nirenberg
Mayor

Debbie Racca-Sittre
City Clerk