

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



**Meeting Minutes
City Council Zoning and Land Use Session**
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, September 15, 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 2:11 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, Castillo, Cabello Havrda, Pelaez, Courage, Perry

ABSENT: 1 - Sandoval

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. CONTINUED

ALCOHOL VARIANCE AV-2022-003 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages

at CITGO (HYM Properties LLC), Hector Valadez, owner, on Lots 14-15, Block 7, NCB 2051, located at 1822 North Zarzamora Street for off-premise consumption within three-hundred (300) feet of Little Flower Catholic School, a private school institution.

Councilmember Perry moved to Continue to October 20, 2022. Councilmember Courage 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. 2022-09-15-0696

ALCOHOL VARIANCE AV-2022-004 (Council District 8): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages by Leon Creek LTD (dba Dominion Springs Shopping Center), John Peveto Jr., owner, on Lot 2, Block 110, NCB 16386, located at 23534, 23610, 23702, 23718, and 23814 US IH-10 West for on-premise and off-premise consumption within three-hundred (300) feet of Leon Springs Elementary, a public education institution located within the Northside Independent School District.

Councilmember Viagran moved to Approve on Zoning Consent. 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

3. 2022-09-15-0697

ALCOHOL VARIANCE AV-2022-005 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages by 524 Partners LLC (dba Let's Be Honest), Houmam Al-Hakeem, owner, on the south 100-feet of Lot 1 and the west 26.9-feet of the south 100-feet of Lot 2, Block 11, NCB 1749, located at 1602 North Main Street for on-premise within three-hundred (300) feet of San Antonio College, a public education institution.

Councilmember Viagran moved to Approve on Zoning Consent. 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

4. 2022-09-15-0698

ALCOHOL VARIANCE AV-2022-006 (Council District 10): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages by Liquor Now, Paras Mani Arora, applicant, and Mark Kaufman, owner, on Lot 50, Block 8, NCB 16129, located at 2235 Thousand Oaks Drive for off-premise within three-hundred (300) feet of Thousand Oaks Elementary, a public education institution, located in Northeast

Independent School District.

Councilmember Viagran moved to Approve on Zoning Consent. 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

5. 2022-09-15-0699

PLAN AMENDMENT CASE PA-2022-11600064 (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 "Urban Low Density Residential" to "Community Commercial" on Lot 13, Block 2, NCB 8417, located at 232 Sherwood Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700171 CD)

Councilmember Bravo moved to Approve with Conditions. Councilmember Castillo 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

6. 2022-09-15-0700

ZONING CASE Z-2022-10700171 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractor on Lot 13, Block 2, NCB 8417, located at 232 Sherwood Drive. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions. (Associated Plan Amendment PA-2022-11600064)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 13, Block 2, NCB 8417 TO WIT: from "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractor
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Bravo moved to Approve with Conditions. Councilmember Castillo 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. 2022-09-15-0701

PLAN AMENDMENT CASE PA-2022-11600069 (Council District 1): Ordinance amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use and Urban Low Density Residential" to "Neighborhood Mixed Use" on Lot 4, Block 2, NCB 6201, Lot 5, Block 2, NCB 6201, Lot 87, Block 2, NCB 3099, and 0.120 acres out of NCB 3099, located at 610 and 618 East Woodlawn Avenue, 412 and 416 East Craig Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700182 S)

Councilmember Viagran moved to Approve on Zoning Consent. 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

8. 2022-09-15-0702

ZONING CASE Z-2022-10700182 S (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District, "O-2 UC-4 AHOD" High-Rise Office North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "C-1 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District on Lot 4 and Lot 5, Block 2, NCB 6201 and "C-1 S UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot on Lot 71 and Lot 72, NCB 3098, and Lot 87, Block 2, NCB 3099, and 0.120 acres out of NCB 3099, located at 610 and 618 East Woodlawn Avenue, 2902 North Saint Mary's Street, 412 and 416 East Craig Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600069)

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 and Lot 5, Block 2, NCB 6201, Lot 71 and Lot 72, NCB 3098, and Lot 87, Block 2, NCB 3099, and 0.120 acres out of NCB 3099 TO WIT: from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District, "O-2 UC-4 AHOD" High-Rise Office North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "C-1 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "C-1 S UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

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

Absent: Sandoval

9. 2022-09-15-0703

ZONING CASE Z-2022-10700203 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-2NA H UC-5 AHOD" Commercial Nonalcoholic Sales Historic Tobin Hill Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "C-2 CD IDZ H UC-5 AHOD" Commercial Infill Development Zone Overlay Historic Tobin Hill Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Bar and/or Tavern on the south 100 feet of Lot 1 and the west 26.9 feet of the south 100 feet of Lot 2, Block 11, NCB 1749, located at 1602 North Main Avenue. Staff recommends Approval. Zoning Commission recommends 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 south 100 feet of Lot 1 and the west 26.9 feet of the south 100 feet of Lot 2, Block 11, NCB 1749, TO WIT: "C-2NA H UC-5 AHOD" Commercial Nonalcoholic Sales Historic Tobin Hill Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "C-2 CD IDZ H UC-5 AHOD" Commercial Infill Development Zone Overlay Historic Tobin Hill Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Bar and/or Tavern "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Bravo moved to Approve with Conditions. Councilmember Castillo 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. 2022-09-15-0704

ZONING CASE Z-2022-10700205 (Council District 1): An Ordinance amending the Zoning District Boundary from "BP AHOD" Business Park Airport Hazard Overlay District to "O-2 AHOD" High-Rise Office Airport Hazard Overlay District on Lot 7, NCB 16502, located at 6660 First Park Ten Boulevard. Staff And Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 7, NCB 16502 TO WIT: from "BP AHOD" Business Park Airport Hazard Overlay District to "O-2 AHOD" High-Rise Office Airport Hazard Overlay District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

11. 2022-09-15-0705

ZONING CASE Z-2022-10700197 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Landscaping Materials - Sales and Storage on 1.99 acres out of NCB 12175, located at 4042 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: 1.99 acres out of NCB 12175 TO WIT: from "R-5 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Landscaping Materials "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

12. 2022-09-15-0706

ZONING CASE Z-2022-10700210 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 CD AHOD" Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 58.5 feet of Lot 5, NCB 1405, located at 117 Gravel 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: 58.5 feet of Lot 5, NCB 1405 TO WIT: from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 CD AHOD" 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 Viagran moved to Approve on Zoning Consent. 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

13. 2022-09-15-0707

ZONING CASE Z-2022-10700214 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 EP-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 21 and Lot 22, Block 6, NCB 1424, located at 627 Belmont. 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 21 and Lot 22, Block 6, NCB 1424 TO WIT: from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 EP-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

14. 2022-09-15-0708

ZONING CASE Z-2022-10700216 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 HS RIO-2 UC-2 AHOD" Multi-Family Historic Significant River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "C-1 HS RIO-2 UC-2 AHOD" Light Commercial Historic Significant River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "C-3 RIO-2 UC-2 AHOD"

General Commercial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) to "IDZ-3 RIO-2 DN UC-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment) and "IDZ-3 HS RIO-2 DN UC-2 AHOD" High Intensity Infill Development Zone Historic Significant River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment) on Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 11, Lot 12, Lot 13, Lot 14, Lot 16, Lot 38, and Lot 39, NCB 965, and Lot 7, Lot 8, Lot 9, Lot 16, Lot 17, and Lot 18, Block 11, NCB 1765, located at 1602 Broadway Street, 1610 Broadway Street, 1616 Broadway Street, 1630 Broadway Street, 1702 Broadway Street, 1706 Broadway Street, 1601 North Alamo Street, 1611 North Alamo Street, and 1613 North Alamo 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 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 11, Lot 12, Lot 13, Lot 14, Lot 16, Lot 38, and Lot 39, NCB 965, and Lot 7, Lot 8, Lot 9, Lot 16, Lot 17, and Lot 18, Block 11, NCB 1765 TO WIT: from "MF-33 HS RIO-2 UC-2 AHOD" Multi-Family Historic Significant River Improvement Overlay Broadway Urban

Corridor Airport Hazard Overlay District, "C-1 HS RIO-2 UC-2 AHOD" Light Commercial Historic Significant River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "C-3 RIO-2 UC-2 AHOD" General Commercial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) to "IDZ-3 RIO-2 DN UC-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment) and "IDZ-3 HS RIO-2 DN UC-2 AHOD" High Intensity Infill Development Zone Historic Significant River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment)

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

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

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

15.

2022-09-15-0709

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 September 15, 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: west 73 feet of the east 138 feet of Lot 1, Lot 1D, and Lot 22, NCB 7791 TO WIT: 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 NA” Commercial Nonalcohol Sales District and “MF-33” Multi-Family District

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

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

16.

2022-09-15-0710

ZONING CASE Z-2022-10700138 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted up to five (5) dwelling units on Lot 67, Block 6, NCB 7525, located at 237 Chickering 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: Lot 67, Block 6, NCB 7525 TO WIT: from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field

Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted up to five (5) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to approve. 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

17. 2022-09-15-0711

ZONING CASE Z-2022-10700172 (Council District 3): Ordinance amending the Zoning District Boundary from "MXD AHOD" Mixed-Use Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 55.762 acres out of CB 4007, generally located in the 12000 Block of Donop 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: 55.762 acres out of CB 4007 TO WIT: from "MXD AHOD" Mixed-Use Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

18. CONTINUED

ZONING CASE Z-2022-10700173 (Council District 3): 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 "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Density Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for "MF-18" Limited Density Multi-Family District on 2.034 acres of NCB 6230, located at 202-206 Pleasanton Road and 4023 South Flores Street. Staff and Zoning Commission recommend Approval.

Councilmember Perry moved to Continue to October 20, 2022. Councilmember Courage seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello

Absent: Havrda, Pelaez, Courage, Perry
Sandoval

19. 2022-09-15-0712

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. (Continued from September 1, 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 30 and Lot 41, Block 1, NCB 15600 TO WIT: 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
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

20. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600066 (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" to "General Urban Tier" on 33.095 acres out of NCB 18083, located at 7127 Ingram Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700180)

Councilmember Perry moved to Continue to October 20, 2022. Councilmember Courage 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. CONTINUED

ZONING CASE Z-2022-10700180 (Council District 6): 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 "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 33.095 acres out of NCB 18083, located at 7127 Ingram Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600066)

Councilmember Perry moved to Continue to October 20, 2022. Councilmember Courage 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

PLAN AMENDMENT CASE PA-2022-11600075 (Council District 7): Ordinance amending the Huebner/ Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" and "Community Commercial" to "Community Commercial" on 3.924 acres out of NCB 17973, located at 7540 Bandera Road. Staff recommends Approval. Planning Commission recommendation pending the September 14, 2022 hearing. (Associated Zoning Case Z-2022-10700200 CD)

Councilmember Perry moved to Continue. Councilmember Courage 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. CONTINUED

ZONING CASE Z-2022-10700200 CD (Council District 7): Ordinance amending the Zoning District Boundary from "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 Auto, Boat and Recreational Vehicle Storage (Outside and Screened) on 3.924 acres out of NCB 17973, located at 7540 Bandera Road. Staff recommends Approval. Zoning Commission recommends Approval with Conditions. (Associated Plan Amendment PA-2022-11600075)

Councilmember Perry moved to Continue to October 20, 2022. Councilmember Courage 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. CONTINUED

ZONING CASE Z-2022-10700207 CD (Council District 7): Ordinance amending the Zoning

District Boundary from "C-2 NCD-8 MLOD-2 MLR-2 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD NCD-8 MLOD-2 MLR-2 AHOD" Light Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Carwash on Lot 39, Block 9, NCB 8340, generally located in the 100 Block of Saint Cloud. Staff and Zoning Commission recommend Approval.

Councilmember Perry moved to Continue to October 20, 2022. Councilmember Courage 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. 2022-09-15-0713

ZONING CASE Z-2022-10700084 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 "O-1.5 MLOD-1 MLR-2 ERZD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 14, Block 18, NCB 14728, located at 12100 Pebble Lane 4. 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 14, Block 18, NCB 14728 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 "O-1.5 MLOD-1 MLR-2 ERZD" Mid-Rise Office 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".

Nathan Glavy spoke in opposition of the Item.

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

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

26. 2022-09-15-0714

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)
(Continued from September 15, 2022)

Councilmember Viagran moved to Approve on Zoning Consent. 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. 2022-09-15-0715

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) (Continued from September 15, 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: 12.138 acres of NCB 34760 and NCB 18333 TO WIT: 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 "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

28. 2022-09-15-0716

PLAN AMENDMENT CASE PA-2022-11600050 (Council District 9): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Center" to "Mixed Use Center" on 6.988 acres of NCB 15671, located at 1827 and 1903 North Loop 1604 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700143 S ERZD) (Continued from

September 1, 2022)

Nathan Glavy spoke in opposition of the Item.

Councilmember Courage moved to Approve. 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

29. 2022-09-15-0717

ZONING CASE Z-2022-10700143 S 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 Aquifer Recharge Zone District to "MF-65 S MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District with a Specific Use Authorization for up to sixty-five (65) units per acre in the Edwards Aquifer Recharge Zone on 6.988 acres of NCB 15671, located at 1827 and 1903 North Loop 1604 East. Staff, SAWS and Zoning Commission recommend Approval, pending Plan Amendments. (Associated Plan Amendment PA-2022-11600050) (Continuance from September 1, 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: 6.988 acres of NCB 15671 TO WIT: from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District to "MF-65 S MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District with a Specific Use Authorization for up to sixty-five (65) units per acre in the Edwards Aquifer Recharge Zone
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Courage moved to Approve. 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

30. 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 Perry moved to Continue to October 20, 2022. Councilmember Courage 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. 2022-09-15-0718

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.

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: 21.09 acres out of NCB 17728 TO WIT: 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
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

32. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600044 (ETJ – Closest to Council District 8): A request to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from "Low Density Residential" to "Urban Low Density Residential" on 25.109 acres out of CB 4728, generally located at the northeast intersection of Hermosa Hill and Cielo Vista. Staff and Planning Commission recommend Approval. (Continuance from September 1, 2022)

Councilmember Perry moved to Continue to October 20, 2022. Councilmember Courage 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 2:33 PM.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**