

**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  
Manny Pelaez, Dist. 8 | John Courage, Dist. 9  
Clayton Perry, Dist. 10

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**Thursday, February 2, 2023**

**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 2:09 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

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

**1.**

**2023-02-02-0055**

ZONING CASE Z-2022-10700217 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 23 and Lot 24, Block 10, NCB 7229, located at 702 El Monte Boulevard. Staff recommends Denial, with Alternate Recommendation. Zoning

Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 23 and Lot 24, Block 10, NCB 7229 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units

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

Jack Finger spoke in opposition to the Item.

Councilmember Bravo 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

**2. 2023-02-02-0056**

ZONING CASE Z-2022-10700222 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District, "R-4" Residential Single-Family District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "I-1" General Industrial District, "I-2" Heavy Industrial District to "C-1" Light Commercial District, "C-2" Commercial District, "C-3" General Commercial District, "C-3NA" Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "MF-25" Low Density Multi-Family, "R-1" Single-Family Residential District, "R-1 CD" Single-Family Residential District with a Conditional Use for two dwelling units, or a Noncommercial Parking Lot, "R-2" Single-Family Residential District, "R-2 CD" Single-Family Residential District with a Conditional Use for two dwelling units, "R-3" Single-Family Residential District, "R-3 CD" Single-Family Residential District with a Conditional Use for two dwelling units, or a Noncommercial Parking Lot, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-5" Residential Single-Family District, "R-5 CD" Residential Single-Family District with a Conditional Use for two or three dwelling units, or a Noncommercial Parking Lot, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for two or three dwelling units, with all overlay districts of "HL" Historic Landmark, "MLOD-2 MLR-2" Lackland Military Lighting Overlay Military Lighting Region 2, and "AHOD" Airport Hazard Overlay District remaining unchanged, on 129.8 acres out of NCB 6047, 2807, 2138, 2113, 2090, 6688, 6687, 6686, 6685, 6684, 6389, 6055, 6054, 6053, 6052, 6051, 6050, 6049, 6048, 6047, 6046, 6040, 2808, 2807, 2193, 2192, 2191, 2190, 2189, 2174, 2173, 2172, 2162, 2161, 2144, 2143, 2138, 2137, 2136, 2135, 2126, 2125, 2113, 2112, 2109, 2108, 2105, 2104, 2101, 2100, 2094, 2093, 2092, 2091, 2090, 2089, 2088, 2087, 2086, 2085, 2040, 2104, 2174 generally bounded by Interstate 10 West to the Northeast, North Colorado Street to the East, Leal Street and West Poplar Street to the South, North Hamilton Avenue and Northwest 19th Street to the West, and Culebra Road to the North. Staff recommends Approval. Zoning Commission recommends Approval as Amended.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 129.8 acres out of NCB 6047, 2807, 2138, 2113, 2090, 6688, 6687, 6686, 6685, 6684, 6389, 6055, 6054, 6053, 6052, 6051, 6050, 6049, 6048, 6047, 6046, 6040, 2808, 2807, 2193, 2192, 2191, 2190, 2189, 2174, 2173, 2172, 2162, 2161, 2144, 2143, 2138, 2137, 2136, 2135, 2126, 2125, 2113, 2112, 2109, 2108, 2105, 2104, 2101, 2100, 2094, 2093, 2092, 2091, 2090, 2089, 2088, 2087, 2086, 2085, 2040, 2104, 2174 TO WIT: from "MF-33" Multi-Family District, "R-4" Residential Single-Family District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "I-1" General Industrial District, "I-2" Heavy Industrial District to "C-1" Light Commercial District, "C-2" Commercial District, "C-3" General Commercial District, "C-3NA" Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "MF-25" Low Density Multi-Family District, "R-1" Single-Family Residential District, "R-1 CD" Single-Family Residential District with a Conditional Use for two dwelling units, or a Noncommercial Parking Lot, "R-2" Single-Family Residential District, "R-2 CD" Single-Family Residential District with a Conditional Use for two dwelling units, "R-3" Single-Family Residential District, "R-3 CD" Single-Family Residential District with a Conditional Use for two dwelling units, or a Noncommercial Parking Lot, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "R-5" Residential Single-Family District, "R-5 CD" Residential Single-Family District with a Conditional Use for two or three dwelling units, or a Noncommercial Parking Lot, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for two or three dwelling units, with all overlay districts of "HL" Historic Landmark, "MLOD-2 MLR-2" Lackland Military Lighting Overlay Military Lighting Region 2, and "AHOD" Airport Hazard Overlay District remaining unchanged  
 "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Bravo moved to Approve as Amended. 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

3. **2023-02-02-0057**  
 PLAN AMENDMENT CASE PA-2022-11600091 (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 "Employment/Flex Mixed Use" to "Regional Mixed Use" on the south 142.5 feet of Lot 7 and Lot 8, Lot 17, Lot 19, Block 2, NCB 3027, 0.49 acres out of NCB 3027, 0.66 acres out of NCB 3027, the north 48.3 feet of the south 96.6 feet of Lot 11, the north 48.3 feet of Lot 11, the north 41.3 feet of the south 48.3 feet of Lot 11, Lot 12, and Lot 20, Block 2, NCB 3027, 0.940 acres out of NCB 3028, 0.96 acres out of NCB A-2, and 0.632 acres out of NCB 6859 and NCB A-2, generally located in the 200 Block of West Josephine Street. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700256)

Jack Finger spoke in opposition to the Item.

Councilmember Bravo commented that the proposal had been revised to reduce the size and height of the development.

Councilmember Bravo moved to Approve as amended. 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

**4. 2023-02-02-0058**

ZONING CASE Z-2022-10700256 (Council District 1): Ordinance amending the zoning district boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, and "C-2" Commercial District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, one thousand (1,000) dwelling units, Bar/Tavern and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, one thousand (1,000) dwelling units, Bar/Tavern on the south 142.5 feet of Lot 7 and Lot 8, Lot 17, Lot 19, Block 2, NCB 3027, 0.49 acres out of NCB 3027, 0.66 acres out of NCB 3027, the north 48.3 feet of the south 96.6 feet of Lot 11, the north 48.3 feet of Lot 11, the north 41.3 feet of the south 48.3 feet of Lot 11, Lot 12, and Lot 20, Block 2, NCB 3027, 0.940 acres out of NCB 3028, 0.96 acres out of NCB A-2, and 0.632 acres out of NCB 6859 and NCB A-2, generally located in the 200 block of West Josephine Street. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600091)

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 142.5 feet of Lot 7 and Lot 8, Lot 17, Lot 19, Block 2, NCB 3027, 0.49 acres out of NCB 3027, 0.66 acres out of NCB 3027, the north 48.3 feet of the south 96.6 feet of Lot 11, the north 48.3 feet of Lot 11, the north 41.3 feet of the south 48.3 feet of Lot 11, Lot 12, and Lot 20, Block 2, NCB 3027, 0.940 acres out of NCB 3028, 0.96 acres out of NCB A-2, and 0.632 acres out of NCB 6859 and NCB A-2

TO WIT: from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, and "C-2" Commercial District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay

District with uses permitted for “C-2” Commercial District, nine hundred (900) dwelling units, Bar/Tavern and “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for “C-2” Commercial District, nine hundred (900) dwelling units, Bar/Tavern

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

Jack Finger spoke in opposition to the Item.

Councilmember Bravo moved to Approve as amended. 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

**5. 2023-02-02-0059**

ZONING CASE Z-2022-10700305 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District to "RM-4 CD HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District with a Conditional Use for a Performing Arts Studio on Lot 9 and Lot 18, Block B, NCB 632 located at 230 Cactus 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 9 and Lot 18, Block B, NCB 632 TO WIT: from "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District to "RM-4 CD HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District with a Conditional Use for a Performing Arts Studio

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

Councilmember McKee-Rodriguez highlighted his support for the Item.

Councilmember Courage 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

**6. 2023-02-02-0060**

ZONING CASE Z-2022-10700316 (Council District 2): 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 to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 2.721 acres out of NCB 10319, located at 2006 and 2018 Rigsby 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: 2.721 acres out of NCB 10319 TO WIT: from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed 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 Perry 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

**7. 2023-02-02-0061**

PLAN AMENDMENT CASE PA-2022-11600116 (Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential", "Parks/Open Space", and "Neighborhood Commercial" to "Industrial" on 331.126 acres out of NCB 17994, located at 7810 East Interstate Highway 10 and the 1400 block of South FM 1516. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700325)

Councilmember Perry 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

**8. 2023-02-02-0062**

ZONING CASE Z-2022-10700325 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 331.126 acres out of NCB 17994, generally located at 1400 block of South FM 1516 and 7810 East Interstate Highway 10. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA-2022-11600116)

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: 331.126 acres out of NCB 17994 TO WIT: from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Military Lighting Overlay Military Lighting Region 1 Airport

Hazard Overlay District to "I-2 MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale 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 Perry 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

**9. CONTINUED**

ZONING CASE Z-2022-10700124 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Multi-Family Complex not to exceed 25 buildings and 50 units and "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Multi-Family Complex not to exceed 25 buildings and 50 units to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto Repair and "C-2 NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto Repair on 3.728 acres out of NCB 11129, located at 203 West Buchanan Boulevard. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions.

Juan Rodriguez, Kres Vaughn, and Jack Finger spoke in opposition to the Item. Councilmember Viagran asked the developer to address the neighbor's concerns.

Councilmember Viagran moved to Continue to February 16, 2023. 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

**10. 2023-02-02-0063**

PLAN AMENDMENT CASE PA-2022-11600104 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Specialized Center" and "Regional Center" to "General Urban Tier" on 38.48 acres out of CB 4136, generally located at 19000 block of Interstate Highway 37. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700307)

Councilmember Perry 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

**11. 2023-02-02-0064**

ZONING CASE Z-2022-10700307 (Council District 3): Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "R-4" Residential Single-Family District on 38.48 acres out of CB 4136, generally located in the 19900 block of Interstate 37 South. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600104)

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: 38.48 acres out of CB 4136 TO WIT: from "I-1" General Industrial District to "R-4" Residential Single-Family District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Perry 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

**12. 2023-02-02-0065**

ZONING CASE Z-2022-10700319 (Council District 3): Ordinance amending the Zoning District Boundary from "O-2 MLOD-3 MLR-2" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 NA MLOD-3 MLR-2" Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 22, NCB 13575, located at 4045 East Southcross 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 22, NCB 13575 TO WIT: from "O-2 MLOD-3 MLR-2" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 NA MLOD-3 MLR-2" Commercial Nonalcoholic Sales 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 Perry 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

**13. CONTINUED**

ZONING CASE Z-2022-10700323 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" 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 P-37J, NCB 15269, generally located in the 5000 block of Old Pearsall Road. Staff and Zoning Commission recommend Approval.

Councilmember Rocha Garcia moved to Continue to February 16, 2023. 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

**14. 2023-02-02-0066**

ZONING CASE Z-2022-10700330 (Council District 4): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 11.143 acres of NCB 11295, located at 8501 Somerset 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: 11.143 acres of NCB 11295 TO WIT: from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" Industrial 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".

Maria Salas spoke in opposition to the Item.

Councilmember Perry 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

**15. 2023-02-02-0067**

ZONING CASE Z-2022-10700309 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty-four (24) dwelling units on Lot 5, Block 35, NCB 3634, located at 821 Northwest 19th 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 5, Block 35, NCB 3634 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty-four (24) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Perry 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

**16. 2023-02-02-0068**

PLAN AMENDMENT CASE PA-2022-11600105 (Council District 5): Ordinance amending the Port San Antonio Area Regional Center Plan, a component of the comprehensive Master Plan of the City, by changing the future land use classification from "Employment/Flex Mixed Use" to "Urban Low Density Residential" on 0.41 acres out of NCB 11316, save and except the north 5.03 feet (0.018 acres) of NCB 11316, located at 2950 Weir Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700312)

Councilmember Castillo 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

**17. 2023-02-02-0069**

ZONING CASE Z-2022-10700312 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.41 acres out of NCB 11316, save and except the north 5.03 feet (0.018 acres) of NCB 11316, located at 2950 Weir Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600105)

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: 0.41 acres out of NCB 11316, save and except the north 5.03 feet (0.018 acres) of NCB 11316 TO WIT: from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential 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 Castillo 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

**18. 2023-02-02-0070**

PLAN AMENDMENT CASE PA-2022-11600112 (Council District 5): Ordinance amending the Nogalitos/South Zarzamora 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 0.157 acres out of NCB 8965, located at 815 Brighton Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700322)

Jack Finger spoke in opposition to the Item.

Councilmember Castillo 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

**19. 2023-02-02-0071**

ZONING CASE Z-2022-10700322 (Council District 5): Ordinance amending the zoning district boundary from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "NC MLOD-2 MLR-2 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.157 acres out of NCB 8965, located at 815 Brighton Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600112)

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: 0.157 acres out of NCB 8965 TO WIT: from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "NC MLOD-2 MLR-2 AHOD" Neighborhood Commercial 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".

Jack Finger spoke in opposition to the Item.

Councilmember Castillo 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

**20. CONTINUED**

ZONING CASE Z-2022-10700275 CD (Council District 6): Ordinance amending the Zoning District Boundary from “MPCD MLOD-2 MLR-1 AHOD” Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “C-2 CD MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Human Services Campus on Lot 4, Block 8, NCB 19127, located at 8627 Lakeside Parkway. Staff recommends Denial. Zoning Commission recommends Approval.

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda moved to Continue to April 6, 2023. 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

**21. CONTINUED**

ZONING CASE Z-2022-10700293 (Council District 6): Ordinance amending the Zoning District Boundary from "R-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 GC-2 MLOD-2 MLR-1 AHOD" Commercial Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the South 120 feet of Lot 5 and Lot 6, Block 12, NCB 8997, located at 250 Guthrie Street. Staff and Zoning Commission recommend Approval. (Continued from December 15, 2022)

Councilmember Rocha Garcia moved to Continue to February 16, 2023. 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

**22. 2023-02-02-0072**

ZONING CASE Z-2022-10700308 (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 "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the west 83 feet of the south 63 feet of Lot 14, Block 12, NCB 8990, located at 862 Southwest 39th Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the west 83 feet of the south 63 feet of Lot 14, Block 12, NCB 8990 TO WIT: from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-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 Perry 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

**23. 2023-02-02-0073**

ZONING CASE Z-2022-10700314 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Helistop on 0.406 acres out of NCB 17634, generally located at the 3000 block of West Loop 1604 North. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.406 acres out of NCB 17634 TO WIT: from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Helistop  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Perry 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

**24. CONTINUED**

ZONING CASE Z-2022-10700248 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on Lot 5 and Lot 6, Block 1, NCB 1975, located at 1823 West Craig Place. Staff and Zoning Commission recommend Approval.

Councilmember Rocha Garcia moved to Continue to March 2, 2023. 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

**25. 2023-02-02-0074**

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. (Continued from December 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 P-20, NCB 17194 TO WIT: from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-1 ERZD" Light Commercial Edwards Recharge Zone District

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

Councilmember Cabello Havrda moved to Approve on Zoning Consent. 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

**26. 2023-02-02-0075**

PLAN AMENDMENT CASE PA-2023-11600001 (ETJ – Closest to Council District 8): Ordinance amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from "Low Density Residential" to "Employment / Flex Mixed-Use" on Lot 7, Block 1, CB 4704A, located at 25239 Boerne Stage Road. Staff and Planning Commission recommend approval.

Councilmember Perry 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

**27. ITEM NOT ADDRESSED**

ALCOHOL VARIANCE AV-2023-001 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at Hook Restaurant, Amelia Tapas & Wine Restaurant, Lunatique Restaurant, Creme Coffee & Social Restaurant, and Easy Baby Sushi & Pizza Restaurant, requested by Only One Hospitality LLC, owner, on Lot 22, NCB 3053, located at 875 East Ashby Place, for on-premise consumption within three-hundred (300) feet of Nathaniel Hawthorne Academy, a public charter education institution, in San Antonio Independent School District.

## **Adjournment**

There being no further discussion, the meeting was adjourned at 2:44 PM.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**