

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



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

Municipal Plaza Building
114 W. Commerce Street
San Antonio, Texas 78205

2023 – 2025 Council Members

Mayor Ron Nirenberg
Dr. Sukh Kaur, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist. 4
Teri Castillo, Dist. 5 | Melissa Cabello Havrda, Dist. 6
Marina Alderete Gavito, Dist. 7 | Manny Pelaez, Dist. 8
John Courage, Dist. 9 | Marc Whyte, Dist. 10

Thursday, March 21, 2024

2:00 PM

City Council Chambers

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 2:56 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 10 – Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

ABSENT: 1 - Nirenberg

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.

2024-03-21-0205

ZONING CASE Z-2023-10700368 S (Council District 1): Ordinance amending the zoning district boundary from "R-4 S H HE RIO-4 AHOD" Residential Single-Family King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay

District with a Specific Use Authorization for a Museum to "R-4 S IDZ H HE RIO-4 AHOD" Residential Single-Family Infill Development Zone Overlay King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay District with a Specific Use Authorization for a Museum and a Major Site Plan Amendment on Lot 1, Lot 2, and Lot 3, NCB 745, located at 401 King William 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, and Lot 3, NCB 745 TO WIT: from "R-4 S H HE RIO-4 AHOD" Residential Single-Family King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay District with a Specific Use Authorization for a Museum to "R-4 S IDZ H HE RIO-4 AHOD" Residential Single-Family Infill Development Zone Overlay King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay District with a Specific Use Authorization for a Museum and a Major Site Plan Amendment "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

CONTINUED

ZONING CASE Z-2024-10700006 (Council District 2): Ordinance amending the Zoning Boundary District from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-2" Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on approximately 4.129 acres, save and except 0.116 acres, out of NCB 10309, located at 840 H Street. Staff and Zoning Commission recommend Approval.

Councilmember Pelaez moved to Continue to April 4, 2024. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

3.

2024-03-21-0206

ZONING CASE Z-2023-10700296 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 13, Block 27, NCB 3295, located at 950 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 13, Block 27, NCB 3295 TO WIT: from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units

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

Jack Finger spoke in opposition to the Item.

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

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

4. 2024-03-21-0207

ZONING CASE ZONING-Z-2024-10700011 (Council District 3): Ordinance amending the Zoning District Boundary from "I-2 H AHOD" Heavy Industrial Mission Historic Overlay Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Mission Historic Overlay Airport Hazard Overlay District on 0.057 acres out of NCB 11176, located at 1223 March 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: 0.057 acres out of NCB 11176 TO WIT: from "I-2 H AHOD" Heavy Industrial Mission Historic Overlay Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Mission Historic Overlay Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

5. DENIED

ZONING CASE Z-2023-10700131 (Council District 4): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military

Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.51 acres out of NCB 11138, located at 1507 West Villaret Boulevard. Staff and Zoning Commission recommend Approval. (Continued from February 15, 2024)

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

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

6. **2024-03-21-0208**
PLAN AMENDMENT CASE PA-2024-11600001 (Council District 4): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness/RIMSE Tier" to "Specialized Center" on 401.426 acres out of CB 4005, located at 13610 State Highway 16 South. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700002)

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

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

7. **2024-03-21-0209**
ZONING CASE Z-2024-10700002 (Council District 4): Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 401.426 acres out of CB 4005, located at 13610 State Highway 16 South. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600001)

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: 401.426 acres out of CB 4005 TO WIT: from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

Absent: Nirenberg

8. 2024-03-21-0210

PLAN AMENDMENT CASE PA-2024-11600003 (Council District 5): Ordinance amending the Guadalupe Westside 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 Lots 1 and 2, Block 2, NCB 6127, located at 1330 Montezuma Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700237)

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

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

Absent: Nirenberg

9. 2024-03-21-0211

ZONING CASE Z-2023-10700237 (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 to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lots 1 and 2, Block 2, NCB 6127, located at 1330 Montezuma Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600003)

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 and 2, Block 2, NCB 6127 TO WIT: from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units

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

Jack Fungler spoke in Opposition to the Item.

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

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

Absent: Nirenberg

10.

2024-03-21-0212

ZONING CASE Z-2023-10700295 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 26 and 27, Block 3, NCB 8132, located at 151 Cortez 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: Lots 26 and 27, Block 3, NCB 8132 TO WIT: from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-1 AHOD" Light Commercial 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 Kaur moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

11.

2024-03-21-0213

ZONING CASE Z-2023-10700373 S (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Billiard and Pool Parlor with Food and Alcohol on the Property to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Private Club on Lot 17, Block 18, NCB 15046, located at 6436 Northwest Loop 410. 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 17, Block 18, NCB 15046 TO WIT: from "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Billiard and Pool Parlor with Food and Alcohol on the Property to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Private Club
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00"

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Courage seconded

the motion. The motion carried by the following vote:

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

Absent: Nirenberg

12. CONTINUED

ZONING CASE Z-2023-10700362 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "MF-18" Limited Density Multi-Family District on 1.182 acres out of NCB 14281, generally located in the 4000 block of Gardendale Street. Staff and Zoning Commission recommend Approval.

Councilmember Pelaez moved to Continue to April 4, 2024. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Absent: Nirenberg

13. 2024-03-21-0214

ZONING CASE Z-2023-10700375 S (Council District 8): Ordinance amending the Zoning District Boundary from "MXD" Mixed Use District with a maximum density of sixty-five (65) units per acre to "C-2 S" Commercial District with a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,001 gallons or more total tank capacity within 200-feet of multi-family zoning and uses on Lot P-6, NCB 15017, located at 11306 Huebner Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-6, NCB 15017 TO WIT: from "MXD" Mixed Use District with a maximum density of sixty-five (65) units per acre to "C-2 S" Commercial District with a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,001 gallons or more total tank capacity within 200-feet of multi-family zoning and uses

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

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

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

Absent: Nirenberg

14. 2024-03-21-0215

ZONING CASE Z-2023-10700169 CD S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-1 ERZD" Residential Single-Family Camp

Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use for a Veterinary Hospital - Large And Small Animal and Specific Use Authorization for a Veterinary Hospital – Large and Small Animal over the Edwards Recharge Zone District on Lot 2, Block 1, NCB 16332, located at 18854 Stone Oak Parkway. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Block 1, NCB 16332 TO WIT: from "R-6 MLOD-1 MLR-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use for a Veterinary Hospital - Large And Small Animal and Specific Use Authorization for a Veterinary Hospital – Large and Small Animal over the Edwards Recharge Zone District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

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

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

15. 2024-03-21-0216

PLAN AMENDMENT CASE PA-2023-11600090 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Medium Density Residential” to “Community Commercial” on Lot 99. Block 7, NCB 17825, located at 13807 Bulverde Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700333 CD)

Councilmember Whyte thanked the business owner and the neighborhood association for negotiating the conditions.

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

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

16.

2024-03-21-0217

ZONING CASE Z-2023-10700333 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted on 1.289 acres and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 0.9025 acres with a fence height of up to 10-feet, being 2.1915 acres out of NCB 17825, located at 13807 Bulverde Road. Staff and Zoning Commission recommend Approval, with Conditions. (Associated Plan Amendment PA-2023-11600090)

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.1915 acres out of NCB 17825 TO WIT: from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted on 1.289 acres and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 0.9025 acres with a fence height of up to 10-feet
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Whyte thanked the business owner and Neighborhood Association for negotiating the conditions.

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

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

17.

2024-03-21-0218

ZONING CASE Z-2024-10700003 S (Council District 10): Ordinance amending the zoning district boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Construction Contractor Facility on Lot 21 and the northeast 2.02 feet of Lot 22, Block 1, NCB 16837, located at 10730 Hillpoint 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 21 and the northeast 2.02 feet of Lot 22, Block 1, NCB 16837 TO WIT: from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Construction Contractor Facility

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

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

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

Adjournment

There being no further discussion, the meeting was adjourned at 3:06 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**