

**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 7, 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 2:02 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 11 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

ABSENT: None

Mayor Pro-Tempore Rocha Garcia called the meeting to order at 2:02 p.m.

Mayor Nirenberg joined the meeting shortly thereafter and presided.

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. **2024-03-07-0174**

ZONING CASE Z-2023-10700369 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "R-6 CD HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 17, Lot 18, and the west 12.5 feet of Lot 19, Block 28, NCB 1810, located at 914 West Mulberry Avenue. Staff and Zoning Commission recommend Approval.

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

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

Absent: Kaur

2. **CONTINUED**

ZONING CASE Z-2023-10700191 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Overlay Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single-Family Dignowity Hill Historic Overlay Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 5, Block 2, NCB 529, located at 420 Lamar Street. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Continue. Councilmember McKee-Rodriguez seconded the motion. The motion by the following vote:

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

Absent: Kaur

3. **2024-03-07-0175**

PLAN AMENDMENT CASE PA-2023-11600082 (Council District 3): Ordinance amending the Heritage South Sector Plan land use classification from "Rural Estate Tier" to "Suburban Tier" on 40.001 acres out of CB 4167, located at 3628 South Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700325).

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

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

Absent: Kaur

4. **2024-03-07-0176**

ZONING CASE Z-2023-10700325 (Council District 3): Ordinance amending the zoning district boundary from "RP CD S" Resource Protection District with a Conditional Use for two (2) dwelling units and a Specific Use Authorization for HUD-Code Manufactured Homes, "R-5" Residential Single-Family District, "MF-18" Limited Density Multi-Family District, and "C-2" Commercial District to

"R-4" Residential Single-Family District on 82.17 acres, "MF-18" Limited Density Multi-Family District on 4.077 acres, and "C-2" Commercial District on 10.431 acres, a total of 96.678 acres out of CB 4167, generally located in the 20400 - 20900 block of Gus McCrae Lane and 3628 South Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment case PA-2023-11600082)

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

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

5. **2024-03-07-0177**

ZONING CASE Z-2023-10700347 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to "IDZ-3 MC-2 AHOD" High Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District, "C-2" Commercial District and a Supportive Housing Campus on Lot P-106, NCB 10934, generally located in the 6000 block of South Presa Street. Staff and Zoning Commission recommend Approval. (Continued from February 15, 2024.)

Councilmember Viagran moved to Approve as Amended. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

PUBLIC COMMENT:

Daniel Ortiz, representing the property owner, spoke in support of the Item.

Nikisha Baker, Executive Director of San Antonio Metropolitan Ministries (SAMM), who was the property owner, spoke in support of the Item.

Sangmin Kim and Tony Elizondo who were both individuals that were expected to move into the new SAMM Permanent Supportive Housing units, told their stories of being homeless and how the project would help them.

Theresa Ybanez who lived in the area of the project, spoke in support of the Item. Katie Givens with a non-profit agency called "Close to Home" spoke in support of the Item.

Jack Finger and Hot Wells Neighborhood resident, Brady Alexander, spoke in opposition to the Item.

DISCUSSION:

Councilmember Viagran thanked the community members for their feedback and the City departments as well as SAMM for meeting with the community. She noted that permanent

supportive housing was sorely needed and the issue of homelessness on the south side of town was being addressed through the project.

Mayor Nirenberg and Councilmembers Kaur, McKee-Rodriguez, Rocha Garcia, Castillo, and Cabello Havrda thanked SAMM and the staff of Brooks City Base for creating supportive housing opportunities for youth aging out of foster care as well as those members of the public who shared their personal stories during public comment.

Councilmember Pelaez recognized Leo Gomez from Brooks City Base who spoke in support of the project and the development plan that included making Brooks City Base a regional center to live, work, and play. Mayor Nirenberg noted that the concerns of neighbors were not lost on the City Council adding that Councilmember Viagran would be working with her residents to alleviate their concerns.

6. 2024-03-07-0178

ZONING CASE Z-2023-10700367 HL (Council District 3): Ordinance amending the zoning district boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 1, Block 40, NCB 6571, located at 1302 Hicks Avenue. Staff and Zoning Commission recommend Approval.

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

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

Absent: Kaur

7. CONTINUED

ZONING CASE Z-2023-10700281 (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 "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for seventy-nine (79) dwelling units on the east 130 feet of the west 262.5 feet of the south 335.08 feet of Lot 337, the west 132.5 feet of the east 262.5 feet of Lot 337, and the east 131.25 feet of the north 331.88 feet of Lot 338, Block 35, NCB 11134, located at 1471 and 1477 West Villaret Boulevard and 1487 East Mally Boulevard. Staff and Zoning Commission recommend Approval. (Continued from February 15, 2024)

Jack Finger spoke in opposition to the Item.

Councilmember Courage moved to Continue. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

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

Absent: Kaur

8. 2024-03-07-0179

ZONING CASE Z-2023-10700221 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Specific Use Authorization for Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted on Lot 2, Block 5, NCB 16329, located at 920 West Loop 1604. Staff and Zoning Commission recommend Approval.

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

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

9. 2024-03-07-0180

ZONING CASE Z-2023-10700377 (Council District 10): Ordinance amending the Zoning District Boundary from "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry to "ED AHOD" Entertainment Airport Hazard Overlay District on 3.343 acres out of NCB 14945, located at 10440 Wurzbach Parkway. Staff and Zoning Commission recommend Approval.

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

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

Adjournment

There being no further business, the meeting was adjourned at 2:50 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**