

**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, April 4, 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 2:00 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

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

ABSENT: 1 Alderete Gavito

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 John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services unless otherwise noted.

1. 2024-04-04-0235

ALCOHOL VARIANCE # AV-2024-001 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages

on Lots 1-4, the west 15-feet of Lot 5, and the north 18.6-feet of Lots 21-24, Block 6, NCB 6405, by Denise Aguirre, applicant and operator, of Roundabout Restaurant/Bodega, located at 1710 Blanco Road for on-premise and off-premise consumption within three-hundred (300) feet of Agnes Cotton Elementary Academy, a public education institution in San Antonio Independent School District (SAISD).

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Kaur commented that the Principal of Cotton Elementary had no issue with the variance so moved to approve.

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

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

2. 2024-04-04-0236

PLAN AMENDMENT CASE PA-2023-11600078 (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 "High Density Residential" to "Community Commercial" on Lot 21, NCB 8410, located at 707 Vance Jackson Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2023-10700300 CD)

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

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

3. 2024-04-04-0237

ZONING CASE Z-2023-10700300 CD (Council District 1): Ordinance amending the zoning district boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside on Lot 21, NCB 8410, located at 707 Vance Jackson Road. Staff and Zoning recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600078)

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, NCB 8410 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

4. 2024-04-04-0238

ZONING CASE Z-2023-10700380 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "RM-6 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District on Lot 10, Block 3, NCB 729, located at 320 Riddle 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 10, Block 3, NCB 729 TO WIT: from "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "RM-6 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

5. 2024-04-04-0239

ZONING CASE Z-2024-10700015 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 Professional Office on Lot 10, Block 30, NCB 7157, located at 1214 Santa Monica. 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 10, Block 30, NCB 7157 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 Professional Office

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

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

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

Absent: Alderete Gavito

6. DENIED

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. (Continued from March 7, 2024)

PUBLIC COMMENT:

Dee Smith, Lauren Bartholomew, Phyllis McNair, Randy Ohman, and Liz Franklin spoke in opposition to the Item.

Jose Rodriguez, owner of the property requested approval of the Item.

DISCUSSION:

Councilmember McKee-Rodriguez commented that he did not feel the proposed use was consistent with the neighborhood.

Mayor Nirenberg asked if adding one home would be considered an Accessory Dwelling Unit (ADU). Assistant Director of the Development Services Department, Melissa Ramirez, explained that ADU's were only allowed if the property owner lived on the property and Mr. Rodriguez did not live there.

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

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

Absent: Alderete Gavito

7. DENIED

ZONING CASE Z-2023-10700328 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P S AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Specific Use

Authorization for a Carwash on Lot 27 and Lot 90, Block 16, NCB 15786, located at 5506 Walzem Road. Staff and Zoning Commission recommend Approval.

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

Russell Nelson spoke in support of the Item.

DISCUSSION:

Councilmember McKee-Rodriguez thanked the owner for their community outreach but noted there were already five car washes in the area.

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

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

8. 2024-04-04-0240

ZONING CASE Z-2023-10700371 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-4 CD EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for two (2) dwelling units on Lot 14, Block 36, NCB 6457, located at 1555 Paso Hondo. 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 14, Block 36, NCB 6457 TO WIT: from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-4 CD EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for two (2) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

9. **WITHDRAWN**

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. (Continued from March 21, 2024)

Item was withdrawn and not heard.

10. **POSTPONED**

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 March 7, 2024)

Item was postponed and not heard.

11. **2024-04-04-0240**

ZONING CASE Z-2024-10700013 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-11E and Lot P-12E, NCB 15069, generally located at the 12000 Block of 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 P-11E and Lot P-12E, NCB 15069 TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

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

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

Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

12. CONTINUED

ZONING CASE Z-2023-10700370 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 HS AHOD" Heavy Industrial Historic Significant Airport Hazard Overlay District and "I-2 H AHOD" Heavy Industrial Cattleman Square Historic Airport Hazard Overlay District to "IDZ-2 HS AHOD" Medium Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 48 dwelling units and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Cattleman Square Historic Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 48 dwelling units on Lot 11, Lot 12, and the north 27.92 feet of Lot 10, Block 78, and the west half of Block 249, NCB 249, located at 421 North Medina Street and 1232 West Martin Street. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Continue. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

13. DENIED

PLAN AMENDMENT CASE PA-2023-11600060 (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 "Agribusiness Tier" to "Suburban Tier" on 6.73 acres out of NCB 13942, located at 1621 South Callaghan Road. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2023-10700091 CD)

Items 13 and 14 were taken together.

PUBLIC COMMENT:

Bobby Herrera, Roy Agellon, Albert Moreno, and Javier Torres spoke in support of the Item.

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Cabello Havrda asked staff if the property had received any City Code violations. Assistant Director of the Development Services Department stated that there were code violations that the property owner was working to rectify. Councilmember Cabello Havrda and Councilmember Pelaez commented that parking oversized vehicles behind people's homes was not acceptable. Councilmember Viagran expressed concern about where the vehicles could be parked.

Councilmember Cabello Havrda moved to Deny. Councilmember Pelaez seconded the motion.

The motion carried by the following vote:

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

Absent: Alderete Gavito

14. DENIED

ZONING CASE Z-2023-10700091 CD (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 and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Truck Repair and Maintenance with Oversized Vehicle Storage on 6.73 acres out of NCB 13942, located at 1621 South Callaghan Road. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment PA-2023-11600060)

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

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

Absent: Alderete Gavito

15. 2024-04-04-0242

ZONING CASE Z-2023-10700184 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 "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot P-4A, CB 4549, Lot P-1B, CB 4550, Lot P-2C, CB 4552, and Lot P-2C, CB 4562, generally located in the 16000 block of Kyle Seale 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 P-4A, CB 4549, Lot P-1B, CB 4550, Lot P-2C, CB 4552, and Lot P-2C, CB 4562 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 "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

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

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

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

16. 2024-04-04-0243

ZONING CASE Z-2023-10700362 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2NA" Commercial Nonalcoholic Sales 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. (Continued from March 21, 2024)

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: 1.182 acres out of NCB 14281 TO WIT: from "C-2NA" Commercial Nonalcoholic Sales District to "MF-18" Limited Density Multi-Family District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

17. 2024-04-04-0244

ZONING CASE Z-2024-10700009 (Council District 8): Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "C-3NA" General Commercial Nonalcoholic Sales District on 7,428 square feet out of NCB 17386, located at 12400 Network Boulevard. Staff and Zoning Commission recommend Approval.

Jack Finger spoke in opposition to the Item.

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

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

Adjournment

There being no further discussion, the meeting was adjourned at 3:02 p.m.

Approved

Ron Nirenberg
Mayor

Debbie Racca-Sittre
City Clerk

DRAFT