

**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
Ana Sandoval, Dist. 7 | Manny Pelaez, Dist. 8
John Courage, Dist. 9 | Clayton Perry, Dist. 10

Thursday, April 21, 2022

2:00 PM

Municipal Plaza Building

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 2:08 PM. Interim City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 9 – Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

ABSENT: 2 - Bravo, Rocha Garcia

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. POSTPONED

PLAN AMENDMENT CASE PA-2021-11600108 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" and "Public Institutional" to "Light Industrial" on Lot P-8B, CB 5129, located at 5721 US Highway 87 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700313) (Continued from March 3, 2022)

Item was withdrawn and not considered.

2. POSTPONED

ZONING CASE Z-2021-10700313 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lot P-8B, CB 5129, located at 5721 US Highway 87 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600108) (Continued from March 17, 2022)

Item was withdrawn and not considered.

3. 2022-04-21-0286

PLAN AMENDMENT CASE PA-2022-11600002 (Council District 2): Ordinance amending the Dignowity Hill Neighborhood 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 Lot 14, Block G, NCB 1659, located at 917 Nolan Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700005) (Continued from the April 7, 2022)

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember McKee-Rodriguez highlighted the Item acknowledging the discussions between the applicant and the neighborhood.

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

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

4. 2022-04-21-0287

ZONING CASE Z-2022-10700005 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Historic Dignowity Hill Airport Hazard Overlay District with uses permitted in "R-6" Residential Single-Family District and a Food Service Establishment on Lot 14, Block G, NCB 1659, located at 917 Nolan Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600002) (Continued from April 7, 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 14, Block G, NCB 1659 TO WIT: from "R-6 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Historic Dignowity Hill Airport Hazard Overlay District with uses permitted in "R-6" Residential Single-Family District and a Food Service Establishment "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember McKee-Rodriguez highlighted the Item acknowledging the discussions between the applicant and the neighborhood.

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

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

5. 2022-04-21-0288

Plan Amendment Case PA2022-11600004 (Council District 3): An Ordinance amending the Brooks Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classifications from "Low Density Residential", "Urban Low Density Residential", "Neighborhood Mixed Use", and "Neighborhood Commercial" to "Urban Mixed Use", "Neighborhood Mixed Use", "Community Commercial", "Medium Density Residential", "Parks & Open Space" and "Community Commercial" on NCB 10949, Lot 13;

NCB 10949, Lot C; NCB 10949, Lot D; NCB 10949, Lot 27 Miller BAR-B-Q SUBD. I; NCB 10949, Lot 14 and NE 31 FT X 50 FT of 19; NCB 10949, Lots 16, 23, 26, W IRRG 31 FT of NE 62 FT of 19, NE IRRG 36.56 FT of TR-4 and W IRRG 5.6 FT of F; NCB 10949, Lot 10; NCB 10949, Lot 15; NCB 10949, Lot 18; NCB 10949, Lot 7B; NCB 10949, Lot 7A; NCB 10949, Lot 8B; NCB 10949, Lot 21; NCB 10949, Lot TR-8; NCB 10949, Lot TR-8C; NCB 10937, Block 5, Lot 34; NCB 10937, Block 5, Lots 36 and 37; NCB 10942, Block 7, Lot W 75 FT of S 145.2 FT of 5 or 5A; NCB 10945, Block 10, Lot 15; NCB 10945, Block 10, Lot 16; NCB 10937, Block 5, Lot 33; NCB 10940, Block 5, Lot 5 & W 50 FT of 4 and E 100 FT of S 150 FT of 4; NCB 10943, Block 8, Lot 19 ARDENWOOD SUBD-REPLAT; NCB 10943, Block 8, Lot E 50 FT of W 200 FT of 2; NCB 10502, Block 6, Lot 43; NCB 12047, Block 19 Lot E IRRG 92.25 FT of 16; NCB 10526, Block 9, Lots 7, 8 and 9; NCB 13605, Block 2, Lot 23; NCB 12135, Block 21, Lot 11 (PECAN TERRACE); NCB 12135, Block 21, Lot 10 (PECAN TERRACE); NCB 10827, Block 16, Lot 69; NCB 10853, Block 1, Lots 1 and 2; NCB 10848, Lot P-102 (38.7248 AC), P-103G(2 AC), P-103J(.4212 AC), P-103F (0.372 AC), P-104 (9.48 AC); NCB 10865, P-100E (3.53 AC); NCB 10848, Lot P-100 (11.313 AC) and P-100A (6.307 AC); NCB 10879, TR-A or ARB P-101; NCB 10879, Block 1, Lot N 50X50 FT of 1 MISSION TRAIL RV PARK SUBD; NCB 10879 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 999 (PRIVATE STREET); NCB 10879, Block 1, Lot S IRR PT of 1 (MISSION TRAIL RV PARK SUBD); NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1 Lot 4 and NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1 Lot 3. Multiple addresses located between/on the 2700 Block of Bill Miller Lane, 4100 and 4200 Block of Clark Ave., 800, 900 and 1000 Block of Hot Wells Blvd., 4900 Block of Clark Ave., 900 Block of Avondale Ave., 400 Block of Bushick Dr., 1900 and 2100 Block of Goliad Rd., 4500 and 5800 Block of Pecan Valley Dr., 6700 Block of Enfield, 100 Block of Nash Blvd., 100 Block of Kate Schenck, 4100 Block of SE Military Dr., 3900 Block of Killarney Dr., 7300 and 7400 Block of Copinsay Ave., 3500 and 3600 Block of Orkney, and 7800 Block of Chelico Dr. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2022-10700014 CD S) [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

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

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Viagran noted the conditions that had been agreed upon by the applicant, staff, Planning and Zoning Commissions.

6.

2022-04-21-0289

Zoning Case Z2022-10700014 CD S (Council District 3): Ordinance amending Zoning District Boundaries from R-4 Residential Single-Family District, RM-4 Residential Mixed District, RM-4 CD Residential Mixed District with a Conditional Use for an Elderly Boarding Home, MF-33 Multi-Family District, C-2 Commercial District, C-2NA Commercial Nonalcoholic Sales District, C-2 CD Commercial District with a Conditional Use for Food Products Processing, O-2 High-Rise Office District, C-3 General Commercial District, C-3R General Commercial Restrictive Alcohol Sales District, C-3NA General Commercial Nonalcoholic Sales District, and I-1 General Industrial District including AHOD Airport Hazard Overlay District as applicable to R-4 Residential Single-Family District, RM-4 Residential Mixed District, RM-6 Residential Mixed District, MF-18 Limited Density Multi-Family District, O-1 Office District, C-1 Light Commercial District, C-2 Commercial District, C-2 S Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week, C-2 CD Commercial District with a Conditional Use for a Construction Trade Contractor, C-2 S Commercial District with a Specific Use Authorization for Telephone Equipment Infrastructure, C-2 CD Commercial District with a Conditional Use for a Food Processing Facility, C-2 S Commercial District with a Specific Use Authorization for a Wireless Communications System with AHOD Airport Hazard Overlay District remaining unchanged as applicable on NCB 7352, Block 4, Lot 25; NCB 11027, Block C, Lot 10; NCB 11027, Block C, Lot 14 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 13 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 12 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 11 HIGHLAND HILLS COTTAGES UT-1; NCB 9640, Block 31, Lot 10; NCB 9640, Block 31, Lot 9; NCB 9640 Block 31, Lot 8; NCB 9640, Block 31, Lot 7; NCB 9640, Block 31, Lot 6; NCB 9641, Block 30, Lot 13; NCB 9641, Block 30, Lot 14 SOUTHCROSS SUBD; NCB 9641, Block 30, Lot 8 EXC SW IRR 2.08 ft of 8; NCB 10141, Block 25, Lot 2 3, & W 100 ft of 6; NCB 10141, Block 25, Lot E IRR 156 ft of 6; NCB 10141, Block 25, Lot 4 EXC W IRR 5.0; NCB 10141, Block 25, Lot 5; NCB 10141, Block 25, Lot B; NCB 9642, Block 32, Lot 12 (HAWKINS SUBD); NCB 9642, Block 32, Lot 13 (HAWKINS SUBD); NCB 9643, Block 34, Lot W IRR 60.9 ft of Block; NCB 9643, Block 34, Lot NE IRR 81.29 ft of Block; NCB 9643, Block 34, Lot S IRR 164.25 ft of Block 34; NCB 12712, Block 9, Lot 1; NCB 10949, Lot 13; NCB 10949, Lot 27 MILLER BAR-B-Q SUBD. I; NCB 10949, Lot 14 & NE 31 ft X 50 ft of 19; NCB 10949, Lot 16 23 26, W IRRG 31 ft of NE 62 ft of 19, NE IRRG 36.56 ft of TR-4 & W IRRG 5.6 ft of F; NCB 10949, Lot 18; NCB 10949, Lot 7B; NCB 10949, Lot 7A; NCB 10949, Lot 8B; NCB 10949, Lot 21; NCB 10949, Lot TR-8; NCB 10935, Lot TR-1; NCB 10942, Block 7, Lot W 75 ft of S 145.2 ft of 5 or 5A; NCB 10945, Block 10, Lot 15; NCB 12030, Block 2, Lot 16; NCB 10937, Block 5, Lot 38; NCB 10937, Block 5, Lot 33; NCB 10940, Block 5, Lot E 50 ft of N 150 ft of 4; NCB 10940, Block 5, Lot 13; NCB 10940, Block 5, Lot 5 & W 50 ft of 4 & E 100 ft of S 150 ft of 4; NCB 10942, Block 7, Lot 5B, 5C, S 77.6 ft of N 155 ft of 5 & W 23.74 ft of 4; NCB 10943, Block 8, Lot 19 ARDENWOOD SUBD-REPLAT; NCB 10943, Block 8, Lot E 50 ft of W 200 ft of 2; NCB 10502, Block 6, Lot 43; NCB 12135, Block 21, Lot 11 (PECAN TERRACE); NCB 12135, Block 21, Lot 10 (PECAN TERRACE); NCB 10827, Block 16, Lot 69; NCB 10853, Block 1, Lots 1 & 2; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 3; NCB

13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 2; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 1; NCB 13021, Block 2, Lot 10 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 9 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 8 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 7 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 6 HIGHLAND HEIGHTS UT-3A; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 2, Lot 11; NCB 13021, Block 2, Lot 4 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 3 HIGHLAND HEIGHTS UT-1; NCB 10865, P-100C; NCB 13021, Block 2, Lot 2 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 1 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 46 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 45 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 44 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 43 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 42 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 41 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 40 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 39 HIGHLAND HEIGHTS UT-3A; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 8; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 9; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 10; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 11; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 12; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 13; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 14; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 15; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 16; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 17; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 18; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 19; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 20; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 21; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 22; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 23; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 24; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 25; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 26; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 27; NCB 10848, Lot P-103(1.2408 AC) & 103F(0.372 AC); NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 56; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 55; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 54; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 53; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 52; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 51; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 50; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 49; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 48; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 47; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 46; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 45; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 40; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 39; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 38; NCB 13021(HIGHLAND

HEIGHTS BLUFF SUBD), Block 8, Lot 37; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 36; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 35; NCB 12847, Block 2, Lot 12; NCB 10879, TR-A or ARB P-101; NCB 10879, Block 1, Lot N 50X50 ft of 1 MISSION TRAIL RV PARK SUBD; NCB 10870, Block 4, Lot N 60 ft of 11; NCB 10879 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 999 (PRIVATE STREET); NCB 10879, Block 1, Lot S IRR PT of 1 (MISSION TRAIL RV PARK SUBD); NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 4; NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 3; and NCB 10879, Block 1, Lot 2 CVS

PHARMACY # 10633. Multiple addresses located between/on 400 Block of Merry Ann Dr., 2400 Block of Monticello Court, 200 Block of Lyric Ave., 1000, 1100 and 2100 Block of Goliad Rd., 2800 and 2900 Block of East Southcross Blvd., 3900, 4000, 4100, 4200, 4400, 4600 and 4900 Block of Clark Ave, 700 Block of Meeks, 5000 Block of Cynthia Linn, 2700 Block of Bill Miller Ln., 900 and 1000 Block of Hot Wells Blvd., 900 Block of Avondale Ave., 2800 Block of Montrose St., 400 Block of Bushick Dr., 100 Block of Kate Schenck, 100 Block of Nash Blvd., 6700 Block of Enfield, 6700, 6800, 6900 and 7000 Block of Alsbrook Dr., 6700 Block of Tehama Gate, 600 and 6700 Block of Kenswick View, 3900 Block of Killarney Dr., 6700 Block of Ambergris CV, 3700 Block of Southport Dr., 7300 Block of Copinsay Ave., 3500 and 3600 Block of Orkney, 7300 Block of Glasgow Dr., 7800 Block of Chelico Dr., and the 3500 Block of SE Military Dr. Staff recommends approval pending the plan amendment. Zoning Commission recommends approval pending the plan amendment save and except the southern 21 acres of Area 2E. (Associated Plan Amendment PA2022-11600004) [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

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

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Viagran noted that the conditions that had been agreed upon by the applicant, staff, Planning and Zoning Commissions.

7. 2022-04-21-0290

ZONING CASE Z-2022-10700032 (Council District 4): 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 MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-19 and Lot P-19D, NCB 15180, generally located in the 400 block of Southwest Loop 410 and Valley Hi 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 P-19 and Lot P-19D, NCB 15180 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 and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales 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 Courage moved to Approve on Zoning Consent. Councilmember Perry seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

Councilmember Pelaez highlighted the Item on behalf of Councilmember Rocha Garcia in support of the Item.

8.

2022-04-21-0291

ZONING CASE Z-2021-10700336 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 to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the North 64.64 feet of Lot 12, save and except the west 15 feet, Block 9, NCB 8992, located at 840 Southwest 36th 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: North 64.64 feet of Lot 12, save and except the west 15 feet, Block 9, NCB 8992 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-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

the motion. The motion carried by the following vote:

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

9. CONTINUED

ZONING CASE-Z-2022-10700028 (City Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 GC-2 MLOD-2 MLR-2 AHOD" Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-10B, NCB 17640, generally located in the 2100 block of North Ellison Drive. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Continue until May 5, 2022. Councilmember Perry seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

10. CONTINUED

ZONING CASE Z-2021-10700350 CD (Council District 7): Ordinance amending the Zoning District Boundary from "RE" Residential Estate District to "RE CD" Residential Estate District with a Conditional Use for an Assisted Living Facility for no more than ten (10) residents on Lot 11D, Block N, NCB 14666, located at 6960 Pembroke Road. Staff and Zoning Commission recommend Denial. (Continued from April 7, 2022)

Councilmember Courage moved to Continue until May 5, 2022. Councilmember Perry seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

11. CONTINUED

ZONING CASE Z-2022-10700013 CD (Council District 7): 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 "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 Manufactured Home / Oversize Vehicle Sales, Service Or Storage on Lot 17, Block 1, NCB 13598, located at 4323 Culebra Road. Staff and Zoning Commission recommend Approval, with Conditions. (Continued from April 7, 2022)

Councilmember Courage moved to Continue until May 5, 2022. Councilmember Perry seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

12. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600009 (Council District 7): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Mixed Use Center" on 3.897 acres out of NCB 34479, located at 10225 Braun Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700021) (Continued from April 7, 2022)

Councilmember Courage moved to Continue until May 5, 2022. Councilmember Perry seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

13. CONTINUED

ZONING CASE Z-2022-10700021 (Council District 7): Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "MXD" Mixed Use District with a maximum density of 50 units per acre on 3.897 acres out of NCB 34479, located at 10225 Braun Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600009) (Continued from April 7, 2022)

Councilmember Courage moved to Continue until May 5, 2022. Councilmember Perry seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

14. 2022-04-21-0292

ZONING CASE Z-2022-10700034 (Council District 7): Ordinance amending the Zoning District Boundary from “R-6” Residential Single-Family District to “C-2” Commercial District on Lot P-7, Lot P-7A and Lot P-100, NCB 16047, located at 9290 Leslie 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-7, Lot P-7A and Lot P-100, NCB 16047 TO WIT: from “R-6” Residential Single-Family District to “C-2” Commercial District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

15. 2022-04-21-0293

ZONING CASE Z-2022-10700030 CD (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Office Warehouse (Flex Space) on Lot P-7, NCB 16582, located at 15709 Nacogdoches 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-7, NCB 16582 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Office Warehouse (Flex Space)
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

Aye: Nirenberg, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Perry,

Castillo, Cabello Havrda

Absent: Bravo, Rocha Garcia

Adjournment

There being no further discussion, the meeting was adjourned at 2:26 PM.

Approved

**Ron Nirenberg
Mayor**

Attest:

**Debbie Racca-Sittre
Interim City Clerk**