

**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, May 5, 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 2:09 PM. Interim City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 11 – Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Sandoval, Courage, Pelaez, Perry, Castillo, Cabello Havrda

ABSENT: None

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.

DENIED

PLAN AMENDMENT CASE PA-2022-11600005 (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 "Urban Low Density Residential" to "Neighborhood Commercial" on Lots 13-16, Block 33, NCB 8430, located at 714 Vance Jackson. Staff and Planning Commission recommend Denial.

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

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

Jack Finger spoke in opposition to the Item.

2.

DENIED

ZONING CASE Z-2022-10700015 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Hardware Sales to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lots 13-16, Block 33, NCB 8430, located at 714 Vance Jackson. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment PA-2022-11600005)

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

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

Jack Finger spoke in opposition to the Item.

3.

2022-05-05-0309

ZONING CASE Z-2022-10700039 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lot 13 and the west 51.2 feet of Lot 14, Block 5, NCB 2048, located at 244 Princeton 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 and the west 51.2 feet of Lot 14, Block 5, NCB 2048 TO WIT: from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1

AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units

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

Jack Finger spoke in opposition to the Item.

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

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

4. 2022-05-05-0310

ZONING CASE Z-2022-10700042 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lots 33-38, Block 24, NCB 1803, located at 927 West Mulberry 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 33-38, Block 24, NCB 1803 TO WIT: from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation 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 Rocha Garcia seconded the motion. The motion carried by the following vote:

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

5. 2022-05-05-0311

ZONING CASE Z-2022-10700046 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 33 and Lot 34, Block 27, NCB 1809, located at 1025 West Huisache Avenue. Staff and Zoning Commission recommended 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 33 and Lot 34, Block 27, NCB 1809 TO WIT: from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation 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 Rocha Garcia seconded the motion. The motion carried by the following vote:

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

6. CONTINUED

ZONING CASE Z-2022-10700048 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 a Professional Office on Lot 11, Block 90, NCB 7110, located at 1401 Lee Hall. Staff recommends Approval. Zoning Commission recommends Denial.

Hannah Minard, President of the Uptown Neighborhood Association, spoke in support of the Item.

Jack Finger spoke in opposition to the Item.

Councilmember Courage moved to continue to May 19, 2022. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

7. 2022-05-05-0312

ZONING CASE Z-2022-10700053 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 CD H UC-4 AHOD" Residential Single-Family Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Day Care Center to "R-6 CD IDZ H UC-4 AHOD" Residential Single-Family Infill Development Zone Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment on Lot 12 and the west 16.5 feet of Lot 11, Block 3, NCB 2964, located at 536 East Courtland Place. Staff and Zoning Commission recommend Approval, with Conditions.

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 12 and the west 16.5 feet of Lot 11, Block 3, NCB 2964 TO WIT: from "R-6 CD H UC-4 AHOD" Residential Single-Family Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Day Care Center to "R-6 CD IDZ H UC-4 AHOD" Residential Single-Family Infill Development Zone Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Bravo moved to approve with conditions. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

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

8. 2022-05-05-0313

ZONING CASE Z-2022-10700054 (Council District 1): Ordinance amending the Zoning District Boundary from "IDZ NCD-5 AHOD" Infill Development Zoning Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for an "NC" Neighborhood Commercial and Metal/Woodworking Shop to "IDZ-2 NCD-5 AHOD" Medium Intensity Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 28 and a 0.0032 acre tract of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati 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 28 and a 0.0032 acre tract of Lot 31, Block 3, NCB 3032 TO WIT: from "IDZ NCD-5 AHOD" Infill Development Zoning Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for an "NC" Neighborhood Commercial and Metal/Woodworking Shop to "IDZ-2 NCD-5 AHOD" Medium Intensity Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for four (4) dwelling units "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

9. 2022-05-05-0314

PLAN AMENDMENT CASE PA-2022-11600014 (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" to "Community Commercial" on Lot 14-17, Block 1, NCB 16533, located at 9249 IH-10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700037CD)

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

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

10. 2022-05-05-0315

ZONING CASE Z-2022-10700037 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Truck Repair And Maintenance on Lots 14-17, Block 1, NCB 16533, located at 9249 Interstate Highway 10 East. 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 14-17, Block 1, NCB 16533 TO WIT: from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Truck Repair And Maintenance

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

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

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

11. 2022-05-05-0316

ZONING CASE Z-2022-10700041 HL (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to

"RM-4 HL MLOD-3 MLR-2 AHOD" Residential Mixed Historic Landmark Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 50 feet of Lots 1 through 6, Block 13, NCB 1603, located at 1211 South Gevers 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 south 50 feet of Lots 1 through 6, Block 13, NCB 1603 TO WIT: from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 HL MLOD-3 MLR-2 AHOD" Residential Mixed Historic Landmark Martindale Army Airfield 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 Rocha Garcia seconded the motion. The motion carried by the following vote:

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

12. CONTINUED

ZONING CASE Z-2022-10700050 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District to "IDZ-3 HS AHOD" High Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 6, Block 1, NCB 991, located at 818 Austin Street. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to continue to June 2, 2022. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

13. 2022-05-05-0317

ZONING CASE Z-2022-10700059 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.0950 acres out of Lot 4, NCB 12168, located at 2800 North East 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: 0.0950 acres out of Lot 4, NCB 12168 TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial 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 Rocha Garcia seconded the motion. The motion carried by the following vote:

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

14. CONTINUED

ZONING CASE Z-2022-10700049 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 19, Block 21, NCB 9321, located at 618 Verne Street. Staff recommends Denial. Zoning Commission recommends Approval.

Jack Finger spoke in opposition to the Item.

Councilmember Courage moved to continue to May 19, 2022. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

15. 2022-05-05-0318

PLAN AMENDMENT CASE PA-2022-11600016 (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 "Agribusiness RIMSE Tier" to "General Urban Tier" on Lot 1, Block 3, NCB 16624, located at 14050 Southton Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700051)

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

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

16. 2022-05-05-0319

ZONING CASE Z-2022-10700051 (Council District 3): Ordinance amending the Zoning District Boundary from "MF-18" Limited Density Multi-Family District to "MF-25" Low Density Multi-Family District on Lot 1, Block 3, NCB 16624, located at 14050 Southton Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2022-11600016)

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, Block 3, NCB 16624 TO WIT: from “MF-18” Limited Density Multi-Family District to “MF-25” Low 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 Rocha Garcia seconded the motion. The motion carried by the following vote:

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

17. 2022-05-05-0320

PLAN AMENDMENT CASE PA-2021-11600069 (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 “Natural Tier” and “Country Tier” to “Suburban Tier” on 64.490 acres out of CB 4202 and CB 4201, located at 16735 South State Highway 16. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2021-10700208)

Jack Finger spoke in opposition to the Item.

Councilmember Rocha Garcia moved to approve. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

18. 2022-05-05-0321

ZONING CASE Z-2021-10700208 (Council District 4): Ordinance amending the Zoning District Boundary from “FR AHOD” Farm and Ranch Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District on 64.490 acres out of CB 4202 and CB 4201, located at 16735 South State Highway 16. Staff recommends Denial. 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: 64.490 acres out of CB 4202 and CB 4201 TO WIT: from “FR AHOD” Farm and Ranch Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family 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 Rocha Garcia moved to approve. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

19. DENIED

ZONING CASE Z-2022-10700010 CD (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 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 Lot 24, Block 48, NCB 15150, located at 106 Old Valley Hi Drive. Staff and Zoning Commission recommend Denial.

Jack Finger spoke in opposition to the Item.

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

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

20. CONTINUED

ZONING CASE Z-2022-10700029 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 34.506 acres out of CB 4296 and CB 4297, located at 15895 South State Highway 16. Staff recommends Denial. Zoning Commission recommends Approval.

Jack Finger spoke in opposition to the Item.

Councilmember Rocha Garcia moved to continue to June 16, 2022. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

21. 2022-05-05-0322

ZONING CASE Z-2022-10700047 (Council District 5): 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 "RM-5 MLOD-2 MLR-1 AHOD"

Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 17 and Lot 18, Block 10, NCB 8906, located at 2533 West 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 17 and Lot 18, Block 10, NCB 8906 TO WIT: from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed 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 Rocha Garcia seconded the motion. The motion carried by the following vote:

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

22. CONTINUED

ZONING CASE Z-2021-10700334 (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 23, Block 51, NCB 17642, generally located in the 10000 Block of State Highway 151. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to continue to June 2, 2022. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

23. 2022-05-05-0323

ZONING CASE-Z-2022-10700028 (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. (Continued from April 21, 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-10B, NCB 17640 TO WIT: 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
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

24. 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 21, 2022)

Jack Finger spoke in opposition to the Item.

Councilmember Courage moved to continue to June 2, 2022. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

25. WITHDRAWN

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 21, 2022)

Item was withdrawn.

26. 2022-05-05-0324

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 21, 2022)

Items 26 and 27 were heard together.

PUBLIC COMMENT:

James Wendel spoke in opposition to the Item, provided a written statement from Mollie Wendel and a document containing 178 signatures in opposition to the Item.

Bryan Morgan, Sandra Archey, Alexander Archey, Kyle Forson, and Jack Finger spoke in opposition to the Item.

Councilmember Sandoval moved to Approve with amended site plan. Councilmember Castillo seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Sandoval, Courage, Perry, Castillo, Cabello Havrda

Absent: Pelaez

DISCUSSION:

Councilmember Sandoval invited the property owner's representative to provide information on the revised site plan and explain restrictive covenants. The property owner committed to working with the Enclave at Laurel Canyon Neighborhood. Councilmember Sandoval asked staff to clarify compliance with City Code. Assistant Director of Development Services Melissa Ramirez stated that the owner would be required to comply with current development standards. Assistant City Manager Rod Sanchez explained that the owner lost their vested rights after they altered the site plan.

27.

2022-05-05-0325

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 21, 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: 3.897 acres out of NCB 34479 TO WIT: from "R-4" Residential Single-Family District to "MXD" Mixed Use District with a maximum density of 50 units per acre

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

Councilmember Sandoval moved to approve with amended site plan. Councilmember Castillo seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Sandoval, Courage, Perry, Castillo, Cabello Havrda

Absent: Pelaez

28. 2022-05-05-0326

ZONING CASE Z-2022-10700043 CD (Council District 7): 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 two (2) dwelling units on Lot 13, Block 6, NCB 9820, located at 106 Vaughan Place. 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 6, NCB 9820 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 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 Rocha Garcia seconded the motion. The motion carried by the following vote:

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

29. CONTINUED

ZONING CASE Z-2022-10700002 S (Council District 8): Ordinance amending the Zoning District Boundary from "PUD C-2 AHOD" Planned Unit Development Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on Lot 34, NCB 11622, located at 4242 Medical Drive. Staff and Zoning Commission recommend Approval, with Conditions.

Councilmember Courage moved to continue to June 2, 2022. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

30.

CONTINUED

ZONING CASE Z-2022-10700055 S (Council District 8): Ordinance amending the Zoning District Boundary from "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on the south 310.25 feet of the northwest 572.05 feet of Lot 25, Block, NCB 13662, located at 8308 Fredericksburg Road. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to continue to May 19, 2022. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

31.

2022-05-05-0327

ZONING CASE Z-2022-10700040 HL (Council District 10): Ordinance amending Zoning District Boundary from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-4 HL MLOD-3 MLR-2" Residential Single-Family Historic Landmark Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 16, Block 8, NCB 9137, located at 207 Wyanoke 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 16, Block 8, NCB 9137 TO WIT: from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-4 HL MLOD-3 MLR-2" Residential Single-Family Historic Landmark Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

Adjournment

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

Approved

**Ron Nirenberg
Mayor**

Attest:

**Debbie Racca-Sittre
Interim City Clerk**