

**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

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**Thursday, June 16, 2022**

**2:00 PM**

**Municipal Plaza Building**

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The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 3:25 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT: 10** – Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Perry

**ABSENT: 1** - Sandoval

**Zoning Items**

**1. CONTINUED**

PLAN AMENDMENT CASE PA-2022-11600030 (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 "Neighborhood Commercial" to "Community Commercial" on Lots 7-11, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026,

generally located at 1016 and 1024 Cincinnati Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700094 CD)

## PUBLIC COMMENT

Oralia Lopez requested that the Item be continued due to zoning concerns and noise issues associated with the proposed project.

Martha Lopez spoke in opposition to the Item's proposed zoning and noise associated with the project site.

Manuel Gomez, General Manager of the Light House Lounge, spoke of the proposed zoning changes associated with the Item and the reasoning for the requests.

Roy Zamora, owner of Lighthouse Lounge, spoke in support of small businesses using the facility which would allow for increased activity at the site and that the owners would continue to work with residents to address their concerns.

Adolfo Cabrera spoke in opposition of the Item and expressed concerned of activities and increased noise associated with events at the site.

Athena Santos spoke in opposition to the Item and expressed her concerns regarding noise associated with activities at the site.

Margie Santos spoke in opposition of the Item and activities at the Lighthouse Lounge site.

## DISCUSSION

Councilmember Bravo asked for clarification on the zoning conditions associated with the proposed zoning. Councilmember Bravo asked that consultant Don Fitz be allowed to perform a site visit.

Councilmember Bravo moved to Continue. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

2.

## CONTINUED

ZONING CASE Z-2022-10700094 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern with Cover Charge 3 or More Days Per Week on Lots 7-11, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026, generally located at 1016 and 1024

Cincinnati Avenue. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions. (Associated Plan Amendment PA-2022-11600030)

Councilmember Bravo moved to Continue. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**3. 2022-06-16-0463**

PLAN AMENDMENT CASE PA-2022-11600037 (Council District 1): Ordinance amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Urban Mixed Use" on the north 78.02 feet of the south 123.02 feet of Lot 3, Block B, NCB 935, located at 111 Cedar Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700110)

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**4. 2022-06-16-0464**

ZONING CASE Z-2022-10700110 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 H AHOD" Multi-Family Historic King William Airport Hazard Overlay District to "C-2 H AHOD" Commercial Historic King William Airport Hazard Overlay District on the north 78.02 feet of the south 123.02 feet of Lot 3, Block B, NCB 935, located at 111 Cedar Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600037)

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 north 78.02 feet of the south 123.02 feet of Lot 3, Block B, NCB 935 TO WIT: from "MF-33 H AHOD" Multi-Family Historic King William Airport Hazard Overlay District to "C-2 H AHOD" Commercial Historic King William Airport Hazard Overlay District

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

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval

**5. 2022-06-16-0465**

PLAN AMENDMENT CASE PA-2022-11600017 (Council District 2): Ordinance amending the Arena District/ Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "High Density Residential" on 2.50 acres out of NCB 1453, located at 903-937 Hedges Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700058)

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval

**6. 2022-06-16-0466**

ZONING CASE Z-2022-10700058 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.50 acres out of NCB 1453, located at 903-937 Hedges Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600017)

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: 2.50 acres out of NCB 1453 TO WIT: from "R-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Air Field 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 Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval

**7. CONTINUED**

ZONING CASE Z-2022-10700063 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-1

AHOD" Single-Family Residential Airport Hazard Overlay District on the east 29 feet of Lot 12, Block 2, NCB 6088, located at 803 Indiana Street. Staff and Zoning Commission recommend Approval.

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

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

8. **2022-06-16-0467**  
PLAN AMENDMENT CASE PA-2022-11600023 (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" to "Low Density Mixed Use" on Lot 16, Block 2, NCB 10671, located at 4434 Brideman Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700073)

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

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

9. **2022-06-16-0468**  
ZONING CASE Z-2022-10700073 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "O-1 MLOD-3 MLR-1" Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 16, Block 2, NCB 10671, located at 4434 Brideman Drive. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600023)

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: 2.50 acres out of NCB 1453 TO WIT: from "R-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Air Field 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 McKee-Rodriguez moved to Approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**10. 2022-06-16-0469**

ZONING CASE Z-2022-10700096 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 EP-1 MLOD-3 MLR-2" General Commercial Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-6 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 18, save and except 84.47 square feet, Block 5, NCB 10244, located at 170 Ferris 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 18, save and except 84.47 square feet, Block 5, NCB 10244 TO WIT: from "C-3 EP-1 MLOD-3 MLR-2" General Commercial Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-6 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**11. 2022-06-16-0470**

ZONING CASE Z-2022-10700106 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 2, NCB 17982 and Lot P-29, NCB 10600, located at 5515 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: Lot 2, NCB 17982 and Lot P-29, NCB 10600, TO WIT: from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-1 AHOD"

General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield 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 Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval

**12. 2022-06-16-0471**

ZONING CASE Z-2022-10700068 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 CD MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units to "MF-18 MC-2 AHOD" Limited Density Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 18, Lot 19, and the west 20-feet of Lot 20, Block 2, NCB 7639, located at 117 Koehler Court. 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: Lot 18, Lot 19, and the west 20-feet of Lot 20, Block 2, NCB 7639 TO WIT: from "R-4 CD MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units to "MF-18 MC-2 AHOD" Limited Density Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

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

**PUBLIC COMMENT**

Betty Cruz, owner of the property, spoke in support of the Item and urged the City Council to approve the Item.

Councilmember Viagran moved to Approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**Absent:** Sandoval, Perry

**13. 2022-06-16-0472**

PLAN AMENDMENT CASE PA-2022-11600032 (Council District 3): Ordinance amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Medium Density Residential" on Lot 7 and Lot 8, Block 1, NCB 3848, located at 317 East Theo Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700069) (Continued from June 2, 2022)

**PUBLIC COMMENT**

Ian Amen spoke in support of the Item.

Ben Bowman, applicant for the Item, spoke of how they would work with the community and asked the City Council to approve the Item.

Marc Rios spoke in opposition of the Item.

Petra Gonzales spoke in opposition of the Item.

**DISCUSSION**

Councilmember Viagran stated that she supported the Item as amended as did the Blue Star Community District.

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

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

**Absent:** Sandoval, Perry

**14. 2022-06-16-0473**

ZONING CASE Z-2022-10700069 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 RIO-4 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on Lot 7 and Lot 8, Block 1, NCB 3848, located at 317 East Theo Avenue. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600032) (Continued from June 2, 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 7 and Lot 8, Block 1, NCB 3848 TO WIT: from "R-5 RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region



2 Airport Hazard Overlay District to "IDZ-2 RIO-4 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**15. 2022-06-16-0474**

ZONING CASE Z-2022-10700093 S (Council District 3): Ordinance amending the Zoning District Boundary from "MHC" Manufactured Housing Conventional District to "R-6 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System on 0.2296 acres out of CB 4010, located at 21193 Lamm 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: 0.2296 acres out of CB 4010 TO WIT: from "MHC" Manufactured Housing Conventional District to "R-6 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**16. 2022-06-16-0475**

PLAN AMENDMENT CASE PA-2022-11600038 (Council District 3): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Commercial" and "Mixed Use" to "Mixed Use" on Lot 39, NCB 7665, generally located on East Southcross Boulevard and Roosevelt Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700107)

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval

**17. 2022-06-16-0476**

ZONING CASE Z-2022-10700107 (Council District 3): Ordinance amending the Zoning District Boundary from "C-1 H AHOD" Light Commercial Mission Historic Airport Hazard Overlay District, "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District, "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District, "C-1 H RIO-5 MC-1 AHOD" Light Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, and "C-2 NA H AHOD" Commercial Nonalcoholic Sales Mission Historic Airport Hazard Overlay to "MXD H AHOD" Mixed Use Mission Historic Airport Hazard Overlay District with a maximum density of twenty (20) units per acre, and "MXD H RIO-5 MC-1 AHOD" Mixed Use Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a maximum density of twenty (20) units per acre (all overlays remain the same) on Lot 3, NCB 8628, Lot 16, Lot 38, Lot 39, NCB 7665, 1.220 acres out of NCB 7665, 0.70 acres out of NCB 7665 and NCB 7674, 1.5880 acres out of NCB 7674, and 3.1250 acres out of NCB 7674, generally located on East Southcross Boulevard and Roosevelt Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600038)

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: on Lot 3, NCB 8628, Lot 16, Lot 38, Lot 39, NCB 7665, 1.220 acres out of NCB 7665, 0.70 acres out of NCB 7665 and NCB 7674, 1.5880 acres out of NCB 7674, and 3.1250 acres out of NCB 7674 TO WIT: from "C-1 H AHOD" Light Commercial Mission Historic Airport Hazard Overlay District, "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District, "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District, "C-1 H RIO-5 MC-1 AHOD" Light Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, and "C-2 NA H AHOD" Commercial Nonalcoholic Sales Mission Historic Airport Hazard Overlay to "MXD H AHOD" Mixed Use Mission Historic Airport Hazard Overlay District with a maximum density of twenty (20) units per acre, and "MXD H RIO-5 MC-1 AHOD" Mixed Use Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a maximum density of twenty (20) units per acre (all overlays remain the same)  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran 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, Castillo, Cabello Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval

**18. 2022-06-16-0477**

ZONING CASE Z-2022-107000109 (Council District 3 & 4): Ordinance amending the Zoning District Boundary from "FBZD MLOD-2 MLR-2 AHOD" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "FBZD AHOD" Form Based Zoning Airport Hazard Overlay District to "MPCD MLOD-2 MLR-2 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MPCD AHOD" Master Planned Community Airport Hazard Overlay District on 179.94 acres out of CB 4005, CB 4283, CB 4284, and CB 4285, generally located at the intersection of University Way and Jaguar 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: on 179.94 acres out of CB 4005, CB 4283, CB 4284, and CB 4285 TO WIT: from "FBZD MLOD-2 MLR-2 AHOD" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "FBZD AHOD" Form Based Zoning Airport Hazard Overlay District to "MPCD MLOD-2 MLR-2 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MPCD AHOD" Master Planned Community Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**19. 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. (Continued from May 5, 2022)

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

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

**20. 2022-06-16-0478**

ZONING CASE Z-2022-10700036 (Council District 4): 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-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 4.481 acres out of CB 4286, generally located north of Mallard Pass and Catfish Pond. 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: 4.481 acres out of CB 4286 TO WIT: 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-4 MLOD-2 MLR-2 AHOD" Residential Single-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 Rocha Garcia moved to Approve. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**21. 2022-06-16-0479**

ZONING CASE Z-2022-10700075 (Council District 4): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 131.25 feet of the north 495 feet of the west half of Lot 338, and Lot 338-A, Block 35, NCB 11134, located at 1519 West Villaret Boulevard. Staff recommends Denial, with an Alternate Recommendation. 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: east 131.25 feet of the north 495 feet of the west half of Lot 338, and Lot 338-A, Block 35, NCB 11134 TO WIT: from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density 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 Rocha Garcia moved to Approve. Councilmember Castillo seconded the motion.

The motion carried by the following vote:

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

**Absent:** Bravo, Sandoval, Perry

**22. 2022-06-16-0480**

ZONING CASE Z-2022-10700097 CD (Council District 5): 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 Conditional Use for four (4) dwelling units on the northern 133.5 feet of Lot 20, Block 1, NCB 8251, located at 239 Northwest 34th Street. Staff and 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: on the northern 133.5 feet of Lot 20, Block 1, NCB 8251 TO WIT: 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 Conditional Use for four (4) dwelling units  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran 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, Castillo, Cabello Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval

**23. DENIED**

ZONING CASE Z-2022-10700087 S (Council District 6): Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "R-4 S" Residential Single-Family District with a Specific Use Authorization for a Licensed Childcare Facility on Lot 123, Block 1, NCB 18851, located at 9831 Village Briar. Staff and Zoning Commission recommend Denial.

**PUBLIC COMMENT**

Rose Whiten, owner of the property, provided an overview of the property proposed zoning and asked for approval of the Item.

Ramona Rodriguez spoke in support of the Item.

Patricia Bass spoke in support of the Item.

Gladys Bass spoke in support of the Item.

Councilmember Cabello Havrda stated that neighbors were concerned that there were 12 children at the facility. She asked if this would cause the business to shut down. Melissa Ramirez, Assistant Director, Development Services Department, replied that the business would have to comply with the current regulations which was six by right. She noted that staff would work with the business owner to bring the business into compliance.

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

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

**24. 2022-06-16-0481**

PLAN AMENDMENT CASE PA-2022-11600035 (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 "Suburban Tier" to "Mixed Use" on 0.860 acres out of NCB 15849, located at 10218 Ingram Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700108)

Councilmember Viagran 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, Castillo, Cabello Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**25. 2022-06-16-0482**

ZONING CASE Z-2022-10700108 (Council District 6): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.860 acres out of NCB 15849, located at 10218 Ingram Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600035)

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: on 0.860 acres out of NCB 15849 TO WIT: from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**26. 2022-06-16-0483**

PLAN AMENDMENT CASE PA-2022-11600031 (Council District 7): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Plan Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "General Urban Tier" on Lot 1, Block 1, NCB 18008, and Lot P-19 NCB 15663, located at 10865 North Loop 1604 West. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700098)

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

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

**27. 2022-06-16-0484**

ZONING CASE Z-2022-10700098 (Council District 7): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District on Lot 1, Block 1, NCB 18008 and Lot P-19, NCB 15663, located at 10865 West Loop 1604 North. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2022-11600031)

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: on Lot 1, Block 1, NCB 18008 and Lot P-19, NCB 15663 TO WIT: from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District

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

**PUBLIC COMMENT**

Sia Sayadi stated that he was the property owner and since the zoning would be reduced, he did not object to the Item.

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

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

**Absent:** Sandoval, Pelaez, Perry

**28. 2022-06-16-0485**

ZONING CASE Z-2021-10700340 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 ERZD" Commercial Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 5.1948 acres out of NCB 14867, located at 13930 FM 1560 North. Staff, SAWS and Zoning Commission recommend Approval. (Continued from June 2, 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: on 5.1948 acres out of NCB 14867 TO WIT: from "C-2 ERZD" Commercial Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval

**29. 2022-06-16-0486**

ZONING CASE Z-2022-10700019 CD S (Council District 8): Ordinance amending the Zoning District Boundary from "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) on Lot 22, Block 6, NCB 14616, located at 8138 West Hausman Road. Staff, SAWS 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: on Lot 22, Block 6, NCB 14616 TO WIT: from "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval



**30. 2022-06-16-0487**

ZONING CASE Z-2022-10700105 (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on approximately 16 acres out of NCB 8680 and NCB 8682, located at 9318 Jones Maltsberger 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: on approximately 16 acres out of NCB 8680 and NCB 8682 TO WIT: from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**31. WITHDRAWN**

ZONING CASE Z-2021-10700258 ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "O-2 ERZD" High-Rise Office Edwards Recharge Zone District and "O-1 ERZD" Office Edwards Recharge Zone District to "C-2NA NR ERZD" Commercial Nonalcoholic Sales Noise Restricted Edwards Recharge Zone District on 7.93 acres out of NCB 17727, generally located at North Loop 1604 East and Emerald Forest. Staff, SAWS and Zoning Commission recommend Approval. (Continued from May 19, 2022)

**32. 2022-06-16-0488**

ZONING CASE Z-2021-10700324 CD S ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD ERZD" General Commercial Airport Hazard Overlay Edwards Recharge Zone District and "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 CD S AHOD ERZD" Commercial Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Landscaping Materials - Sales and Storage and "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Landscaping Materials - Sales and Storage on 12.643 acres out of NCB 17728, located at 4235 East Loop 1604. Staff, SAWS 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: on 12.643 acres out of NCB 17728 TO WIT: from "C-3 AHOD ERZD" General Commercial Airport Hazard Overlay Edwards Recharge Zone District and "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 CD S AHOD ERZD" Commercial Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Landscaping Materials - Sales and Storage and "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Landscaping Materials - Sales and Storage

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**33. 2022-06-16-0489**

PLAN AMENDMENT CASE PA-2022-11600026 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "High Density Residential" on Lot TR-34A, NCB 14943, generally located in the 4200 Block of Naco Perrin Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700079) (Continued from June 2, 2022)

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

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

**34. 2022-06-16-0490**

ZONING CASE Z-2022-10700079 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot TR-34A, NCB 14943, generally located in the 4200 Block of Naco Perrin Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600026) (Continued from June 2, 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: on Lot TR-34A, NCB 14943 TO WIT: from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family

Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

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

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

**Absent:** Sandoval, Pelaez, Perry

**35. 2022-06-16-0491**

ZONING CASE Z-2022-10700100 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 MC-3 MLOD-3 MLR-2 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-3 MLOD-3 MLR-2 AHOD" General Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District on Lot 8, NCB 8712, located at 1533 Austin Highway. 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: on Lot 8, NCB 8712 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 MC-3 MLOD-3 MLR-2 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-3 MLOD-3 MLR-2 AHOD" General Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District

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

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**36. CONTINUED**

PLAN AMENDMENT CASE PA-2022-11600034 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Medium Density Residential" on Lot P-128A and Lot-128C, NCB 15679, located at 3500 Thousand Oaks Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700104)

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

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

**37. CONTINUED**

ZONING CASE Z-2022-10700104 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with reduced perimeter setback of ten feet (10') on Lot P-128A and Lot-128C, NCB 15679, located at 3500 Thousand Oaks Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600034)

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

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

**38. 2022-06-16-0030R**

Resolution initiating a Plan Amendment and Rezoning of approximately 305 acres of land within the Gardendale Neighborhood Association boundaries and 1417 acres of land within the Prospect Hill Neighborhood Association boundaries, generally located within IH 10 W., Martinez and Alazan Creeks, N. Comal Street, and W. Commerce Street (Gardendale) and W. Martin Street, S. General McMullen Street, W. Commerce Street, SW 24th Street and SW 26th Street, Castroville Road, Guadalupe Street, S. Zarzamora and N. Comal Street (Prospect Hill), to a land use and zoning consistent with the existing development and use of the property, in Council District 5. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**39. 2022-06-16-0031R**

Resolution initiating a Plan Amendment and Rezoning of approximately 104.32 acres of land within West Harding Boulevard, South Flores Street, Ware Boulevard, and Pleasanton Road to land use and zoning consistent with the existing development and use of the property, in Council District 3. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**40. 2022-06-16-0032R**

Resolution initiating an amendment Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas to update Section 35-335 "NCD" Neighborhood Conservation District including amendments to "NCD-3" Ingram Hills Neighborhood Conservation District. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

**41. 2022-06-16-0493**

ALCOHOL VARIANCE AV-2022-002 (Council District 1): Ordinance to grant a Variance to City Code Section 4-6 and waiving the requirements of the City Code and authorizing the sale of alcoholic beverages at a fish market and café/restaurant, for CUV Grayson LLC, on Lots 5-7, Block A, NCB 7006, located at 125 West Grayson Street for on-premise consumption within three-hundred (300) feet of Nathaniel Hawthorne Academy, a public education institution in San Antonio Independent School District, Council District 1.

Councilmember Viagran 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, Castillo, Cabello  
Havrda, Pelaez, Courage, Perry  
**Absent:** Sandoval

## **Adjournment**

There being no further discussion, the meeting was adjourned at 4:40 PM.

**Approved**

**Ron Nirenberg**  
**Mayor**

By: **Debbie Racca-Sittre**  
**City Clerk**

DRAFT