

**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

Manny Pelaez, Dist. 8 | John Courage, Dist. 9

Clayton Perry, Dist. 10

Thursday, February 16, 2023

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 2:00 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: 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.

CONTINUED

ALCOHOL VARIANCE AV-2023-001 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at Hook Restaurant, Amelia Tapas & Wine Restaurant, Lunatique Restaurant, Creme Coffee & Social Restaurant, and Easy Baby Sushi & Pizza Restaurant, requested by 875 E Ashby Place,

LP, owner, on Lot 22, NCB 3053, located at 875 East Ashby Place, for on-premise consumption within three-hundred (300) feet of Nathaniel Hawthorne Academy, a public charter education institution, in San Antonio Independent School District.

Jack Finger spoke in opposition to the Item.

Councilmember Courage moved to Continue. Councilmember Cabello Havrda 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: None

2. CONTINUED

ALCOHOL VARIANCE AV-2023-002 (Council District 2): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at Perrin Liquor, Baki Properties, LLC, owner, on Lot 52, Block 4, NCB 14062, located at 9802 Perrin Beitel Road, for off-premise consumption within three-hundred (300) feet of Clear Spring Elementary School, a public education institution, in North East Independent School District.

Jack Finger spoke in opposition to the Item.

Councilmember Courage moved to Continue to March 2, 2023. Councilmember Cabello Havrda 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: None

3. 2023-02-16-0102

ALCOHOL VARIANCE AV-2023-003 (Council District 2): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at Brooklyn Bar, Niranian Bhatka, owner, on Lot northeast TRI 25.9 feet of 12 and northeast IRR 61.35 feet of 13, Block 24, NCB 534, located at 114 Brooklyn Avenue, for on-premise consumption within three-hundred (300) feet of The Healy-Murphy High School, a public education institution, in San Antonio Independent School District.

Jack Finger spoke in opposition to the Item.

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

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

4. **POSTPONED**

ZONING CASE Z-2022-10700253 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 H UC-5 AHOD" Residential Single-Family Historic Monte Vista Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-4 CD H UC-5 AHOD" Residential Single-Family Historic Monte Vista Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Gift Shop on the east 38 feet of Lot 23 and the west 12 feet of Lot 24, Block 16, NCB 1705, located at 137 East Woodlawn Avenue. Staff recommends Approval. Zoning Commission recommends Denial.

Item was postponed.

5. **2023-02-16-0103**

ZONING CASE Z-2022-10700332 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on the southern 45 feet of Lot 8 and Lot 9, Block 5, NCB 2954, located at 309 Bargas 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 southern 45 feet of Lot 8 and Lot 9, Block 5, NCB 2954 TO WIT: from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

6. **2023-02-16-0104**

ZONING CASE Z-2022-10700124 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Multi-Family Complex not to exceed 25 buildings and 50 units and "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 a Multi-Family Complex not to exceed 25 buildings and 50 units to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto

Repair and "C-2 NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto Repair on 3.728 acres out of NCB 11129, located at 203 West Buchanan Boulevard. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions. (Continued from February 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: 3.728 acres out of NCB 11129 TO WIT: from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Multi-Family Complex not to exceed 25 buildings and 50 units and "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 a Multi-Family Complex not to exceed 25 buildings and 50 units to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto Repair and "C-2 NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto Repair

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

Patrick Christianson, representing the owner spoke in support of the Item.

Jack Finger spoke in opposition to the Item.

Councilmember Viagran thanked the residents and owner for meeting and working out the details with an agreement to add a wood fence.

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

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

Absent: None

7. 2023-02-16-0105

ZONING CASE Z-2022-10700278 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 H RIO-6 AHOD" Residential Single-Family Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District to "R-6 CD H RIO-6 AHOD" Residential Single-Family Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on 1.823 acres out of NCB 11173, located at 9446 Espada 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: 1.823 acres out of NCB 11173 TO WIT: from "R-6 H RIO-6 AHOD" Residential Single-Family Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District to "R-6 CD H RIO-6 AHOD" Residential Single-Family Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District with a Conditional Use 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 Viagran seconded the motion. The motion carried by the following vote:

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

8. 2023-02-16-0106

ZONING CASE Z-2022-10700317 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-3 MLR-2 AHOD" Light Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto- Glass Tinting on the south 157.3 feet of Lot 22, Block 1, NCB 7522 located at 1686 Rigsby 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: the south 157.3 feet of Lot 22, Block 1, NCB 7522 TO WIT: from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-3 MLR-2 AHOD" Light Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto- Glass Tinting
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

9. CONTINUED

ZONING CASE Z-2022-10700339 (Council District 3): Ordinance amending the Zoning District Boundary from "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District and "MF-18" Limited Density Multi-Family District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33" Multi-Family District on Lot 5, Block 6, NCB 10865,

located at 999 Interstate Highway 37 South. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Continue to March 2, 2023. Councilmember Cabello Havrda 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: None

10. 2023-02-16-0107

ZONING CASE Z-2022-10700349 (Council District 3): Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 35.822 acres out of NCB 10915, located at 9342 Southeast 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: 35.822 acres out of NCB 10915 TO WIT: from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

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

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

Absent: Viagran

11. 2023-02-16-0108

ZONING CASE Z-2022-10700323 (Council District 4): 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 "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-37J, NCB 15269, generally located in the 5000 block of Old Pearsall Road. Staff and Zoning Commission recommend Approval. (Continued from February 2, 2023)

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-37J, NCB 15269 TO WIT: from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family 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 Viagran seconded the motion. The motion carried by the following vote:

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

12. 2023-02-16-0109

ZONING CASE Z-2022-10700333 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 28, Block 2, NCB 1669 located at 502 West Drexel Avenue. 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: Lot 28, Block 2, NCB 1669 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone 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 Viagran seconded the motion. The motion carried by the following vote:

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

13. 2023-02-16-0110

ZONING CASE Z-2023-10700001 (Council District 5): Ordinance amending the Zoning District Boundary from "O-2 MLOD-2 MLR-2 AHOD" High-Rise Office 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 the west 72.5 feet of Lot 1, Lot 2, and Lot 3, Block 1, NCB 2350, located at 1722 Monterey 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 west 72.5 feet of Lot 1, Lot 2, and Lot 3, Block 1, NCB 2350 TO WIT: from "O-2 MLOD-2 MLR-2 AHOD" High-Rise Office 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 Courage moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

14. CONTINUED

ZONING CASE Z-2022-10700293 (Council District 6): Ordinance amending the Zoning District Boundary from "R-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 GC-2 MLOD-2 MLR-1 AHOD" Commercial Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the South 120 feet of Lot 5 and Lot 6, Block 12, NCB 8997, located at 250 Guthrie Street. Staff and Zoning Commission recommend Approval. (Continued from February 2, 2023)

Councilmember Courage moved to Continue to March 2, 2023. Councilmember Cabello Havrda 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: None

15. 2023-02-16-0111

ZONING CASE Z-2022-10700313 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on 1.09 acres out of NCB 17639, located at 5679 and 5745 Easterling 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: 1.09 acres out of NCB 17639 TO WIT: from "R-6" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

Absent: Viagran

16. 2023-02-16-0112

ZONING CASE Z-2022-10700315 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Sales on Lot 18, Block 2, NCB 15587 located at 7011 West Plaza Drive. Staff recommends Approval with Conditions. 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, Block 2, NCB 15587 TO WIT: from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Sales "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda moved to Approve with Conditions. 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, Perry

Absent: None

17. CONTINUED

PLAN AMENDMENT CASE PA-2022-11600118 (Council District 6): Ordinance amending the Highway 151 and Loop 1604 Area Regional Center 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 3.253 acres out of NCB 17647, located at 2010 West Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700337)

Karen Williams spoke in opposition to the Item.

Councilmember Courage moved to Continue to March 2, 2023. Councilmember Cabello Havrda 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: None

18.

CONTINUED

ZONING CASE Z-2022-10700337 (Council District 6): Ordinance amending the Zoning District Boundary from "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 Self Service Storage to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.253 acres out of NCB 17647, located at 2010 West Loop 1604. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA-2022-11600118)

Councilmember Courage moved to Continue to March 2, 2023. Councilmember Cabello Havrda 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: None

19.

2023-02-16-0113

ZONING CASE Z-2022-10700272 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "O-2 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD ERZD" High-Rise Office Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "MXD GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a maximum density of thirty-three (33) dwelling units per acre on 26.568 acres out of NCB 18332, generally located at the 19500 Block of Interstate Highway 10 West. 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: 26.568 acres out of NCB 18332 TO WIT: from "O-2 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD ERZD" High-Rise Office Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "MXD GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a maximum density of thirty-three (33) dwelling units per acre

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

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

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

20. 2023-02-16-0114

PLAN AMENDMENT CASE PA-2022-11600108 (Council District 8): Ordinance amending the Medical Center Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Mixed Use" to "Regional Mixed Use" on Lot 33, Block 1, NCB 17195, located at 9850 Huebner Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700318)

Jack Finger spoke in opposition to the Item.

Councilmember Pelaez thanked the neighbors and owner for meeting and working out a compromise.

Councilmember Pelaez 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, Perry
Absent: None

21. 2023-02-16-0115

ZONING CASE Z-2022-10700318 (Council District 8): A request for a change in zoning from "C-2" Commercial District to "C-3R" General Commercial Restrictive Alcoholic Sales District on Lot 33, Block 1, NCB 17195, located at 9850 Huebner Road. Staff recommends Denial. Zoning Commission recommends Approval, as amended. (Associated Plan Amendment Case PA-2022-11600108)

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, Block 1, NCB 17195 TO WIT: from "C-2" Commercial District to "C-3R" General Commercial Restrictive Alcoholic Sales District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Councilmember Pelaez thanked the neighbors and owner for meeting and working out a compromise.

Councilmember Pelaez moved to Approve. 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, Perry
Absent: None

22. 2023-02-16-0116

PLAN AMENDMENT CASE PA-2022-11600096 (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 "Parks Open Space" to "Neighborhood Commercial" on 1.183 acres out of CB 4996, located at 16420 Jones Maltsberger Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700271 ERZD)

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

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

23. 2023-02-16-0117

ZONING CASE Z-2022-10700271 ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to "O-1 ERZD" Office Edwards Recharge Zone District on 1.183 acres out of CB 4996, located at 16420 Jones Maltsberger Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA-2022-11600096)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.183 acres out of CB 4996 TO WIT: from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to "O-1 ERZD" Office Edwards Recharge Zone District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

24. ITEM NOT HEARD

ZONING CASE Z-2022-10700347 (Council District 6): Ordinance amending the zoning district boundary from "MF-33 MLOD-2 MLR-2" Multi-Family Lackland AFB Military Lighting Overlay Military Lighting Region 2 District & "NP-8 MLOD-2 MLR-2" Neighborhood Preservation Lackland AFB Military Lighting Overlay Military Lighting Region 2 District to "L MLOD-2 MLR-

2" Light Industrial Lackland AFB Military Lighting Overlay Military Lighting Region 2 District on 90.28 acres out of NCB 34400, generally located in the 11100 Block of West Military Drive. Staff and Zoning Commission recommend Approval.

Item was not heard.

Adjournment

There being no further discussion, the meeting was adjourned at 2:22 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**