

**State of Texas
County of Bexar
City of San Antonio**



**Meeting Minutes
City Council Comprehensive Plan Amendments and Zoning**

Municipal Plaza Building
114 W. Commerce Street
San Antonio, Texas 78205

2023 – 2025 Council Members

Mayor Ron Nirenberg
Dr. Sukh Kaur, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist. 4
Teri Castillo, Dist. 5 | Melissa Cabello Havrda, Dist. 6
Marina Alderete Gavito, Dist. 7 | Manny Pelaez, Dist. 8
John Courage, Dist. 9 | March Whyte, Dist. 10

Thursday, May 15, 2025

2:00 PM

City Council Chambers

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 2:03 p.m. City Clerk Debbie Racca-Sitre took the Roll Call noting a quorum with the following Council Members present:

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

ABSENT: 1 - Pelaez

Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by John Peterrek, Assistant City Manager; Michael Shannon, Director, Development Services unless otherwise noted.

1.

POSTPONED

ZONING CASE Z-2024-10700320 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6

AHOD" Residential Mixed Airport Hazard Overlay District on Lots 47 and 48, Block 5, NCB 6793, located at 741 East Myrtle Street. Staff and Zoning Commission recommend Approval. (Continued from April 3, 2025)

The Item was postponed by the applicant and not heard.

2. 2025-05-15-0359

ZONING CASE Z-2025-10700066 S (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Bingo Parlor to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on 0.3330 acres out of NCB 9754, located at 3625 West 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: 0.3330 acres out of NCB 9754 TO WIT: from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Bingo Parlor to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities
"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 prevailed by the following vote:

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

3. 2025-05-15-0360

ZONING CASE Z-2025-10700078 CD (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Nathan Historic Airport Hazard overlay District and "MF-33 S H HS AHOD" Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center to "RM-4 CD H AHOD" Residential Mixed Nathan Historic Airport Hazard Overlay District with a Conditional Use for a Medical Clinic on 0.062 acres out of NCB 2564 and "MF-33 CD H HS AHOD" Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District with a Conditional Use for a Medical Clinic on 0.136 acres out of NCB 2564, a total acreage of 0.198 acres out of NCB 2564, located at 220 Sweet Street and 1303 South Main 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: 0.198 acres out of NCB 2564 TO WIT: from "RM-4 H AHOD"

Residential Mixed Nathan Historic Airport Hazard overlay District and "MF-33 S H HS AHOD" Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center to "RM-4 CD H AHOD" Residential Mixed Nathan Historic Airport Hazard Overlay District with a Conditional Use for a Medical Clinic on 0.062 acres out of NCB 2564 and "MF-33 CD H HS AHOD" Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District with a Conditional Use for a Medical Clinic on 0.136 acres out of NCB 2564

"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 prevailed by the following vote:

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

Absent: Pelaez

4. 2025-05-15-0361

ZONING CASE Z-2025-10700038 (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and five (5) dwelling units and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District on Lot 17, Block 1, NCB 46, located at 1414 Austin Street and 1416 Austin Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 17, Block 1, NCB 46 TO WIT: from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and five (5) dwelling units and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial 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 prevailed by the following vote:

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

Absent: Pelaez

5. 2025-05-15-0362

ZONING CASE Z-2025-10700045 (Council District 2): Ordinance amending the Zoning District

Boundary from "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 2, Block 1, NCB 10314, located at 1851 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: Lot 2, Block 1, NCB 10314 TO WIT: from "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial 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 Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

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

6. 2025-05-15-0363

ZONING CASE Z-2025-10700059 HL (Council District 2): Ordinance amending the Zoning District Boundary from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 HL AHOD" Arts and Entertainment Historic Landmark Airport Hazard Overlay District on the west 56 feet of Lots 2 and 4, Block 2, NCB 1395, located at 812 Montana 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 56 feet of Lots 2 and 4, Block 2, NCB 1395 TO WIT: from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 HL AHOD" Arts and Entertainment Historic Landmark 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 prevailed by the following vote:

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

7. 2025-05-15-0364

ZONING CASE Z-2025-10700096 CD (Council District 2): Ordinance amending the Zoning

District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Truck Sales, Service, Maintenance and Storage to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Machinery, Tools and Construction Equipment Sales and Service on 4.93 acres out of NCB 18226, located at 11670 IH 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: 4.93 acres out of NCB 18226 TO WIT: from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Truck Sales, Service, Maintenance and Storage to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Machinery, Tools and Construction Equipment Sales and Service "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 prevailed by the following vote:

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

8.

2025-05-15-0365

ZONING CASE Z-2024-10700165 (Council District 3): Ordinance amending the Zoning District Boundary from "I-1" General Industrial District, "C-3" General Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-2 CD" Commercial District with a Conditional Use for a Welding Shop with Screening of Outside Storage, "C-1" Light Commercial District, "MF-33" Multi-Family District, "MF-33 CD" Multi-Family District with a Conditional Use for One Mobile Home, "MF-18" Limited Density Multi-Family District, "R-4" Residential Single-Family District, "O-1" Office District and "O-2 CD" High-Rise Office District with a Conditional Use for a Print Shop to "C-2" Commercial District, "C- 2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Wrecker Service, "MF-33" Multi-Family District, "RM-6" Residential Mixed District, "RM-4" Residential Mixed District, "R-6" Residential Single-Family District, "R-5" Residential Single-Family District, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for Furniture Repair/Upholstering, and with all overlay districts remaining unchanged, including "MLOD-2" Lackland Military Lighting Overlay District, "MLR-2" Military Lighting Region 2 District, and "AHOD" Airport Hazard Overlay District on approximately 479 acres out of NCB 9305, 9306, 9307, 9308, 9337, 9338, 9339, 9340, 9347, 9348, 9349, 9350, 9359, 9351, 9365, 9366, 9367, 9368, 9382, 9383, 9384, 9385, 9386, 9387, 9388, 9389, 9390, 9391, 9392, 9393, 9394, 9395, 9396, 9397, 9398, 9399, 9413, 9414, 9415, 9416, 9417, 9418, 9419, 9420, 9421, 9422, 9423, 9424, 9425, 9426, 9437, 9438, 9439, 9440, 9441, 9442, 9443, 9445, 9446, 9447, 9448, 9449, 9450, 9463, 9451, 9452, 9464, 9465, 9466, 9467, 9502, 9503, 11076, 11090, and 11092, generally bounded by Southwest Military Drive and Clovis Place to the North,

Commercial Avenue to the East, West Petaluma Boulevard to the South, and Six Mile Creek to the 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: 479 acres out of NCB 9305, 9306, 9307, 9308, 9337, 9338, 9339, 9340, 9347, 9348, 9349, 9350, 9359, 9351, 9365, 9366, 9367, 9368, 9382, 9383, 9384, 9385, 9386, 9387, 9388, 9389, 9390, 9391, 9392, 9393, 9394, 9395, 9396, 9397, 9398, 9399, 9413, 9414, 9415, 9416, 9417, 9418, 9419, 9420, 9421, 9422, 9423, 9424, 9425, 9426, 9437, 9438, 9439, 9440, 9441, 9442, 9443, 9445, 9446, 9447, 9448, 9449, 9450, 9463, 9451, 9452, 9464, 9465, 9466, 9467, 9502, 9503, 11076, 11090, and 11092 TO WIT: from "I-1" General Industrial District, "C-3" General Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-2 CD" Commercial District with a Conditional Use for a Welding Shop with Screening of Outside Storage, "C-1" Light Commercial District, "MF-33" Multi-Family District, "MF-33 CD" Multi-Family District with a Conditional Use for One Mobile Home, "MF-18" Limited Density Multi-Family District, "R-4" Residential Single-Family District, "O-1" Office District and "O-2 CD" High-Rise Office District with a Conditional Use for a Print Shop to "C-2" Commercial District, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Wrecker Service, "MF-33" Multi-Family District, "RM-6" Residential Mixed District, "RM-4" Residential Mixed District, "R-6" Residential Single-Family District, "R-5" Residential Single-Family District, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for Furniture Repair/Upholstering, and with all overlay districts remaining unchanged, including "MLOD-2" Lackland Military Lighting Overlay District, "MLR-2" Military Lighting Region 2 District, and "AHOD" Airport Hazard Overlay District

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

PUBLIC COMMENT:

Brenda Pacheco spoke in support of the Item.

Loreno Uresti spoke in opposition to the Item.

DISCUSSION:

Councilmember Viagran thanked residents and the Harlandale Neighborhood Association (HNA) for their work and submitted a letter of support from HNA. She noted that this was a result of a Large Area Rezoning.

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

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

Absent: Pelaez

9. 2025-05-15-0366

ZONING CASE Z-2025-10700060 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 three (3) dwelling units on Lot 16, Block 33, NCB 7742, located at 234 East Young Avenue. Staff and Zoning Commission recommend Approval.

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 16, Block 33, NCB 7742 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 a Conditional Use for three (3) 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 prevailed by the following vote:

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

Absent: Pelaez

10. 2025-05-15-0367

ZONING CASE Z-2025-10700065 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "RM-5 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Region 2 Airport Hazard Overlay District on Lot 14, Block 5, NCB 6638, located at 951 Avant 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 14, Block 5, NCB 6638 TO WIT: from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "RM-5 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military 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 prevailed by the following vote:

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

11. CONTINUED

ZONING CASE Z-2025-10700050 (Council District 4): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi- Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.218 acres out of NCB 15172, located at 6730 Medina Base Road. Staff and Zoning Commission recommend Approval.

Item was continued to August 7, 2025.

Councilmember Rocha Garcia moved to Continue. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

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

12. 2025-05-15-0368

PLAN AMENDMENT CASE PA-2025-11600015 (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 "Light Industrial" to "Heavy Industrial" on Lots 12 – 15, NCB 10594, located at 602 North WW White Road. Staff and Planning Commission recommend Approval. (Associated ZONING CASE Z-2025-10700051)

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

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

13. 2025-05-15-0369

ZONING CASE Z-2025-10700051 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District and "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District on Lots 12 – 15, NCB 10594, located at 602 North WW White Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025- 11600015)

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 12 – 15, NCB 10594 TO WIT: from "R-4 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District and "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military 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 prevailed by the following vote:

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

- 14. 2025-05-15-0370**
ZONING CASE Z-2025-10700052 S (Council District 4): Ordinance amending the Zoning District Boundary from "BP AHOD" Business Park Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Open with No Screening Required) on Lot 1, Block 46, CB 4296A, located at 3603 Speedway Run. 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 1, Block 46, CB 4296A TO WIT: from "BP AHOD" Business Park Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Open with No Screening Required)
"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 prevailed by the following vote:

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

- 15. 2025-05-15-0371**
PLAN AMENDMENT CASE PA-2025-11600028 (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 "Agribusiness RIMSE Tier" to "General Urban Tier" on 11.38 acres out of CB 4295, located at 12591 State Highway 16 South. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z- 2025-10700057)

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

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

16. 2025-05-15-0372

ZONING CASE Z-2025-10700057 (Council District 4): Ordinance amending the Zoning District Boundary from "RP AHOD" Resource Protection Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 11.38 acres and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 221.90 acres, for a total of 233.28 acres out of CB 4295, located at 12591 State Highway 16 South. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600028)

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: 233.28 acres out of CB 4295 TO WIT: from "RP AHOD" Resource Protection Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 11.38 acres and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 221.90 acres

"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 prevailed by the following vote:

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

17. 2025-05-15-0373

ZONING CASE Z-2025-10700023 (Council District 5): Ordinance amending the Zoning District Boundary from "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Overlay Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on the east 60 feet of Lot 13, NCB 7568, located at 164 Oelkers 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 east 60 feet of Lot 13, NCB 7568 TO WIT: from "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Overlay Airport Hazard Overlay District to "R-4 AHOD" Residential Single-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 prevailed by the following vote:

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

18. 2025-05-15-0374

ZONING CASE Z-2025-10700058 HL (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 5, Block 6, NCB 2264, located at 1608 West Salinas Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 5, Block 6, NCB 2264 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark 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 prevailed by the following vote:

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

19. 2025-05-15-0375

PLAN AMENDMENT CASE PA-2025-11600024 (Council District 5): Ordinance amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use land use classification from "Community Commercial" to "High Density Mixed Use" on 0.335 acres out of NCB 2309 and NCB 2310, located at 1333 Buena Vista Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700071)

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

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

20.

2025-05-15-0376

ZONING CASE Z-2025-10700071 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 WQ MLOD 2 MLR-2 AHOD" General Industrial West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 WQ MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Tattoo Parlor, Warehousing, Winery with Bottling, Coffee Roasting, and Food Products – Wholesale and Storage on 0.335 acres out of NCB 2309 and NCB 2310, located at 1333 Buena Vista Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2025-11600024)

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: 0.335 acres out of NCB 2309 and NCB 2310 TO WIT: from "I-1 WQ MLOD 2 MLR-2 AHOD" General Industrial West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 WQ MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Tattoo Parlor, Warehousing, Winery with Bottling, Coffee Roasting, and Food Products – Wholesale and Storage

"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 prevailed by the following vote:

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

Absent: Pelaez

21.

2025-05-15-0377

ZONING CASE Z-2025-10700055 (Council District 6): 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 and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 6.083 acres out of CB 4329 and NCB 15329, generally located in the 1500 block of Northwest Crossroads. 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: 6.083 acres out of CB 4329 and NCB 15329 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 and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial 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 Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

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

22. 2025-05-15-0378

ZONING CASE Z-2025-10700068 S (Council District 6): Ordinance amending the Zoning District Boundary from "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields/Courts - Outdoor Permitted on Lot 2, Block 2, NCB 16931, located at 3363 Northwestern 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 2, Block 2, NCB 16931 TO WIT: from "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields/Courts - Outdoor 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 prevailed by the following vote:

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

23. 2025-05-15-0379

ZONING CASE Z-2025-10700034 CD (Council District 7): 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 "R-4 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 three (3) dwelling

units on Lot 1 and the west 19 feet of Lot 2, Block 14, NCB 9234, located at 2456 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 1 and the west 19 feet of Lot 2, Block 14, NCB 9234 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 "R-4 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 three (3) 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 prevailed by the following vote:

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

24. 2025-05-15-0380

ZONING CASE Z-2024-10700294 CD ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 ERZD" Commercial District Edwards Recharge Zone District to "C-2 CD ERZD" Commercial District Edwards Recharge Zone District with a Conditional Use for a Sound and Recording Studio on Lots 2 and 3, Block 3, NCB 14867, located generally in the 13000 block of FM 1560 North. 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 2 and 3, Block 3, NCB 14867 TO WIT: from "C-2 ERZD" Commercial District Edwards Recharge Zone District to "C-2 CD ERZD" Commercial District Edwards Recharge Zone District with a Conditional Use for a Sound and Recording Studio "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

25. 2025-05-15-0381

PLAN AMENDMENT CASE PA-2025-11600002 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Specialized Center" to "Regional Center" on 12.622 acres out

of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700007) (Continued from April 17, 2025)

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

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

26. **2025-05-15-0382**
ZONING CASE Z-2025-10700007 (Council District 10): 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 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff and Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600002) (Continued from April 17, 2025)

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: 12.622 acres out of NCB 16588 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 Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

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

27. **2025-05-15-0383**
ZONING CASE Z-2025-10700029 CD ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "C-2 CD PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District with a Conditional Use for Bar/Tavern without cover charge 3 or more days per week on Lot 12, Block 10, NCB 17728, located at 17910 Bulverde Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 12, Block 10, NCB 17728 TO WIT: from "C-2 PC-1 ERZD"

Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "C-2 CD PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District with a Conditional Use for Bar/Tavern without cover charge 3 or more days per week "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 prevailed by the following vote:

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

Adjournment

There being no further discussion, the meeting was adjourned at 2:12 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**