

**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 | Marc Whyte, Dist. 10

Thursday, June 5, 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 2:07 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 11 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Mungia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

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 John Peterek, Assistant City Manager; Michael Shannon, Director, Development Services unless otherwise noted.

1. 2025-06-05-0414

ALCOHOL VARIANCEAV-2025-011 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lots 3, 4, 17, the west irregular 56.1 feet of Lot 1 and the south

irregular 60 feet of Lot 2, Block 4, NCB 782, by Silver Spur Bottle & Bag LLC, operator, and Southtown Junction L.P., owner, located at 812 South Alamo Street, Suite 109, for off-premise consumption within three-hundred (300) feet of Bonham Academy, a public education institution in the San Antonio Independent School District.

Councilmember Alderete Gavito pulled the Item from the Consent Agenda to recuse herself.

Councilmember Kaur spoke in support of the local small businesses operating in her council district.

Councilmember Kaur moved to Approve. Councilmember Cabello Havrda seconded the motion. The motion prevailed by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Mungia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte
Recuse: Alderete Gavito

2. DENIED

ALCOHOL VARIANCE #AV-2025-010 (Council District 4): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 3 and Lot 4, Block 4, NCB 8782, by Angel B. Hernandez, operator, and Carlos A. Garcia, owner, located at 3603 Southwest Military Drive, for on-premises consumption within three-hundred (300) feet of Miguel Carrillo, Jr. Elementary, a public education institution in the South San Antonio Independent School District.

Jack Finger spoke in opposition to the Item.

Councilmember Mungia moved to Deny. Councilmember Castillo seconded the motion. The motion prevailed by the following vote:

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

3. 2025-06-05-0415

ALCOHOL VARIANCEAV-2025-012 (Council District 5): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on All of Block 1, NCB 8975, by Rafael Villalpando, operator, and Salvador Garcia, owner, located at 3915 Nogalitos Street, for on-premise consumption within three-hundred (300) feet of Prelude Preparatory School, a public charter education institution.

Jack Finger spoke in opposition to the Item.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

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

4. 2025-06-05-0416

ALCOHOL VARIANCEAV-2025-013 (Council District 10): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 2, and 3, Block 16, NCB 14945, by Cindy Autrey, operator, and Morgan Inclusion Initiative, owner, located at 18211 Wurzbach Parkway, for on-premise consumption within three-hundred (300) feet of the School of Science and Technology San Antonio College Prep High School, a public charter education institution. Jack Finger spoke in opposition to the Item.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

5. 2025-06-05-0417

ZONING CASE Z-2025-10700024 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lot 18, Block 198, NCB 9656, located at 1829 San Angelo Boulevard. Staff recommends Denial. Zoning Commission recommends Approval.

Jorge Duron spoke in support of the Item.

Jack Finger spoke in opposition to the Item.

Councilmember Kaur thanked the owner for repaving the alley and adding trees.

Councilmember Kaur moved to Approve. Councilmember Cabello Havrda seconded the motion.. The motion prevailed by the following vote:

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

6. 2025-06-05-0418

PLAN AMENDMENT CASE PA-2025-11600021 (Council District 1): 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 "Business Park" to "High Density Residential" on Lot 49, NCB 13847, located at 11221 San Pedro Avenue. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2025-10700063)

Items 6 and 7 were discussed together.
David Kruse spoke in support of the Item.

Jack Finger spoke in opposition to the Item.

Councilmember Kaur commented that this was a great rehabilitation of a Motel 6 that would become affordable housing for working families along the VIA Green Line.

Councilmember Kaur moved to Approve. Councilmember Castillo seconded the motion.. The motion prevailed by the following vote:

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

7. 2025-06-05-0419

ZONING CASE Z-2025-10700063 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-50 AHOD" Multi-Family Airport Hazard Overlay District on Lot 49, NCB 13847, located at 11221 San Pedro Avenue. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2025-11600021)

Items 6 and 7 were discussed together.

Councilmember Kaur moved to Approve. Councilmember Castillo seconded the motion. The motion prevailed by the following vote:

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

8. 2025-06-05-0420

PLAN AMENDMENT CASE PA-2025-11600023 (Council District 1): Ordinance amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Employment/Flex Mixed-Use" and "Urban Mixed-Use" to "Regional Mixed-Use" on 3.101 acres out of NCB 1755, located at 1908, 1912, 1916, 1920, 1924, and 1942 North Saint Mary's Street, and 1009, 1015, and 1019 East Euclid Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700069)

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

9. 2025-06-05-0421

ZONING CASE Z-2025-10700069 (Council District 1): Ordinance amending the Zoning

District Boundary from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "C-2 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, and "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and up to 575 dwelling units and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and up to 575 dwelling units, on 3.101 acres with all overlays remaining the same, out of NCB 1755, located at 1908, 1912, 1916, 1920, 1924, and 1942 North Saint Mary's Street, and 1009, 1015, and 1019 East Euclid Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600023)

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

10. 2025-06-05-0422

ZONING CASE Z-2025-10700072 S (Council District 1): Ordinance amending the Zoning District Boundary from "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Reception Hall and Meeting Facilities on Lot 40, Block 6, NCB 13266, located at 2803 Mossrock Drive. Staff and Zoning Commission recommend Approval.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

11. POSTPONED

ZONING CASE Z-2025-10700077 (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and 32 dwelling units on the west 100 feet of Lots 7-9 and the east 74.1 feet of Lots 7-8, and the east 74.1 feet of the north 13.4 feet of Lot 9, Block 24, NCB 374 , located at 220 and 224 West Evergreen Street. Staff and Zoning Commission recommend Approval.

12. 2025-06-05-0423

ZONING CASE Z-2025-10700093 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 RIO-7D AHOD" Residential Mixed River Improvement Overlay-7D Airport Hazard Overlay District, "C-2 RIO-7D AHOD" Commercial River Improvement Overlay-7D Airport Hazard Overlay District, "C-3NA RIO-7D AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay-7D Airport Hazard Overlay District, and "C-3NA HS RIO-7D AHOD" General Commercial Nonalcoholic Sales Historically Significant River Improvement Overlay-7D Airport Hazard Overlay District to "IDZ-2 RIO-7D AHOD" Medium Intensity Infill Development Zone River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "IDZ-2 HS RIO-7D AHOD" Medium Intensity Infill Development Zone Historically Significant River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the west 144 feet of Lot 1, NCB 930 and Lot 10, NCB 966, located at 702 and 712 South Flores Street and 201 West Sheridan Street. Staff and Zoning Commission recommend Approval.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

13. 2025-06-05-0424

PLAN AMENDMENT CASE PA-2025-11600031 (Council District 1): 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 "Low Density Residential" to "Medium Density Residential" on Lot 9, Block 6, NCB 9849, located at 102 Conway Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700095)

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

14. 2025-06-05-0425

ZONING CASE Z-2025-10700095 (Council District 1): 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 9, Block 6, NCB 9849, located at 102 Conway Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600031)

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

15. 2025-06-05-0426

ZONING CASE Z-2025-10700076 CD (Council District 2): 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 Lighting Region 2 Airport Hazard Overlay District to "R-3 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 7, Block K, NCB 1343, located at 1225 Burnet Street. Staff and Zoning Commission recommend Approval.

Roxanne King commented that the setbacks on the diagram were incorrect and there was not room for two units.

Councilmember Courage moved to reconsider the Item. The motion was not seconded so it fell to the floor.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

16. 2025-06-05-0427

ZONING CASE Z-2025-10700081 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 5, Block M, NCB 2871, located at 116 Gorman Street. Staff and Zoning Commission recommend Approval.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

17. 2025-06-05-0428

ZONING CASE Z-2025-10700105 S (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 S MLOD-3 MLR-1 AHOD" Heavy Industrial Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Drone Delivery Station on 0.463 acres out of NCB 17995, located at 6806 Cal Turner Drive. Staff and Zoning Commission recommend Approval.

Councilmember McKee-Rodriguez noted that Amazon had fully described the services and locations to be provided by the drones. He stated that the applicant had addressed concerns of safety from the community and the drones would not be used for surveillance. He noted that Amazon had committed to providing new jobs with higher wages, and the military had approved the use of the drones.

Councilmember Alderete Gavito was curious about why staff recommended approval of drones that had never been approved before. Assistant Director of the Development Services Department (DSD), Melissa Ramirez, stated that while the use of drones was new, there was a nearby helipad and Joint Base San Antonio provided a letter of non-objection.

Councilmember Alderete Gavito asked about the approval process. Sam Bailey, Senior Manager for Economic Development Policy at Amazon, explained the process of application and review by the Federal Aviation Administration and the U.S. military. He noted that Amazon would provide an Environmental Impact Assessment in accordance with Federal Law, and this would require community engagement. Councilmember Alderete Gavito supported using technology to help residents but urged a close review. Bailey mentioned that there would be new jobs netted and none cut.

Councilmember Whyte suggested that more time might be needed to review the Item and moved to continue the Item to August 21, 2025. Councilmember Castillo seconded the motion..

Councilmember McKee-Rodriguez expressed concern with the continuance.

Mayor Nirenberg called for a vote on the motion to Continue. The vote failed so the main motion to approve was returned to discussion.

Councilmember Kaur agreed that more discussion was needed on the issue, but she supported the work completed by Councilmember McKee-Rodriguez.

Mayor Nirenberg noted that this was larger than a zoning Item, having implications of drones dropping things in people's yards.

Councilmember Castillo thanked Councilmember McKee-Rodriguez for providing information and the Council District 2 community outreach. However, she asked what the process would be if there was disagreement with the potential future impact of this type of use in the C-3 zoning. Shannon indicated that these could be approved or denied later, and more clarification would be included in the next updates to the Unified Development Code to look at drones. Ramirez noted that there were Federal regulations on drone usage 30 minutes before dawn and 30 minutes after dusk. Councilmember Castillo asked how many drones would be used and their size. Bailey reported that they would begin with less than 20 drones weighing 83 pounds, which were 4'11" by 5'6" with the ability to carry five pounds.

Councilmember Castillo noted that residents would need to opt-in to receive drone packages so their yards would be clear, but asked what would happen if a drone hit a tree or building. Bailey stated that the drone would be placed on the ground and inspected if it

came in contact with anything, but it had detection systems so it should not hit anything. Councilmember Castillo expressed concern that drones would take jobs away from delivery drivers and only create a few jobs for engineers rather than line workers.

Councilmember Whyte moved to Continue. Councilmember Castillo seconded the motion.. The motion failed by the following vote:

Aye: Nirenberg, Castillo, Courage, Whyte
No: Kaur, McKee-Rodriguez, Mungia, Cabello Havrda, Alderete Gavito, Pelaez
Absent: Viagran

Councilmember McKee-Rodriguez moved to Approve. Councilmember Kaur seconded the motion. The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Mungia, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
No: Nirenberg, Castillo
Absent: Viagran

18. 2025-06-05-0429

ZONING CASE Z-2025-10700112 S (Council District 2): Ordinance amending the Zoning District Boundary from "D H HE HS AHOD" Downtown St. Paul Square Historic Overlay Historic Exceptional Historic Significant Airport Hazard Overlay District to "D S H HE HS AHOD" Downtown St. Paul Square Historic Overlay Historic Exceptional Historic Significant Airport Hazard Overlay District with a Specific Use Authorization for Amusement and/or Theme Park - Outdoor Rides on 1.313 acres out of NCB 14082, generally located in the 300 block of Hoefgen Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

19. 2025-06-05-0430

PLAN AMENDMENT CASE PA-2025-11600029 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Country Tier" to "Rural Estate Tier" on Lot P-18D, CB 4012, generally located in the 19000 block of Trumbo Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2025-10700002)

Items 19 and 20 were discussed together.

Jack Finger spoke in opposition to the Item.

Councilmember Pelaez noted that this was a 4-acre lot owned by one family requesting the property to be broken into four lots to build homes for their children.

Councilmember Castillo moved to Approve. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

20. 2025-06-05-0431

ZONING CASE Z-2025-10700002 (Council District 3): Ordinance amending the Zoning District Boundary from "RP" Resource Protection District to "R-20" Residential Single-Family District on Lot P-18D, CB 4012, generally located in the 19000 block of Trumbo Road. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2025-11600029)

Items 19 and 20 were discussed together.

Councilmember Castillo moved to Approve. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

21. 2025-06-05-0432

ZONING CASE Z-2025-10700070 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial District Airport Hazard Overlay District with a Conditional Use for Batching Plant on Lot P-27D and Lot P-28A, NCB 10915, located at 9615 U.S. Highway 181 North. Staff and Zoning Commission recommend Approval.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

22. 2025-06-05-0433

ZONING CASE Z-2025-10700074 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on the east 102.13 feet of the west 271.69 feet of the north 428.38 feet of Lot 14, NCB 11155, located at 378 East Petaluma Boulevard. Staff and Zoning Commission recommend Approval.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion.. The motion prevailed by the following vote:

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

23. 2025-06-05-0434

ZONING CASE Z-2025-10700079 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 61 feet of Lot 1 and the east 61 feet of the north 45 feet of Lot 2, Block 12, NCB 3227, located at 112 East Theo Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

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

24. 2025-06-05-0435

PLAN AMENDMENT CASE PA-2025-11600034 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Country Tier" to "Suburban Tier" on 0.691 acres out of NCB 10915, located at 10290 Southton Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700100 CD)

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

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

25. 2025-06-05-0436

ZONING CASE Z-2025-10700100 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Human Services Campus on Lot 2, Block 4, NCB 10915, located at 10290 Southton Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600034)

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

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

26. 2025-06-05-0437

PLAN AMENDMENT CASE PA-2025-11600004 (Council District 4): Ordinance amending the Kelly/South San PUEBLO 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 Lot 1 and the east 30 feet of Lot 2, Block 1, NCB 9850, located at 3803 Southwest Military Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700335 S)

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

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

27. 2025-06-05-0438

ZONING CASE Z-2024-10700335 S (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 "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lot 1 and the east 30 feet of Lot 2, Block 1, NCB 9850, located at 3803 Southwest Military Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600004)

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

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

28. 2025-06-05-0439

ZONING CASE Z-2024-10700166 (Council District 5): Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "I-2" Heavy Industrial District, "MF-33" Multi-Family District, "MF-40" Multi-Family District, "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "RM-4" Residential Mixed District to "R-1" Residential Single-Family District, "R-2" Residential Single-Family District, "R-3" Residential Single-Family District, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for two, three, and four dwelling units, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family

District with a Conditional Use for four dwelling units, “RM-4” Residential Mixed District, “RM-4 CD” Residential Mixed District with a Conditional Use for a Medical Clinic-Therapist, “RM-6” Residential Mixed District, “C-1” Light Commercial District, “C-2” Commercial District, “IDZ-1” Limited Intensity Infill Development Zone District (with uses permitted in “NC” Neighborhood Commercial District and “C-1” Light Commercial District), “IDZ-2” Medium Intensity Infill Development Zone District (with uses permitted in “C-2” Commercial District, Coffee Roasting, and “MF-33” Multi-Family District), “L” Light Industrial District, “MF-33” Multi-Family District, “NC” Neighborhood Commercial District, “TOD-TR-2.5” Transit Transition District, “TOD-MX-3” Transit Mixed-Use District, “TOD-HI-3 S” Transit Hybrid-Industrial District with a Specific Use Authorization for Warehousing, with all overlay districts remaining unchanged, on approximately 238 acres out of NCB A20, A-20, 20, 1669, 1674, 1675, 1682, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 3057, 3120, 3121, 3128, 3129, 3132, 3142, 3143, 3851, 3854, 6098, 6305, 6306, 6392, 6519, and 6579, generally bounded by the Union Pacific Railway to the North, IH-37 to the East, IH-10 to the South and the San Antonio River to the West. Staff and Zoning Commission recommend Approval as amended.

Councilmember Castillo thanked the Roosevelt Park Neighborhood Association for proposing amendments that were accepted.

Councilmember Castillo moved to Approve as Amended. Councilmember Mungia seconded the motion. The motion prevailed by the following vote:

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

29. 2025-06-05-0440

ZONING CASE Z-2024-10700282 (Council District 5): 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-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.496 acres out of NCB 8721, located at 1246 South General McMullen Drive. Staff recommends Denial. Zoning Commission recommends Approval. (Continued from April 17, 2025)

Councilmember Castillo thanked the neighborhood associations for their work and the applicant for working with the community.

Councilmember Castillo moved to Approve. Councilmember Mungia seconded the motion. The motion prevailed by the following vote:

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

30. 2025-06-05-0441

ZONING CASE Z-2025-10700061 (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 Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family West Side Creeks Water Quality Protection Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 60 feet of Lot 12, Block 4, NCB 3873, located at 109 Pruitt Avenue. Staff and Zoning Commission recommends Approval.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

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

31. 2025-06-05-0442

ZONING CASE Z-2025-10700091 S (Council District 5): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 S MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2NA" Commercial Nonalcoholic Sales District and Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units with a reduced 1'-5" bufferyard on the east 33.3 feet of Lot 11, Block 80, NCB 3676, located at 3715 West Commerce Street. Staff and Zoning Commission recommend Approval.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

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

32. 2025-06-05-0443

ZONING CASE Z-2025-10700094 (Council District 5): Ordinance amending the Zoning District Boundary from "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 a Bar and/or Tavern Without Cover Charge 3 or More Days per Week to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Bar and/or Tavern Without Cover Charge 3 or More Days per Week on Lots 5-6, Block 10, NCB 7754, located at 5000 and 5002 South Flores Street. Staff and Zoning Commission recommend Approval.

Jack Finger spoke in opposition to the Item.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

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

33. CONTINUED

ZONING CASE Z-2024-10700252 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-226A, NCB 18820, generally located in the 9000 block of Culebra Road. Staff and Zoning Commission recommend Approval. (Continued from April 17, 2025)

Councilmember Cabello Havrda moved to Continue. Councilmember Kaur seconded the motion. The motion prevailed by the following vote:

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

34. 2025-06-05-0444

PLAN AMENDMENT CASE PA-2025-11600016 (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 "Neighborhood Mixed-Use" to "Community Commercial" on Lot 1 and Lot 2, Block 3, NCB 17637, generally located in the 5000 block of Rogers Road. Staff recommends Denial. Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700013 CD)

Items 34 and 35 were heard together.

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda moved to Approve. Councilmember Kaur seconded the motion. The motion prevailed by the following vote:

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

35. 2025-06-05-0445

ZONING CASE Z-2025-10700013 CD (Council District 6): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Construction Trades Contractors on Lot 1 and Lot 2, Block 3, NCB 17637, generally located in the 5000 block of Rogers Road. Staff recommends Denial with an Alternate Recommendation. Zoning Commission recommendation pending the June 3, 2025 hearing. (Associated Plan

Amendment PA-2025-11600016)

Items 34 and 35 were heard together.

Councilmember Cabello Havrda moved to Approve. Councilmember Kaur seconded the motion. The motion prevailed by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Mungia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: Viagran, Alderete Gavito

36. 2025-06-05-0446

PLAN AMENDMENT CASE PA-2025-11600018 (Council District 6): Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Business/ Office Park" on Lot P-7J, Lot P-131, and Lot P-132, NCB 15004, generally located in the 6000 block of Heath Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700056 CD S)C

Councilmember Cabello Havrda moved to Approve as Amended. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Mungia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: Viagran, Alderete Gavito

37. 2025-06-05-0447

ZONING CASE Z-2025-10700056 CD S (Council District 6): Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-2NA CD S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Landscaping Materials - Sales and Storage and Specific Use Authorization for Storage Shipping Container on Lot P-7J, Lot P-131, and Lot P-132, NCB 15004, generally located in the 6000 block of Heath Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600018)

Councilmember Cabello Havrda moved to Approve as Amended. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Mungia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

Absent: Viagran, Alderete Gavito

38. 2025-06-05-0448

ZONING CASE Z-2025-10700104 CD (Council District 6): 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

"C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Glass Sales - Installation Permitted on the southwest 137.67 feet of Lot 3, Block 65, NCB 15403, located at 7520 West Military Drive. Staff and Zoning Commission recommend Approval.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

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

39. 2025-06-05-0449

PLAN AMENDMENT CASE PA-2025-11600010 (San Antonio ETJ - Closest to Council District 8): Ordinance amending the Camp Bullis Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on 1.039 acres out of CB 4680, located at 28286 Boerne Stage Road. Staff and Planning Commission recommend Approval.

Councilmember Kaur moved to Approve on Zoning Consent. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

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

Adjournment

There being no further discussion, the meeting was adjourned at 3:12 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**