

**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, December 19, 2024**

**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: 9** – Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Whyte

**ABSENT: 2** - Nirenberg, Courage

**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, Interim Assistant City Manager; Amin Tohmaz, Interim Director, Development Services unless otherwise noted.**

**1. CONTINUED**

ALCOHOL VARIANCE # AV-2024-014 (Council District 6): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on the NW IRR 538.61 Feet of Lot 13, Block 1, NCB 17172, by Juan Reyes, operator, and First Plaza

Group, LLC, owner, located at 1305 Southwest Loop 410, Suite 100, for on-premise consumption within three-hundred (300) feet of IDEA Mays Elementary School, a public charter education institution.

Jack Finger spoke in opposition to the Item.

Councilmember Kaur moved to Continue to January 16, 2025. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

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

**Absent:** Nirenberg, Courage

**2. 2024-12-19-1039**

ZONING CASE Z-2024-10700257 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 13 and Lot 14, Block 1, NCB 12622, generally located at 4515 Loma Linda Drive and the 2700 block of Wilson 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 13 and Lot 14, Block 1, NCB 12622 TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Absent:** Nirenberg, Courage

**3. CONTINUED**

ZONING CASE Z-2024-10700172 S (Council District 2): Ordinance amending the Zoning District Boundary from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-1 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on Lots 3 and 4, Block 109, NCB 1386, located at 1738 East Commerce Street. Staff and Zoning Commission recommend Approval.

Councilmember Viagran moved to Continue to February 6, 2025. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

**Aye:** Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda,

**Absent:** Alderete Gavito, Pelaez, Whyte  
Nirenberg, Courage

**4. CONTINUED**

ZONING CASE Z-2024-10700230 CD S (Council District 3): Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 S" Residential Single-Family District with a Specific Use Authorization for a Cemetery, Columbarium, or Mausoleum and "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery, Columbarium, or Mausoleum on a combined total of 77.14 acres, and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Funeral Home/Undertaking Parlor on 3.25 acres, for a total of 80.39 acres out of NCB 15667, located at 13279 FM 1937. All "AHOD" Airport Hazard Overlay Districts to remain the same. Staff and Zoning Commission recommend Approval. (Continued from November 21, 2024)

Councilmember Viagran moved to Continue to February 6, 2025. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

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

**5. 2024-12-19-1040**

PLAN AMENDMENT CASE PA-2024-11600069 (San Antonio ETJ - Closest to Council District 4): Ordinance amending the Lackland 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 "Urban Low Density Residential" to "Medium Density Residential" on 15.02 acres out of CB 4338 and CB 4334, located at 2513 Camplight Way. Staff and Planning Commission recommend Approval.

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

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

**6. 2024-12-19-1041**

ZONING CASE Z-2024-10700239 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 33.33 feet of Lot 11, Block 2, NCB 6440, located at 423 Frio City 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: the east 33.33 feet of Lot 11, Block 2, NCB 6440 TO WIT: from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Airforce Base 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 Pelaez seconded the motion The motion prevailed by the following vote:

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

**7. 2024-12-19-1042**

ZONING CASE Z-2024-10700302 (Council District 5): 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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.319 acres out of NCB 6312, located at 2127 South Zarzamora Street. Staff recommends Approval. Zoning Commission recommendation pending the December 17, 2024, hearing.

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: 3.319 acres out of NCB 6312 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 "C-2 MLOD-2 MLR-2 AHOD" 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 Pelaez seconded the motion The motion prevailed by the following vote:

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

**8. 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 November 21, 2024)

Councilmember Whyte moved to Continue to February 20, 2025. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

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

**9. 2024-12-19-1043**

PLAN AMENDMENT CASE PA-2024-11600084 (Council District 6): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Regional Center" on the north 287 feet of Lot 2, NCB 15363, generally located in the 1600 block of Meadow Way Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700261)

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda noted that the owner had made amendments agreed to by the neighborhood on Items 9 and 10.

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

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

**10. 2024-12-19-1044**

ZONING CASE Z-2024-10700261 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the north 287 feet of Lot 2, NCB 15363, generally located in the 1600 block of Meadow Way Drive. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment Case PA-2024-11600084)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the north 287 feet of Lot 2, NCB 15363 TO WIT: from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

Jack Finger spoke in opposition to the Item.

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

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

**11. 2024-12-19-1045**

ZONING CASE Z-2024-10700211 (City Council 8): Ordinance amending the Zoning District Boundary from "RM-4" Residential Mixed District to "MF-18" Limited Density Multi-Family District on 3.327 acres out of NCB 14795, located at 9103 Wurzbach Road. Staff and Zoning Commission recommend Approval. (Continued from December 5, 2024)

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: 3.327 acres out of NCB 14795 TO WIT: from "RM-4" Residential Mixed District to "MF-18" Limited Density Multi-Family District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

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

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

**12. 2024-12-19-1046**

ZONING CASE Z-2024-10700243 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 NA ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use for Wireless Communication System in the Edwards Recharge Zone District on 0.0023 acres out of NCB 17615, located at 13307 Western Oak 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: 0.0023 acres out of NCB 17615 TO WIT: from "C-3 NA ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use for Wireless Communication System in the Edwards Recharge Zone District

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

Jack Finger spoke in opposition to the Item.

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

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

**13. 2024-12-19-1047**

ZONING CASE Z-2024-10700254 CD ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD MLOD- 1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use for a Tattoo Parlor/Studio on 0.125 acres out of NCB 16329, located at 946 North 1604 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: 0.125 acres out of NCB 16329 TO WIT: from "C-2 MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use for a Tattoo Parlor/Studio

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

Jack Finger spoke in opposition to the Item.

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

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

**14. CONTINUED**

ZONING CASE Z-2024-10700164 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Real Estate Office to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 16, Block 2, NCB 12452, located at 2639 Nacogdoches Road. Staff and Zoning Commission recommend Approval. (Continued from November 21, 2024).

Jack Finger spoke in opposition to the Item.

Councilmember Kaur moved to Continue to January 16, 2025. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

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

**15. 2024-12-19-1048**

ZONING CASE Z-2024-10700246 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) on 0.6478 acres out of NCB 15702, located at 4517 Stahl Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.6478 acres out of NCB 15702 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space)  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**Adjournment**

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

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**