

**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 5, 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 2:09 PM. City Clerk Debbie Racca-Sittre 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, Pelaez, Courage

**ABSENT:** Whyte

**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.**

**2024-12-05-0981**

ZONING CASE Z-2024-10700075 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 two (2) dwelling units on Lot 6, Block 1, NCB 12259, located at 2506 Greencrest Drive. Staff and Zoning Commission recommend Approval.

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**2. 2024-12-05-0982**

ZONING CASE Z-2024-10700227 (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 H HS AHOD" Light Commercial King William Historic Overlay Historic Landmark Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Intensity Infill Development Zone King William Historic Overlay Historic Landmark Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District on 0.125 acres out of NCB 937, located at 1210 South Alamo Street. Staff and Zoning Commission recommend Approval.

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**3. 2024-12-05-0983**

ZONING CASE Z-2024-10700236 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-3R S" General Commercial Restrictive Alcoholic Sales District with a Specific Use Permit for Clock and Broom Manufacturing, Warehousing, and Outside Storage to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Warehousing, and fifteen (15) dwelling units on Lot 13, Block 2, NCB 1919, located at 140 Fredericksburg Road and 154 Fredericksburg Road. Staff and Zoning Commission recommend Approval.

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

4.

**2024-12-05-0984**

ZONING CASE Z-2024-10700251 (Council District 1): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 1 and Lot 14, Block 1, NCB 9765, located at 1742 Basse Road and 255 Venice Street. Staff and Zoning Commission recommend Approval.

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

5.

**2024-12-05-0985**

ZONING CASE Z-2024-10700256 (Council District 1): Ordinance amending the Zoning District Boundary from "IDZ H HS RIO-7D AHOD" Infill Development Zone Nathan Historic Overlay Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District to "IDZ-1 H HS RIO-7D AHOD" Limited Intensity Infill Development Zone Nathan Historic Overlay Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "O-1" Office District and Self Service Storage on Lots 3-7, Block A, NCB 2556, located at 1108 South Flores Street. Staff and Zoning Commission recommend Approval.

DISCUSSION: Councilmember Kaur noted the owner had agreed to limit parking.

Councilmember Kaur moved to approve as amended. 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, Pelaez, Courage

**Absent:** Whyte

6.

**2024-12-05-0986**

ZONING CASE Z-2024-10700247 CD (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fifty (50) dwelling units to "MF-33 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for Nursing Facility on Lot 14, NCB 46, located at 815 East Grayson Street. Staff and Zoning Commission recommends Approval.

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**7. 2024-12-05-0987**

ZONING CASE Z-2024-10700235 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MC-3 AHOD" General Industrial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-33 MC-3 AHOD" Multi-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 38 and Lot 39, NCB 12180, located at 2330 and 2334 Austin Highway. Staff and Zoning Commission recommend Approval.

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**8. 2024-12-05-0988**

PLAN AMENDMENT CASE PA-2024-11600078 (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-2, CB 5709, located at 19175 Trumbo Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700250)

Councilmember Viagran noted the property had been recently annexed and the owner would use the property for a family residential area. Councilmember Viagran moved to approve. Councilmember Castillo seconded the motion The motion prevailed by the following vote:

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

**Absent:** Whyte

**9. 2024-12-05-0989**

ZONING CASE Z-2024-10700250 (Council District 3): Ordinance amending the Zoning District Boundary from "FR" Farm and Ranch District to "RE" Residential Estate District on Lot P-2, CB 5709, located at 19175 Trumbo Road. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment Case PA-2024-11600078)

Item 9 was heard with Item 8.

Councilmember Viagran moved to approve. Councilmember Castillo seconded the motion The motion prevailed by the following vote:

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

**Absent:** Whyte

**10. CONTINUED**

PLAN AMENDMENT CASE PA-2022-11600120 (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 “Suburban Tier” to “General Urban Tier” on 34.506 acres out of CB 4296 and CB 4297, located at 15895 South State Highway 16. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700029)

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**11. CONTINUED**

ZONING CASE Z-2022-10700029 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 34.506 acres out of CB 4296 and CB 4297, located at 15895 South State Highway 16. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600120)

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**12. 2024-12-05-0990**

ZONING CASE Z-2024-10700237 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-55, CB 4301, located at 12515 Fischer Road. Staff and Zoning Commission recommend Approval.

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**13. 2024-12-05-0991**

ZONING CASE Z-2024-10700158 CD (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 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 and Light Truck Repair on Lot 139, NCB 11997, located at 6407 West Commerce Street. Staff and Zoning Commission recommend Approval.

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**14. 2024-12-05-0992**

ZONING CASE Z-2024-10700244 (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 "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 in "C-1" Light Commercial District, Medical Clinic (Physician and/or Dentist), Party House/Reception Hall/Meeting Facilities, and seventy-five (75) dwelling units on Lots 20-22, NCB 6797 and Lot 7, NCB 61, located at 3223 West Poplar Street and 1425 Northwest 24th Street. Staff and Zoning Commission recommend Approval.

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**15. 2024-12-05-0993**

ZONING CASE Z-2023-10700366 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a

Conditional Use for Oversize Vehicle Storage on 0.50 acres out of NCB 8237, located at 555 Historic Old US Highway 90. Staff recommends Denial. Zoning Commission recommends Approval.

Councilmember Cabello Havrda thanked the Neighborhood Association for working with the applicant. Councilmember Cabello Havrda moved to approve. 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, Pelaez, Courage

**Absent:** Whyte

**16. WITHDRAWN**

PLAN AMENDMENT CASE PA-2024-11600063 (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 "Community Commercial" on Lot 1, Block 1, NCB 15097, located at 5650 Cliffbrier Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700212 CD) (Continued from November 7, 2024)

**17. WITHDRAWN**

ZONING CASE Z-2024-10700212 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair on Lot 1, Block 1, NCB 15097, located at 5650 Cliffbrier Drive. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2024-11600063) (Continued from November 7, 2024)

**18. 2024-12-05-0994**

ZONING CASE Z-2024-10700233 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "ED MLOD-2 MLR-2 AHOD" Entertainment Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.549 acres out of NCB 17673, located at 9800 Hyatt Resort Drive and 2212 Rogers Road. Staff and Zoning Commission recommend Approval.

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**19. 2024-12-05-0995**

ZONING CASE Z-2024-10700262 (Council District 7): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3

AHOD" General Commercial Airport Hazard Overlay District on 0.374 acres out of NCB 18572, located at 8048 Mainland Drive. Staff and Zoning Commission recommends Approval.

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

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**20. CONTINUED**

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.

Councilmember Courage moved to continue to December 19, 2024. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

**Aye:** Nirenberg, Kaur, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

**Absent:** McKee-Rodriguez, Whyte

**21. 2024-12-05-0996**

PLAN AMENDMENT CASE PA-2024-11600070 (Council District 8): Ordinance amending the North 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 24.3 acres out of NCB 35936, generally located in the 6000 Block of Camp Bullis Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700231)

Item 21 and 22 were discussed simultaneously.

**PUBLIC COMMENT:**

Rachel Belinsky and Hugh Reasonover spoke in opposition to the Items citing traffic concerns and a narrow bridge. Richard Adam, Resident of Forest Crest Neighborhood submitted a letter stating the same concerns.

Vanessa Rodriguez representing the owner spoke in support of the Item.

**DISCUSSION:**

Councilmember Pelaez spoke in support of the project and the need for additional housing. He acknowledged the bridge needed to be improved and suggested it could be included in the 2027 Bond. Councilmember Pelaez added that there would be a full left turn lane and other improvements made to Camp Bullis Road and the developer had



agreed to balanced restrictive covenants. Councilmember Pelaez pledged to work with the school on the bus stops.

Mayor Nirenberg noted that Camp Bullis had submitted a letter and the developer had agreed to the restrictions required by the military.

Councilmember Viagran supported the residents being involved in traffic planning and recommended seeking federal funds for the street/bridge improvements and did not think they should wait for the 2027 Bond.

Councilmember Pelaez moved to approve. Councilmember Castillo seconded the motion The motion prevailed by the following vote:

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

**Absent:** Whyte

**22.**

**2024-12-05-0997**

ZONING CASE Z-2024-10700231 (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "R-6 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "NC MLOD-1 MLR-1 MSAO-1 AHOD" Neighborhood Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, and "C-1 MLOD-1 MLR-1 MSAO-1 AHOD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District to "MF-18 MLOD-1 MLR-1 MSAO-1 AHOD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District on 24.3 acres out of NCB 35936, generally located in the 6000 block of Camp Bullis Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600070)

Items 21 and 22 were heard together.

Councilmember Pelaez moved to approve. Councilmember Castillo seconded the motion The motion prevailed by the following vote:

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

**Absent:** Whyte

## **Adjournment**

There being no further discussion, the meeting was adjourned at 2:41 p.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**