

**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, November 7, 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 2:04 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, Rocha Garcia, 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, Interim Assistant City Manager; Amin Tohmaz, Interim Director, Development Services unless otherwise noted.**

**1. 2024-11-07-0885**

ALCOHOL VARIANCE # AV-2024-012 (Council District 3): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages

on Lot NW MID IRR 271.16 FT of 3, Block 13, NCB 10879, by Benny Costello, Tias Taco Hut, operator, and KM City Base Commons, LLC, owner, located at 2402 Southeast Military Drive, Suite 105, for on-premise consumption within three-hundred (300) feet of University of Incarnate Word – School of Osteopathic Medicine, a private education institution.

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

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

**2. 2024-11-07-0886**

ZONING CASE Z-2024-10700183 HL (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-4 HL MLOD-3 MLR-2 AHOD” Residential Single-Family Historical Landmark Martindale Army Air Field Military Lighting Military Lighting Region 2 Airport Hazard Overlay District on Lot B, Block B3, NCB 1007, located at 1106 Burleson Street. Staff and Zoning Commission recommend Approval. (Continued from October 3, 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: Lot B, Block B3, NCB 1007 TO WIT: 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-4 HL MLOD-3 MLR-2 AHOD” Residential Single-Family Historical Landmark Martindale Army Air Field Military Lighting 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 Kaur 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, Whyte

**3. 2024-11-07-0887**

ZONING CASE Z-2024-10700187 (Council District 1): Ordinance amending the Zoning District Boundary from “C-3NA RIO-2 AHOD” General Commercial Nonalcoholic Sales River Improvement Overlay 2 Airport Hazard Overlay District to “C-3 RIO-2 AHOD” General Commercial River Improvement Overlay 2 Airport Hazard Overlay District on Lots 10-12, Block A, NCB 7006, located at 109 West Grayson 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: Lots 10-12, Block A, NCB 7006 TO WIT: from “C-3NA RIO-2 AHOD” General Commercial Nonalcoholic Sales River Improvement Overlay 2 Airport Hazard Overlay District to “C-3 RIO-2 AHOD” General Commercial River Improvement Overlay 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 Kaur 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, Whyte

**4. 2024-11-07-0888**

ZONING CASE Z-2024-10700213 (Council District 1): Ordinance amending the Zoning District Boundary from “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, nine hundred (900) dwelling units and Bar/Tavern to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, nine hundred (900) dwelling units, Bar/Tavern, and Hotel on Lot 11, Lot 12, Lot 30, Lot E, Lot F, Lot J, Lot K, Lot L and Lot P-101, Block 1, NCB 3028, located at 246 West Josephine 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 11, Lot 12, Lot 30, Lot E, Lot F, Lot J, Lot K, Lot L and Lot P-101, Block 1, NCB 3028 TO WIT: from “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, nine hundred (900) dwelling units and Bar/Tavern to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, nine hundred (900) dwelling units, Bar/Tavern, and Hotel  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Kaur 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, Whyte

**5. 2024-11-07-0889**

ZONING CASE Z-2024-10700214 HL (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 UC-6 AHOD" General Commercial San Pedro Urban Corridor Overlay Airport Hazard Overlay District to "C-3 HL UC-6 AHOD" General Commercial Historic Landmark San Pedro Urban Corridor Overlay Airport Hazard Overlay District on Lot 8, Block 12, NCB 361, located at 702 San Pedro 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 8, Block 12, NCB 361 TO WIT: from "C-3 UC-6 AHOD" General Commercial San Pedro Urban Corridor Overlay Airport Hazard Overlay District to "C-3 HL UC-6 AHOD" General Commercial Historic Landmark San Pedro Urban Corridor Overlay 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 Kaur 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, Whyte

**6. 2024-11-07-0890**

ZONING CASE Z-2024-10700218 HL (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on the south 80 feet of Lot 31, NCB 863, located at 711 East Mistletoe Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the south 80 feet of Lot 31, NCB 863 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 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 Kaur 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, Whyte

**7. CONTINUED**

ZONING CASE Z-2024-10700174 CD (Council District 4): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Truck Stop and Laundry on 9.473 acres out of CB 4301, located at 11893 Fischer Road. Staff and Zoning Commission recommend Approval, with Conditions.

Councilmember Courage 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  
Havrdá, Alderete Gavito, Pelaez, Courage, Whyte

**8. 2024-11-07-0891**

ZONING CASE Z-2024-10700210 CD (Council District 4): Ordinance amending the Zoning District Boundary from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body on the southwest 100 feet of Lot 9 and the northeast 22 feet of Lot 10, NCB 4300B, located at 13687 Somerset Road. Staff recommends Denial. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the southwest 100 feet of Lot 9 and the northeast 22 feet of Lot 10, NCB 4300B TO WIT: from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body

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

Rosa Alivarez representing the applicant, spoke in support of the Item.

Councilmember Rocha Garcia noted that the applicant had received a report from the neighbors.

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

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

**9. 2024-11-07-0892**

ZONING CASE Z-2024-10700138 S (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 and "C-1 MLOD-2 MLR-2 AHOD" Light Commercial 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 a Hospital on 7.081 acres out of NCB 17673, generally located in the 1900 block of Rogers 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: 7.081 acres out of NCB 17673 TO WIT: from "C-3 MLOD-2

MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-1 MLOD-2 MLR-2 AHOD" Light Commercial 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 a Hospital

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

Councilmember Cabello Havrda moved to approve as amended. Councilmember Kaur 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, Whyte

**10. CONTINUED**

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)

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**11. CONTINUED**

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)

Councilmember Cabello Havrda moved to Continue. Councilmember Kaur 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, Whyte

**12. 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 recommends Approval. Zoning Commission recommendation pending the November 5, 2024, hearing.

Councilmember Courage 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, Pelaez, Courage, Whyte

**13. 2024-11-07-0893**

ZONING CASE Z-2024-10700207 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Day Care Center on 1.03 acres out of NCB 14600, located at 5319 Newcome in the 6800 block of Wurzbach Road. 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: 1.03 acres out of NCB 14600 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Day Care Center "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Tony Aguilar, Board Member for Trinity United Methodist Church spoke in support of the Item.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Kaur 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, Whyte

**14. 2024-11-07-0894**

PLAN AMENDMENT CASE PA-2024-11600062 (Council District 7): Ordinance amending the Ingram Hills Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential Estate" to "Community Commercial" on 0.833 acres out of NCB 11543, generally located in the 4300 block of Parkway Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700208 CD)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Kaur 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, Whyte

**15. 2024-11-07-0895**

ZONING CASE Z-2024-10700208 CD (Council District 7): Ordinance amending the Zoning District boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2

Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage on 0.833 acres out of NCB 11543, generally located in the 4300 block of Parkway Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600062)

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: 0.833 acres out of NCB 11543 TO WIT: from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**16. 2024-11-07-0896**

ZONING CASE Z-2024-10700113 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 0.389 acres out of NCB 14728 and Lot 8, Block 18, NCB 14728, located at 12135 Huebner 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: 0.389 acres out of NCB 14728 and Lot 8, Block 18, NCB 14728 TO WIT: from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Pelaez provided a letter from Isis Soto Estrada, owners of Vivator Enterprise, LLC. committing to business closing at 8 p.m. and adding an entrance on Huebner Road and possibly another entrance near the corner with Moonlight Way. The building was planned for a maximum of five tenants.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Kaur 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, Whyte

**17. 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 October 3, 2024)

Councilmember Whyte moved to Continue. Councilmember Courage 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, Whyte

**18. 2024-11-07-0897**

ZONING CASE Z-2024-10700205 CD (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 19B, NCB 12101, located at 2610 Woodbury 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 19B, NCB 12101 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 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 Kaur 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, Whyte

**Executive Session**

Mayor Nirenberg recessed the meeting into Executive Session at 2:14 p.m. to discuss the following:

A. Economic Development negotiations pursuant to Texas Government Code Section 551.087 (economic development).

B. The purchase, exchange exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).

C. Legal issues related to litigation involving the City pursuant to Texas Government Code Section

551.071 (consultation with attorney).

**D.** Legal issues related to emergency preparedness pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

**E.** Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

**F.** Discuss personnel matters related to the appointment of the City Auditor and discuss legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 4:36 p.m. and announced that no official action had been taken in Executive Session.

### **Adjournment**

There being no further discussion, the meeting was adjourned at 4:36 p.m.

**Approved**

**Ron Nirenberg**  
**Mayor**

**Debbie Racca-Sittre**  
**City Clerk**