

**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, February 20, 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 2:02 p.m. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

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

**ABSENT: 1** - Nirenberg

**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; Michael Shannon, Director, Development Services unless otherwise noted.**

**1. WITHDRAWN**

ALCOHOL VARIANCE # AV-2024-013 (Council District 5): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 1, 2, and 3, Block 1, NCB 7120, by AFBA Investment, LLC, operator, and Alrafati Dua, owner,

located at 270 Castroville Road, for off-premises consumption within three-hundred (300) feet of Jubilee Lake View University Preparatory, a public charter education institution. (Continued from January 16, 2025)

Item was withdrawn and not considered.

**2. 2025-02-20-0136**

PLAN AMENDMENT CASE PA-2024-11600100 (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 "Public Institutional" to "Community Commercial" on 1.914 acres out of NCB 18207, located at 825 East Basse Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024- 10700321)

Councilmember Viagran moved to Approve on Zoning Consent. 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, Courage, Whyte  
**Absent:** Nirenberg

**3. 2025-02-20-0137**

ZONING CASE Z-2024-10700321 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on 1.914 acres out of NCB 18207, located at 825 East Basse Road. Staff and Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment case PA-2024-11600100)

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: 1.914 acres out of NCB 18207 TO WIT: from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**4. 2025-02-20-0138**

ZONING CASE Z-2024-10700325 (Council District 1): Ordinance amending the Zoning District Boundary from "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted for Entertainment Venue (Indoor), Theater -

Indoor with Two or Less Screens and/or Stages, and Studio - Fine or Performing Arts to "IDZ-2 NCD-2 AHOD" Medium Intensity Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 16 Dwelling Units on Lots 9 and 10, Block 8, NCB 1891, located at 725 and 741 West Ashby Place. Staff recommends Approval. Zoning Commission recommendation pending the February 18, 2025, 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: Lots 9 and 10, Block 8, NCB 1891 TO WIT: from "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted for Entertainment Venue (Indoor), Theater - Indoor with Two or Less Screens and/or Stages, and Studio - Fine or Performing Arts to "IDZ-2 NCD-2 AHOD" Medium Intensity Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 16 Dwelling Units "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**5. 2025-02-20-0139**

ZONING CASE Z-2024-10700326 S (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Hall to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities on 0.148 acres out of NCB 12025, located at 7142 San Pedro Avenue. Staff recommends Approval. Zoning Commission recommendation pending February 18, 2025 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: 0.148 acres out of NCB 12025 TO WIT: from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Hall to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

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

**6. 2025-02-20-0140**

ZONING CASE Z-2024-10700334 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 MLOD-3 MLR-1" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 2, NCB 10571, located at 3935 North Panam Expressway. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, NCB 10571 TO WIT: from "I-2 MLOD-3 MLR-1" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

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

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

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

**Absent:** Nirenberg

**7. 2025-02-20-0141**

ZONING CASE Z-2024-10700329 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Food Processing Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Food Products - Wholesale and Storage on Lot 19, Block 8, NCB 10943, located at 1031 Hot Wells Boulevard. Staff recommends Approval. Zoning Commission recommendation pending the February 18, 2025 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: Lot 19, Block 8, NCB 10943 TO WIT: from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Food Processing Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Food Products - Wholesale and Storage

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

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

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

**8. 2025-02-20-0142**

PLAN AMENDMENT CASE PA-2024-11600083 (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 "Community Commercial" on Lot 5, Block 126, CB 4332, located at 9852 Marbach Road. Staff and Planning Commission recommend Approval.

Councilmember Viagran moved to Approve on Zoning Consent. 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, Courage, Whyte  
**Absent:** Nirenberg

**9. CONTINUED**

PLAN AMENDMENT CASE PA-2024-11600089 (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 "General Urban Tier" to "Regional Center" on 38.244 acres out of NCB 18087, located at 13527 Southwest Loop 410. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700298 CD S)

Jack Finger spoke in opposition to the Item.

Councilmember Whyte moved to Continue to March 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, Courage, Whyte  
**Absent:** Nirenberg

**10. CONTINUED**

ZONING CASE Z-2024-10700298 CD S (Council District 4): Ordinance amending the Zoning District Boundary from "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA CD S MLOD-2 MLR-2 AHOD" General Commercial Non Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Sales, Service and Storage and a Specific Use Authorization for Outside Storage on 38.244 acres out of NCB 18087, located at 13527 Southwest Loop 410. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Denial. (Associated Plan Amendment Case PA-2024-11600089)

Jack Finger spoke in opposition to the Item.

Councilmember Whyte moved to Continue to March 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, Courage, Whyte  
**Absent:** Nirenberg

**11. 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 December 19, 2024)

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

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

**12. 2025-02-20-0143**

PLAN AMENDMENT CASE PA-2024-11600102 (Council District 8): Ordinance amending the Medical Center Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Urban Mixed Use" on 6.268 acres out of NCB 14795, generally located in the 4400 block of Bluemel Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700333 CD)

Councilmember Pelaez moved to Approve with Conditions. 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, Courage, Whyte  
**Absent:** Nirenberg

**13. 2025-02-20-0144**

ZONING CASE Z-2024-10700333 CD (Council District 8): Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space) on 6.268 acres out of NCB 14795, generally located in the 4400 block of Bluemel Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024- 11600102)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 6.268 acres out of NCB 14795 TO WIT: from "MF-33" Multi-Family District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space)

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

Councilmember Pelaez moved to Approve with Conditions. 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, Courage, Whyte  
**Absent:** Nirenberg

**14. 2025-02-20-0145**

PLAN AMENDMENT CASE PA-2024-11600065 (Council District 9): Ordinance amending the North 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 1.986 acres out of NCB 16334, generally located in the 2300 block of West Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700217 ERZD)

Councilmember Viagran moved to Approve on Zoning Consent. 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, Courage, Whyte  
**Absent:** Nirenberg

**15. 2025-02-20-0146**

ZONING CASE Z-2024-10700217 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-1 MLR-1 AHOD ERZD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 MLR-1 AHOD ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 1.986 acres out of NCB 16334, generally located in the 2300 block of West Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600065)

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: 1.986 acres out of NCB 16334 TO WIT: from "C-2NA MLOD-1 MLR-1 AHOD ERZD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "MF-33

MLOD-1 MLR-1 AHOD ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**16. CONTINUED**

PLAN AMENDMENT CASE PA-2024-11600092 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "General Urban Tier" on Lot 5, Block 1, NCB 17106 and Lot P-6B, NCB 15724, located at 12591 and 12615 Judson Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700280) (Continued from February 6, 2025)

Councilmember Whyte moved to Continue. 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, Courage, Whyte  
**Absent:** Nirenberg

**17. CONTINUED**

ZONING CASE Z-2024-10700280 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 CD IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for RV/Boat Storage, "C-2 NA S IH-1 AHOD" Commercial Nonalcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Tennis Academy, and "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District on Lots 5 and 6, Block 1, NCB 17106 and Lot P-6B, NCB 15724, located at 12591 and 12615 Judson Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600092) (Continued from February 6, 2025)

Councilmember Whyte moved to Continue. 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, Courage, Whyte  
**Absent:** Nirenberg



## **Adjournment**

There being no further discussion, the meeting was adjourned at 2:09 p.m.

**Approved**

**Ron Nirenberg**  
**Mayor**

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

DRAFT