

**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 6, 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 p.m.. 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

Mayor Pro Tem Kaur called the meeting to order at 2:07 p.m.

**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. 2025-02-06-0099**

ALCOHOL VARIANCE # AV-2024-016 (Council District 2): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 1, 2, 3, 4, NCB 6015, by Adair Kitchen 3, LLC, operator, and Adair Broadway, LLC, owner, located at 4108 Broadway Street, for on-premises consumption within three-hundred (300) feet of the University of the Incarnate Word, a private education institution.

Jack Finger spoke in opposition to the Item.

Councilmember McKee-Rodriguez noted that there were other nearby establishments that sold alcohol, so he supported the variance.

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia 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

**2. 2025-02-06-0100**

PLAN AMENDMENT CASE PA-2024-11600097 (Council District 1): Ordinance amending the North Central Neighborhoods Community 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 Lot 18, NCB 11695, located at 7711 Madonna Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700264)

Councilmember Rocha Garcia moved to Approve on Zoning Consent. 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

**3. 2025-02-06-0101**

ZONING CASE Z-2024-10700264 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 18, NCB 11695, located at 7711 Madonna Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600097)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia 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. 2025-02-06-0102**

ZONING CASE Z-2024-10700279 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood

Conservation Airport Hazard Overlay District to “R-6 CD NCD-5 AHOD” Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Art Gallery on Lots 4-6, Block 42, NCB 1850, located at 1136 West Woodlawn Avenue. Staff and Zoning 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:** Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

**5. 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 December 19, 2024)

Mary Ann Smith spoke in opposition to the Item.

Councilmember Rocha Garcia 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

**6. 2025-02-06-0103**

ZONING CASE Z-2024-10700305 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility on 1.006 acres out of NCB 10914, located at 9438 South Presa Street. Staff and Zoning Commission recommend Approval, with Conditions.

Councilmember Viagran thanked the applicant for working with the neighborhood to develop conditions.

Councilmember Viagran moved to Approve with Conditions. Councilmember Rocha Garcia 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**

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) (Continued from December 5, 2024)

Councilmember Rocha Garcia 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

8.

**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) (Continued from December 5, 2024)

Councilmember Rocha Garcia 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

9.

**2025-02-06-0104**

ZONING CASE Z-2024-10700309 HL (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 "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 31, NCB 2280, located at 2602 West Travis Street. Staff and Zoning 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:** Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

10.

**2025-02-06-0105**

ZONING CASE Z-2024-10700310 HL (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 "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 14-17, Block 4, NCB 3487, located at 429 Harriman Place. Staff and Zoning 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:** Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

**11. 2025-02-06-0106**

PLAN AMENDMENT CASE PA-2024-11600093 (Council District 7): Ordinance amending the Huebner Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Office" to "Medium Density Residential" on Lot P-31, NCB 17970, located at 8079 Eckhert Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2024-10700293)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia 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. 2025-02-06-0107**

ZONING CASE Z-2024-10700293 (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a Reduced Perimeter Setback of ten (10) feet on Lot P-31, NCB 17970, located at 8079 Eckhert Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600093)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia 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. 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 January 16, 2025)

Councilmember Rocha Garcia 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

**14. 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 January 16, 2025)

Councilmember Rocha Garcia moved to Continue. Councilmember Whyte 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. 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 January 16, 2025)

Councilmember Rocha Garcia moved to Continue. Councilmember Whyte 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 2:20 p.m.

**Approved**

**Ron Nirenberg Mayor**

**Debbie Racca-Sittre  
City Clerk**