

**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, April 17, 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: 10 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Courage, Whyte

ABSENT: 1 - Pelaez

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. **POSTPONED**
ALCOHOL VARIANCE #AV-2025-009 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot A2, A3, A4, and A5, NCB 117, by T-Bird Enterprise, LLC, operator, and the City of San Antonio, owner, located at 115 Plaza De Armas, Suite 107, for on-premise and off-premise consumption within three-hundred (300) feet of The University of Texas at San Antonio, a public education institution.

The Item was postponed by the applicant and not heard.

2. **POSTPONED**
ALCOHOL VARIANCE #AV-2025-006 (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 68, NCB 10615, by DET Enterprises, Inc. and Silverstone United, LLC, owner/operator, dba Mr. Liquor, located at 902 South WW White Road, for off-premise consumption within three-hundred (300) feet of IDEA Harvey E. Najim, a public charter education institution.

The Item was postponed by the applicant and not heard.

3. **WITHDRAWN**
ALCOHOL VARIANCE #AV-2025-005 (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 56, Block 32, NCB 3692, by TAAG Stores, Inc., operator, and Net Investments, Inc., owner, located at 1903 SW 19th Street, for off-premises consumption within three-hundred (300) feet of Sarah King Elementary, a public education institution in the San Antonio Independent School District. (Continued from March 20, 2025)

The Item was withdrawn by the applicant and not heard.

4. **POSTPONED**
ALCOHOL VARIANCE #AV-2025-007 (Council District 7): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 14, Block 18, NCB 15046, by Ingram Operation, LLC, operator, and 6480 Ingram Property, LLC, owner, located at 6480 NW Loop 410, for off-premises consumption within three-hundred (300) feet of Holmes High School, a public education institution in the Northside Independent School District.

The Item was postponed by the applicant and not heard.

5. **2025-04-17-0300**
ZONING CASE Z-2025-10700027 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 H HS AHOD" Residential Single-Family Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Intensity Infill Development Zone Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the east 40 feet of Lot 5 and the west 23 feet of lot 6, Block 28, NCB 397, located at 518 East Park

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 east 40 feet of Lot 5 and the west 23 feet of lot 6, Block 28, NCB 397 TO WIT: from "R-6 H HS AHOD" Residential Single-Family Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Intensity Infill Development Zone Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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, Courage, Whyte
Absent: Pelaez

6. 2025-04-17-0301

PLAN AMENDMENT CASE PA-2025-11600008 (Council District 1): Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "High Density Residential" to "Community Commercial" on Lot 16H, NCB 8407, located at 125 De Chantle Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700032 CD)

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, Courage, Whyte
Absent: Pelaez

7. 2025-04-17-0302

ZONING CASE Z-2025-10700032 CD (Council District 1): 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 Motor Vehicle Sales on Lot 16H, NCB 8407, located at 125 De Chantle Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600008)

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 16H, NCB 8407 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 Motor Vehicle Sales
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

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, Courage, Whyte
Absent: Pelaez

8. 2025-04-17-0303

ZONING CASE Z-2024-10700194 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-5 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 6, Block 8, NCB 10246, located at 222 Corliss. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Continued from March 20, 2025)

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 6, Block 8, NCB 10246 TO WIT: from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-5 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger and Shanna Lonell McKinney spoke in opposition to the Item.

Councilmember McKee-Rodriguez thanked the applicant for amending their site plan to reduce from 4 units to 3 units and noted that the zoning did not allow for a Short Term Rental.

Councilmember McKee-Rodriguez 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, Courage, Whyte
Absent: Pelaez

9. **2025-04-17-0304**

ZONING CASE Z-2025-10700031 CD (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-1 AHOD" Light 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 47, Block 31, NCB 15850, located at 1245 Boling Brook Street. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.

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 47, Block 31, NCB 15850 TO WIT: from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Rocha Garcia moved to Approve with Conditions. 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, Courage, Whyte
Absent: Pelaez

10. **CONTINUED**

ZONING CASE Z-2024-10700282 (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 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.496 acres out of NCB 8721, located at 1246 South General McMullen Drive. Staff recommends Denial. Zoning Commission recommends Approval.

Jack Finger and Juan Perez spoke in opposition to the Item.

The Item was continued to June 5, 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

11. 2025-04-17-0305

ZONING CASE Z-2025-10700020 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lots 10 and 11, Block 27, NCB 8791, located at 104 Griffin 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: Lots 10 and 11, Block 27, NCB 8791 TO WIT: from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jorge Duran, representing the applicant, spoke in support of the Item.

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, Courage, Whyte
Absent: Pelaez

12. 2025-04-17-0306

ZONING CASE Z-2025-10700026 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 31 and 32, Block 11, NCB 7497, located at 259 Dolores 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 31 and 32, Block 11, NCB 7497 TO WIT: from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed 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 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, Courage, Whyte

Absent: Pelaez

13. 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 February 20, 2025)

The Item was continued to June 5, 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, Courage, Whyte

Absent: Alderete Gavito, Pelaez

14. CONTINUED

PLAN AMENDMENT CASE PA-2025-11600002 (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 "Specialized Center" to "Regional Center" on 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700007) (Continued from March 20, 2025)

The Item was continued to May 15, 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, Courage, Whyte

Absent: Alderete Gavito, Pelaez

15. CONTINUED

ZONING CASE Z-2025-10700007 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff and Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600002) (Continued from March 20, 2025)

The Item was continued to May 15, 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

16. 2025-04-17-0307

PLAN AMENDMENT CASE PA-2025-11600007 (Council District 10): 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 "Parks/Open Space" to "Neighborhood Commercial" on 7.632 acres out of NCB 12163, located at 528 Ira Lee Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700030 S)

Councilmember Whyte noted an amended site plan.

Councilmember Whyte moved to Approve as Amended. 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, Courage, Whyte
Absent: Pelaez

17. 2025-04-17-0308

ZONING CASE Z-2025-10700030 S (Council District 10): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields - Outdoor Permitted on 7.632 acres out of NCB 12163, located at 528 Ira Lee Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600007)

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: 7.632 acres out of NCB 12163 TO WIT: from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields - Outdoor Permitted

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

Councilmember Whyte moved to Approve as Amended. 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, Courage, Whyte

Adjournment

There being no further discussion, the meeting was adjourned at 2:29 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**