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

2025 – 2029 Council Members
Mayor Gina Ortiz Jones
Dr. Sukh Kaur, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2
Phyllis Viagran, Dist. 3 | Edward Mungia, Dist. 4
Teri Castillo, Dist. 5 | Ric Galvan, Dist. 6
Marina Alderete Gavito, Dist. 7 | Ivalis Meza Gonzalez, Dist. 8
Misty Spears, Dist. 9 | Marc Whyte, Dist. 10

Thursday, September 17, 2026 **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 2:13 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 10 – Kaur, McKee-Rodriguez, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

ABSENT: Jones

Councilmember Viagran served as Mayor Pro Tem.

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, Assistant City Manager; Amin Tohmaz, Director, Development Services unless otherwise noted.

1. **2026-09-17-0579**

ZONING CASE Z-2026-10700123 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 CD NCD-5 AHOD" Residential Single Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional use for Three (3) Dwelling Units to "RM-4 NCD-5 AHOD" Residential Mixed District Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 18, 19 and 20, Block 42, NCB 1850, located at 1108 West Woodlawn 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 18, 19 and 20, Block 42, NCB 1850 TO WIT: from "R-6 CD NCD-5 AHOD" Residential Single Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional use for Three (3) Dwelling Units to "RM-4 NCD-5 AHOD" Residential Mixed District Beacon Hill Neighborhood Conservation Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED $1,000.00".

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

Aye:	Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte
Absent:	Jones, McKee-Rodriguez

Jack Finger spoke in opposition to the Item.

2. **2026-09-17-0580**

ZONING CASE Z-2026-10700148 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District on the north 57.9 feet of Lots 11 and 12, Block 8, NCB 1002, located at 211 McLane 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: the north 57.9 feet of Lots 11 and 12, Block 8, NCB 1002 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District

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

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

Aye: Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones, McKee-Rodriguez

3. **2026-09-17-0581**

PLAN AMENDMENT CASE PA-2026-11600052 (Council District 1): Ordinance amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Employment/Flex Mixed-Use" to "Regional Mixed-Use" on Lot 8, Block 2, NCB 1755, located at 1928 North Saint Mary's Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700149)

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

Aye: Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones, McKee-Rodriguez

4. **2026-09-17-0582**

ZONING CASE Z-2026-10700149 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and 185 units per acre on Lot 8, Block 2, NCB 1755, located at 1928 North Saint Mary's Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2026-11600052)

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 2, NCB 1755 TO WIT: from "C-3NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and 185 units per acre
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED $1,000.00".

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

Aye: Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones, McKee-Rodriguez

5. **2026-09-17-0583**

PLAN AMENDMENT CASE PA-2026-11600047 (Council District 3) Ordinance amending the Southeast Community Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification to various properties, including from "Medium Density Residential" to "Residential Estate" on NCB 10760, Lots 8-10, Lots 25-27, Lot 29, Lots 34 and S 94.15 feet of 35, and Lot N 220 feet of 35, located at multiple addresses on the 200 Block of Elaine Road; and from "Low Density Residential" to "Residential Estate" on NCB 10760, Lot E 69.35 feet of 3, Lot W 69.35 feet of 3, Lots 4-7, Lots 17-19, Lot E 125 feet of 21, Lots 22-24, Lots 31-32, and Lots 46 & 47 CALHOUN SUBD; NCB 10761, Lots E 180 feet of 1, 2 and 3, Lots W 186.7 feet of 1 and N 46.18 feet of W 186.7 feet of 2, Lot W 68 feet of 4 at 4235 BOXWOOD, Lot E 119.25 feet of 4, Lots 5-6, Lots 10-12, Lot SE IRR 64.21 feet of 13, Lot 14, Lot W 183.35 feet of 17, Lot N 150 feet of W 136.7 of 18, Lots 20-24, Lot W 55 feet of 26, Lots 33-36, Lot 44, Lots 45 and W 252.15 feet of 46, Lot 47, Lots 48 and E 114.62 feet of 46 (0.246 AC), and Lots 49-52; NCB 10762, Lot W 454.42 feet of S 199.1 feet of B, Lots C-D, Lots F-H, Lot J, Lot W 217.8 feet of N 150 feet of K, Lot W 217.8 feet of S 250 feet of N 400 feet of K, Lot E IRR 110 feet of W 276.35 feet of S 394.16 FT of K, LOT W 55.26 feet of E 57.35 feet of S 394.16 feet of K, Lots E 2.09 feet of S 394.16 feet of K & W 55 feet of L, Lots E 45 feet of L & W 10.28 feet of M, Lot W 220 feet of E 440 feet of N, Lot O, Lots 4-5 and E 29.16 feet of M & E 80.84 feet of W 605 feet of N, Lots 7-12, Lot 17, and Lot 19; NCB 10764, Block 2, Lot N 156.6 feet of 1, Lot 3, Lot 5, and Lot 11; NCB 10765, Block 3, Lots 1-4 and Lots 6-12; NCB 10766, Block 4, Lots 1-6; NCB 10768, Block 1, Lots 1-4; NCB 10770, Block 2, Lots 1-2; NCB 10770, TR 7U, and TR-1 (7.681 AC) and TR-1A (1.04 AC); NCB 10771, Block 3, Lots 3-10; NCB 10772, Block 4, Lots 1-2, Lots S 300 feet of 3 & W 5 feet of 4, Lot E 95 feet of 4, Lot 5, Lot W 50 feet of 6, Lots E 50 feet of 6 and W 15 feet of 7, Lot E 85 feet of 7, Lots 8-19, Lot 21, and Lots 22 and N 50 feet of 3; and NCB 10832, Lot N 73 feet of S 204.14 of TR-2 or P-100, Lot S 131.14 of TR-2 or P-101, P-107, and PT TR-2 ARB P-115, located at multiple addresses on the 100 and 200 Blocks of Elaine Road; 100, 200, 300, and 500 Blocks of Bonair; 4200, 4300, and 4400 Blocks of Boxwood; 4200, 4300, and 4400 Blocks of Wildt Road; 4100 and 4200 Blocks of Terron Road; 3300 and 3400 Blocks of Huth; 100 and 200 Blocks of Retta Road;100 Block of Sarah; 3100, 3200, and 3300 Blocks of Linda Kay Drive; 100 Block of Sinclair Road; 4100 Block of Roland Avenue; 4100 Block of Mc Innis Street; and 2100 Block of South WW White Road. Staff and Planning Commission recommend approval.

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

Aye: Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones, McKee-Rodriguez

6. **2026-09-17-0584**

ZONING CASE Z-2026-10700133 (Council District 4): Ordinance amending the Zoning District Boundary from "FBZ MLOD-2 MLR-2 AHOD" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2 acres out of CB 4005, located at 11608 South Zarzamora 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: 2 acres out of CB 4005 TO WIT: from "FBZ MLOD-2 MLR-2 AHOD" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial 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 Whyte moved to Approve on Zoning Consent. Councilmember Kaur seconded the motion. The motion prevailed by the following vote:

Aye: Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones, McKee-Rodriguez

7. **DENIED**

ZONING CASE Z-2026-10700038 CD (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial 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 Parking and/or Storage - Long Term with a fence height up to eight (8) feet on Lots 8 –

12, Block 1, NCB 6679, located at 2007 Frio City Road. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions. (Continued from August 20, 2026)

Councilmember Castillo moved to Deny. Councilmember Alderete Gavito seconded the motion. The motion prevailed by the following vote:

Aye: Kaur, McKee-Rodriguez, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones

8. **DENIED**

ZONING CASE Z-2026-10700053 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 WQ MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for Lumber Yard and Building Materials on Lot 25, Block 8, NCB 2162, located at 1005 North Zarzamora Street. Staff recommends Denial. Zoning Commission recommends Approval. (Continued from September 3, 2026).

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

Emilie Weissler representing the applicant spoke in support of the Item.

DISCUSSION:

Mayor Pro Tem Viagran called for a motion to continue as requested by the applicant. Councilmember Kaur moved to continue the Item to October 1, 2026. Councilmember Mungia seconded the motion.

Councilmember Castillo expressed gratitude that the Neighborhood Association was willing to meet with the applicant. However, she noted that development on the site began in 2020 without proper permits and continued for four years and the applicant was now asking for retroactive approval. She cited code violations and stormwater runoff having negative effects on residents and urged her colleagues to reject the continuance so she could move to deny.

Mayor Pro Tem Viagran called for a vote on the motion to Continue. The motion failed by the following vote:

No: Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones, McKee-Rodriguez

Councilmember Castillo moved to Deny. Councilmember Alderete Gavito seconded the motion. The motion prevailed by the following vote:

Aye: Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones, McKee-Rodriguez

9. **2026-09-17-0585**

ZONING CASE Z-2026-10700128 (Council District 5): Ordinance amending the Zoning District Boundary from "IDZ-2 H RIO-4 AHOD" Medium Intensity Infill Development Zone Mission Historic River Improvement Overlay 4 Airport Hazard overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District and "IDZ-2 H RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone Mission Historic River Improvement Overlay 4 Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District to "TOD-MX-6 H RIO-4 AHOD" Transit Mixed-Use Mission Historic River Improvement Overlay 4 Airport Hazard Overlay District and "TOD-MX-6 H RIO-4 MC-1 AHOD" Transit Mixed-Use Mission Historic River Improvement Overlay 4 Roosevelt Metropolitan Corridor Airport Hazard Overlay District, with all overlays to remain the same, on 4.565 acres out of CB A20, save and except 0.865 acres out of CB A20, located at 421 Roosevelt 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: 4.565 acres out of CB A20, save and except 0.865 acres out of CB A20 TO WIT: from "IDZ-2 H RIO-4 AHOD" Medium Intensity Infill Development Zone Mission Historic River Improvement Overlay 4 Airport Hazard overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District and "IDZ-2 H RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone Mission Historic River Improvement Overlay 4 Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District to "TOD-MX-6 H RIO-4 AHOD" Transit Mixed-Use Mission Historic River Improvement Overlay 4 Airport Hazard Overlay District and "TOD-MX-6 H RIO-4 MC-1 AHOD" Transit Mixed-Use Mission Historic River Improvement Overlay 4 Roosevelt Metropolitan Corridor Airport Hazard Overlay District, with all overlays to remain the same
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED $1,000.00".

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

Aye: Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones, McKee-Rodriguez

10. **2026-09-17-0586**

PLAN AMENDMENT CASE PA-2026-11600041 (Council District 5): Ordinance amending the Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification to various properties including from "Employment Flex Mixed-Use" to "Light Industrial" on NCB 8669, Lots P-102 (1.784), P-103 (.5) & P-104 (1.436), W IRR 456.9 of 5 & P-104B, PT of C ARB P-104D 3.000 AC, W 972.13 FT of SE IRR 209.91 FT of TR C, E 107.86 FT of SE IRR 209.91 FT of TR C, SW IRR 881.59 FT of 2, 3, W 238.62 FT of 4, NE IRR 198.09 FT of 5 & N PT of 15D and E IRRG 445.56 FT of 5 & S PT of 15D, located at multiple addresses on the 2300, 2400, 2500 and 2600 Blocks of SW 36th Street, and the 4400 Block of Growdon Road; and from "Neighborhood Mixed-Use" to "Urban Low Density Residential" on NCB 8084, Block 8, Lots S 50 of N 200 of E 199 of 11 ARB, 11A EXC E CIR 87.99 FT, N 50 FT of 11F EXC NE TRI 3.67 FT, N 50 FT of 11G, S 50 FT of 11G, 11H, 11K, 11L, 12A, 12B, 12E, 12F, 12G, 12K, 12L, 13A, 13B, 13E, N 50 FT of 13F, S 50 FT of 13F, 13G, 13H, 13L, 14A, 37 and 38, located at multiple addresses on the 1200, 1300 and 2000 Blocks of SW 35th Street, and the 2300, 2400 and 2500 Blocks of El Jardin Road. Staff and Planning Commission recommend approval.

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

Aye: Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones, McKee-Rodriguez

11. **CONTINUED**

PLAN AMENDMENT CASE PA-2026-11600006 (Council District 9): Ordinance amending the Greater Airport Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Regional Commercial" on Lot 28, Block 2, NCB 15110, located at 12139 Jones Maltsberger Road. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2025-10700249 S) (Continued from August 20, 2026)

Councilmember Spears moved to Continue to October 1, 2026. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

Aye: Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones, McKee-Rodriguez

12. **CONTINUED**

ZONING CASE Z-2025-10700249 S (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint And Body - Repair With Outside Storage Of Vehicles and Parts Permitted but Totally Screened From View Of Adjacent Property Owners And Public Roadways on Lot 28, Block 2, NCB 15110, located at 12139 Jones Maltsberger Road. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment PA-2026-11600006) (Continued from August 20, 2026)

Councilmember Spears moved to Continue to October 1, 2026. Councilmember Whyte seconded the motion. The motion prevailed by the following vote:

Aye: Kaur, Viagran, Mungia, Castillo, Galvan, Alderete Gavito, Meza Gonzalez, Spears, Whyte

Absent: Jones, McKee-Rodriguez

Adjournment

There being no further discussion, Mayor Pro Tem Viagran adjourned the meeting at 2:39 p.m.

Approved

Gina Ortiz Jones
Mayor

Debbie Racca-Sittre
City Clerk