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 3, 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 2:08 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 9 – Kaur, McKee-Rodriguez, Viagran, Mungia, Castillo, Galvan, Meza Gonzalez, Spears, Whyte

ABSENT: Jones, Alderete Gavito

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. **2026-09-03-0526**

PLAN AMENDMENT CASE PA-2026-11600015 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan and the North Central Neighborhoods Community Plan, components of the Comprehensive Master Plan of the City, by changing the land use classifications from "Low Density Residential", "Neighborhood Commercial", "Community Commercial", "Office", and "Park/Open Space" to "Mixed Use" out of NCB 3928, 3939, 6540, 6545, 6886, 6895, 7212, 7213, 7214, 7215, 7216, 7263, 7264, 7265, 8800, 12489, located along the Blanco Road corridor, between Fresno Street to the North and West Hildebrand Avenue to the South, extending approximately 300 feet East and West of Blanco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700060)

Items 1 & 2 were discussed and voted upon as a group. All minutes are reflected under Item 1.

PUBLIC COMMENT:

Jeanette Parra, April Maldonado, Lisa Talley, Esther De Leon, Kendra Swords, and Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Kaur commented that the request for rezoning came from a resident whose home was zoned industrial and needed to be corrected. She stated that her team block-walked the area in February and did not have any substantial opposition and the Development Services Department sent letters to all residents, hosted meetings, and block-walked in the summer. She noted that 80% of residents had supported.

Councilmember Kaur clarified that homes were removed from the large area rezoning if they opposed. She requested staff clarify the proposed zoning. Assistant Development Services Department Director Logan Sparrow noted the zoning would restrict the height to the height of the single-family home next to them. He clarified that multiple units would need to be in one single structure for lots over 4,000 square feet and those smaller lots could not build a multifamily structure. Councilmember Kaur stressed that the intent was to provide affordable housing for families.

Councilmember Kaur moved to approve as amended. Councilmember Castillo seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

2. **2026-09-03-0527**

ZONING CASE Z-2026-10700060 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District, "R-4 CD" Residential

Single-Family District with a Conditional Use for a Noncommercial Parking Lot, "MF-33" Multi-Family District, "C-1" Light Commercial District, "C-1 CD" Light Commercial District with a Conditional Use for Auto Sales, "C-2" Commercial District, "C-2P" Commercial Pedestrian District, "C-2NA" Commercial Nonalcoholic Sales District, "O-1 CD" Office District with a Conditional Use for Dry Goods Store, "O-2" High-Rise Office District, "C-3" General Commercial District, and "I-1" General Industrial District to "RM-4" Residential Mixed District, "RM-4 CD" Residential Mixed with a Conditional Use for a Noncommercial Parking Lot, "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District, "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted in "C-2" Commercial District, Auto Upholstery - Sales and Installation (Completely Enclosed), and Studio - Sound and Recording, "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted in "C-2" Commercial District and three (3) dwelling units, "C-1" Light Commercial District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto Paint and Body Repair (with outside storage of vehicles and parts permitted but totally screened from adjacent properties and public roadways), "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales - Full Service, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Feed, Seed, Fertilizer Sales, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Stone Monument - Retail and Wholesale, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Vocational School (Outside Storage & Training Area Permitted), "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Candy Manufacturing, "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Carwash, and "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Home Improvement Center out of NCB 3928, 3939, 6540, 6545, 6886, 6895, 7212, 7213, 7214, 7215, 7216, 7263, 7264, 7265, 8800, 12489 with all overlays remaining unchanged, including "HS" Historic Significance and "AHOD" Airport Hazard Overlay District, located in the area generally bound by Fresno Street to the North, West Hildebrand Avenue to the South, and approximately 300ft to the east and west of Blanco Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2026-11600015)

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: NCB 3928, 3939, 6540, 6545, 6886, 6895, 7212, 7213, 7214, 7215, 7216, 7263, 7264, 7265, 8800, 12489 TO WIT: from "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, "MF-33" Multi-Family District, "C-1" Light Commercial District, "C-1 CD" Light Commercial District with a Conditional Use for Auto Sales, "C-2" Commercial District, "C-2P" Commercial Pedestrian District, "C-2NA" Commercial Nonalcoholic Sales District, "O-1 CD"

Office District with a Conditional Use for Dry Goods Store, "O-2" High-Rise Office District, "C-3" General Commercial District, and "I-1" General Industrial District to "RM-4" Residential Mixed District, "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District, "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted in "C-2" Commercial District, Auto Upholstery - Sales and Installation (Completely Enclosed), and Studio - Sound and Recording, "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted in "C-2" Commercial District and three (3) dwelling units, "C-1" Light Commercial District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto Paint and Body Repair (with outside storage of vehicles and parts permitted but totally screened from adjacent properties and public roadways), "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales - Full Service, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Feed, Seed, Fertilizer Sales, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Stone Monument - Retail and Wholesale, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Vocational School (Outside Storage & Training Area Permitted), "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Candy Manufacturing, "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Carwash, and "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Home Improvement Center, with all overlays remaining unchanged
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED $1,000.00".

Councilmember Kaur moved to approve as amended. Councilmember Castillo seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

3. **2026-09-03-0528**

ZONING CASE Z-2026-10700006 S (Council District 3): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 21, Block 3, NCB 9470 and "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 Carwash on Lots

34 and 35, Block 3, NCB 9470, located at 3759 and 3791 Pleasanton Road, and 111 West Petaluma Boulevard. 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 34 and 35, Block 3, NCB 9470 TO WIT: from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 21, Block 3, NCB 9470 and "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 Carwash
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED $1,000.00".

Councilmember Meza Gonzalez moved to approve on Zoning Consent. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

4. **2026-09-03-0529**

ZONING CASE Z-2026-10700144 (Council District 3): Ordinance amending the Zoning District Boundary from "MHC" Manufactured Housing Conventional District to "MHP" Manufactured Housing Park District on 521.58 acres out of CB 4010, save and except 0.2296 acres, located at 21193 Lamm 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: 521.58 acres out of CB 4010, save and except 0.2296 acres TO WIT: from "MHC" Manufactured Housing Conventional District to "MHP" Manufactured Housing Park District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED $1,000.00".

Councilmember Meza Gonzalez moved to approve on Zoning Consent. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

5. **2026-09-03-0530**

PLAN AMENDMENT CASE PA-2026-11600045 (Council District 4): Ordinance amending the Heritage South Sector Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness/RIMSE Tier" to "Specialized Center" on 38.22 acres out of CB 4297, generally located in the 16000 block of Applewhite Road. Staff and Planning Commission recommend Approval. (Associated Zoning Z-2026-10700143)

Councilmember Meza Gonzalez moved to approve on Zoning Consent. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

6. **2026-09-03-0531**

ZONING CASE Z-2026-10700143 (Council District 4): Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District on 38.22 acres out of CB 4297, generally located in the 16000 block of Applewhite Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2026-11600045)

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: 38.22 acres out of CB 4297 TO WIT: from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED $1,000.00".

Councilmember Meza Gonzalez moved to approve on Zoning Consent. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

7. **2026-09-03-0532**

ZONING CASE Z-2026-10700004 CD (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 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on the east 100 feet of Lot B, Block 15, NCB 7878, located at 829 West Harlan 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 100 feet of Lot B, Block 15, NCB 7878 TO WIT: 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 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED $1,000.00".

PUBLIC COMMENT: Judas Garcia and Jack Finger spoke in opposition to the Item.

Councilmember Meza Gonzalez moved to approve on Zoning Consent. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

8. **CONTINUED**

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 August 20, 2026)

Councilmember Mungia moved to Continue the Item to September 17, 2026. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

9. **2026-09-03-0533**

PLAN AMENDMENT CASE PA-2026-11600053 (Council District 5): Ordinance amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Mixed Use" to "Business/Innovation Mixed-Use" on Lot 8, NCB 6392, located at 2000 South Presa Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700136)

Councilmember Meza Gonzalez moved to approve on Zoning Consent. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

10. **2026-09-03-0534**

ZONING CASE Z-2026-10700136 (Council District 5): Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Machine Shop, Warehousing and a Microbrewery to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Printer - Large Scale, Warehousing, and Alcohol - Distillation/Storage on Lot 8, NCB 6392, located at 2000 South Presa Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2026-11600053)

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, NCB 6392 TO WIT: from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Machine Shop, Warehousing and a Microbrewery to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Printer - Large Scale, Warehousing, and Alcohol - Distillation/Storage
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED $1,000.00".

Councilmember Meza Gonzalez moved to approve on Zoning Consent. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

2026-09-03-0535

11. PLAN AMENDMENT CASE PA-2026-11600040 (Council District 9): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Medium Density Residential" to "Neighborhood Commercial" on Lot 2, Block 2, NCB 18901, located at 16719 Huebner Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700124 S ERZD)

Councilmember Meza Gonzalez moved to approve on Zoning Consent. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

12. **2026-09-03-0536**

ZONING CASE Z-2026-10700124 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-1 MLOD-1 MLR-1 AHOD ERZD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-1 S MLOD-1 MLR-1 AHOD ERZD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Medical - Clinic (Physician And/Or Dentist) on Lot 2, Block 2, NCB 18901, located at 16719 Huebner Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2026-11600040)

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, Block 2, NCB 18901 TO WIT: from "C-1 MLOD-1 MLR-1 AHOD ERZD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-1 S MLOD-1 MLR-1 AHOD ERZD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Medical - Clinic (Physician And/Or Dentist)
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED $1,000.00".

Councilmember Meza Gonzalez moved to approve on Zoning Consent. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

13. **2026-09-03-0537**

ZONING CASE Z-2026-10700140 (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA MLOD-1 MLR-2 AHOD" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 251, NCB 11985, located at 171 Heimer 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: Lot 251, NCB 11985 TO WIT: from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA MLOD-1 MLR-2 AHOD" General Commercial Nonalcoholic Sales Camp Bullis 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 Meza Gonzalez moved to approve on Zoning Consent. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

14. **2026-09-03-0538**

PLAN AMENDMENT CASE PA-2026-11600050 (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 "Mixed Use" on Lot P-13B, NCB 15681, located at 15234 Classen Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2026-10700138 S)

Items 14 and 15 were discussed and voted upon as a group.

PUBLIC COMMENT:

Douglas Welsh representing the Briarwick Neighborhood Association noted the

developer agreed to a Restrictive Covenant but requested a traffic study and consideration of potential flooding and supported the Item.

DISCUSSION:

Councilmember Whyte thanked the developer and the neighborhood association for working together. He moved to approve with conditions related to noise, lighting, and hours.

Councilmember Whyte moved to Approve with Conditions. Councilmember Spears seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

15. **2026-09-03-0539**

ZONING CASE Z-2026-10700138 S (Council District 10): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted on Lot P-13B, NCB 15681, located at 15234 Classen Road. Staff and Zoning Commission recommend Approval, with Conditions, pending Plan Amendment. (Associated Plan Amendment PA-2026-11600050)

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 P-13B, NCB 15681 TO WIT: from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED $1,000.00".

Councilmember Whyte moved to Approve with Conditions. Councilmember Spears seconded the motion. The motion prevailed by the following vote:

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

Absent: Jones, Alderete Gavito

16. **2026-09-03-0540**

ZONING CASE Z-2026-10700142 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-4 AHOD" Commercial Northeast Metropolitan Corridor Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "RM-4 MC-4 AHOD" Residential Mixed Northeast Metropolitan Corridor Airport Hazard Overlay District, with all overlays to remain the same, on Lot 8, Block 1, NCB 16498, generally located in the 4200 block of Naco-Perrin Boulevard. 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 1, NCB 16498 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-4 AHOD" Commercial Northeast Metropolitan Corridor Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "RM-4 MC-4 AHOD" Residential Mixed Northeast 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 Meza Gonzalez moved to approve on Zoning Consent. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

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

Adjournment

There being no further discussion, Mayor Pro Tem Viagran adjourned the meeting at 2:51 p.m.

Approved

Gina Ortiz Jones
Mayor

Debbie Racca-Sittre
City Clerk