



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2025-10700107

(Associated Plan Amendment Case PA-2025-11600036)

SUMMARY:

Current Zoning: "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Douglas Gonzalez

Applicant: Mauricio Castillo

Representative: Mauricio Castillo

Location: 2227 and 2235 West Southcross Boulevard

Legal Description: the west 55 feet of the east 100 feet of the south 140 feet of Lot 24, the west 50 feet of the south 145.2 feet of Lot 24, and the east 50 feet of the south 145.2 feet of Lot 25, Block 7, NCB 8733

Total Acreage: 0.4936

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1259, dated August 2, 1944, and zoned “B” Residence District. The property was rezoned by Ordinance 47762, dated March 17, 1977, to “I-2” Heavy Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the subject property zoned “I-2” Heavy Industry District converted to “I-2” Heavy Industrial District. The subject property was rezoned by Ordinance 2009-06-18-0539, dated June 18, 2009, to “RM-4” Residential Mixed District.

Code & Permitting Details:

INV-ZRD-25-3170000724 – Zoning UDC Investigation – April 2025

RES-FEN-PMT24-31901303 – Residential Fence Permit – November 2024

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: L

Current Land Uses: Metal Recycling, Auto Repair Shop, Auto Parts Store

Direction: South

Current Base Zoning: L, C-1

Current Land Uses: Aircraft Supply Store, Vacant Building/Land, Auto Repair Shop

Direction: East

Current Base Zoning: L

Current Land Uses: Metal Recycling, Auto Repair Shop

Direction: West

Current Base Zoning: RM-4, C-2

Current Land Uses: Residential Dwelling, Motor Vehicle Sales

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review

of construction plans by both the Development Services Department and the Federal Aviation Administration.

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Special District Information:

N/A

Transportation

Thoroughfare: West Southcross Boulevard

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: New Laredo Highway

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 515, 51, 251

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for Auto and Vehicle Sales is 1 per 500 sf of the Gross Floor Area (GFA) of the sales and service building.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "RM-4" Residential Mixed District allows for single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

Proposed Zoning: "L" Light Industrial District provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “C-2P CD” Commercial Pedestrian District with a Conditional Use for Motor Vehicle Sales.

If staff’s Alternate Recommendation is approved, the applicant will need to provide a site plan.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the Kelly/South San PUEBLO Community Plan, adopted in February 2007, and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “L” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Business/Office Park”. Staff recommends Denial. Applicant withdrew their Plan Amendment on May 14, 2025.
- 2. Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. The property abutting the subject property is zoned “RM-4” Residential Mixed District.
- 3. Suitability as Presently Zoned:** The existing “RM-4” Residential Mixed District is not an appropriate zoning for the property and surrounding area. The proposed “L” Light Industrial is also not appropriate. While residential redevelopment is not feasible for the subject property sitting next to established industrial and heavy commercial uses, it still currently abuts an existing residence along with other homes along the block face which would make the proposed Light Industrial District also not appropriate. Thus, staff recommends an alternate recommendation of “C-2P CD” Commercial Pedestrian District with a Conditional Use for Motor Vehicle Sales. The “CD” Conditional Use would allow for the proposed use, but the “C-2P” base zoning district would prevent further industrial encroachment along the block face and create a buffer between the industrial properties to the east and the residential property to the west. Additionally, the site will be held to a prescribed site plan, and any deviation will require additional council consideration.
- 4. Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
- 5. Public Policy:** The request does appear to conflict with any public policy. Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

Relevant Goals and Objectives of the Kelly/South San PUEBLO Community Plan may include:

- 2010 Land Use Update: Update Neighborhood Commercial along Southcross to Mixed use to allow for a greater diversity of uses
- 2010 Land Use Update: The update further acknowledges residential uses which are found throughout the update area

6. **Size of Tract:** The 0.4938 acre site is of sufficient size to accommodate the proposed development.
7. **Other Factors:** This is the third application for the change of zoning. The first application to rezone from “RM-4” to “IDZ-3” with uses permitted in “L” Light Industrial and Outside Storage, Z-2023-10700019, was recommended for Denial by Staff and Zoning Commission, and was withdrawn before City Council review. The second application to rezone from “RM-4” to “C-2P CD” with a Conditional Use for Oversized Vehicle and Equipment Storage, Z-2023-10700344 CD, was recommended for Approval with Conditions by Staff and Zoning Commission and Denied by City Council.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.