



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE ZONING-Z-2023-10700306

SUMMARY:
Current Zoning: "C-2 MLOD-2 AHOD" Commercial Military Lighting Overlay Airport Hazard Overlay District.

Requested Zoning: "R-4 MLOD-2 AHOD" Residential Single-Family Military Lighting Overlay Airport Hazard Overlay District.

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 5, 2023

Case Manager: Alfonso Camacho, Senior Planner

Property Owner: Celsa Aguilar Gallegos

Applicant: Miguel Figueroa Serrano

Representative: Miguel Figueroa Serrano

Location: 222 Castroville Road

Legal Description: Lot 13, Block 1, NCB 7120

Total Acreage: 0.126

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: El Charro Neighborhood Association

Applicable Agencies: Lackland Airfield

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "F" Local Retail District Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "F" Local Retail District converted to the "C-2" Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4, R-6

Current Land Uses: Vacant, Single-Family Dwelling

Direction: East

Current Base Zoning: C-2

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single Family Dwelling

Direction: West

Current Base Zoning: C-2

Current Land Uses: Single-Family Dwelling

Overlay District Information:

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.

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.

Special District Information:

None.

Transportation

Thoroughfare: Castroville Road

Existing Character: None

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property. Routes Served: 68

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

A TIA Report is Not Required

Parking Information: Minimum Parking requirement: 1 per unit. Maximum Parking Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: "R-4" Residential Single Family District permits Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located or within ½ mile from a Regional Center and located within ½ a mile from the Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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

1. **Consistency:** The subject property is not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned “R-4” Residential Single-Family District and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is not an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family District is more appropriate for the property. The applicant is rezoning to reflect the existing use of the property as a single-family home. Castroville Road has established residential uses. It is unlikely that commercial uses would occur on a property located between two existing single-family homes.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with any public policy objectives of the San Antonio Tomorrow Plan.
Housing Goals:
 - Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
 - Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
6. **Size of Tract:** The 0.126 acre site is sufficient in size to accommodate the proposed residential development.
7. **Other Factors:** 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 there are no objections to the request.