



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2024-10700103

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Gallegos Celsa A & Estanislao Tovar

Applicant: Jose Miguel Figueroa Serrano

Representative: Jose Miguel Figueroa Serrano

Location: 218 Castroville Road

Legal Description: Lot 14, Block 1, NCB 7120

Total Acreage: 0.1261

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: El Charro, Prospect Hill
City-wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum
Applicable Agencies: Lackland, Planning Department

Property Details

Property History: The subject property is within the Original 36 square miles of the City of San Antonio and was zoned “F” Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “F” Local Retail District to the current “C-2” Commercial District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

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: R-4, R-4 CD, C-3R, I-1

Current Land Uses: Vacant Lot, Ice Cream Shop, Commercial Building, Food Service

Direction: East

Current Base Zoning: C-2, C-3R, R-4

Current Land Uses: Single Family Dwellings

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: C-2, C-3NA, R-4

Current Land Uses: Single Family Dwellings, Auto Repair

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:** Castroville Road**Existing Character:** Minor, Secondary Arterial**Proposed Changes:** None Known**Thoroughfare:** SW 21st Street**Existing Character:** Local Street**Proposed Changes:** None Known**Thoroughfare:** Colima Street**Existing Character:** Local Street**Proposed Changes:** None Known**Public Transit:** There is public transit within walking distance of the subject property.**Routes Served:** 68, 268**Traffic Impact:** A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.**Parking Information:** The minimum parking requirement for a dwelling unit is 1 space per unit.**ISSUE:**

None

ALTERNATIVES:

Current Zoning: "C-2" Commercial District accommodates 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 allows for a 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 CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is not located within a Regional Center and is not located within ½ a mile from a Metro Premium Plus 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 “R-4” Residential Single-Family and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The current “C-2” Commercial District is not an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family is more appropriate and constitutes a downzoning of the property. There is an existing single-family home on the subject property that has been occupied as a residence since 1943. The “C-2” zoning does not reflect the historic use of the property. The request would allow the property owner to apply for residential permits for their home improvement projects.
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. Relevant goals and objects of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
 - H P30: Ensure infill development is compatible with existing neighborhoods.
 - H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.
6. **Size of Tract:** The subject property is 0.1261 acres, which reasonably accommodate the 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 that there are no objections to this request.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of

such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation. There is a historic age structure present on this property. A 30-day review period is required for demolition and this property may fall under the deconstruction ordinance.