



City of San Antonio

Agenda Memorandum

Agenda Date: June 17, 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

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: "C-2P CD MLOD-2 MLR-1 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 17, 2025. This case was continued from the May 20, 2025, and June 3, 2025, hearings.

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: "C-2P CD" Commercial Pedestrian Districts are identical to C-2 districts except that there is a 35-foot maximum front setback, rear parking requirements, and additional window requirements.

The "CD" Conditional Use would allow for Motor Vehicle Sales.

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 Approval.

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 “C-2P” base zoning district is consistent with the future land use designation.
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. The proposed use is consistent with the established development pattern of industrial and commercial uses in the area.
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 “C-2P CD” Commercial Pedestrian District with a Conditional Use for Motor Vehicle Sales is appropriate. Residential redevelopment is not feasible for the subject property sitting next to established industrial and heavy commercial uses. While there is an existing residence to the west, the proposed commercial would create a buffer between the more intense industrial properties and the residential property. 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. 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 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 objective. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF Policy 14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.

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

- 2007 Plan, Objective 3.2.1: Attractive, Diverse Businesses – discourage an over-abundance of auto-related and bargain stores in the area.
- 2007 Plan, Objective 3.2.4 - Discourage types of businesses that detract from the desired pedestrian quality of the street (e.g. day labor sites, pawn shops, tattoo parlors, and additional auto repair shops).
- 2010 Land Use Update: Increased Mixed Use along Major and Minor Corridors – increased Mixed Use along portions of major corridors such as New Laredo Highway, Somerset, Zarzamora, and Southcross in order to allow for more compatible uses.
- 2010 Land Use Update: preserves pockets of small-scale Mixed Use (commercial and residential) within Business Park blocks.

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.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop Motor Vehicle Sales.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.