



quarter zoned R-6. See Screenshot.



C-2* Commercial District (Sec. 35-310.10) C-2 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

R-6 Residential Single-Family District (Sec. 35-310.05) Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
Zoning District	Lot Size (min) ¹	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min) ²	Width (max)	Front Setback (min) + + + +	Front Setback (max)	Side Setback (min)	Rear Setback (min) ³	Height (max) (feet) (maximum) ⁴	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
R-6 ¹	6,000 ^{1b}		7	30	50 ^{1c}	150	10	--	5	20 ^{1d}	35/2 1/2 ^{1e}	--	--
Zoning District	Lot Size (min) ¹	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min) ²	Width (max)	Front Setback (min) + + + +	Front Setback (max)	Side Setback (min)	Rear Setback (min) ³	Height (max) (feet) (maximum) ⁴	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
C-2	--	--	--	20	--	--	--	--	10 ²	30 ³	25	--	--

Here are your minimum setbacks from the code for R-6 and C-2, as well as building height for both.

Would be interesting to see if you can get an easement from the neighbor to subdivide into R-2, sell off that land to a resi developer, and then have the frontage on 281 separately. Would ease rezoning hassles. Might be worth a call to the city to see what they would like to see at that parcel.

Utilities-

Water/Sewer- SAWS- <https://www.saws.org/> - Looks like there was a capital project specifically for Mission De Lago offsite sewer improvements requiring a 15" line (27" oversized)- Please confirm with them. Can request as-built plans if

necessary on their website.

Electricity- CPS Energy- <https://www.cpsenergy.com/en.html> Unclear if there is a gas line nearby.

TXDOT- TxDOT typically won't issue a final permit against a purely speculative curb cut — but a call to Christen Longoria's office can still get you a preliminary read on whether a location along this frontage is even feasible under their spacing/sight-distance rules, which is useful marketing info even before there's a specific buyer or site plan in hand.

Christen Longoria, P.E. Bexar Metro Area Engineer, TxDOT San Antonio District

Office: Bexar Metro Area Office

Address: 9320 SE Loop 410, San Antonio, TX 78223

Phone: 210-633-1401



TOPO