



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 17, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

ZONING CASE Z-2024-10700195 Associated Plan Amendment Case PA-2024-11600061

**SUMMARY:**

**Current Zoning:** "RP" Resource Protection District

**Requested Zoning:** "R-20" Residential Single-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 17, 2024.

**Case Manager:** Bronte Frere, Zoning Planner

**Property Owner:** Daniel J. Garcia and Margie M. Garcia

**Applicant:** Margie M. Garcia

**Representative:** Joshua Garcia

**Location:** 225 Neal Road

**Legal Description:** 2.655 acres out of CB 4180

**Total Acreage:** 2.655 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 4

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 2017-06-22-0510, dated June 21, 2017, and zoned “RP” Resource Protection District.

**Code & Permitting Details:** There is no code enforcement of permitting history for the subject property.

**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:** OCL

**Current Land Uses:** Vacant Land

**Direction:** South

**Current Base Zoning:** OCL

**Current Land Uses:** Vacant Land

**Direction:** East

**Current Base Zoning:** “RP”

**Current Land Uses:** Single Family Dwellings

**Direction:** West

**Current Base Zoning:** “RP”

**Current Land Uses:** Single Family Dwellings

**Overlay District Information:**

N/A

**Special District Information:**

N/A

**Transportation**

**Thoroughfare:** Neal Road

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** Pleasanton Road

**Existing Character:** Enhanced Secondary Arterial

**Proposed Changes:** None known.

**Public Transit:** There are no VIA bus routes within a ½ mile of the subject property.

**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 for a restaurant a Single-Family Residence is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: Protects and preserves valuable agricultural areas, implements agricultural and natural resource protection; requires a minimum of 10 acres. Agricultural operations and natural resource industries, single-family dwelling, farming and truck garden, public and private schools, transit transfer center and bus stops.

Proposed Zoning: "R-20" Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff Recommends Denial.

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

1. Consistency: x

2. Adverse Impacts on Neighboring Lands: x

3. Suitability as Presently Zoned: x

4. Health, Safety and Welfare: x

5. Public Policy: x

- **Land Use Recommendation #2:** Maintain appropriate transitions in density and uses between the northern and southern portions of the plan area.
- **Land Use Strategy 2.1:** Property south of Mauermann Road should maintain the Light Industrial land use designation and related permitted zoning districts. Property north of

Mauermann Road may be suitable for agricultural or limited commercial uses, on a small scale, where accessible from Mauermann Road.

- **Land Use Strategy 2.2:** Preserve the distribution of industrial and natural uses south of Mauermann Road by zoning property in this segment of the plan area to allow industrial, resource protection, or agricultural uses.

**6. Size of Tract: x**

- 7. Other Factors:** The zoning change request is so the applicant can subdivide the property into two lots, both zoned “R-20.” The owner intends to subdivide the property so that the owner’s son can own the house on the property. According to the applicant, there was a second house constructed prior to the annexation of the property.

The property is proposed for development of a residential subdivision with lot sizes of 20,000 square feet. At 2.65 acres, there could potentially be development of five (5) lots. The applicant is proposing two (2) lots with the rezoning.