



City of San Antonio

Agenda Memorandum

Agenda Date: September 17, 2024

In Control: Zoning Commission Meeting

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: Lot P-7A, 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: "RP" Resource Protection District 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:** The subject property is located within the Texas A&M San Antonio Area Regional Center Plan, adopted August 2024, and is currently designated as "Agricultural" in the future land use component of the plan. The requested "R-20" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Residential Estate" Staff recommends Denial. Planning Commission recommendation pending the September 25, 2024 hearing.
- 2. Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. Surrounding properties are "RP."

3. **Suitability as Presently Zoned:** The existing “RP” Resource Protection District is an appropriate zoning for the property and surrounding area. The proposed “R-20” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The existing “RP” zoning preserves agricultural areas and protects valuable natural resources by requiring a ten (10) acre minimum. The proposed “R-20” zoning would permit a density out of character with the surrounding area.
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 Texas A&M San Antonio Area Community Plan:
 - **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:** The 2.655-acre site is of sufficient size to accommodate the proposed residential development.
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.