



City of San Antonio

Agenda Memorandum

Agenda Date: December 17, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2024-10700303

SUMMARY:
Current Zoning: x

Requested Zoning:

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: x
Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed

Owners of Property within 200 feet: x

Registered Neighborhood Associations within 200 feet: x

Applicable Agencies: x

Property Details

Property History: A portion of the subject property was annexed into the City of San Antonio by Ordinance 2014-01-09-0001, dated January 6, 2014, and zoned "RD" Rural Development District. The portion of the property zoned "RD" Rural Development District was rezoned by Ordinance 2014-08-07-0557, dated August 2014, to "NP-8" Neighborhood Preservation District. A portion of the property zoned "NP-8" Neighborhood Preservation District was rezoned by Ordinance 2019-05-16-0422 dated May 16, 2019, to the current "R-5" Residential Single-Family District. A portion of the property was annexed into the City of San Antonio by Ordinance 2019-06-20-0569 dated June 20, 2019, and zoned its current "R-5" Residential Single-Family District.

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

Topography: x

Adjacent Base Zoning and Land Uses

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: "R-5," "NP-8"

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Overlay District Information:

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: Fischer Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known.

Thoroughfare: Somerset 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 requirement for single-family dwelling is 1 space per unit.

ISSUE:
x

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools. Uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

“NP-8” Neighborhood Preservation District uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

Proposed Zoning: “Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools. Uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

FISCAL IMPACT:
x

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
x

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: x

2. **Adverse Impacts on Neighboring Lands:** x
3. **Suitability as Presently Zoned:** x
4. **Health, Safety and Welfare:** x
5. **Public Policy:** x Relevant Goals and Policies of the Heritage South Sector Plan may include:
 - **Goal HOU-1:** An array of housing choices throughout the area with an appropriate mix of densities and housing types.
 - **HOU-1.2:** Encourage higher-density housing at strategic nodes.
 - **HOU-1.3:** Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas.

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.
- **H Goal 2:** A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels. H P30: Ensure infill development is compatible with existing neighborhoods.

6. **Size of Tract:** x
7. **Other Factors:** The zoning change request is to allow for the development of single-family residential housing of approximately 200 units.

The property is proposed for development of a residential subdivision with lot sizes of 4,000 square feet. At 46.94 acres, there could potentially be development of 511 lots. The applicant is proposing approximately 200 lots with the rezoning.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.