Ord. 26-S-034

Proposed R-5 on 21 acres

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	Zoning	Use
Subject Property	Single-Family Residential District (R-2)	Undeveloped
North	Single-Family Residential District (R-2)	Undeveloped
South	Right-of-Way	Maske Road- Commercial Collector (70’ ROW)
East	Single-Family Residential District (R-2)	Undeveloped and Creek
West	Single-Family Residential District (R-2)	Undeveloped

- Approximately 21 acres of land
- unplatted

	Existing	Proposed
	Single-Family Residential District (R-2)	Middle Density Residential District (R-5)
Permitted Uses	• Single family Residential; School; Park/ Playground; Municipal uses; Golf Course; Gated Community; Family/ Group Home; Place of Worship (S); Bed and Breakfast (S)	Attached or detached residential
Area Square Feet	8,400	10,000
Width & Depth	70 x 120	N/A
Setbacks	Front: 25', Side:10', Rear: 20'	Front: 25', Side:10', Rear:10'
Maximum Height	35'	35'
Maximum Impervious Coverage	50%	80%

R-5 Additional Design Requirements

UDC Section 21.5.5.- Purpose and Intent of R-5

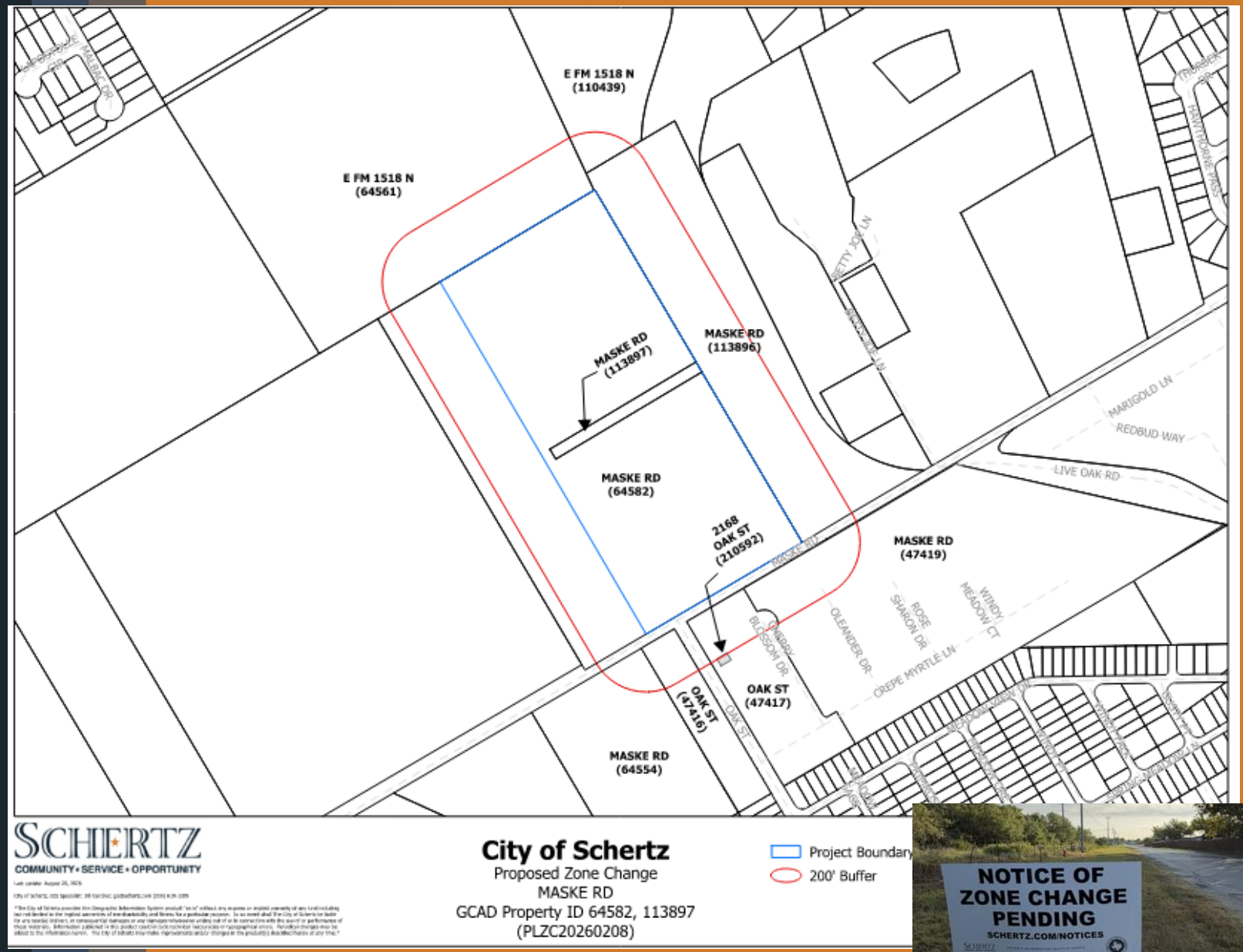
Intended to provide developments that offer a variety of housing types. This district is a suitable transition between single-family residential and commercial and/or denser multi-family developments. Comprised of attached or detached residential dwelling units.

- When tracts in this district are one (1) acre or less, density shall not exceed sixteen (16) units per gross acre and these tracts will be required to adhere to the single-family site design requirements in Article 9 - Site Design Standards
- When tracts exceed one (1) acre, density shall not exceed twelve (12) units per gross acre and these tracts will be required to adhere to the multi-family site design requirements in Article 9 - Site Design Standards and provide ten percent (10%) of the total platted area as common, usable open space.

UDC Section 21.5.7.B.8.

- Middle Density District (R-5) developments may have unique designs and dimensions. Due to this, the following additional standards apply. These standards pertain to the side building separation space with the intent for fire safety:
  - a. When HVAC units are not within the building separation space the minimum separation is ten (10) feet.
  - b. When HVAC units are within the building separation space, or either structure is above one story, the minimum separation is fifteen (15) feet.
  - c. HVAC units shall be on opposite sides of buildings.
  - d. These additional standards are not required if fire suppression systems are installed within the buildings.

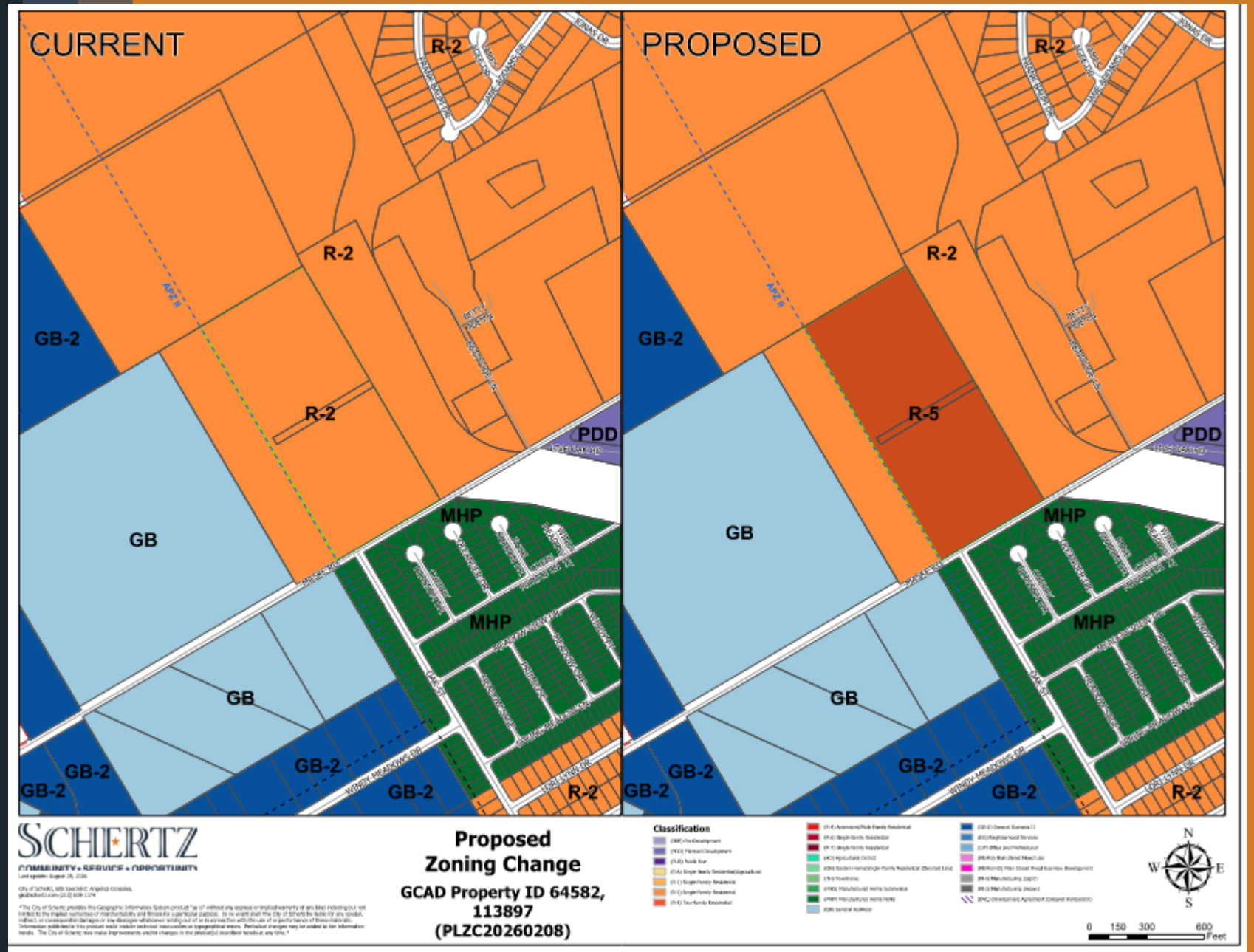
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- 10 Public notices were sent on 9.24.2026
- As of today
  - (2) in Favor
  - (1) Neutral to
  - (0) in Opposition
- A public hearing notice was published in the "San Antonio Express" on October 28
- Notice sent to SCUC ISD
- A notification sign was placed by the applicant
- P&Z: October 7

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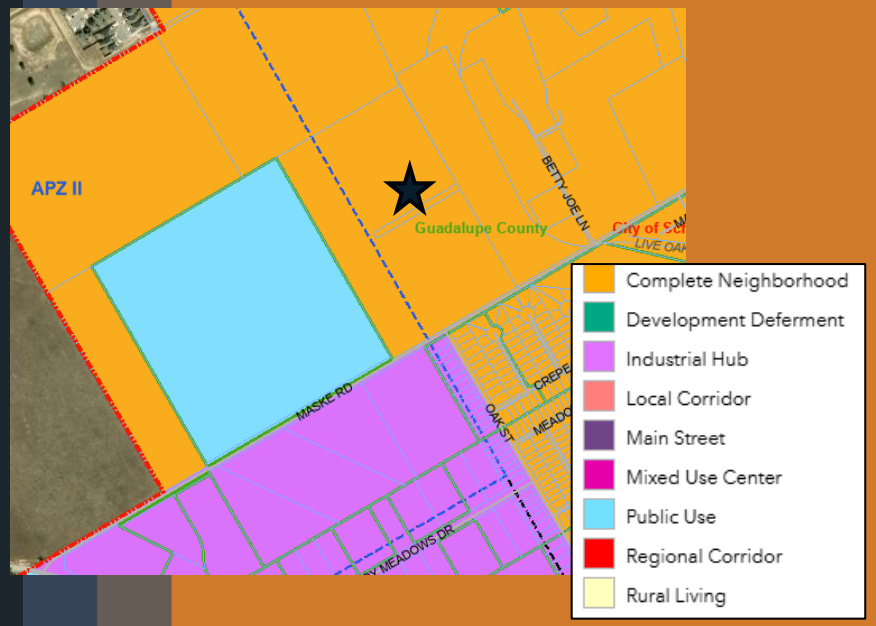


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UDC SECTION 21.5.4.D Criteria for Approval

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

- **Future Land Use Map Designation:** Complete Neighborhood
  - Mixture of housing options
  - Consider appropriateness of density and commercial development in relation to:
    - Roadway classification, conflict among land uses and buildings
- Proposed R-5
  - New housing type in this area
  - Appropriate transition from the commercial and industrial south of Maske Road and the Single Family to the north of the development
  - Promotes the Comp. Plan Policies



UDC SECTION 21.5.4.D Criteria for Approval

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

- R-5 Design Requirements
  - site design standards in Article 9
  - meet the Multi-family site design requirements
  - 10% common open space required

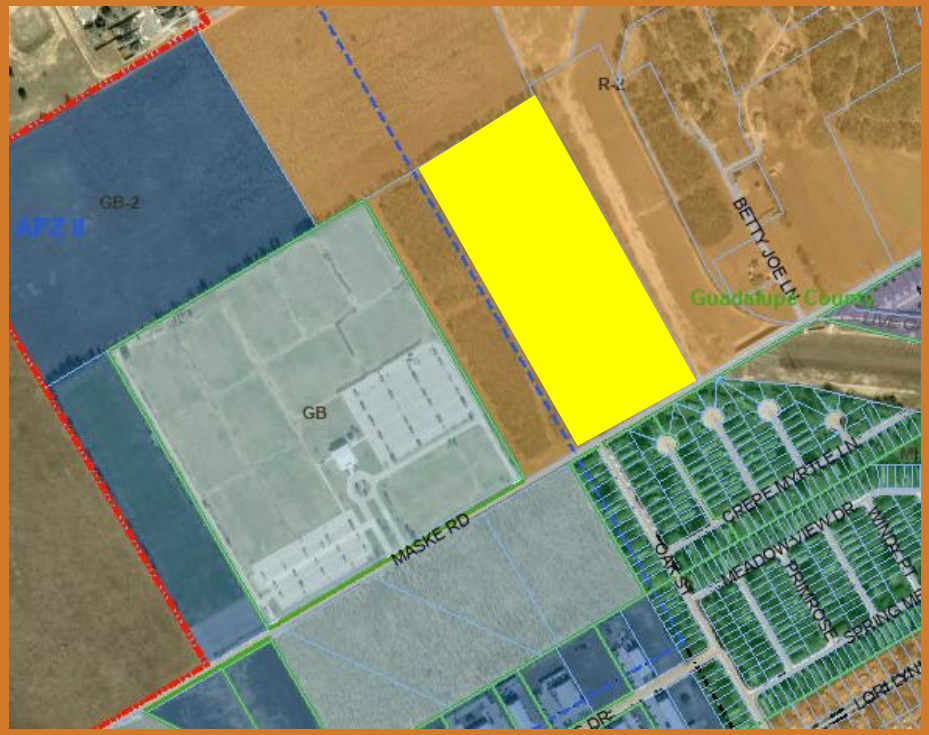
- Engineering Summary on TIA Memo
  - The increase in peak hour trips will increase traffic on the transportation system
  - However, effects can be mitigated through various ways
  - Required improvements will be determined during the development process

- Proposed R-5 promotes general welfare of the City
  - Increase in traffic can be mitigated
  - Transitional housing type and density
  - New housing type

UDC SECTION 21.5.4.D Criteria for Approval

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

- Proposed Middle-Density Residential District (R-5) is consistent and appropriate
  - Intent is to provide developments with variety of housing types
  - Suitable transition between single-family and commercial



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UDC SECTION 21.5.4.D Criteria for Approval

4. Whether other factors are deemed relevant and important in the consideration of the amendment.

- Proposed zone change meets the UDC requirements
- Sent to Fire, EMS, and Police Departments for review and no objections were received.
- Heard at the October 7, 2026 P&Z Meeting

Staff Recommendation

Staff recommends approval of Ord. 26-S-034 as the proposed Middle-Density Residential District (R-5) implements the policies of the Comprehensive Land Use Plan, acts as a transitional land use, and is compatible with the uses within the immediate and surrounding area.

P&Z Recommendation

The Planning and Zoning Commission held a public hearing for the item at the October 7, 2026, meeting and made a recommendation of approval to City Council with a unanimous vote.