



**PLANNING, PERMITTING, AND CODE
DEPARTMENTS**

MEMORANDUM

DATE: June 1, 2026

TO: Planning and Zoning Commission

FROM: William Willingham, Planner II

SUBJECT: Proposed Single-Family Residential development located approximately 450 feet northwest of the intersection of Herff Road and Old San Antonio Road - Discussion

A potential developer has request preliminary feedback from the Planning and Zoning Commission regarding the proposed development at a 6.48-acre tract of land located approximately 450 feet northwest of the intersection of Herff Road and Old San Antonio Road. The purpose of this discussion is to provide early guidance to the applicant and minimize revisions during the formal review process.

The underlying zoning of the property is R3-A- Attached Residential and is located within the SoBo Overlay District, within the Neighborhood Character Zone. The development is also subject to a Development Agreement which was adopted on February 24, 2009 and amended November 30, 2018.

The proposed development is 30 lot Single-family residential subdivision. The minimum lot area per the R3-A Attached Residential Zoning District is 2,000 square feet and the minimum lot frontage is 20 feet.

While no formal application is currently before the Commission, and staff has not completed a formal review of the project, the proposal will be required to comply with the current regulations and those prescribed by the development agreement. The applicant anticipates requesting variances to the required right-of-way width, the maximum length on a dead end road, minimum points of vehicular access, and minimum driveway length. The applicant is seeking feedback from the Commission on their desired subdivision design.

ATTACHMENTS

Attachemnt 1 – Conceptual Design