



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



July 14, 2017

The Solar Foundation
600 14th Street NW #400
Washington D.C 20005
Attn: Philip Haddix, Sol Smart Program Director
CC: Philip Kreycik, Consultant

The Development Services Department was asked to address “solar by-right” (permitting roof-mounted solar panels without staff discretion) for residential and commercial structures. Currently, DSD processes applications for solar panel additions and allows those panels by-right, in most cases, provided that the appropriate permits are obtained. All solar installations must pass inspections and meet all current development codes. Currently, applications for solar panels do not require rezoning.

The City of San Antonio has Overlay Districts for certain properties, which include design standards that regulate development to maintain the character of the neighborhood. These overlay districts include Historic Districts and Neighborhood Conservation Districts which allow but regulate placement and location of solar panels. Within “H” Historic Districts, or properties designated with an “HS” Historic Significant, “HE” Historic Exceptional, or “HL” Historic Landmark status, the Office of Historic Preservation is required to review such requests. In some cases, within those districts, the Historic Review and Design Commission (HDRC) must vote to approve the requested location of solar panels. Within “NCD” Neighborhood Conservation Districts, standards were adopted by City Council which require and administrative review by the city for compliance with the adopted standards. Should the owner choose not to comply with the “NCD” standards, the owner may request a variance from the Board of Adjustment.

The City of San Antonio is committed to address solar by right formally within the City Code.

Sincerely,

Catherine Hernandez
Development Services Administrator