



City of San Antonio

Agenda Memorandum

Agenda Date: November 5, 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-2024-10700250

(Associated Plan Amendment Case PA-2024-11600078)

SUMMARY:

Current Zoning: "FR" Farm and Ranch District

Requested Zoning: "RE" Residential Estate District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 5, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Juan Carlos Martinez and Lilia Cabrera Morin

Applicant: Brown & McDonald, PLLC

Representative: Brown & McDonald, PLLC

Location: 19175 Trumbo Road

Legal Description: Lot P-2, CB 5709

Total Acreage: 25.656 acres

Notices Mailed**Owners of Property within 200 feet:** 17**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Planning Department**Property Details****Property History:** The subject property was annexed into the City of San Antonio by Ordinance 2017-06-22-0510, dated June 21, 2017, and zoned “FR” Farm and Ranch 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:** RP**Current Land Uses:** Vacant**Direction:** South**Current Base Zoning:** RP**Current Land Uses:** Residential Dwelling, Improved Pasture**Direction:** East**Current Base Zoning:** RP**Current Land Uses:** Residential Dwellings, Vacant**Direction:** West**Current Base Zoning:** FR**Current Land Uses:** Vacant**Overlay District Information:**

N/A

Special District Information:

N/A

Transportation**Thoroughfare:** Trumbo Road**Existing Character:** Local**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 Dwelling – 1 Family is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "FR" Farm and Ranch District preserves rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

Proposed Zoning: "RE" Residential Estate District allows for single-family dwelling (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, 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 Heritage South Sector Plan, adopted September 2010, and is currently designated as "Country Tier" in the future land use component of the plan. The requested "RE" 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 November 13, 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" Resource Protection District and "FR" Farm and Ranch District.
- 3. Suitability as Presently Zoned:** The existing "FR" Farm and Ranch District is an appropriate zoning for the property and surrounding area. The proposed "RE" Residential Estate District is not. The existing "FR" zoning preserves agricultural areas and is more sensitive to maintaining a minimal number of dwellings and accessory structures. Abutting properties are

designated as “RP” Resource Protection District and “FR” Farm and Ranch District, both of which implement larger minimum lot sizes. Minimum lot sizes being 10 acres and 25 acres, respectively. Thus, the proposed base zoning district 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 appear to conflict with any public policy objectives of the Heritage South Sector Plan:
 - Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability
 - Goal LU-5: A community that applies sustainable development patterns and principles
 - o LU-5.3: 3 Preserve as much as 25% of the developable land to maintain the area’s rural character and retain agricultural practices
6. **Size of Tract:** The 25.656-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The purpose of the zoning change request is to allow for the property owner to create a family compound.

The property is proposed for development of a residential subdivision with lot sizes of 1 acre. At 25.656 acres, there could potentially be development of twenty-five (25) lots.