



City of San Antonio

Agenda Memorandum

Agenda Date: November 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600078
(Associated Zoning Case Z-2024-10700250)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 2010

Current Land Use Category: “Country Tier”

Proposed Land Use Category: “Rural Estate Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 13, 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

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.

Routes Served: N/A

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 2010

Plan Goals:

- 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

Comprehensive Land Use Categories:

Land Use Category: "Country Tier"

Description of Land Use Category: RESIDENTIAL: Rural Homestead Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres. NON-RESIDENTIAL: Agriculture, Commercial Generally: Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate. LOCATION: Commercial uses in the Country Tier should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages.

Permitted Zoning Districts: RP, FR

Comprehensive Land Use Categories:

Land Use Category: "Rural Estate Tier"

Description of Land Use Category: RESIDENTIAL: Low Density Residential Estate Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre. NON-RESIDENTIAL: Neighborhood Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate. LOCATION: Commercial uses to serve these low-density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Permitted Zoning Districts: RP, RE, R-20, NC, O-1, C-1, RD

Land Use Overview

Subject Property

Future Land Use Classification: Country Tier

Current Land Use Classification: Vacant, Residential Dwelling

Direction: North

Future Land Use Classification: Country Tier

Current Land Use Classification: Vacant

Direction: South

Future Land Use Classification: Country Tier

Current Land Use Classification: Residential Dwelling, Improved Pasture

Direction: East

Future Land Use Classification: Country Tier

Current Land Use Classification: Residential Dwellings, Vacant

Direction: West

Future land Use Classification: Country Tier

Current Land Use Classification: Vacant

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed Plan Amendment from “Country Tier” to “Rural Estate Tier” is requested to rezone the property to "RE" Residential Estate District. The existing “Country Tier” land use preserves agricultural areas and protects valuable natural resources, which is characteristic of the large farm and ranch uses existing in surrounding area. The proposed “Rural Estate Tier” is inconsistent with abutting land uses. The addition of this land use designation would allow a more intense density uncharacteristic with the existing dwellings in the area.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the Heritage South Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Heritage South Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the Heritage South Sector Plan.

The amendment will adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700250

Current Zoning: "FR" Farm and Ranch District

Proposed Zoning: "RE" Residential Estate District

Zoning Commission Hearing Date: November 5, 2024. Zoning Commission recommended Approval.