



City of San Antonio

Agenda Memorandum

Agenda Date: May 6, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2025-10700002

SUMMARY:

Current Zoning: "RP" Resource Protection District

Requested Zoning: "R-20" Residential Single-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Eradio Gomez

Property Owner: Carmen Rodriguez

Applicant: KCI Technologies, Inc.

Representative: Killen, Griffin & Farrimond, PLLC

Location: generally located in the 19000 block of Trumbo Road

Legal Description: Lot P-18D, CB 4012

Total Acreage: 4

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: NA

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

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 “RP” Resource Protection 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: Residential Dwellings

Direction: South

Current Base Zoning: RP

Current Land Uses: Residential Dwellings, Vacant Land

Direction: East

Current Base Zoning: OCL

Current Land Uses: Residential Dwellings

Direction: West

Current Base Zoning: RP

Current Land Uses: Residential Dwellings, Vacant Land

Overlay District Information:

NA

Special District Information:

NA

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: Protects and preserves valuable agricultural areas, implements agricultural and natural resource protection; requires a minimum of 10 acres. Agricultural operations and natural resource industries, single-family dwelling, farming and truck garden, public and private schools, transit transfer center and bus stops.

Proposed Zoning: "R-20" Residential Single-Family District allows for single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

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 "R-20" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Rural Estate Tier". Staff recommends Denial. Planning Commission recommended Approval on April 23, 2025.
- 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.

3. **Suitability as Presently Zoned:** The existing “RP” Resource Protection District is an appropriate zoning for the property and surrounding area. The proposed “R-20” Residential Single-Family District is not. The existing “RP” Resource Protection zoning protects and preserves valuable agricultural areas, implements agricultural and natural resource protection; requires a minimum of 10 acres. Abutting properties are designated as “RP” Resource Protection District, which implement larger minimum lot sizes. Minimum lot sizes being 10 acres and 25 acres, respectively. 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.
 - 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 4-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 subdivide the property to build four dwelling units.