



City of San Antonio

Agenda Memorandum

Agenda Date: April 23, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600029
(Associated Zoning Case Z-2025-10700002)

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: April 23, 2025

Case Manager: Eradio Gomez, Zoning Senior Planner

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 acres

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

Transportation

Thoroughfare: Trumbo Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: Pleasanton Road

Existing Character: Minor, Secondary Arterial

Proposed Changes: None

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Routes Served: NA

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.

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.

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 Land

Direction: North

Future Land Use Classification:

“Country Tier”

Current Land Use Classification:

Residential Single-Family Homes

Direction: East

Future Land Use Classification:

“Country Tier”

Current Land Use Classification:

Residential Single-Family Homes

Direction: South

Future Land Use Classification:

“Country Tier”

Current Land Use Classification:

Vacant Land

Direction: West

Future land Use Classification:

“Country Tier, Rural Estate Tier”

Current Land Use Classification:

Vacant Land

ISSUE:

None

FISCAL IMPACT:

None

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

The subject property is not located within a Regional Center and is not within a ½ mile of a Premium Plus 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 “R-20” Residential Single-Family Zone. Staff finds the proposed land use classification is not consistent with the surrounding area. Most of the area is “Country Tier” which supports Resource Protection (RP) and “Farm and Ranch” (FR). The amendment will significantly alter existing land use patterns which are mostly Farm and Ranch, with sparse pockets of large lot residential development. Additionally, there is a grouping of smaller 0.8571 acre lots across the street that were subdivided prior to annexation into the city.

In December 2024, there was a land use change to “Rural Estate Tier” and a rezoning to “RE” Residential Estate for the property across the street at 19175 Trumbo Road.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700002

Current Zoning: “RP” Resource Protection District

Proposed Zoning: “R-20” Residential Single-Family District

Zoning Commission Hearing Date: May 6, 2025