



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6861

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/25/2019

**Title:** PLAN AMENDMENT CASE PA-2019-11600068 (Council District 3): A request by David Dye, applicant, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Country Tier" to "Agribusiness/RIMSE Tier" on 30.727 acres out of CB 5709, located at 19635 Trumbo Road. Staff recommends Approval. (Michael Pepe, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Draft Resolution

| Date | Ver. | Action By | Action | Result |
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment PA 2019-11600068  
(Associated Zoning Case Z-2019-10700202)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector

**Plan Adoption Date:** September 16, 2010

**Current Land Use Category:** "Country Tier"

**Proposed Land Use Category:** "Agribusiness / RIMSE Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 25, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** George Gray

**Applicant:** David W. Dye

**Representative:** David W. Dye

**Location:** 19635 Trumbo Road

**Legal Description:** 30.727 acres out of CB 5709

**Total Acreage:** 30.727 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Trumbo

**Existing Character:** Collector

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

**Plan Goals:**

- Goal ED-1 Advance goals of Mission Verde relative to “green” jobs and industries
- Strategies: ED-1.1 Encourage workforce development of “green skills”
  
- Goal ED-5 Eco-tourism as an economic generator
  
- ED-6.3 Promote low impact industry, high and biotechnologies, and international trade

**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”

**Land Use Category:** “Agribusiness / RIMSE Tier”

**Description of Land Use Category:**

**RESIDENTIAL: Farm Homestead**

Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing

**NON-RESIDENTIAL: Agriculture, Light Industrial, Manufacturing, Sports & Entertainment** Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.

**Permitted Zoning Districts:** “FR”, “I-1”, “MI-1”, “BP”, “RP”, “L”

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Country Tier”

**Current Land Use Classification:**

Agricultural, RV Park

Direction: North

**Future Land Use Classification:**

Outside City Limit

**Current Land Use Classification:**

Agricultural

Direction: East

**Future Land Use Classification:**

Outside City Limit

**Current Land Use Classification:**

Agricultural

Direction: South

**Future Land Use Classification:**

“Country Tier”

**Current Land Use Classification:**

Agricultural

Direction: West

**Future Land Use Classification:**

“Country Tier”

**Current Land Use Classification:**

Agricultural

**FISCAL IMPACT:**

None

**Proximity to Regional Center/Premium Transit Corridor**

The property is not within a regional center nor is it within a Premium Transit Corridor.

**STAFF ANALYSIS AND RECOMMENDATION:**

Staff recommends Approval.

The requested Plan Amendment from “Country Tier” to “Agribusiness / RIMSE Tier” will allow the applicant to rezone to “L” Light Industrial, “I-1” General Industrial, and “RP S” Resource Protection with a Specific Use for a Manufactured Home.

The Plan Amendment meets the goals of the Heritage South Plan to advance the City of San Antonio “Mission Verde” Strategy, providing quality, green employment that is currently lacking in the surrounding area and provides an opportunity for green workforce development. The applicant intends to manufacture small homes and solar panels.

**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 not 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.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700202**

Current Zoning: “RP” Resource Protection District

Proposed Zoning: “I-1” General Industrial District, “L” Light Industrial District, “RP S” Resource Protection District with Conditional Use for a Manufactured Home

Zoning Commission Hearing Date: October 1, 2019