



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1778

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 7/2/2020

**Title:** ZONING CASE Z-2019-10700202 S (Council District 3): Ordinance amending the Zoning District Boundary from "RP" Resource Protection District to "L" Light Industrial District on 23.140 acres, "I-1" General Industrial District on 7.292 acres, and "RP S" Resource Protection District with Specific Use Authorization for a Manufactured Home on 0.296 acres out of CB 5709, located at 19635 Trumbo Road. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Plan Amendment Case PA-2019-11600068)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Metes and Bounds

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

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

**SUMMARY:**

**Current Zoning:** "RP" Resource Protection District

**Requested Zoning:** "L" Light Industrial District on 23.140 acres, "I-1" General Industrial District on 7.292 acres, and "RP S" Resource Protection District with Specific Use Authorization for a Manufactured Home on 0.296 acres

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 1, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** George Gray

**Applicant:** David Dye

**Representative:** David Dye

**Location:** 19635 Trumbo Road

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

**Total Acreage:** 30.727

**Notices Mailed**

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

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

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 2017-06220510, dated June 22, 2017 as the current “RP” Resource Protection District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “OCL”

**Current Land Uses:** Excavating Contractor

**Direction:** South

**Current Base Zoning:** “RP”

**Current Land Uses:** Pasture

**Direction:** East

**Current Base Zoning:** “OCL”

**Current Land Uses:** Pasture

**Direction:** West

**Current Base Zoning:** “FR”

**Current Land Uses:** Pasture

**Overlay and Special District Information:**

None.

**Transportation**

**Thoroughfare:** Trumbo

**Existing Character:** Collector

**Proposed Changes:** None

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

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum parking requirement for most industrial uses is 1 space for every 1,500 square feet.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “RP”.

**Current:** The present zoning district of “RP” 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:** The proposed “I-1” the general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.greater impact on the surrounding area than industries found in the "L" or " I-1" district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

The proposed “L” district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center or located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment. Zoning Commission (7-1 with 1 abstained) recommends Denial.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the Heritage South Sector Plan and is currently designated as “Country Tier” in the future land use component of the plan. The requested “I-1” and “L” base zoning districts are not consistent with the future land use designation. The applicant is requesting a Plan Amendment to change the future land use to “Agribusiness/RIMSE Tier”. Staff recommends Approval. The Planning Commission

recommendation is pending the October 9, 2019 hearing.

**2. Adverse Impacts on Neighboring Lands:**

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current “RP” Resource Protection District is an appropriate zoning for the property and surrounding area. The proposed “I-1” and “L” will bring targeted industry to the area. The Specific Use Authorization for a Manufactured Home will allow a single manufactured home.

**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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Heritage South Sector Plan:

- 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

The proposed Zoning 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 plans to manufacture small homes and solar panels.

**6. Size of Tract:**

The subject property is 30.727 acres, which could reasonably accommodate industrial and light industrial uses.

**7. Other Factors:**

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant wants to develop the property to expand the existing RV Park, manufacture solar panels on site, operate a small food bank, and add one manufactured home.