



City of San Antonio

Agenda Memorandum

File Number:19-6861

Agenda Item Number: 15.

Agenda Date: 9/25/2019

In Control: Planning Commission

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