



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 7, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**  
ZONING CASE Z-2023-10700274

**SUMMARY:**  
**Current Zoning:** "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** November 7, 2023

**Case Manager:** Ann Benavidez, Zoning Planner

**Property Owner:** Lonnie Arbuthnot

**Applicant:** Crow Law Firm, PLLC

**Representative:** Crow Law Firm, PLLC

**Location:** Generally located in the 4600 block of Cassian Road

**Legal Description:** Lot P-51, NCB 14567

**Total Acreage:** 16.46 acres

**Notices Mailed****Owners of Property within 200 feet:** 9**Registered Neighborhood Associations within 200 feet:** No registered Neighborhood Association within 200'**Applicable Agencies:** Lackland Airforce Base, Planning Department, Texas Department of Transportation**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 81105 dated December 30, 1994, and originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 82683 dated August 24, 1995 to "R-A" Residence-Agriculture District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-A" Residence-Agriculture District converted to the current "NP-10" Neighborhood Preservation District.

**Code & Permitting Details:**

There is no code history or permitting details for the subject property.

**Topography:** The property does not include any abnormal physical features such as slope, but there is slight incursion of the floodplain on the western most portion of the property.

**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** "NP-10" "C-3R"**Current Land Uses:** Vacant, Used Auto Parts Recycler**Direction:** South**Current Base Zoning:** "C-2" "I-1"**Current Land Uses:** Vacant**Direction:** East**Current Base Zoning:** "C-2" "MH"**Current Land Uses:** Vacant, Residential Dwelling**Direction:** West**Current Base Zoning:** "NP-10" "C-3R"**Current Land Uses:** Used Auto Parts Recycler, Vacant**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration. The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

**Special District Information:**

No special district information.

**Transportation**

**Thoroughfare:** Cassin Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None Known

**Thoroughfare:** Interstate Highway 35

**Existing Character:** Interstate Highway

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Routes Served:** Not applicable.

**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 office warehouse uses is 1 parking space per 2,000 square feet of gross floor area.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** Uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

**Proposed Zoning:** The light industrial 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 located within a Regional Center or within a ½ mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

**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 West/Southwest Sector Plan, adopted in April 2011, and is currently designated as “Agribusiness Tier” in the future land use component of the plan. The requested “L” base zoning district is consistent with the future land use designation.
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. The proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The current “NP-10” Neighborhood Preservation District is not the most appropriate zoning for the property and surrounding area. The proposed “L” Light Industrial District is appropriate. The property abuts largely vacant land and an interstate highway. Developed land proximate to the subject property accommodates industrial uses. The “NP-10” base zoning districts permit single-family uses and are indicative of a large lot low density residential development pattern, which is not consistent with the established development pattern. The proposed “L” Light Industrial District will permit land uses compatible 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 not appear to conflict with any public policy objectives of the West/Southwest Sector Plan:
  - ED-1.3 Stimulate and support increased activity of existing businesses
  - ED-2.4 Consider rezoning corridors and nodes to permit the mix of uses
  - ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan
6. **Size of Tract:** The subject property is 16.46 acres, which can reasonably accommodate the proposed development.
7. **Other Factors:** The applicant intends to rezone to “L” Light Industrial to develop the property as an industrial park, which will accommodate light industrial uses.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.