



City of San Antonio

Agenda Memorandum

Agenda Date: November 7, 2023

In Control: Zoning Commission Meeting

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: "NP-10" Neighborhood Preservation District permitted 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: "L" 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 of the area. 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 light industrial 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.