



City of San Antonio

Agenda Memorandum

Agenda Date: April 9, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600015
(Associated Zoning Case Z-2024-10700051)

SUMMARY:

Comprehensive Plan Component: Area District/Eastside Community Plan

Plan Adoption Date: December 2003

Current Land Use Category: “Light Industrial”

Proposed Land Use Category: “Heavy Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 9, 2025

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: SSI Investments LTD

Applicant: Master Halco

Representative: Patrick Christensen

Location: 602 North WW White Road

Legal Description: Lots 12 – 15, NCB 10594

Total Acreage: 2.0254 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: NA

City-wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Planning Department, Martindale Army Air Field, Fort Sam Houston Army Base

Transportation

Thoroughfare: Springfield Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: North WW White Road

Existing Character: Principal, Primary Arterial

Proposed Changes: None

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 552, 24

Comprehensive Plan

Comprehensive Plan Component: Area District/Eastside Community Plan

Plan Adoption Date: December 2003

Plan Goals:

- Land Use and Community Facilities:
 - 4.7 Recommend new light industrial uses in general location of exiting industrial uses and adjacent to residential development, to create an appropriate land use transition.
 - 4.8 Concentrate heavy industrial uses near IH-Loop 410 and W.W. White

Comprehensive Land Use Categories:

Land Use Category: “Light Industrial”

Description of Land Use Category: Cabinet shops, lumber yards, machine shops, sign manufacturers, auto paint and body shops, warehousing; proper screening and buffering required.

Permitted Zoning Districts: “L, C-3, O-1, O-2”

Comprehensive Land Use Categories:

Land Use Category: “Heavy Industrial”

Description of Land Use Category: Manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required.

Permitted Zoning Districts: “I-1, I-2”

Land Use Overview

Subject Property

Future Land Use Classification:

“Light Industrial”

Current Land Use Classification:

Fence Supply

Direction: North

Future Land Use Classification:

“Light Industrial”

Current Land Use Classification:

Trailer Rental Service

Direction: East

Future Land Use Classification:

“City/State/Federal Government”

Current Land Use Classification:

Moving Services, Transportation Service

Direction: South

Future Land Use Classification:

“Light Industrial, Public Institutional, Medium Density Residential”

Current Land Use Classification:

Manufacturer, Recycling Center, Auto Repair Shop

Direction: West

Future land Use Classification:

“Heavy Industrial”

Current Land Use Classification:

Industrial Equipment Supplier, Lumber Store, Landscape Service

ISSUE:

None

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is located within the Fort Sam Houston Regional Center and is within a ½ mile of the Metro Premium Plus Transit Corridor.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Light Industrial” to “Heavy Industrial” is requested to rezone the property to “I-1” General Industrial Zone. Staff finds the proposed land use classification consistent with the surrounding area. It is located within proximity to “Light Industrial,” “Public Institutional,” and “Heavy Industrial” land uses and designations. The amendment will not significantly alter existing land use patterns in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700051

Current Zoning: "R-4 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District and "I-1

MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting
Overlay Military Region 1 Airport Hazard Overlay District
Proposed Zoning: "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field
Military Lighting Overlay Military Region 1 Airport Hazard Overlay District
Zoning Commission Hearing Date: April 15, 2025