



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-2025-10700051)

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

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 no VIA bus routes within a ½ mile of the subject property.

Routes Served: None

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:

There is no fiscal impact.x

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:

x

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: x

Current Zoning: x

Proposed Zoning: x

Zoning Commission Hearing Date: x