



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2025-10700051

(Associated Plan Amendment Case PA-2025-11600015)

SUMMARY:

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

Requested Zoning: "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 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: N/A

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

Applicable Agencies: Planning Department, Texas Department of Transportation, Martindale AFB, Fort Sam Houston

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, zoned “JJ” Commercial District and “B” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the “JJ” Commercial District converted into “I-1” General Industrial District and the “B” Residence District converted into the “R-4” Residential Single-Family District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Trailer Rental Service, Fence Supply

Direction: South

Current Base Zoning: R-4, C-3, C-3NA S, I-2, I-1

Current Land Uses: Trailer Park, Manufacturer, Empty Commercial Building

Direction: East

Current Base Zoning: I-1, R-4

Current Land Uses: Empty Commercial Building, Training Center

Direction: West

Current Base Zoning: I-2

Current Land Uses: Manufacturer, Industrial Equipment Supplier

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-3" Martindale Army Airfield 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:

N/A

Transportation

Thoroughfare: North WW White Road

Existing Character: Principal, Primary Arterial

Proposed Changes: None known.

Thoroughfare: Springfield Road

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 552, 24, 222

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family District allows for single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

"I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service, and storage.

Proposed Zoning: "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service, and storage.

FISCAL IMPACT:

None.

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

Subject property is not located within the Fort Sam Houston Regional Center and is within ½ a mile from the BRT Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 Arena District/Eastside Community Plan, adopted December 2003, and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “I-1” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Heavy Industrial.” Staff and Planning Commission recommend Approval.
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. Surrounding properties are “I-1” General Industrial District and “I-2” Heavy Industrial District.
3. **Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family District is not an appropriate zoning for the property and surrounding area, but the existing “I-1” General Industrial District is consistent. Consolidation of the properties to “I-1” General Industrial District is appropriate with the area. Existing active uses of abutting properties are industrial in nature. Additionally, the subject property is located along North WW White Road, a Principal, Primary Arterial providing adequate access.
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. Relevant Goals and Policies of the San Antonio International Airport Vicinity Land Use Plan may include:
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. WhiteRelevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

6. **Size of Tract:** The 2.0254-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The zoning change request is to consolidate the properties zoning for the existing industrial use.

The subject property is located within the Fort Sam Houston 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.

The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.