



City of San Antonio

Agenda Memorandum

Agenda Date: May 1, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2025-10700041

SUMMARY:

Current Zoning: "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 1, 2025

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Hariharasudhan Balachandran and Rina Kottiswaran

Applicant: Hariharasudhan Balachandran

Representative: Killen, Griffin & Farrimond, PLLC

Location: 2423 SE Loop 410

Legal Description: the west 100 feet of Lot 16, Block 2, NCB 12910

Total Acreage: 0.138

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Jupe Manor Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio

Applicable Agencies: Martindale Army Air Field, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 25568, dated September 18, 1957, and zoned "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the "A" Single-Family Residence District converted into "R-5" Residence Single-Family District.

Code & Permitting History:

There is no code enforcement or 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: C-1, C-2

Current Land Uses: Food Service Establishment

Direction: South

Current Base Zoning: R-5, C-3

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: UZROW

Current Land Uses: I-410

Direction: West

Current Base Zoning: R-5, NP-8

Current Land Uses: Residential Single-Family

Overlay District Information:

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:

None

Transportation

Thoroughfare: I – 410 Access Road

Existing Character: Minor

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 28, 30

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-5” Single-Family District allows single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: “C-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks, and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

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 not located within a Regional Center but is within ½ a mile of the Southeast Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Southeast Community Plan, adopted in 2022, and is currently designated as “Regional Commercial” in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the future

land use designation. Commercial development along IH 410 frontage road would provide an appropriate buffer between the residential uses and IH 410.

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 existing “R-5” Single-Family Residence District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate. Properties to the north are zoned “C-1” Light Commercial and “C-2” Commercial and have active commercial uses. The property is appropriately located, creating a commercial buffer between Loop 410 and the established single-family development to the west.
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 appear to conflict with public policy. Relevant Goals and Policies of the Comprehensive Master Plan may include:
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Relevant Goals and Policies of the Southeast Community Area Plan may include:

- Goal 1: Land Use - Implement land use policies that promote compatible adjacency, mixed-use opportunities, and commercial centers that provide a variety of uses.
 - Goal 5: Local Economic Development - Attract new and retain existing businesses that provide a variety of shopping, healthy food and quality dining options, entertainment, and services that support all residents and expand economic and employment opportunities for the local workforce.
6. **Size of Tract:** The subject property is 0.138 acres, which can reasonably accommodate the proposed commercial development.
 7. **Other Factors:** The applicant intends to use the property to develop retail uses.

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.

Texas Department of Transportation (TxDot) has indicated no access may be allowed onto IH 410 frontage road, due to entrance ramp proximity and spacing. TxDot coordination would be required.