



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 18, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Zoning Case Z-2023-10700062

**SUMMARY:**

**Current Zoning:** "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility  
Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport  
Hazard Overlay District

**Requested Zoning:** "R-2 EP-1 MLOD-3 MLR-2 AHOD" Single-Family Residential Facility  
Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport  
Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 18, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** Triple C&J LLC c/o Christian Van Nordheim

**Applicant:** MaYu-Group LLC c/o Javier Yu

**Representative:** MaYu-Group LLC c/o Javier Yu

**Location:** 215 North Grimes Street

**Legal Description:** the north 60.06 feet of Lot 28, Block 5, NCB 1423

**Total Acreage:** 0.0647

**Notices Mailed**

**Owners of Property within 200 feet:** 38

**Registered Neighborhood Associations within 200 feet:** There is no registered Neighborhood Association within 200 feet.

**Applicable Agencies:** Martindale, Fort Sam Houston, and Planning Department

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-4"

**Current Land Uses:** Vacant lot

**Direction:** East

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family Dwelling

**Direction:** South

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family Dwelling

**Direction:** West

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family Dwelling

**Overlay District Information:**

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas. 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. 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.

**Special District Information:**

None.

**Transportation**

**Thoroughfare:** Belmont

**Existing Character:** None

**Proposed Changes:** None Known

**Thoroughfare:** North Grimes Street

**Existing Character:** None

**Proposed Changes:** None Known

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

**Routes Served:** 25, 225

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The minimum parking requirement for single-family dwelling is 1 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: 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.

Proposed Zoning: Single-family dwelling with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is located within ½ a mile of the Fort Sam Houston Regional Center and within ½ a mile from the Commerce-Houston 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 Arena District/Eastside Community Plan and is currently designated as “Medium Density Residential” in the future land use

component of the plan. The requested “R-2” 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. Surrounding properties are zoned “R-4” Residential Single-Family District.
3. **Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-2” Single-Family Residential District is also appropriate. The rezoning to “R-2” Single-Family Residential District is requested due to the current lot size of 2,820 square feet. The applicant is requesting to develop a single-family home and needs a zoning designation consistent with the existing lot size.
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 Comprehensive Plan.  
**Relevant Goals and Policies of the Comprehensive Plan may include:**
  - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
  - H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
  - H Goal 4: Improved infrastructure, services and amenities increase market demand and attract residents to priority growth areas.
6. **Size of Tract:** The 0.0647-acre site is of sufficient size to accommodate the proposed single-family dwelling development.
7. **Other Factors:** 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.

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