



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 1

SUBJECT:

ZONING CASE Z-2025-10700046 CD

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Maricela Mitchell

Applicant: Maricela Mitchell

Representative: Maricela Mitchell

Location: 306 Hermine Boulevard

Legal Description: Lot 11, Block 4, NCB 9117

Total Acreage: 0.2107

Notices Mailed**Owners of Property within 200 feet:** 19**Registered Neighborhood Associations within 200 feet:** Olmos Park Terrace**City-Wide Community Organizations:** Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum**Applicable Agencies:** Planning Department**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1941, dated May 30, 1940, and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

Code & Permitting Details:

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-2**Current Land Uses:** Convenience Store**Direction:** East**Current Base Zoning:** C-1, C-2**Current Land Uses:** Single-Family Residence, Barber Shop, Convenience Store, Retail**Direction:** South**Current Base Zoning:** R-4**Current Land Uses:** Single-Family Residences**Direction:** West**Current Base Zoning:** R-4**Current Land Uses:** Single-Family Residences**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.

Special District Information:

N/A

Transportation**Thoroughfare:** Hermine Boulevard**Thoroughfare:** Hermine Boulevard**Existing Character:** Local**Proposed Changes:** None known.**Thoroughfare:** San Pedro Avenue**Existing Character:** Primary Arterial Type B**Proposed Changes:** None known.**Public Transit:** There is public transit within walking distance of the subject property.**Routes Served:** 3, 4, 204**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 a Professional Office is 1 space per 300sf GFA, and the maximum parking requirement is 1 space per 140sf GFA.**Existing Character:** Local**Proposed Changes:** None known.**Thoroughfare:** San Pedro Avenue**Existing Character:** Primary Arterial Type B**Proposed Changes:** None known.**Public Transit:** There is public transit within walking distance of the subject property.**Routes Served:** 3, 4, 204**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 a Professional Office is 1 space per 300sf GFA, and the maximum parking requirement is 1 space per 140sf GFA.**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 (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.

The requested "CD" Conditional Use is for a Professional Office.

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 a Regional Center but is within ½ a mile from the San Pedro 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 North Central Neighborhoods Community Plan, adopted in 2002, and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "R-4" 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, "C-1" Light Commercial District and "C-2" Commercial 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-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office is also appropriate. The subject property is within proximity to existing commercial districts and established business uses, and appropriately located near a primary arterial intersection to accommodate any traffic away from the local, residential right-of-ways. The requested zoning would preserve the property's "R-4" residential base zoning, while allowing a single, low intense commercial use of professional office. The conditional use also requires a site plan that regulates sizing of any structures and impervious coverage, which cannot be expanded without further council review.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare. Relevant Goals and Policies of the North Central Neighborhoods Community Plan may include: - GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city. - Objective 1.1: Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work,

shop and play with their central location and convenient access to all San Antonio. - GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

Relevant Goals and Policies of the North Central Neighborhoods Community Plan may include:

- GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.
- Objective 1.1: Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work, shop and play with their central location and convenient access to all San Antonio.
- GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.

5. **Public Policy:** The request does not appear to conflict with any public policy objective.
6. **Size of Tract:** The 0.2107 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The applicant is rezoning to develop a professional office. The following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council: A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure. B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood. C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m. The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

The applicant is rezoning to develop a Professional Office.

The following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.