



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 28, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

PLAN AMENDMENT CASE PA-2025-11600040  
(Associated Zoning Case Z-2025-10700088)

**SUMMARY:**

**Comprehensive Plan Component:** North Central Neighborhoods Community Plan

**Plan Adoption Date:** February 2002

**Current Land Use Category:** “Low Density Residential”

**Proposed Land Use Category:** “Neighborhood Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 28, 2025

**Case Manager:** Bronte Frere, Zoning Planner

**Property Owner:** Aduino Duron and James Duron

**Applicant:** Jonathan P. Fly

**Representative:** Jonathan P. Fly

**Location:** 291 West Mariposa Drive

**Legal Description:** Lots 91-93 and the east 20.5 feet of Lot 94, Block 6, NCB 9012

**Total Acreage:** 0.296 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Olmos Park Neighborhood Association, San Antonio Texas District One Resident Association

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

**Applicable Agencies:** Office of Historic Preservation, Planning Department

**Transportation**

**Thoroughfare:** West Mariposa Drive

**Existing Character:** Local road

**Proposed Changes:** None known.

**Thoroughfare:** San Pedro Avenue

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None known.

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

**Routes Served:** 3, 4, 204.

**Comprehensive Plan**

**Comprehensive Plan Component:** North Central Neighborhoods Community Plan

**Plan Adoption Date:** February 2002

**Plan Goals and Objectives:**

- **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.
- **Goal 2:** Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.

**Comprehensive Land Use Categories:**

**Land Use Category:** “Low Density Residential”

**Description of Land Use Category:**

Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

**Permitted Zoning Districts:** R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15.

**Comprehensive Land Use Categories:**

**Land Use Category:** “Neighborhood Commercial”

**Description of Land Use Category:**

Neighborhood Commercial provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. Neighborhood Commercial should

have a service area radius of approximately a half-mile and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally, all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).  
**Permitted Zoning Districts:** NC, C-1.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Vacant land

**Direction:** North

**Current Base Zoning:** “Neighborhood Commercial,” “Low Density Residential”

**Current Land Uses:** Church, Commercial Strip, Single-Family Dwellings

**Direction:** South

**Current Base Zoning:** “Low Density Residential”

**Current Land Uses:** Weight Loss Service, Law Office, Single-Family Dwellings

**Direction:** East

**Current Base Zoning:** “Low Density Residential”

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

**Direction:** West

**Current Base Zoning:** “Community Commercial,” “Low Density Residential”

**Current Land Uses:** Commercial Strip, Single-Family Dwellings

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**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 and is within ½ a mile from the San Pedro Premium Transit Corridor.

**ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The proposed Plan Amendment from “Low Density Residential” to “Neighborhood Commercial” is requested to rezone the property to “C-1” Light Commercial District. Staff finds the proposed land use classification consistent with the surrounding area. The property is abutting existing “Neighborhood Commercial” and compatible with other land uses located in the area and appropriately located off a secondary arterial road. There is existing “Community Commercial” to the west, which also allows for commercial land uses.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700088**

Current Zoning: “R-4 H AHOD” Residential Single-Family Olmos Park Terrace Historic Airport Hazard Overlay District

Proposed Zoning: “C-1 H AHOD” Light Commercial Olmos Park Terrace Historic Airport Hazard Overlay District

Zoning Commission Hearing Date: June 3, 2025.