



City of San Antonio

Agenda Memorandum

Agenda Date: June 17, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2025-10700088

(Associated Plan Amendment Case PA-2025-11600040)

SUMMARY:

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

Requested Zoning: "C-1 H AHOD" Light Commercial Olmos Park Terrace Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 17, 2025. This case was continued from the June 3, 2025 hearing.

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, 92, 93, & 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

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 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: “C-1,” “R-4”

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

Direction: South

Current Base Zoning: “O-2,” “R-4”

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

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: “C-1,” “O-2,” “R-4”

Current Land Uses: Commercial Strip, Single-Family Dwellings

Overlay District Information:

The Olmos Park Terrace Historic District, is an overlay district which was adopted in phases in 2007, 2008, and 2010. This district does not regulate use of the property but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

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: 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.

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 Districts permit 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: "C-1" Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. 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:

Subject property is not located within a Regional Center and is within ½ a mile from the San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning 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 North Central Neighborhoods Community Plan, adopted February 2002, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “C-1” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Neighborhood Commercial.” 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 “C-1” Light Commercial District, “O-2” High-Rise Office District, and “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 “C-1” Light Commercial District is also appropriate. The subject property is abutting and is located within proximity to existing “C-1” Light Commercial District and is located along a primary arterial road, which can accommodate the proposed commercial traffic.
- 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 SA Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.
 - TC Goal 5: San Antonio provides a range of convenient, safe and comfortable active transportation options for all users and abilities and many regularly use multimodal options such as walking, biking and transit.

Relevant Goals and Objectives 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.
- Goal 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.

6. **Size of Tract:** The 0.296-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The subject property is rezoning to allow for commercial uses.

This property is located within the Olmos Park Terrace Historic District. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for work on this property.