



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2023-10700307

SUMMARY:
Current Zoning: "O-2" High Rise Office District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 5, 2023

Case Manager: Forrest Wilson, Principal Planner

Property Owner: Alamo Holdings LLC

Applicant: Muhammad Ramzan

Representative: Muhammad Ramzan

Location: 8930 Wurzbach Road

Legal Description: Lot 7, Block 1, NCB 14281

Total Acreage: 0.7120

Notices Mailed**Owners of Property within 200 feet:** 30**Registered Neighborhood Associations within 200 feet:** Laurel Hills**Applicable Agencies:** N/A**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41427, dated December 25, 1972, and zoned Temporary “R-1” Single Family Residence District. The property was rezoned by Ordinance 41873, dated February 22, 1973, to “O-1” Office District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “O-1” Office District converted to the current “O-2” High Rise Office 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 incursion in a floodplain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** “C-2NA”**Current Land Uses:** Grocery**Direction:** East**Current Base Zoning:** “RM-4 PUD”**Current Land Uses:** Townhomes**Direction:** South**Current Base Zoning:** “O-2”, “C-3”**Current Land Uses:** Restaurant**Direction:** West**Current Base Zoning:** “O-2”, “C-3”**Current Land Uses:** Restaurant**Overlay District Information:**

None.

Special District Information:

None.

Transportation**Thoroughfare:** Wurzbach Road**Existing Character:** Principal**Proposed Changes:** None known.

Public Transit: VIA bus stops are within walking distance of the subject property.
Routes Served: 534

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT. A Traffic Impact Report is not required.

Parking Information: The minimum parking requirement for a retail space or shopping center is 1 space per 300 sf GFA. The maximum parking requirement is 1 space per 200 sf GFA.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "O-2" High-Rise Office Districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as "permitted" in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

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 REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Medical Center Regional Center and the Medical Center 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 Medical Center Area Regional Center Plan, adopted in 2019, and is currently designated as "Urban Mixed-Use" in the future land use component of the plan. The requested "C-2" Commercial 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.
3. **Suitability as Presently Zoned:** The existing "O-2" High Rise Office District is an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is also suitable for this location along Wurzbach Road, situated between IH-10 and Fredericksburg Road. This area already features a variety of commercial establishments. The intended purpose of the "C-2" base zoning district is to transform an existing office building into a shopping center, offering groceries, retail options, and various services. This request aims to enhance access to goods and services for the nearby residential communities. The development will not only benefit the nearby residential communities but also contribute to the economic growth and vitality of the surrounding area, while conforming to the underlying land use designation.
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 objective of the Medical Center Area Regional Center Plan.
 - Land Use Strategy 1.1 (Regulatory and Policy) Develop new, mixed-use zoning districts tailored to implementing the mixed-use land use categories adopted into the Unified Development Code (UDC), including Neighborhood Mixed-Use; Urban Mixed-Use; Regional Mixed-Use; Employment/Flex Mixed-Use; and Business/Innovation Mixed-Use.
 - Economic Development Strategy 2.1 (Partnerships, Investment) Work with building and property owners to attract a more diverse mix of retail offerings with a focus on full-service restaurants, healthy food/grocery providers, entertainment, and fitness-oriented retailers.
6. **Size of Tract:** The 0.7120 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** According to the applicant, the intended purpose of the "C-2" base zoning district is to transform an existing office building into a shopping center, offering groceries, retail options, and various services.