



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 4, 2025

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon, Director

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

ZONING CASE Z-2024-10700333 CD  
(Associated Plan Amendment Case PA-2024-11600102)

**SUMMARY:**

**Current Zoning:** "MF-33" Multi-Family District

**Requested Zoning:** "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 4, 2025. This case is expedited to City Council on February 20, 2025.

**Case Manager:** Alexa Retana, Zoning Planner

**Property Owner:** MED Center Venture, LLC

**Applicant:** Ziga Architecture

**Representative:** Ziga Architecture

**Location:** Generally located in the 4400 block of Bluemel Road

**Legal Description:** 6.268 acres out of NCB 14795

**Total Acreage:** 6.268 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** N/A

**City-Wide Community Organizations:** T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

**Applicable Agencies:** N/A

**Property Details**

**Property History:** A portion of the property was annexed into the of City of San Antonio by Ordinance 41427, dated December 26, 1972, and zoned Temporary “R-1” Residence District. The property was rezoned by Ordinance 41873, dated February 22, 1973, and to “R-3” Multiple Family Residential District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the portion of the property zoned “R-3” Multiple Family Residential District converted to the current “MF-33” Multi-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:** MF-33, RM-4, C-3NA

**Current Land Uses:** Apartments, Contractor Facility

**Direction:** South

**Current Base Zoning:** MF-33

**Current Land Uses:** Apartments

**Direction:** East

**Current Base Zoning:** RM-4, R-6, MF-33

**Current Land Uses:** Apartments, Church, Single-Family Residential

**Direction:** West

**Current Base Zoning:** C-1, MF-33

**Current Land Uses:** Vacant

**Overlay District Information:**

None

**Special District Information:**

None

**Transportation**

**Thoroughfare:** Bluemel Road

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Gardendale Road

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 50, 534

**Traffic Impact:** A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

**Parking Information:** The minimum parking requirement for Office Warehouse (Flex Space) is 1 space per 2,000 sf GFA.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "MF-33" Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre."

Proposed Zoning: "C-2NA CD" Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

The "CD" Conditional Use is for Office Warehouse (Flex Space).

**FISCAL IMPACT:**

None

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

Subject property is located within the Medical Center Regional Center and within ½ a mile from the Fredericksburg Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 October 2019 and is currently designated as "Medium Density

Residential” in the future land use component of the plan. The requested “C-2NA” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Urban Mixed Use”. Staff recommends Approval. Planning Commission recommendation pending the February 12, 2025, hearing.

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 “C-1” Light Commercial District, “C-3NA” General Commercial Non-Alcoholic Sales District, and “MF-33” Multi-Family District.
3. **Suitability as Presently Zoned:** The existing "MF-33" Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2NA CD" Commercial Non-Alcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space) is also appropriate. The subject property is located within the Medical Center Regional Center which is intended for more intense uses. Additionally, the area exhibits commercial uses with similar intensities, making the proposal consistent with the existing character of surrounding properties. The applicant will have to adhere to the prescribed site plan and any deviation from the approved document could potentially warrant additional council consideration.
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 Objectives of the Comprehensive Master 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.
  - GCF Goal 2: Priority growth areas attract jobs and residents.
  - GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

The request does not appear to conflict with any public policy. Relevant Goals and Objectives of the Medical Center Area Regional Center Plan may include:

- Land Use Recommendation #2: Encourage a flexible live/work environment with an urban mix of residential and light service industrial uses. Rezoning may be needed to ensure that this type of environment can be achieved.
  - Land Use Recommendation #4: Promote and preserve higher intensity commercial uses, such as office buildings, hotels, and larger retail centers along the I-10 frontage.
6. **Size of Tract:** The 6.268-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 an Office Warehouse (Flex Space).

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