



City of San Antonio

Agenda Memorandum

Agenda Date: December 19, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2023-10700340

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

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 19, 2023

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: SandhuRai, LLC

Applicant: Charles Edens

Representative: Sukhwinder Singh and Kapan Kaur Sandhu

Location: 9002 Wurzbach Road

Legal Description: Lot 4, Block 1, NCB 14281

Total Acreage: 0.3890

Notices Mailed

Owners of Property within 200 feet: 27

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: MF-33, C-3NA

Current Land Uses: Multi-Family Development, Car Wash, Restaurant

Direction: South

Current Base Zoning: RM-4 PUD

Current Land Uses: Townhouse Development

Direction: East

Current Base Zoning: C-2

Current Land Uses: Restaurant

Direction: West

Current Base Zoning: C-2NA

Current Land Uses: Office, Grocery Store

Overlay District Information:

N/A

Special District Information:

N/A

Transportation

Thoroughfare: Wurzbach Road

Existing Character: Principal

Proposed Changes: None known.

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 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 a restaurant is 1 per 100 sf GFA, and the maximum is 1 space per 40 sf GFA.

Thoroughfare: Wurzbach Road

Existing Character: Principal

Proposed Changes: None known.

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 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 a restaurant is 1 per 100 sf GFA, and the maximum is 1 space per 40 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: O-2 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 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 within ½ a mile from 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, including a variety of restaurants, office, and grocery. The intended purpose of the change of zoning is to relocate an existing restaurant to the subject location, offering new service for the surrounding residential and office communities.
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.
6. **Size of Tract:** The 0.3890 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 permit a restaurant, along with the existing office use.