



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** May 3, 2022

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**  
ZONING CASE Z-2022-10700089 S

**SUMMARY:**  
**Current Zoning:** "C-3" General Commercial District and "C-1" Light Commercial District

**Requested Zoning:** "C-2 S" Commercial District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facility

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** May 3, 2022

**Case Manager:** Despina Matzakos, Planner

**Property Owner:** J Faye Properties Inc.

**Applicant:** J Faye Properties Inc.

**Representative:** Patrick Christensen

**Location:** 8647 Wurzbach Road

**Legal Description:** 2.723 acres out of Lot 40, NCB 12858

**Total Acreage:** 2.723 acres

**Notices Mailed**  
**Owners of Property within 200 feet:** 67

**Registered Neighborhood Associations within 200 feet:** NA

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41427, dated December 25, 1972 and zoned “B-1” Business District and “B-3” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-1” Business District and “B-3” Business District converted to the current “C-1” Light Commercial District and “C-3” General Commercial.

**Topography:** The subject property is located within an Aquifer Artesian Zone and Upper SAR Watershed.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MXD, C-3, MF-33

**Current Land Uses:** Apartments, Business Center

**Direction:** South

**Current Base Zoning:** C-2, UZROW

**Current Land Uses:** Beauty Services, Mortgage Office, Police Department

**Direction:** East

**Current Base Zoning:** UZROW, C-2, C-3, R-6

**Current Land Uses:** Empty land, Low Density Apartments

**Direction:** West

**Current Base Zoning:** C-2

**Current Land Uses:** Clinic, Therapy Resources

**Overlay District Information:** None.

**Special District Information:** None.

**Transportation**

**Thoroughfare:** Wuzbach Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are 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 is 1.5 per 1,000 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “C-3” General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

“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.

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.

The Specific Use Authorization will allow for a Party House, Reception Hall, Meeting Facility.

**FISCAL IMPACT:**

None.

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

The property is not within a Regional Center but within proximity to the 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 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. Surrounding properties are primarily "C-2" Commercial Districts and "C-3" General Commercial Districts, with "MF-33" Multi-Family District to the North.
3. **Suitability as Presently Zoned:** The existing "C-3" General Commercial District and "C-1" Light Commercial District are appropriate zoning district for the property and surrounding area. The proposed "C-2 S" Commercial District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facility is also an appropriate zoning for the property and surrounding area. The base "C-2" Commercial District allows for retail and commercial uses and the "CD" allows for a Party House, Reception Hall, Meeting Facility via a prescribed site plan and with any needed conditions.
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.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.

Relevant Goals and Policies of the Medical Center Area Regional Center Plan may include:  
ED Recommendation #2: Create a wider variety of uses, amenities, and attractions in the Medical Center Area to support and attract a greater diversity of residents, employees, and visitors.

ED Strategy 2.1 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.

ED Strategy 2.2 Explore ways to attract additional conference and large event space available to multiple groups in the Medical Center Area.

6. **Size of Tract:** The 2.723 acre site is of sufficient size to accommodate the proposed commercial uses and development.
7. **Other Factors:** The applicant intends to utilize the space for a reception hall.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.