



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 11, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Plan Amendment PA-2022-11600108  
(Associated Zoning Case Z-2022-10700318)

**SUMMARY:**

**Comprehensive Plan Component:** Medical Center Area Regional Center Plan

**Plan Adoption Date:** October 3, 2019

**Current Land Use Category:** "Urban Mixed Use"

**Proposed Land Use Category:** "Regional Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 11, 2023

**Case Manager:** Adolfo Gonzalez

**Property Owner:** Richard Thum

**Applicant:** Robert Braubach

**Representative:** Robert Braubach

**Location:** 9850 Huebner Road

**Legal Description:** Lot 33, Block 1, NCB 17195

**Total Acreage:** 1.203

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Oakland Estates Neighborhood Association

**Applicable Agencies:** N/A

## **Transportation**

**Thoroughfare:** Huebner Road

**Existing Character:** Primary Arterial A

**Proposed Changes:** None known

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

**Routes Served:** 503, 522

## **ISSUE:**

None

## **Comprehensive Plan**

**Comprehensive Plan Component:** Medical Center Area Regional Center Plan

**Plan Adoption Date:** October 3, 2019

### **Plan Goals:**

- Goal 4: Foster Innovation: Foster an innovative economic environment that leverages world class medical service care providers, education, and research to generate business creating and attract patients, employees, students, and investment from throughout the world.
- Focus Areas Recommendation #1: Update zoning and design standards to support the unique vision for each focus area, create high-quality places, support transportation choices, and avoid impacts to sensitive natural features.

## **Comprehensive Land Use Categories**

**Land Use Category:** “Urban Mixed Use”

### **Description of Land Use Category:**

Urban Mixed-Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed-Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4.

**Land Use Category:** “Regional Mixed Use”

### **Description of Land Use Category:**

Regional Mixed Use contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical

lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed-Use projects encourage incorporation of transit facilities into development.

**Permitted zoning districts:** MF-33, MF-40, MF-50, MF-65, O-1.5, O2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, and AE-4

Subject Property

**Future Land Use Classification:**

“Urban Mixed Use”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Urban Mixed Use”

**Current Land Use Classification:**

Sports Medicine Facility and Physical Therapy

Direction: East

**Future Land Use Classification:**

“Urban Mixed Use”

**Current Land Use Classification:**

Pet Feed Store

Direction: South

**Future Land Use Classification:**

“Urban Mixed Use”

**Current Land Use Classification:**

Vacant and Storage Facility

Direction: West

**Future Land Use Classification:**

“Urban Mixed Use”

**Current Land Use Classification:**

Laundry Dry Cleaners

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

The proposed Plan Amendment to the Medical Center Area Regional Center Plan from “Urban Mixed Use” to “Regional Mixed Use” is requested in order to rezone the property to “C-3” General Commercial District.

The land use designation “Regional Mixed Use” is not consistent with the surrounding properties. The properties abutting the subject property are classified as “Urban Mixed Use”. The majority of Fredericksburg Road, Wurzbach Road, and Huebner Road frontage properties have “Urban Mixed Use” land use designation. In general, “Regional Mixed Use” land use centers are larger, big box properties with several acres of land to accommodate the more intense development.

Additionally, this area was part of the Planning Department’s comprehensive SA Tomorrow update in October 2019, where numerous community meetings were held to determine the most appropriate land use for the area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700318**

Current Zoning: “C-2” Commercial District

Proposed Zoning: “C-3” General Commercial District

Zoning Commission Hearing Date: January 17, 2023