



City of San Antonio

Agenda Memorandum

Agenda Date: January 27, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2021-10700248

SUMMARY:

Current Zoning: "C-3" General Commercial District

Requested Zoning: "MXD" Mixed-Use District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 7, 2021. This case was continued from October 19, 2021 and November 2, 2021.

Case Manager: Mirko Maravi, Senior Planner

Property Owner: Inderjit Mehat

Applicant: Robert Delgado

Representative: Robert Delgado

Location: 8719 Wurzbach Road

Legal Description: Lot 52, NCB 12858

Total Acreage: 0.9410

Notices Mailed

Owners of Property within 200 feet: 7

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 Temporary “R-1” Single-Family Residence District. A portion of the property was rezoned by Ordinance 42656, dated August 16, 1973 to “B-3” Business District. A portion of the property was rezoned by Ordinance 47386, dated November 18, 1976 to “B-3” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-3” Business District converted to the current “C-3” General Commercial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Storage

Direction: South

Current Base Zoning: C-3

Current Land Uses: Residential /Vacant

Direction: East

Current Base Zoning: C-3

Current Land Uses: Commercial

Direction: West

Current Base Zoning: C-3

Current Land Uses: Commercial

Overlay District Information:

None.

Special District Information:

The Mixed Use District is a special district designed to provide a concentrated mix of residential, retail, service, and office uses. A site plan is required for a rezoning to “MXD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the building permit.

Transportation

Thoroughfare: Wurzbach Road

Existing Character: Secondary Arterial A

Proposed Changes:

Public Transit: There is VIA service in close proximity to the project.

Route Served: 354

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements for a Convenience Store with gas sales is 6 spaces for every 1,000 square feet.

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.

Proposed Zoning: “MXD” Mixed Use District provides a concentrated mix of residential, retail, service, and office uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Property is located within the Medical Center Regional Center and the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 “MXD” base zoning district is consistent with the future land use designation.

2. **Adverse Impacts on Neighboring Lands:** Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding properties are zoned "C-3" General Commercial and the proposed "MXD" Mixed Use District will provide for a mix of residential and commercial uses.
3. **Suitability as Presently Zoned:** The existing "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "MXD" Mixed Use District is also appropriate and provides for a mix of commercial and residential uses.
4. **Health, Safety and Welfare:** Staff has found no 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. Relevant Goals and Policies of the Comprehensive Plan may include: GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents. Relevant Goals, Recommendations and Strategies of the Medical Center Area Regional Center Plan may include: Housing Recommendation #2: Increase the diversity of housing options with a focus on attracting a greater diversity of for-sale housing options. Housing Recommendation #4: Better connect and integrate housing within the commercial and employment areas in the Medical Center.
6. **Size of Tract:** The subject property is 0.9410 acres, which could reasonably accommodate mixed uses.
7. **Other Factors** Applicant is rezoning for mixed use to permit a convenience store with gas station and townhomes.