

# Terrace 8607

Proposed 15 Story / 150 Unit  
 Mixed-Use Condominium Community  
 with Office and Retail  
**8607 Wurzbach Rd.**  
**San Antonio, TX 78240**

**Parcel ID:**  
**Project Area:** 136,037 Sq. Ft. (3.12 Acres)  
**Land Use:** Mixed Use  
**Zoning:** C-2  
 Within CRAG Area:  
 Medical Center Area Regional Center Plan  
 Rezone to MF-65 - Up to 65 Units / Acre + 10%  
**Minimum Lot Area (min / max):** n/a

**Minimum Lot Width:** 50'

**Outdoor Amenity Area:**

**Setbacks:**  
 Front: 0' Minimum / 20' Maximum  
 Sides: 5'  
 Rear: 10'

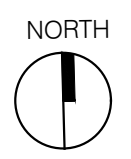
**Maximum Height:**  
 n/a  
 15% Tree Cover Required

**Required Parking**  
 1.5 Spaces / Unit

Existing Use - 40  
 Ground Floor Garage- 40  
 Ground Floor Surface- 70  
 Lower Level - 61  
 Detached Garage- 11  
 Garage II - 42  
 265 Spaces Total Parking Provided

## Concept Plan - Ground Floor March 9, 2026

SCALE: 1"=60'



3300 Auburn Rd. Auburn Hills, MI 48326  
 p 248.601.4422 www.designhaus.com

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with Office and Retail

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Parcel ID:  
Project Area: 136,037 Sq. Ft. (3.12 Acres)  
Land Use: Mixed Use  
Zoning: TBD

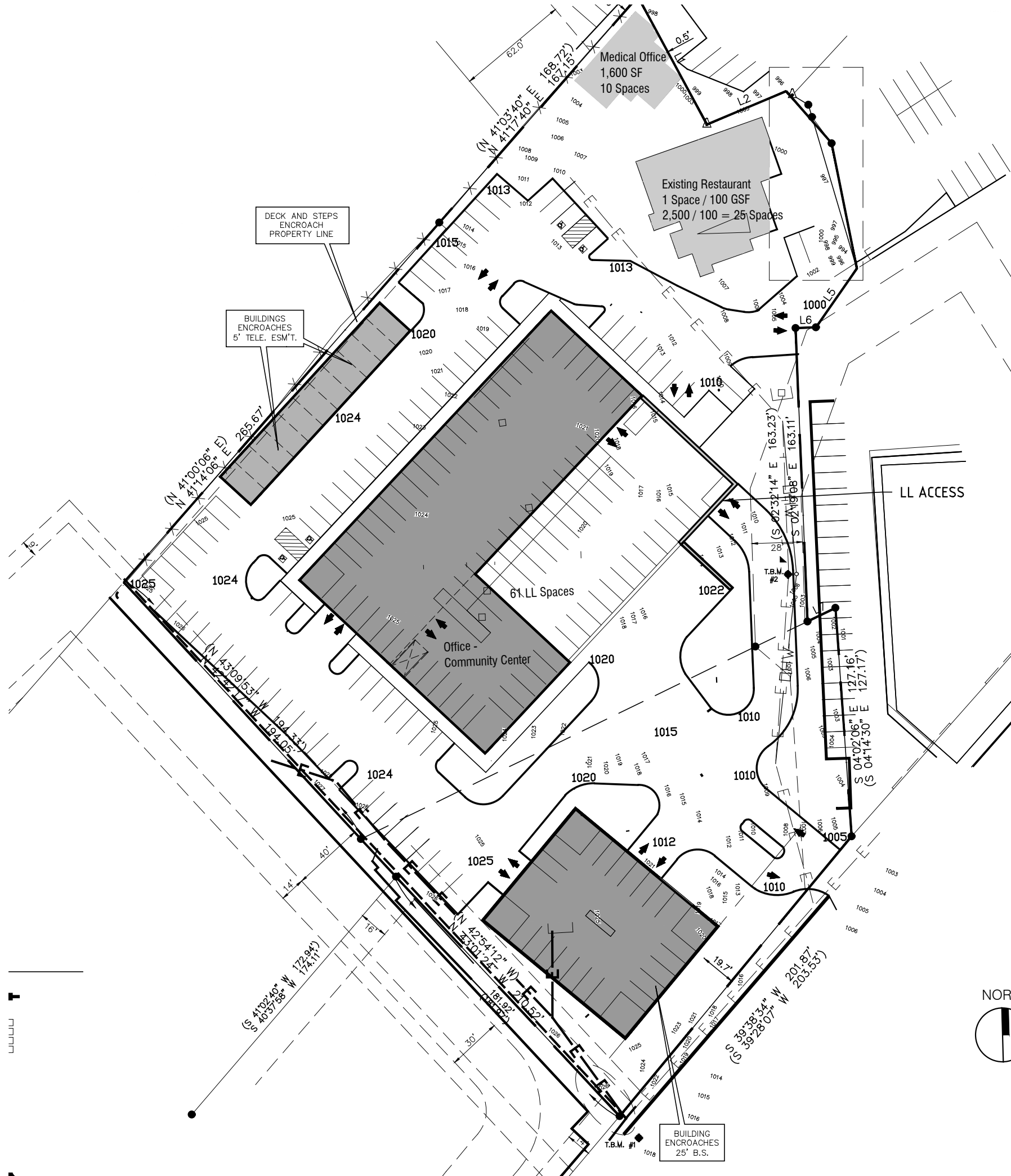
## Required Parking

Multi-Family - 1.5 Spaces / Unit  
Commercial - 1 / 350 GSF  
Restaurant - 1 / 100 GSF

Existing Medical Office - 8 Spaces  
Existing Restaurant - 32 Spaces  
Residential - 150 x 1.5 = 225  
**Total Required - 265 Spaces**

## Provided Parking

Existing Use - 40  
Ground Floor Garage- 40  
Ground Floor Surface- 70  
Lower Level - 61  
Detached Garage- 11  
Garage II - 42  
**265 Spaces Total Parking Provided**



## Concept Plan - Lower Level

March 9, 2026



SCALE: 1"=60'



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