City of San Antonio

Legislation Details (With Text)

File #: 19-8747

Type: Zoning Case

In control: City Council A Session

On agenda: 12/5/2019

Title: ZONING CASE Z-2019-10700273 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ RIO-1 DN UC-2 NCD-9 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on Lot 1, Lot 2, the south 25 feet of Lot 3, the north 25 feet of Lot 3, and the south 40 feet of Lot 4, Block 27, NCB 1764, located at 2000 Broadway Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2019-12-05-1012

Date	Ver.	Action By	Action	Result
12/5/2019	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z-2019-10700273

SUMMARY:
Current Zoning: "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "C-2 IDZ RIO-1 DN UC-2 NCD-9 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 19, 2019. This case is expedited to the City Council meeting of December 5, 2019.

Case Manager: Mercedes Rivas, Senior Planner

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Property Owner: Devin Benson

Applicant: Buck Benson

Representative: Buck Benson

Location: 2000 Broadway Street

Legal Description: Lot 1, Lot 2, the south 25 feet of Lot 3, the north 25 feet of Lot 3, and the south 40 feet of Lot 4, Block 27, NCB 1764

Total Acreage: 0.654 acres

Notices Mailed
Owners of Property within 200 feet: 29
Registered Neighborhood Associations within 200 feet: Downtown Residents Neighborhood Association, Government Hill Alliance Neighborhood Association, Westfort Alliance Neighborhood Association
Applicable Agencies: Solid Waste Department, Fort Sam Houston

Property Details
Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "B-2" Business District. The subject property converted from "B-2" to "C-2" Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

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-2"
Current Land Uses: Catering Business

Direction: East
Current Base Zoning: "C-2"
Current Land Uses: Laundry Service

Direction: West
Current Base Zoning: "C-2"
Current Land Uses: Gas Station

Direction: South
Current Base Zoning: "IDZ"
Current Land Uses: Under Construction

Overlay and Special District Information:
"RIO"
All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve, and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

“UC”
The Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of “UC” serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

"NCD"
The Westfort Alliance Neighborhood Conservation District (NCD-9) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

"AHOD"
All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation
Thoroughfare: Broadway Street
Existing Character: Primary Arterial Type B
Proposed Changes: None Known

Thoroughfare: East Josephine Street
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 9, 10, 14, 20, 209, and 214

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: The parking minimum for Apparel and Accessory Store - Retail is 1 per 300 sf GFA. Parking for an “IDZ” overlay is waived.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-2” Commercial District.

Current: The "C-2" Commercial Districts accommodates commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. This district permits general commercial activities designed to serve the community such as repair

shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

Proposed: The "C-2" Commercial Districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. This district permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance.
The rezoning proposes to add an "IDZ" Infill Development Zoning Overlay to waive parking requirements.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is within the Midtown Area Regional Center and is located within a Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:
The subject property is located within the Midtown Area Regional Center and is currently designated as "Regional Mixed Use" in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has not found 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.

3. Suitability as Presently Zoned:
The existing "C-2" Commercial base zoning is an appropriate zoning district for the surrounding area. The request maintains the base C-2" Commercial District and establishes an "IDZ" overlay to waive parking requirements.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Midtown Area Regional Center:

- Goal 6 Improve Pedestrian and Transit-Oriented Retail and Services: Building on the unique character and strengths in each retail corridor, support more diverse options, including small-scale markets, affordable healthy food, entertainment, and other amenities for the Midtown Area's diverse residents and visitors.

- Encourage building maintenance and renovations to beautify commercial corridors and create walkable, active street areas next to buildings.

- Goal 7 Stimulate a Thriving Economy: Create more employment opportunities to continue attracting a diverse residential population.
  - Continue to improve the Midtown Area's great assets and public spaces, such as the Broadway Cultural Corridor, to attract more employers.
- Goal 11 Grow Unique Destinations: Support other thriving retail, entertainment, and cultural destinations that already have a community and successful identify, such as the Pearl District, St. Mary's Street, and Main Street.

"IDZ"
Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings of structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

6. Size of Tract:
The subject property is 0.654 acres, which reasonably accommodates commercial uses.

7. Other Factors:
This property is located within the River Improvement Overlay (RIO-1 district). Any future exterior modifications or new construction will require written approval from the Office of Historic Preservation. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.