



City of San Antonio

Agenda Memorandum

File Number:18-1651

Agenda Item Number: 37.

Agenda Date: 2/6/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018072

SUMMARY:

Current Zoning: "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District

Requested Zoning: "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in RM-4, C-3, and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufacture Non-Alcoholic (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage manufacturing or processing with storage and repair of service vehicles and outside storage (open with no screening and including shipping container storage) and "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in RM-4, C-3, and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufacture Non-Alcoholic (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage manufacturing or processing with storage and repair of service vehicles and outside storage (open with no screening and including shipping container storage)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 6, 2018

Case Manager: Nylicia Acosta, Planner

Property Owner: Graystreet 1611 Broadway, LP and Reynaldo Diaz, Jr.

Applicant: Graystreet 1611 Broadway, LP

Representative: Brown & Ortiz, P.C.

Location: 1603, 1611 and 1615 Broadway and 1612 Avenue B

Legal Description: 0.957 acres out of NCB 964

Total Acreage: 0.957

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Downtown Residence Association, Government Hill alliance and The Tobin Hill Community Association

Applicable Agencies: Planning Department, Aviation, Texas Department of Transportation.

Property Details

Property History: The subject properties were included in the original 36 square miles of the City of San Antonio and were zoned "K" Commercial District. Upon the adoption of the Unified Development Code, the previous "K" converted to the current "I-1" General Industrial District. In 2013 a rezoning case, Ordinance 2013-02-07-0100, rezoned a portion of the property to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and a Bar/Tavern without cover charge 3 or more days per week.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1 IDZ, C-2 IDZ, IDZ

Current Land Uses: Retail Shops, Parking Lot, Pearl St. Church

Direction: East

Current Base Zoning: IDZ, MF-33, C-1, C-3

Current Land Uses: Used Auto Sales, Vacant Buildings, Retail Shops, Offices, Parking Lot, Duplex, Auto Repair Shop

Direction: South

Current Base Zoning: I-1

Current Land Uses: Auto Detailers, Pig Stand Restaurant

Direction: West

Current Base Zoning: IDZ, C-3

Current Land Uses: The Pearl

Overlay and Special District Information:

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.

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

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Avenue B

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Casa Blanca

Existing Character: Collector

Proposed Changes: None Known

Public Transit: VIA route 9, 10 and 209 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements

Parking Information: The "IDZ" Infill Development Zone District waives off-street vehicle parking requirements

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Midtown Regional Center and on the Premium Transit Corridor on Broadway

Staff Analysis and Recommendation: Staff recommends Approval.

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

1. Consistency:

The property is located within the Government Hill Neighborhood Plan, and is currently designated as "Mixed

Use” in the future land use component of the plan. The requested “IDZ” Infill Development Zone 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. This project will integrate and blend higher density residential, with commercial, entertainment and other land uses. In addition, the requested “IDZ” Infill Development Zone zoning district requires urban design standards in order to maintain a neighborhood commercial scale, promote pedestrian activity and maintain the unique character of the center. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the “IDZ” district includes design criteria intended to create infill development that is proportional to surrounding development.

3. Suitability as Presently Zoned:

The current “IDZ” base zoning district is appropriate for the subject property’s location; however, “I-1” is not. The requested “IDZ” will allow for a mixed use development that is compatible with the surrounding area and will allow for economic growth.

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 Tobin Hill Community Plan designated the subject and surrounding properties “High Density Mixed Use.” Thereafter, the Midtown Brackenridge TIRZ Plan designated the properties in the “urban core” character area and designated the future land use as “Mixed Use.” The properties are in the vicinity of two high capacity transit alignment alternatives and associated station areas.

The Midtown Brackenridge TIRZ Plan described the Urban Core character area as: “Highest intensity mixed-use development with a strong street edge, active ground floor, and streetscape amenities, its location just north of downtown and along the river builds on the existing development momentum in the area with the Pearl Brewery and adjoining properties. It is intended to be appropriate for neighborhood and community retail, services, offices, urban residential, restaurants, and entertainment uses.”

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents.

GCF P6: Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center’s unique assets.

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

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H Goal 4: Improved infrastructure, services and amenities increase market demand and attract residents to priority growth areas.

H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

H P22: Redevelop vacant and underutilized properties on transit corridors into stand alone or mixed-use higher-density housing.

JEC P30: Coordinate economic development efforts and land use plans to encourage and incentivize employment growth within regional centers and along transit corridors.

The rezone request is consistent with the policies of the Comprehensive Plan.

6. Size of Tract:

The subject property totals 0.957 acres in size, which reasonably accommodates the uses permitted in "IDZ" Infill Development Zone District.

7. Other Factors:

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 or 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.

- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 2b, because it creates mixed-use districts.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 1c, because it develops zoning that allows mixed-use development (i.e. residential and commercial) to be placed in the same building
- The applicant's request the Master Plan's Policy for Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.