



City of San Antonio

Agenda Memorandum

File Number:19-8546

Agenda Item Number: 16.

Agenda Date: 12/3/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2019-10700290

SUMMARY:

Current Zoning: "IDZ RIO-2 DN UC-2 AHOD" Low Intensity Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "O-2" High-Rise Office District

Requested Zoning: "IDZ-3 RIO-2 DN UC-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "O-2" High-Rise Office District (site plan amendment)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 3, 2019

Case Manager: Lorianne Thennes, Planner

Property Owner: OT Partners LLC c/o Patrick Shearer

Applicant: Milam Capital c/o Plack Carr

Representative: Patrick W. Christensen

Location: 1900 Broadway

Legal Description: Lot 1 and the South 3.5 Feet of Lot 2, Block 20, NCB 977

Total Acreage: 0.1658 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Government Hill Neighborhood Association

Applicable Agencies: Fort Sam Houston, Texas Department of Transportation, Solid Waste Management

Property Details

Property History: The subject property is within the original 36 square miles of the city and was zoned “K” Commercial District. The “K” base zoning district converted to “I-1” General Industrial in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was rezoned from “I-1” to “IDZ” with uses permitted in “C-3” and “O-2,” established by Ordinance 2018-04-05-0230, dated April 5, 2018.

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: “IDZ,” “I-1” and “C-2”

Current Land Uses: Vacant, car paint shop

Direction: East

Current Base Zoning: “IDZ” and “I-1”

Current Land Uses: Vacant, restaurants, single family dwelling

Direction: South

Current Base Zoning: “IDZ”

Current Land Uses: Apartments, bike shop, coffee shop

Direction: West

Current Base Zoning: “C-3” and “I-1”

Current Land Uses: Apartments, cycling studio, restaurant and music hall

Overlay and Special District Information:

"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.

"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.

Transportation

Thoroughfare: Broadway Street

Existing Character: Primary Arterial B

Proposed Changes: Reconstruct Broadway from E. Houston to Hildebrand with curbs, sidewalks, driveway approaches, bicycle amenities, lighting, drainage and traffic improvements as appropriate and within available funds.

Thoroughfare: East Grayson Street

Existing Character: Minor

Proposed Changes: None

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

Routes: 9, 10, 11, 14, 20, 209

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 minimum parking requirement for a professional office as well as most retail uses is 1 space per 300 square feet of ground floor area.

ISSUE:

None.

ALTERNATIVES:

Current: The current "IDZ" Infill Development Zoning District provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

Proposed: The proposed "IDZ-3" Infill Development Zoning District provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

The request is for "IDZ-3" with uses permitted in "C-3" and "O-2."

"C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

The "O-2" district provides a wider variety of office and accessory retail uses that are primarily designed to serve on-site tenants but may provide services or products to the general public as a secondary market in support of the building's primary office tenants in order to promote mixed uses and the internal capture of vehicular trips, while facilitating economic development. "O-2" districts provide for the establishment of low to high-rise office buildings. Uses within an "O-2" district may serve a regional market area.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and a premium transit corridor.

RECOMMENDATION:

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 subject property is located within the Midtown Area Regional Center Plan and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “IDZ-3” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request is to amend the site plan related to the structures. However, the uses will remain the same.

3. Suitability as Presently Zoned:

The current "IDZ RIO-2 UC-2 AHOD" Low Intensity Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area.

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 Plan:

Goal 7.1: Create more employment opportunities to continue attracting a diverse residential population.

Goal 7.3: Continue to improve the Midtown Area’s great assets and public spaces, such as the Broadway Cultural Corridor, to attract more employers.

Goal 9.2: Encourage concentrations of places to live, work, and play.

"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.

- The applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- The applicant’s request the Master Plan’s Policy for Urban Design - Policy 1d, because it develops criteria and procedures for infill development which will enhance the character of neighborhoods.

6. Size of Tract:

The subject property is 0.1658 acres, which could reasonably accommodate an office tower with commercial uses.

7. Other Factors:

In 2018 the subject property was zoned “IDZ” with the same exact uses permitted that the applicant is requesting now. This was just four months before the creation of the different “IDZ” intensities. The applicant’s request for “IDZ-3” with uses permitted in “C-3” and “O-2” is completely in line with the current zoning. These uses are appropriate for this property and the surrounding area.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation (OHP) reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. A demolition application for the property has been submitted to OHP for review, and OHP staff has been determined the property eligible for historic designation. OHP cannot approve the demolition request for 1900 Broadway at this time. OHP staff is working with the applicant to schedule a hearing by the Historic & Design Review Commission (HDRC) to consider a Finding of Historic Significance.

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