



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2025-107000112 S

SUMMARY:

Current Zoning: "D H HE HS AHOD" Downtown St. Paul Square Historic Overlay Historic Exceptional Historic Significant Airport Hazard Overlay District

Requested Zoning: "D S H HE HS AHOD" Downtown St. Paul Square Historic Overlay Historic Exceptional Historic Significant Airport Hazard Overlay District with a Specific Use Authorization for Amusement and/or Theme Park - Outdoor Rides

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: 123 Hoefgen LLC

Applicant: Eli Stovall

Representative: Ortiz McKnight PLLC

Location: Generally located in the 300 block of Hoefgen Avenue

Legal Description: 1.313 acres out of NCB 14082

Total Acreage: 1.313 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Downtown Neighborhood Association
City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Office of Historic Preservation, TxDOT

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned “L” First Manufacturing District. The property was rezoned by Ordinance 79329, dated December 16, 1993, from “L” First Manufacturing District to “B-4” Central Area District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, “B-4” Central Area District converted to the current “D” Downtown District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

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: “D”

Current Land Uses: Hotel, Beauty Shop, Coffee Shop, Offices

Direction: East

Current Base Zoning: “D”

Current Land Uses: Sunset Train Station, Night Club, Music Venue

Direction: South

Current Base Zoning: “D”

Current Land Uses: Alamodome

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Interstate Highway 37

Overlay District Information:

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

The St. Paul Square Historic District is an overlay district which was adopted in 1978. This district does not regulate use of the property but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

“HL” Historic Landmark, “HS” Historic Significant or “HE” Historic Exceptional overlay district designation signifies the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Special District Information:

N/A

Transportation

Thoroughfare: Hoefgen Avenue

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Gonzales Street

Existing Character: Local

Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 4, 17, 25, 28, 230, 225

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for AMUSEMENT and/or THEME PARK - outdoor rides is 1 space per 600 sf outdoor recreation area.

Per Sec. 35-526(a), areas zoned "D" downtown district shall be exempt from the off-street parking facilities provisions.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “D” Downtown District provides concentrated downtown retail, service, office, and mixed uses in the existing central business district. There are no building size or height limitations, and parking requirements are waived. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses, hotel, art gallery and/or studio, offices (no

restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

Proposed Zoning: “D S” Downtown District provides concentrated downtown retail, service, office, and mixed uses in the existing central business district. There are no building size or height limitations, and parking requirements are waived. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses, hotel, art gallery and/or studio, offices (no restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

The “S” Specific Use Authorization is for an Amusement and/or Theme Park - Outdoor Rides.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is located within the Downtown Regional Center and is within ½ a mile from the Commerce – Houston Metro 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 approval criteria below.

- 1. Consistency:** The subject property is located within the Downtown Area Regional Center Plan adopted in 2019 and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “D” 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 proposed use is consistent with the established development pattern of the surrounding area. Properties surrounding the subject area are zoned “D” Downtown District.
- 3. Suitability as Presently Zoned:** The existing “D” Downtown District is an appropriate zoning for the property and surrounding area. The proposed “D S” Downtown District with a Specific Use Authorization for Amusement and/or Theme Park - Outdoor Rides is also appropriate. The request keeps the existing base zone of “D” and permits the additional use of an Amusement Park. Given the proximity to the Alamodome and other commercial uses in the area, the proposed zoning and use aligns with the development of the surrounding properties. Additionally, the Specific Use Authorization requires a prescribed site plan for future development and any modification may require further council review.

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 request does not appear to conflict with any public policy. Relevant Goals and Policies of the Comprehensive Plan may include:
 - JEC P23: Attract a skilled and educated workforce by providing a greater diversity of employment opportunities in targeted industries.
 - JEC P24: Continue to support San Antonio’s traditional industries as entryways for needed entry-level positions for a growing population.
 - JEC P25: Continue efforts to revitalize the urban core and encourage creation of other mixed-use nodes in order to create environments attractive to young professionals and other workers.

Relevant Goals and Objectives of the Downtown Area Regional Center Plan may include:

- Goal 1: Preserve and Enhance Downtown’s Authenticity
- Goal 4: Diversify the Mix of Uses in the Downtown Core
- Goal 5: Leverage and Enhance Downtown’s Reputation as a Destination for Hospitality and Tourism

6. **Size of Tract:** The 1.313-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop an amusement park.

No access may be allowed onto IH 37 Frontage Road.

All properties zoned “D” Downtown District require adherence to the standards of the Downtown Design Guide. The Downtown Design Guide is intended to provide guidance for creating a livable and sustainable Downtown. The Downtown Design Guide is intended to be a means of balancing the traditional qualities of the downtown with the demands of contemporary use. It includes both standards (requirements) and guidelines (suggestions).

This property is located within the St. Paul Historic District. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.