



UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Shanon Miller Organization (if applicable): Office of Historic Preservation

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Signature:  Date: 1.31.22
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

35-338 RIO. See Attached.

UDC 2021 Proposed Amendment

Amendment 20-17**Applicant:** Office of Historic Preservation**Amendment Title** – ‘Sec. 35-338. – “RIO” River Improvement Overlay Districts’**Amendment Language:**

Sec. 35-338. - "RIO" River Improvement Overlay Districts.

STATEMENT OF PURPOSE

The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River, ~~and~~ San Pedro Creek, [Woodlawn Lake area](#), and their improvements by establishing design standards and guidelines for properties located near the river or creek. ~~The San Antonio River and San Pedro creek~~ [San Antonio’s waterways](#) are a unique and precious natural, cultural and historic resources that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and destinations. The districts cover a total of seven (7) geographic areas.

Specific purposes of the river improvement overlay are as follows:

- *Protect and enhance the overall character of the San Antonio River, ~~and~~ San Pedro Creek, [and Woodlawn Lake area](#).*
- *Protect and enhance the unique experiences along the length of the river or creek as well as define development nodes of greater activity.*
- *Preserve and protect the distinctive historic character of the Riverwalk and the Hugman features.*
- *Promote the integration of the street and river or creek levels.*
- *Prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.*
- *Maintain the openness and natural habitat of the river or creek, access to its trails and provide safety for its users.*
- *Assure that development near the river or creek is compatible with a future vision of a series of mixed-use neighborhoods with commercial and residential nodes that orient to the river or creek and/or stimulate redevelopment of existing commercial corridors.*
- [Preserve the scenic and natural qualities of Woodlawn Lake including existing outward views from Woodlawn Lake Park.](#)

The river improvement overlay implements the following policies of the master plan:

- *Economic Development, Policy 2b: Promote consistency in the development process.*
- *Neighborhoods, Policy 5I (2): Discourage development of parking garages adjacent to the Riverwalk and the city’s plazas and parks.*
- *Urban Design, Policy 1b (1): Create and adopt design guidelines and standards that will enhance the quality of life in San Antonio.*
- *Urban Design, Policy 1b (6): Develop unique and specific design standards for areas throughout the city, including neighborhoods and downtown.*

- *Urban Design, Policy 1e: Apply strategies, which will result in all streetscapes being accessible, safe and stimulating.*
- *Urban Design, Policy 3b: Plan and develop a citywide system of linear parks and hike and bike trails which incorporate drainageways and open spaces which link parks, schools, institutions, and neighborhoods.*

(a) **Boundaries.** The specific boundaries of the river improvement overlay are shown on the City of San Antonio's Official Zoning Map.

(b) **Zoning Classification.**

- (1) **Overlay District.** The river improvement overlay is designed as an overlay to the regular zoning districts. Properties located within these overlay districts must also be designated as being within one of the regular, underlying zoning districts.
- (2) **Zoning Designation.** The zoning designation of property located within the river improvement overlay shall consist of the regular zone symbol and the overlay district symbol as a suffix. The seven (7) river improvement overlay districts are "RIO-1," "RIO-2," "RIO-3," "RIO-4," "RIO-5," "RIO-6," and "RIO-7." For example, if a parcel is zoned "C-1" and is also located within "RIO" district 2, the zoning designation of the property would be "C-1" ("RIO-2"). A river improvement overlay district development node suffix would be "RIO-2 DN."
- (3) **Development Nodes.** It is the intent of this section that a river improvement overlay district development node shall be restricted to areas lying fully within a river improvement overlay district that are located at 1) the intersection of a major thoroughfare and the San Antonio River or 2) the intersection of two (2) major thoroughfares or 3) if not located at an above mentioned intersection, abut the San Antonio River and be a minimum of twelve (12) acres. Development nodes must range in size from three (3) to twenty (20) acres and shall be located a minimum of one-half (½) mile apart. A development node must include property located on both sides of the street and/or river. A development node must provide at least two (2) of the following uses: office, retail and multi-family residential. Designation of a development node provides for a minimum setback of zero (0) feet from all property lines including riverside and the ability to increase the building height by fifty (50) percent from the requirements set out in article VI. [Adoption of a new Development Node within a RIO district requires review and recommendation by the Historic and Design Review Commission and Zoning Commission.](#)