

# HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

**HDRC CASE NO:** 2022-436

**ADDRESS:** 1602 BROADWAY  
1610 BROADWAY  
1616 BROADWAY  
1618 BROADWAY  
1630 BROADWAY  
1702 BROADWAY  
1706 BROADWAY  
1705 N ALAMO ST  
1701 N ALAMO ST  
1635 N ALAMO ST  
1627 N ALAMO ST  
1623 N ALAMO ST  
1613 N ALAMO ST  
1611 N ALAMO ST  
1607 N ALAMO ST  
1601 N ALAMO ST

**LEGAL DESCRIPTION:** NCB 965 BLK LOT 7, 8 & 38  
NCB 965 BLK LOT 5&6  
NCB 965 BLK LOT 4 & 12  
NCB 965 BLK LOT 1, 2, 3, 9, 11 & 39  
NCB 1765 BLK 11 LOT 18  
NCB 1765 BLK 11 LOT 7, 8, 9, 16 & 17  
NCB 965 BLK LOT 13  
NCB 965 BLK LOT 14  
NCB 965 BLK LOT 16

**ZONING:** IDZ, MF-33,HS, C-1,HS, C-3, RIO-2

**CITY COUNCIL DIST.:** 2

**LANDMARK:** Individual Landmark

**APPLICANT:** BESA Land Partners LP / Killen, Griffin & Farrimond, PLLC (Ashley Farrimond)

**OWNER:** BESA LAND PARTNERS LP

**TYPE OF WORK:** Recommendation to Zoning Commission Regarding RIO Development Node

**APPLICATION RECEIVED:** August 11, 2022

**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders

**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a recommendation from the Historic and Design Review Commission to the Zoning Commission regarding the placement of a RIO Development Node Zoning Overlay on the properties roughly bounded by Broadway to the west, Casa Blanca to the south, North Alamo to the east, and the 1800 Block of Broadway to the north.

## APPLICABLE CITATIONS:

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

(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.

## FINDINGS:

- a. BACKGROUND - The Unified Development Code allows City Council to adopt Development Nodes within the River Improvement Overlay Districts (RIO). 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. At this location, building height is currently limited to 10 stories or 120 feet. The DN designation would allow for a maximum building height of 15 stories or 180 feet.
- b. REQUIREMENTS – The UDC requires that proposed Development Nodes meet the following criteria:
  - i. Must be 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. ***This property is located at approximately the intersection of Broadway the the I-37 / I-35 exchange. This meets the intent of the UDC.***
  - ii. 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. ***The proposed DN overlay covers approximately 3.25 acres, and satisfies the requirement. The proposed DN is located in close proximity to two other development nodes, most notably a DN located on the west side of Broadway across from this location. Staff finds that the combined area of the adjacent districts not exceed 20 acres as required by the UDC and meets the intent of the code.***
  - iii. A development node must include property located on both sides of the street and/or river. ***Staff find that this requirement is satisfied based on the adjacency of an existing district on the opposite side of Broadway.***
  - iv. A development node must provide at least two (2) of the following uses: office, retail and multi-family residential. ***This requirement is satisfied in the proposal.***

## RECOMMENDATION:

Staff recommends approval.

# Broadway East

Development Nodes

## Legend

-  BESA Project and Development Node
-  Existing Development Nodes

DN + 5 - Story Height  
Variance (2018)

DN (1900 Broadway)

BESA

