



City of San Antonio

Agenda Memorandum

Agenda Date: September 20, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700237

SUMMARY:

Current Zoning: "C-2 RIO-1 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District and "C-2 UC-2 RIO-1 AHOD" Commercial Broadway Urban Corridor River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "IDZ-2 RIO-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court and "IDZ-2 UC-2 RIO-1 AHOD" Medium Intensity Infill Development Zone Broadway Urban Corridor River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 20, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Yoffi Partners

Applicant: Sandstone Hospitality Developments, LLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 3101 and 3105 Broadway Street

Legal Description: Lot 151, Lot 152, Lot 153, Lot 154, Block 4, NCB 6298

Total Acreage: 1.4348 acres

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Mahncke Park

Applicable Agencies: Parks and Recreation, Fort Sam Houston, Office of Historic Preservation, Planning Department

Property Details

Property History: The subject property is currently zoned "C-2 RIO-1 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District and "C-2 UC-2 RIO-1 AHOD" Commercial Broadway Urban Corridor River Improvement Overlay Airport Hazard Overlay District. The property was part of the original 36 square miles of the City of San Antonio and was originally zoned "G" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "G" Local Retail District converted to the current "C- 2" Commercial District.

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: "C-2" "C-3"

Current Land Uses: Bookstore, Cigar Shop, Deli, Academy, Law Offices

Direction: South

Current Base Zoning: "C-2" "R-6"

Current Land Uses: Park, Restaurant

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Restaurant, Cell phone store, Gift Shop

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Park

Overlay District Information:

The "RIO-1" River Improvement Overlay District is an overlay district to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

The "UC-2" Broadway 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.

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.

Special District Information:

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: Broadway

Existing Character: Primary Arterial B

Proposed Changes: None Known

Thoroughfare: Avenue B

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 9, 14, 209, 214

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a hotel is 1 parking space per unit. The minimum parking requirement for outdoor athletic fields is 1 parking space per 6 seats, or 1 parking space per 30 square feet of gross floor area if no permanent seats.

"IDZ-2" waives the parking requirements by 50%.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation

only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: "IDZ-2" Medium Intensity Infill Development Zone allows rezoning requests up to 50 units per acre, and uses permitted in "C-2" and "O-1.5". All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed "IDZ-2" would permit uses of "C-2" Commercial District, a Hotel and Outdoor Sport Courts.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Midtown Regional Center and is within a ½ mile of the Austin Highway 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 Midtown Regional Center Area Plan and is currently designated as "Regional Mixed Use" in the future land use component of the plan. The requested "IDZ-2" 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. A portion of the property is already utilized as a hotel, and the new use introduced is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The current "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court is also appropriate. The surrounding area accommodates a variety of businesses and community-oriented services which is complemented by the expansion of the proposed infill development project. The proposed revitalization of Ranch Motel, a historic structure on Broadway Street, is also in line with the character of the surrounding area. Furthermore, the subject property abuts a primary arterial to the front, and a local street at the rear which will handle both vehicular and pedestrian circulation.
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 objectives of the Midtown Regional Center Area Plan:
- Goal 1: Preserve Midtown’s Distinct Character
 - o Preserve Midtown’s essential character-defining elements: the diversity of people and the unique character of individual places and neighborhoods.
 - o Maintain buildings with exemplary historic character.
 - o Highlight the history and heritage of the area and share stories through urban design, public art, and cultural events.
- 6. Size of Tract:** The subject property is 1.4348 acres, which can reasonably accommodate the proposed commercial development.
- 7. Other Factors:** The applicant intends to rezone to “IDZ-2” to allow the cohesive redevelopment of the former Kiddie Park in connection with the renovation of the existing Ranch Motel, into a hotel with outdoor sport related amenities.

This property is designated within RIO-1. Any proposed exterior alterations or new construction associated with the proposal will require approval from the Office of Historic Preservation. Approval of a site plan or renderings submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for this project.