



City of San Antonio

Agenda Memorandum

Agenda Date: December 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2021-10700298

SUMMARY:

Current Zoning: "C-2 RIO-1 UC-2" Commercial River Improvement Overlay 1 Broadway Urban Corridor District and "R-4 RIO-1 UC-2" Residential Single-Family River Improvement Overlay 1 Broadway Urban Corridor District

Requested Zoning: "IDZ-2 RIO-1 UC-2" Medium Intensity Infill Development Zone River Improvement Overlay 1 Broadway Urban Corridor District with uses permitted for "C-2" Commercial District and "MF-40" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 7, 2021

Case Manager: Summer McCann, Planner

Property Owner: Param Enterprises INC

Applicant: Random Capital LLC

Representative: Patrick Christensen

Location: 3814 Broadway Street and 115 Pershing Avenue

Legal Description: Lot 8, Lot 17, Block 3, NCB 3081

Total Acreage: 0.3338 acres

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Mahncke Park Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned "G" Local Retail District and "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned "G" Local Retail District converted to "C-2" Commercial District and the portion of the property zoned "B" converted to "R-4" Residential Single-Family District

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-1"

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Park

Direction: South

Current Base Zoning: "C-2", "R-4"

Current Land Uses: Restaurant, Parking Lot

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Museum

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.

Special District Information: None.

Transportation

Thoroughfare: Broadway

Existing Character: Principal

Proposed Changes: Streets, Bridges, and Sidewalk Improvements on Broadway

Thoroughfare: Pershing

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 9, 209

Traffic Impact: “IDZ” zoning - exempt from TIA requirements. “D” zoning - exempt from TIA requirements. We do recommend that driveway queuing be analyzed to ensure that queues do not spill back into public right-of-way. Roadway is identified on the City's Major Thoroughfare Plan as (Primary Arterial Type B 70' - 120' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavement - 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. ROW dedication and improvement may be required along Pershing and Catalpa. Please verify with TxDOT if section along Broadway is not a TxDOT road.

Broadway from IH 35 to Burr Road is being turnback to CoSA. TxDOT will not allow a access point on SL 368 for this property. Access would need to come off of Pershing. The 6 lanes on Broadway must stay intact.

Parking Information: “IDZ-2” waives the minimum parking requirement by 50%.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “C-2” Commercial Districts accommodate 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. Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

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 applicant proposes “IDZ-2” for “C-2” Commercial District and “MF-40” Multi-Family District.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within a premium transit corridor and is within the Midtown Regional Center.

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 Area Regional Center Plan and is currently designated as Urban 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. The proposed use 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 district for the area. The current “R-4” Residential Single-Family District is not an appropriate zoning for the area and is not consistent with the development pattern of the block. The proposed “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “C-2” and “MF-40” is an appropriate zoning and allows for a mix of residential and commercial uses intended for the area. The proposed rezoning would allow for up to thirteen (13) units which is consistent with the density of nearby “IDZ” Infill Development Zone properties.
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.

Relevant Goals, Recommendations and Strategies of the Midtown Area Regional Center Plan may include:

Goal 4 – Support Unique Mixed Activity Areas.

- Foster an appropriate mix, density, and orientation of land uses in each part of Midtown to maintain the character of unique places.

Goal 5 – Broaden Housing Choices

- Conserve existing affordable housing and the existing diverse mix of housing types and expand affordable housing options.

Goal 7 – Stimulate a Thriving Economy

- Continue to improve Midtown’s great assets and public spaces, such as the Broadway Cultural Corridor, to attract more employers.
- 6. Size of Tract:** The approximately 0.3338 acre site is of sufficient size to accommodate infill development with a mix of commercial and residential uses.
 - 7. Other Factors:** The applicant is rezoning to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “C-2” Commercial District and “MF-40”. This allows commercial development and up to thirteen (13) dwelling units.

This property is designated in RIO-1. Any proposed exterior alterations or new construction 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.