



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3965

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/6/2020

**Title:** ZONING CASE Z-2020-10700076 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 8, Block 30, NCB 3036, located at 228 Lotus Avenue. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2020-08-06-0481

Date	Ver.	Action By	Action	Result
8/6/2020	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2020-10700076

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 2, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Wah- Yung Tsang

**Applicant:** Travis Louie

**Representative:** Travis Louie

**Location:** 228 Lotus Avenue

**Legal Description:** Lot 8, Block 30, NCB 3036

**Total Acreage:** 0.1814

**Notices Mailed**

**Owners of Property within 200 feet:** 36

**Registered Neighborhood Associations within 200 feet:** Lavaca Neighborhood Association

**Applicable Agencies:** None.

**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 "D" Apartment District. The property was rezoned by Ordinance 74924, dated December 9, 1991 from "D" Apartment District to "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-1" Single Family Residence District converted to the current "R-6" Residential Single-Family 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:** "RM-4"

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** "RM-4 CD"

**Current Land Uses:** Multiple Residential Units

**Overlay and Special District Information:**

"AHOD"

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

**Transportation**

**Thoroughfare:** Lotus Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 36, 242

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum parking requirement for single-family dwelling is 1 space per unit.

**ISSUE:**  
None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of "R-6" allows a Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**Proposed:** The proposed "RM-6" allows a Single-family dwelling (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools.

**FISCAL IMPACT:**  
None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Downtown Regional Center but not located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within Downtown Regional Center Plan and is designated "Urban Low Density Residential". The requested "RM-6" is consistent with the future land use.

**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 applicant intends to rehabilitate the existing structure.

**3. Suitability as Presently Zoned:**

The current "R-6" Residential District is an appropriate zoning for the property and surrounding area. The requested "RM-6" Mixed Residential is more appropriate for the existing structure on the property. The "RM-6" Mixed Residential district allows no more than two (2) units per lot.

**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 Downtown Regional Center Plan:

Goal 1: Preserve and Enhance Downtown's Authenticity  
Encourage adaptive reuse.

Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods

- Provide a variety of housing types, both owner- and renter-occupied, that are affordable for people at all stages of life and for a range of income levels;
- Preserve existing affordable housing;
- Emphasize the development of "Missing Middle" housing for both renters and owners;
- Ensure Downtown is a livable place for families, children, students, the elderly, and others.

Lavaca Neighborhood Priorities:

Support diverse housing types and housing affordability, including housing for families.  
Rehabilitate deteriorated homes and apartments.

**6. Size of Tract:**

The subject property is 0.1814 acres, which reasonably accommodates the request mixed residential use.

**7. Other Factors:**

The property is an existing duplex. The applicant is rezoning to be consistent with the use of the property.