



City of San Antonio

Agenda Memorandum

File Number:20-3494

Agenda Item Number: 17.

Agenda Date: 6/2/2020

In Control: Zoning Commission

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 recommends 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.