



City of San Antonio

Agenda Memorandum

Agenda Date: May 19, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2022-10700067

SUMMARY:

Current Zoning: "R-6 H AHOD" Residential Single-Family Historic Lavaca Airport Hazard Overlay District

Requested Zoning: "RM-5 H AHOD" Residential Mixed Historic Lavaca Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Micheal Glatter

Applicant: Nathan Manfred

Representative: Nathan Manfred

Location: 220 Leigh Street

Legal Description: Lot 10, Block 5, NCB 723

Total Acreage: 0.186 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: Historic, Aviation

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "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 subject property is located within the Aquifer Artesian Zone and the Upper SAR Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4

Current Land Uses: Single-Family Homes. Duplexes

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Single-Family Homes. Duplexes

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Single-Family Homes. Duplexes

Direction: West

Current Base Zoning: R-6, IDZ, C-2, C-3NA

Current Land Uses: Single-Family Homes. Duplexes, Pizzeria, Juice Bar, Food Products Supplier

Overlay District Information:

The Lavaca Historic District, is an overlay district which was adopted in 2001. This district does not regulate use of the property but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

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: N/A

Transportation

Thoroughfare: Leigh Street

Existing Character: Local

Proposed Changes: None

Thoroughfare: Eager Street

Existing Character: Local

Proposed Changes: None

Public Transit: There are two (2) VIA bus routes within proximity to the subject property.

Routes Served: 36, 242

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 is one and a half (1.5) spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family Districts allow for 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 Zoning: "RM-5" Residential Mixed Districts allow for a Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Downtown Area Regional Center and is located within proximity to a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Downtown Area Regional Center Plan and is currently designated as "Urban Low Density Residential" in the future land use

component of the plan. The requested "RM-5" Residential Mixed District 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. Surrounding properties are zoned "RM-4" Residential Mixed District, making the proposed "RM-5" Residential Mixed District appropriate. The proposed rezoning would allow for three (3) residential units.
3. **Suitability as Presently Zoned:** The existing "R-6 H AHOD" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "RM-5" Residential Mixed District is also an appropriate zoning for the property and surrounding area. There are existing mixed residential uses throughout the area.
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 Downtown Area Regional Center Plan.

Relevant Goals and Policies of the SA Tomorrow Downtown Area Regional Center Plan may include:

Goal 4: Diversify the Mix of Uses in the Downtown Core

- Attract additional housing and a diversity of employment options in the Downtown core.

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.

6. **Size of Tract:** The 0.186 acre site is of sufficient size to accommodate the proposed residential uses and development.
7. **Other Factors:** The applicant intends to demolish a deteriorating existing shotgun structure behind the existing main house to construct a two story, two-unit residential rental structure of similar size and footprint of the existing shotgun structure. The street facing main residential structure will remain intact and continue to function as a single-family residence.

This property is located within the Lavaca Historic District. Any demolition or new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. On June 21, 2017, the Historic & Design Review Commission approved the demolition of the contributing rear accessory structure. To date, no application has been made to the Office of Historic Preservation for new construction. Additionally, based on the description, there are conflicts with the Historic Design Guidelines and the proposed project.