



**BACKGROUND  
CONTINUED**

On December 2, 2008, the Board of Directors passed Ordinance No. 20,054 which rezoned the lot at 1223 South Louisiana Street from PCD to PD-R, Planned Development – Residential, for the construction of a single-family residence.

The property owner, Tony Curtis, is now requesting to revoke the PCD zoning for 112 West 13<sup>th</sup> Street, in order to move a small single-family residence to the site. The site currently contains a small paved parking lot, for approximately eight (8) vehicles, accessed from a paved alley right-of-way. The property will revert to its original UU zoning.

The property is situated within a block which contains a mixture of zoning including PD-R, PRD, PCD and UU. UU zoning is located immediately to the east and within the three (3) blocks to the west. The Capitol Zoning District is located across West 13<sup>th</sup> Street to the south. Staff believes restoration of the UU zoning for this property for the placement of a single-family residence is appropriate.

The Planning Commission reviewed this request at their July 16, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Downtown, SOMA 501 and Pettaway Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.