



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2489

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 4/18/2017

**Title:** ZONING CASE # Z2017106 S (Council District 1): A request for a change in zoning from "RM-4 H HE AHOD" Residential Mixed King William Historic Historic Exceptional Airport Hazard Overlay District to "RM-4 S H HE AHOD" Residential Mixed King William Historic Historic Exceptional Airport Hazard Overlay District with a Specific Use Authorization for a Bed and Breakfast on North 98.26 feet of Lots 14 and 15, Block 5, NCB 933; located at 318 Pereida. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**  
Zoning Case Z2017106 S

**SUMMARY:**

**Current Zoning:** "RM-4 H HE AHOD" Residential Mixed King William Historic Historic Exceptional Airport Hazard Overlay District

**Requested Zoning:** "RM-4 S H HE AHOD" Residential Mixed King William Historic Historic Exceptional Airport hazard Overlay District with a Specific Use Authorization for a Bed and Breakfast

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 18, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Mary Lee Nethery

**Applicant:** Eloy Rosales

**Representative:** Eloy Rosales

**Location:** 318 Pereida

**Legal Description:** Lot N 98.26 ft. of Lot 14 and 15; Block 5; NCB 933

**Total Acreage:** 0.246

**Notices Mailed**

**Owners of Property within 200 feet:** 29

**Registered Neighborhood Associations within 200 feet:** King William

**Applicable Agencies:** None

**Property Details**

**Property History:** The current "RM-4" Residential Mixed District changed from the previous "R-2" Commercial District, which was established by the adoption of the Universal Development Code by Ordinance 93881, dated May 3, 2001. The former "R-2" Commercial District was converted from "Historic D" Apartment District by Ordinance 74924, dated December 9, 1999. The subject property was annexed in 1905 and is located within the city limits original 36 square miles as recognized in 1938.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North, East, South, West

**Current Base Zoning:** RM-4

**Current Land Uses:** Residential Mixed District with Single-family dwelling, two-family dwelling, three-family dwelling and accessory dwelling uses

**Overlay and Special District Information:**

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. The surrounding properties are located in the King William Historic District, which was adopted in 1968. Historic districts do not regulate use of the property, but do 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 "Historic Exceptional Landmark (HE)" was adopted on October 27, 1988, Ordinance 68210.

**Transportation**

**Thoroughfare:** Pereida

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** S. St. Mary's Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #8 and #54 and are within walking distance of the subject property. A B-Cycle Station is within walking distance.

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

**Parking Information:** Bed and Breakfast requires a minimum vehicle space of 0.3 per room and a maximum of 1 space per room.

**ISSUE:** None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:** None.

**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 property is located within the King William Historic District and is generally consistent with the vision and objectives of the comprehensive plan. The requested “RM-4” base zoning district is consistent with the surrounding land use designations.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes use of second bedroom for a bed and breakfast.

**3. Suitability as Presently Zoned:**

The current “RM-4” base zoning district is appropriate for and consistent with the surrounding area. The subject property is bounded by Residential Mixed District uses.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The Planning Department has reviewed the request as per the adopted Standard Operating Procedure and is in favor of the specific use request for a bed and breakfast as it is generally consistent with the vision and objectives of the comprehensive plan, SA Tomorrow, to use the cultural and historic assets of San Antonio for economic development.

**6. Size of Tract:**

The subject property measures 0.246 which should reasonably accommodate the uses permitted in RM-4 Mixed Residential with Specific Use for Bed and Breakfast.

**7. Other Factors:**

The subject property does not fall within 300 feet (laterally) or 150 feet (perpendicularly) of any other property authorized for a Bed and Breakfast as regulated in Sec.35-374 of the Unified Development Code.