City of San Antonio

Legislation Details (With Text)

File #:	15-4484
Type:	Staff Briefing - Without Ordinance
In control:	Board of Adjustment
On agenda:	8/17/2015
Title:	A-15-136: A request by Edward Adams for a special exception to allow the relocation of a residential structure, located at 1005 West Russel Place. (Council District 1)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Exhibits

Date	Ver.	Action By	Action	Result

Case Number:	A-15-136
Applicant:	Edward Adams
Owner:	Edward Adams
Council District:	1
Location:	1005 West Russell Place
Legal Description:	Lot 19, Block 36, NCB 1868
Zoning:	"R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District
Prepared By:	Kristin Flores, Planner

Request

A request for a special exception to allow the relocation of a residential building, as described in Section 35-399.03, from 901 Iowa Street to a lot located at 1005 West Russell Place.

Executive Summary

The subject property is a parcel located at 1005 West Russell Place approximately 75 feet west of Aganier Avenue. The parcel is 50 feet wide and 125 feet deep (6,250 square feet). The parcel is wide enough to accommodate the 34 foot wide home with proper setbacks on each side. There is currently no driveway or curb cut located on the parcel. All of the mature trees are located on the perimeter of the lot and do not impact the final placement of the house. The home is currently located at 901 Iowa Street.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use

"R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District	Vacant

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	"R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District	Single-Family Dwelling
South	"R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District	Single-Family Dwelling
East	"R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District	Single-Family Dwelling
West	"R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District	Single-Family Dwelling

Relocation Compatibility Table

Compatibility Standard	Existing Condition on Blockface	Applicant's Proposed Condition
Lot Size	**Mean Lot Size:** 7180 sf	6,250 sf. 50 feet wide 125 feet long
Structure Age	**Min:** 60 years	90 years
	Max: 95 years	
	Mean Age: 83 years	
Structure Size	**Min:** 1,185 sf	1,332 sf
	Max: 3,900 sf	
	Mean Size: 1670 sf	
Structure Height	Majority 1 Story, 1 home is 2 stories	1 Story
Front Entry, Porch, Walkway	Front of House, majority of homes have porches	Front of home with porch
Building Materials	**Exterior siding:** Wood	Wood
	Roofing: Shingles	Shingles
	Window: Aluminum, vinyl & wood	Wood
Foundation Type	Various	Pier & beam
Fencing	Predominately open: chain link & ornamental iron	Unknown

Comprehensive Plan Consistency/Neighborhood Association

The property is located within the boundaries of the Midtown Neighborhood Plan and is Low Density Residential in the future land use component of a plan. The subject property is located within the boundaries of the Beacon Hill neighborhood association. As such, the neighborhood association was notified and asked to comment.

Criteria for Review

According to Section 35-482(h) of the Unified Development Code, in order for a special exception to be granted the Board of Adjustment must find that the request meets each of the five (5) following conditions:

A. The special exception will be in harmony with the spirit and purpose of the chapter.

The applicant is proposing to relocate a structure to a vacant lot and intends to renovate the structure to meet current buildings codes. Permits for electrical service and new plumbing are planned. A residential use on this vacant lot is preferred, given the neighborhood is largely composed of residential dwellings. Therefore, granting the special exception will be in harmony with the spirit and purpose of the chapter and will adhere to the Beacon Hill Neighborhood Conservation District requirements.

B. The public welfare and convenience will be substantially served.

The public welfare and convenience will be substantially served by the relocation. The structure will be used as a single family home, as permitted within the "R-6" base zoning district by making use of an undeveloped parcel within a neighborhood that could benefit from incremental revitalization.

C. The neighboring property will not be substantially injured by such proposed use.

The addition of this home will add integrity to the streetscape, bring families to the block and convert a vacant lot into a personal yard. The proposed home will not negatively impact the neighboring property.

D. The special exception will not alter the essential character of the district and location in which the property for which the special exception is sought.

The homes in this area are small, modest homes that are well maintained and contribute to the character of the district. The proposed craftsman home is similar in size and character. Therefore, the special exception authorizing the relocation will not alter the essential character of the district.

E. The special exception will not weaken the general purpose of the district or the regulations herein established for the specific district.

The special exception will not weaken the general purpose of "R-6" base zoning district, a district designed to support residential land uses. The site plan submitted by the applicant shows the proposed placement of the home will satisfy the minimum front, side and rear yard setbacks of the district. In addition, the home will satisfy the requirements of the Beacon Hill Neighborhood Conservation District adding to the overall character of the community.

Staff Recommendation

Staff recommends **Approval of A-15-136** based on the following findings of fact:

1. The requested special exception complies with all of the review criteria for granting a special exception as presented above.
2. The relocation of the structure in question will allow the reasonable use of a property that has been vacant for a significant time and will fit with the character of the existing area.

Attachments

Attachment 1 - Notification Plan (Aerial Map)
Attachment 2 - Plot Plan (Aerial Map)
Attachment 3 - Site Plan
Attachment 4 - Site Photos