



City of San Antonio

Legislation Details (With Text)

File #: 15-5681
Type: Staff Briefing - Without Ordinance
In control: Board of Adjustment

On agenda: 11/2/2015

Title: A-16-001: A request by Jesse Huizar for a special exception to allow the relocation of a house, located at 603 Montana. (Council District 2)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A-16-001 Attachments

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Case Number: A-16-001
Applicant: Jesse Huizar
Owner: Jesse Huizar
Council District: 2
Location: 603 Montana
Legal Description: Lots 28, 29 and the W. 7.5 ft of 30, Block 4, NCB 600
Zoning: "AE-2 AHOD" Arts & Entertainment 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 316 Jim Street to a lot located at 603 Montana Street.

Executive Summary

The subject property is a parcel located on the corner of South Olive Street and Montana Street. The parcel is 103 feet wide and 96 feet deep (9,888 square feet or 0.2270 acres). The parcel consists of two full lots and a portion of a third lot. The applicant plans to use the two full lots, both 48 feet wide and 96 feet deep (4,608 square feet), to accommodate one home each. The home to be relocated is a duplex. The applicant plans to detach the dwelling units to create two single family homes, one for each full lot. According the application, the homes will both be 34 feet wide and 24 feet deep. The lots are wide enough to accommodate the homes with proper setbacks on every side. There is currently one 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 316 Jim Street.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“AE-2 AHOD” Arts & Entertainment Airport Hazard Overlay District	Vacant

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“AE-2 AHOD” Arts & Entertainment Airport Hazard Overlay District	Single-Family Dwelling
South	“AE-2 AHOD” Arts & Entertainment Airport Hazard Overlay District	Single-Family Dwelling
East	“AE-2 AHOD” Arts & Entertainment Airport Hazard Overlay District	Single-Family Dwelling
West	“AE-2 AHOD” Arts & Entertainment 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: 5,761 sf	9,888 sf. 50 feet wide 125 feet long
Structure Age	Min: 2 years	73 years
	Max: 115 years	
	Mean Age: 100 years	
Structure Size	Min: 864 sf	1,632 sf (816 sf each)
	Max: 1,742 sf	
	Mean Size: 1,273 sf	
Structure Height	All single story homes	1 Story
Front Entry, Porch, Walkway	Front of home, majority of homes have porches	Front of home
Building Materials	Exterior siding: Wood	Wood
	Roofing: Shingle, metal	Shingles
	Window: Aluminum, vinyl & wood	Wood
Foundation Type	Various	Pier & beam
Fencing	No fence, or predominately open fence: chain link & ornamental iron	Unknown

Comprehensive Plan Consistency/Neighborhood Association

The property is located within the boundaries of the Downtown Plan and is Residential in the future land use

component of a plan. The subject property is located within the boundaries of the Denver Heights 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.

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 “AE-2” 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 homes are 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 “AE-2” base zoning district, a district designed to support residential land uses. The site plan submitted by the applicant shows the proposed placement of the homes will satisfy the minimum front, side and rear yard setbacks of the district.

Staff Recommendation

Staff recommends **Approval of A-16-001** 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