



City of San Antonio

Legislation Details (With Text)

File #: 17-5899

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 12/13/2017

Title: 160445: A request by Jaclyne Garcia for approval of a variance to Article V, Section 35-515(c)(4) of the Unified Development Code (UDC) regarding frontage for the property generally located east of the intersection of Babcock Road and Melissa Ann Road. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
B. Request by Jaclyne Garcia, for approval to replat a tract of land to establish Melissa Ann Subdivision, generally located east of the intersection of Babcock Road and Melissa Ann Road. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 160445 - Melissa Ann, 2. 160445 - Melissa Ann - AEVR - 28Nov17

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Melissa Ann 160445

SUMMARY:

- A. On November 13, 2017, the applicant requested a variance from Article V, Section 35-515(c)(4) of the Unified Development Code (UDC). The Development Services Department, Engineering has no objection to the granting of the variance as indicated in the attached report (ATTACHMENT #2).
- B. Request by Jaclyne Garcia, for approval to replat a tract of land to establish Melissa Ann Subdivision, generally located east of the intersection of Babcock Road and Melissa Ann Road. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 8
Filing Date: November 27, 2017
Owner: Jaclyne Garcia
Engineer/Surveyor: Modeco, LLC
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:
Zoning:

“R-6” Single-Family Residential District

Notices:

To the present, staff has received no written responses in opposition from the surrounding property owners.

ALTERNATIVE ACTIONS:

- Per State Law, Section, 212.009 and Unified Development Code (UDC), Section 35-432(d) the Planning Commission considers staff review of the variance request along with the plat.
- In accordance with UDC 35-483 the Planning Commission shall render a written finding of the variance by approving, denying, or approving with conditions.
 1. **Approve with conditions:** In granting variances, the commission may impose such reasonable conditions as will ensure that the property will be as compatible as practical with the regulations and surrounding properties.
 2. **Approval criteria:** The planning commission may grant variances if it concludes that strict compliance with regulations would result in practical difficulties or unnecessary hardships for the applicant and that, by granting the variance, the spirit of these regulations will be observed, public safety and welfare secured, and substantial justice done. The planning commission may grant a variance only if it finds that:
 1. The proposed variance will not be contrary to the spirit and intent of this code and the regulations from which the variance is requested and the proposed variance complies with all other applicable standards of subsection 35-432(e) to the extent practicable; and
 2. The hardship relates to the applicant's land, rather than personal circumstances; and
 3. The hardship is not the result of the applicant's own actions and that the applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare;
 4. Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted; and
 5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.
 3. **Denial:** The Planning Commission may disapprove a variance based on staff error by specifically identifying non-compliance with the Unified Development Code.

RECOMMENDATION:

Approval of a Replat that consists of 1.0 acre tract of land, which proposes one (1) single-family residential lot.

Staff reviewed the request, and found it to be in conformance with the Unified Development Code (UDC) with exception of the Variance mentioned above. In regards to the Variance, staff does concur with the applicant's justification. Therefore, the Director of Development Services recommends approval of the variance and plat.

