



City of San Antonio

Agenda Memorandum

File Number:15-5681

Agenda Item Number: 3.

Agenda Date: 11/2/2015

In Control: Board of Adjustment

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 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