



City of San Antonio

Agenda Memorandum

File Number:17-4164

Agenda Item Number: 1.

Agenda Date: 7/17/2017

In Control: Board of Adjustment

Case Number: A-16-088
Applicant: Housing for Heroes, LLC
Owner: Housing for Heroes, LLC
Council District: 7
Location: 5322 Medical Drive
Legal: Lots 32 and 33, Block A, NCB 11609
Description:
Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District
Case Manager: Margaret Pahl, AICP, Senior Planner

Request

A request for an extension of a previously approved variance to allow parking within the 20 foot front setback, as described in Section 35-310.01 Note (6).

Executive Summary

The subject properties are two vacant lots, both with at least 100 feet of frontage, where the property owner wishes to develop new multi-family housing and parking lots. However, the proposed parking areas are existing and located within the first twenty (20) feet of the front property line. The applicant is requesting a variance to use these lots for parking before beginning construction of the property. The parking lots, in the current location, are shielded from the view of right of way and will not increase impervious cover on the property. Since the parking lots have been in the present location for many years it is unlikely the continued use will cause harm to adjacent properties.

Criteria for Review

According to Section 35-482(g) of the UDC, **Scope of Approval**, where a variance is granted by the Board and no building is started within 12 months, the variance becomes null and void. If however, due to construction or financing limitations, or other extenuating circumstances, the Board of Adjustment may grant up to two 12 month extension, if the request is filed within 2 months of the expiration. Staff received the request in a timely manner and has placed this request on the agenda for consideration.

Alternative to Applicant's Request

Denial of the requested extension would result in the applicant having to reapply.

Staff Recommendation

Staff recommends **APPROVAL of the requested extension in A-16-088** based on the following findings of fact:

1. The original condition of the existing parking remains and the previously granted variance was justified.