



# City of San Antonio

## Agenda Memorandum

**File Number:**15-3988

**Agenda Item Number:** 3.

**Agenda Date:** 7/6/2015

**In Control:** Board of Adjustment

**Case Number:** A-15-109  
**Applicant:** Camilo Avila  
**Owner:** Camilo Avila  
**Council District:** 4  
**Location:** 362 Ike Street  
**Legal Description:** Lot 16, Block 15, NCB 11231  
**Zoning:** "R-4 AHOD" Residential Single Family 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 12939 Southwest Loop 410 to a lot located at 362 Ike Street.

### Executive Summary

The subject property is a parcel located at 362 Ike Street approximately 75 feet east of Kreuger Street. The parcel is 50 feet wide and 152 feet deep (7,600 square feet). The parcel is wide enough to locate the 24 feet wide home with large setbacks on each side. There is currently no driveway located on the property, but a curb cut is 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 on at a Manufactured Home Sales lot at 12939 Southwest Loop 410.

### Subject Property Zoning/Land Use

Existing Zoning	Existing Use
"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District	Vacant

### Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling

South	"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
East	"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District	Vacant
West	"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District	Vacant

### Relocation Compatibility Table

Compatibility Standard	Existing Condition on Blockface	Applicant's Proposed Condition
Lot Size	Mean Lot Size: 7,848 sf	7,600 sq. ft.
Structure Age	Min: 5 years	Unknown
	Max: 65 years	
	Mean Age: 39 years	
Structure Size	Min: 400 sf	1536 sf
	Max: 1,824 sf	
	Mean Size: 1174 sf	
Structure Height	1 Story	1 Story
Front Entry, Porch, Walkway	Front of House, several porches	New door
Building Materials	Exterior siding: Wood	Wood
	Roofing: Shingles	Shingles
	Window: Aluminum, vinyl & wood	Aluminum
Foundation Type	Various	Concrete piers
Roof Line/Pitch	Gabled	Gabled
Fencing	Chain Link & ornamental iron	None

### Comprehensive Plan Consistency/Neighborhood Association

The property is not located within the boundaries of a sector plan or neighborhood plan and is not part of a future land use component of a plan. The subject property is not located within the boundaries of a registered neighborhood association.

### 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 duplex, as permitted within the R-4 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 houses in this area are small, modest homes that are well maintained and contribute to the character of the district. The proposed house is similar in size. 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-4 AHOD” 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.**

### **Staff Recommendation**

Staff recommends **Approval of A-15-109** 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.