



City of San Antonio

Agenda Memorandum

Agenda Date: September 9, 2024

In Control: Board of Adjustment Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Department Head

CASE NUMBER: BOA-24-10300156

APPLICANT: Moses Flores

OWNER: Moses Flores

COUNCIL DISTRICT IMPACTED: District 3

LOCATION: 226 Greer Street

LEGAL DESCRIPTION: Lot 16 and 17, Block 6, NCB 1694

ZONING: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

CASE MANAGER: Melanie Clark, Planner

A request for

A request for a 4'-11" variance from the minimum 5' side setback to allow a 1" carport side setback.

Section 35-310.01 (Table 310-1)

Executive Summary

The subject property is located east of South Hackberry Street, approximately 155' west of South Pine Street and Greer Street Intersection. On August 5, 2024, Code Enforcement received a Citizen Call regarding a carport on the subject property. During investigation, Code Enforcement determined that the carport was built without a permit. The carport appears to have been constructed sometime between 2019-2021 and requires a variance as the carport is not compliant with UDC setback regulations. The property owner is requesting a 4'-11" variance to allow the existing carport to remain 1" from the side setback. Permit pending approval from the Board of Adjustment.

Code Enforcement History

INV-PBP-24-3100004252 - PMT-Building Without A Permit
INV-STE-24-2640023989 – Property Maintenance

Permit History

The applicant has not yet applied for the building permit.

Zoning History

The subject property was part of the original 36 square miles of the City of San Antonio and zoned “B” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted from “B” Residence District to “R-4” Residential Single-Family District.

Subject Property Zoning/Land Use

Existing Zoning

“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Existing Use

Single-Family Residence

Surrounding Property Zoning/ Land Use

North

Existing Zoning

“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Existing Use

Single-Family Residence

South

Existing Zoning

“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Existing Use

Single-Family Residence

East

Existing Zoning

“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Existing Use

Single-Family Residence

West

Existing Zoning

“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Existing Use

Single-Family Residence

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the Southeast Community Area Plan and is designated as “Urban Low Density Residential” in the future land use component of the plan. The subject property located within the notification area of Highland Park Neighborhood Association and have been notified.

Street Classification

Greer is classified as a local road.

Criteria for Review –Side Setback Variance

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest.

The public interest is defined as the general health, safety, and welfare of the public. In this case, the public interest is represented by adhering to setback requirements to provide adequate spacing between properties and right-of-way. The applicant is requesting a 1” side setback for an attached carport. The request is contrary to the public interest as a 1” side setback does not provide sufficient space between neighboring properties.

2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

A literal enforcement of the ordinance would not result in an unnecessary hardship as support poles and overhang can be adjusted to meet UDC setback regulations.

3. By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.

The intent of the code is to provide adequate distance between the proposed structure and property lines to ensure proper maintenance and separation can occur. The carport with a significantly reduced side setback will not observe the spirit of the ordinance.

4. The variance will not authorize the operation of a use other than those uses specifically authorized in the zoning district in which the variance is located.

No uses other than those allowed within the district will be allowed with this variance.

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

Staff finds the reduced side setback will alter the essential character of the district as the carport side setback does not provide an adequate distance from the property line causing increased risk for fire spread and water runoff onto the neighboring property.

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the

owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

Staff finds the plight of the owner of the property for which the variance is sought is not due to unique circumstances existing on the property, as the carport support poles, and overhang can be reconfigured to meet setback requirements and still provide vehicle coverage.

Alternative to Applicant's Request

The alternative to the applicant's request is to conform to the setback regulations of the UDC Section 35-310.01 (Table 310-1).

Staff Recommendation – Side Setback Variance

Staff recommends Denial in BOA-24-10300156 based on the following findings of fact:

1. The variance will alter essential character of the district as it does not provide an adequate distance from the established property line.
2. Will not observe the spirit of the ordinance as reduced side setback, increases risk of fire spread and water runoff onto the neighboring property.