

CITY OF SAN ANTONIO
Board of Adjustment
Regular Meeting Agenda

First Floor, Board Room
Cliff Morton Development and Business Services Center
1901 South Alamo Street

Monday, April 16, 2007

Board of Adjustment Board Members

Rene Balderas	District 1	Paul Klein	District 6
Edward Hardemon	District 2	Mary Rogers	District 7
Helen Dutmer	District 3	Andrew Ozuna	District 8
Gerald Yarbrough	District 4	Michael Gallagher	District 10
Laura Lizcano	District 5	Gene Camargo	District Mayor
	Mike Villyard	District 9	
	Chairman		

- I. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Pledges of Allegiance.**
- III. **Award Presentation**
- IV. **A-07-012PP:** The request of Olga Rodriguez for a 3-foot variance from the requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep a 6-foot tall solid screen fence in the front yard, 4625 South Foster Road.
- V. **A-07-034:** The request of Harmony Science Academy-San Antonio for a 6-foot variance from the requirement that fences in side or rear yards be no taller than 6 feet, in order to erect a 12-foot tall fence in the side yard, 555 Southwest Loop 410.
- VI. **A-07-035:** The request of JP Morgan Chase Bank for a 20 off-street parking space variance from the requirement that a maximum of 31 off-street parking spaces be provided for a 4,400 square-foot building situated in the Edwards Recharge Zone District, in order to allow 51 off-street parking spaces, 815 Evans Road.
- VII. **A-07-036:** The request of JP Morgan Chase Bank for a 9 off-street parking space variance from the requirement that a maximum of 31 off-street parking spaces be provided for a 4,400 square-foot building situated in the Edwards Recharge Zone District, in order to allow 40 off-street parking spaces, 4235 North Loop 1604 East.
- VIII. **A-07-037:** The request of JP Morgan Chase Bank for an 11 off-street parking space variance from the requirement that a maximum of 31 off-street parking spaces be provided for a 4,400 square-foot building situated in the Edwards Recharge Zone District, in order to allow 42 off-street parking spaces, 3659 East Evans Road.

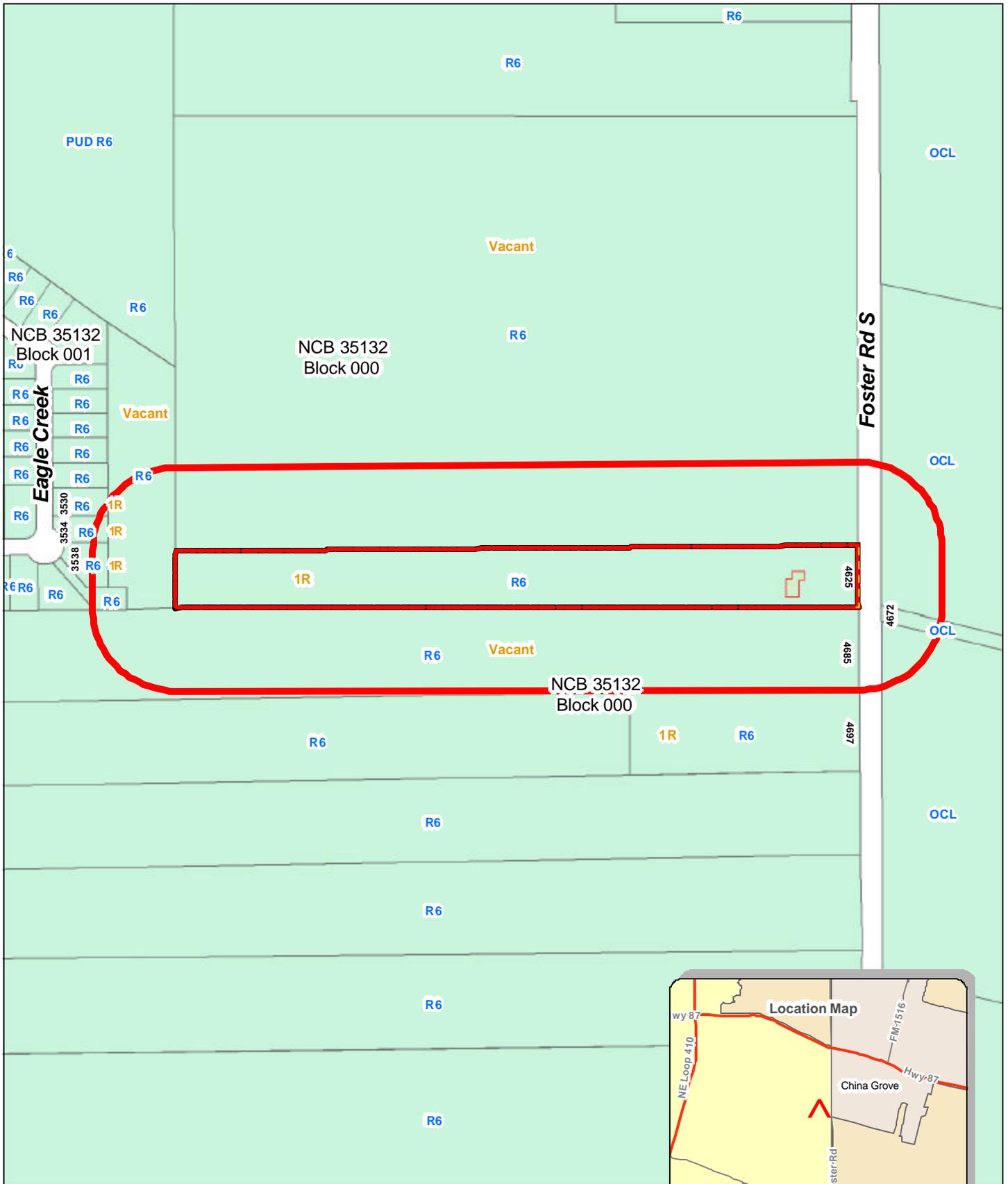
- IX. **A-07-038:** The requests of Excel Enterprize, Inc. for **1)** a 2-foot, 6-inch variance from the requirement that a minimum 5-foot side setback be maintained in “R-4” zoning districts, in order to keep a partially completed structure 2 feet, 6 inches from the west side property line, and **2)** a 2-foot, 6-inch variance from the requirement that a minimum 5-foot side setback be maintained in “R-4” zoning districts, in order to keep the same partially completed structure 2 feet, 6 inches from the east side property line, 508 Randall Avenue.
- X. **A-07-039:** The request of Maria H. Gonzalez for a 2-foot, 9-inch variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep an existing 6-foot, 9-inch tall predominantly open fence in the front yard, 1231 Rayburn Drive.
- XI. **A-07-040:** The request of Air Force Villages for a 3-foot variance from the requirement that solid screen fences in front yards be no taller than 3 feet, in order to erect a 6-foot tall solid screen fence in the front yard, 9334 Ray Ellison Boulevard.
- XII. **A-07-041:** The request of Ascension M. Torres for a complete variance from the minimum 30-foot side setback required in “C-3” zoning districts when abutting a residential use or residential zoning district, in order to construct a building on the side property line, 4319 Blanco Road.
- XIII. **Staff Report.**
- XIV. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- XV. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at: www.sanantonio.gov/dsd

At any time prior to the meeting, you may contact a case manager at 207-6944 or 207-0132 to check the status of a case.

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.



Board of Adjustment
Notification Plan for
Case A-07-012



Legend
 Subject Property ———
 200' Buffer ———



Scale: 1" approx. = 300'
 Council District 2

Produced by the City of San Antonio
 Development Services Department
 (01/31/2007)

Board of Adjustment - Case No. A-07-012PP

April 16, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, April 16, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Olga Rodriguez
P-30, NCB 35132
4625 South Foster Road

Zoned: “R-6” Residential Single-Family District

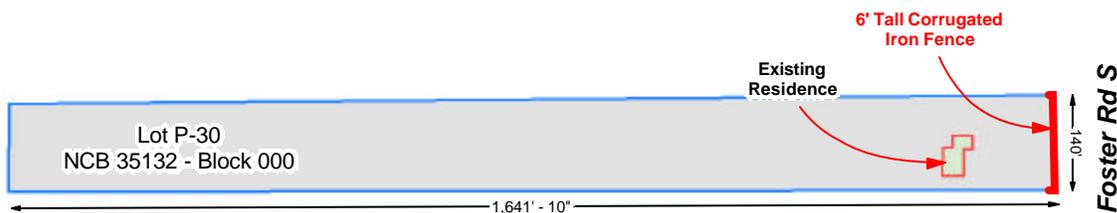
The applicant is requesting a 3-foot variance from the Unified Development Code requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep a 6-foot tall solid screen fence in the front yard.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, 1901 South Alamo, San Antonio, Texas 78204-3966. Thank you.



Board of Adjustment

**Plot Plan for
Case A-07-012**



Scale: 1" approx. = 250'
Council District 2

4625 Foster Rd S

Produced by the City of San Antonio
Development Services Department
(02/16/2007)



Board of Adjustment
Notification Plan for
Case A-07-034



Legend
 Subject Property ———
 200' Buffer ———



Scale: 1" approx. = 250'
 Council District 6

Produced by the City of San Antonio
 Development Services Department
 (03/28/2007)

Board of Adjustment - Case No. A-07-034

April 16, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, April 16, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Harmony Science Academy – San Antonio

Lot 3, Block 7, NCB 19127

555 Southwest Loop 410

Zoned: “C-3 GC-2” General Commercial Highway 151 Gateway Corridor District

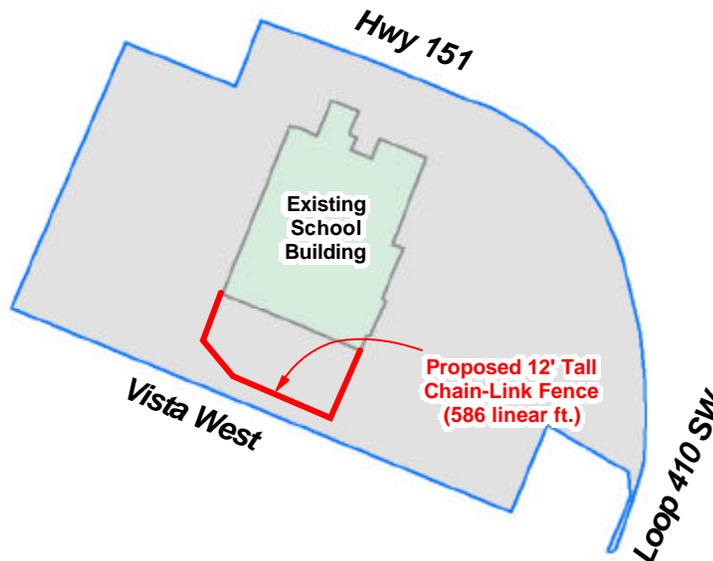
The applicant is requesting a 6-foot variance from the Unified Development Code requirement that fences in side or rear yards be no taller than 6 feet, in order to erect a 12-foot tall predominantly open fence in the side yard.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager Michael Taylor at (210) 207-0132. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Lot 3
NCB 19127 - Block 007

Board of Adjustment

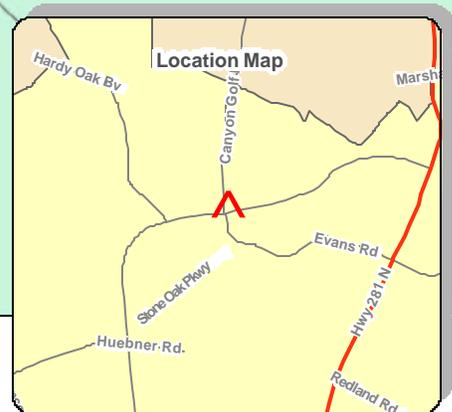
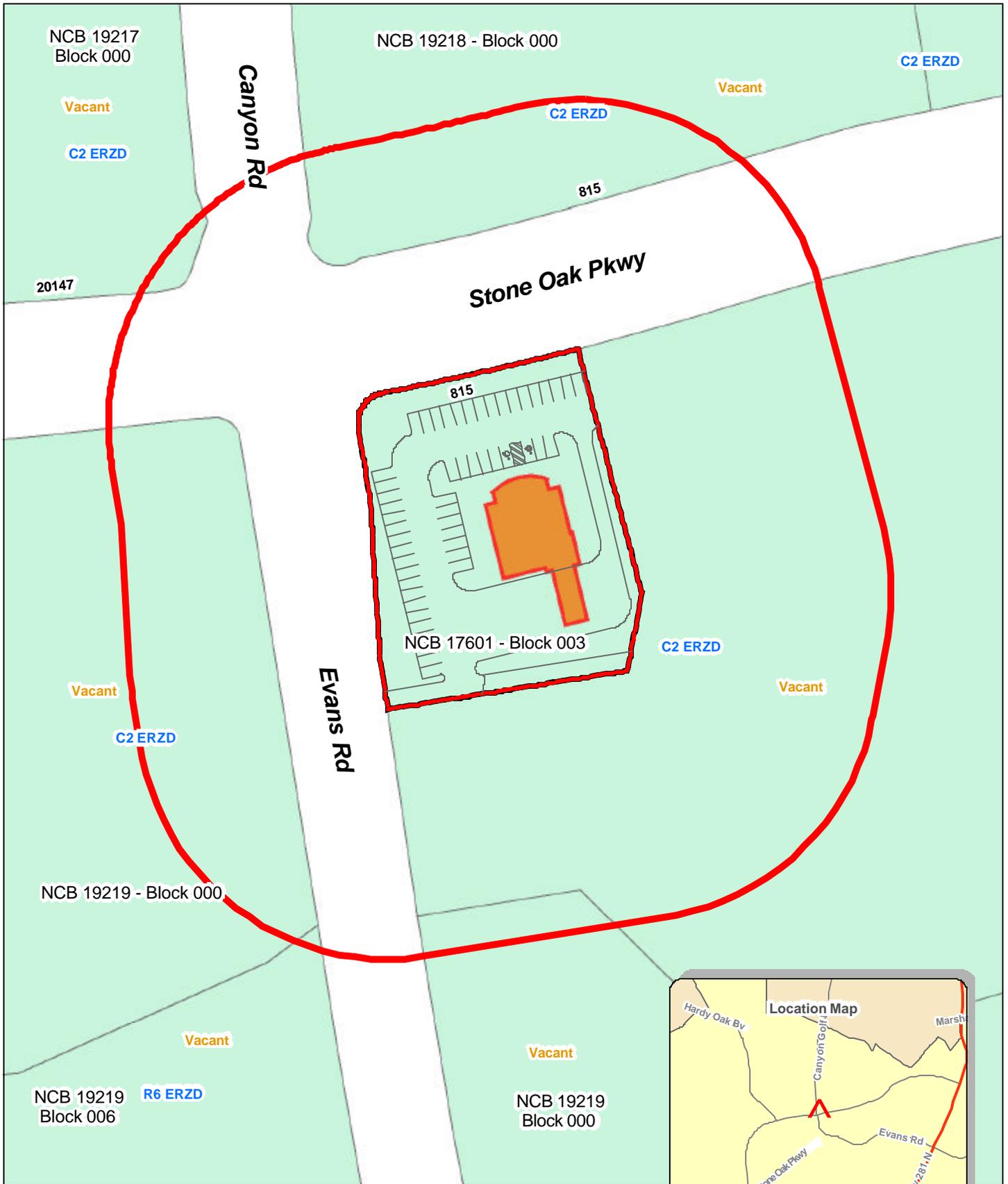
**Plot Plan for
Case A-07-034**



Scale: 1" approx. = 400'
Council District 6

555 Loop 410 SW

Produced by the City of San Antonio
Development Services Department
(03/27/2007)



Board of Adjustment
Notification Plan for
Case A-07-035



Legend
 Subject Property ———
 200' Buffer ———

Scale: 1" approx. = 100'
 Council District 9

Produced by the City of San Antonio
 Development Services Department
 (04/04/2007)

Board of Adjustment - Case No. A-07-035

April 16, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, April 16, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – JPMorgan Chase Bank
Part of Lot 1, Block 3, NCB 17601
815 Evans Road
Zoned: “C-2 ERZD” Commercial Edwards Recharge Zone District

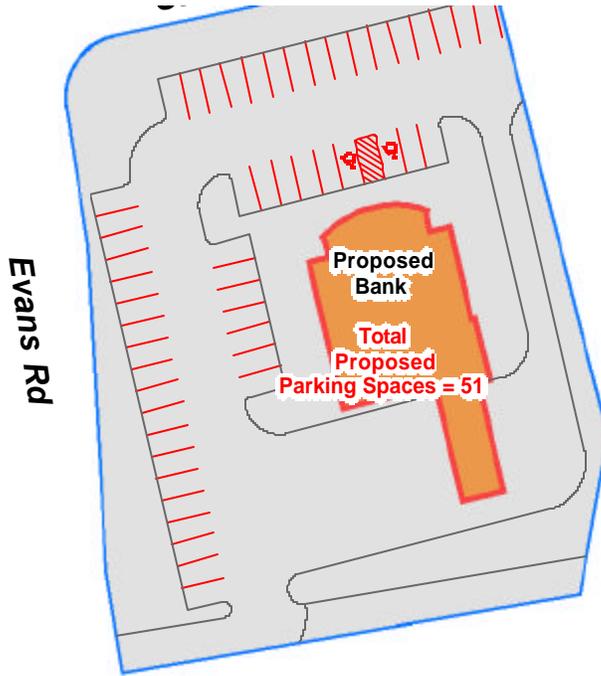
The applicant is requesting a 20 off-street parking space variance from the Unified Development Code requirement that a maximum of 31 off-street parking spaces be provided for a 4,400 square-foot building situated in the ERZD, in order to allow 51 off-street parking spaces.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Part of Lot 1
NCB 17601 - Block 003

Board of Adjustment

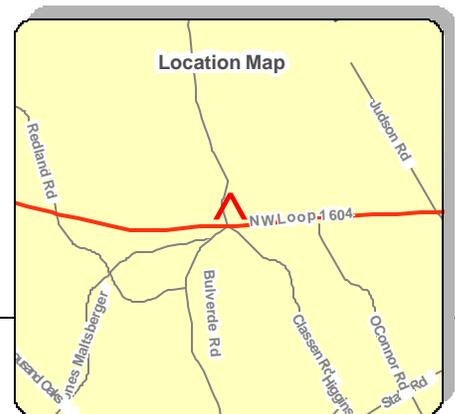
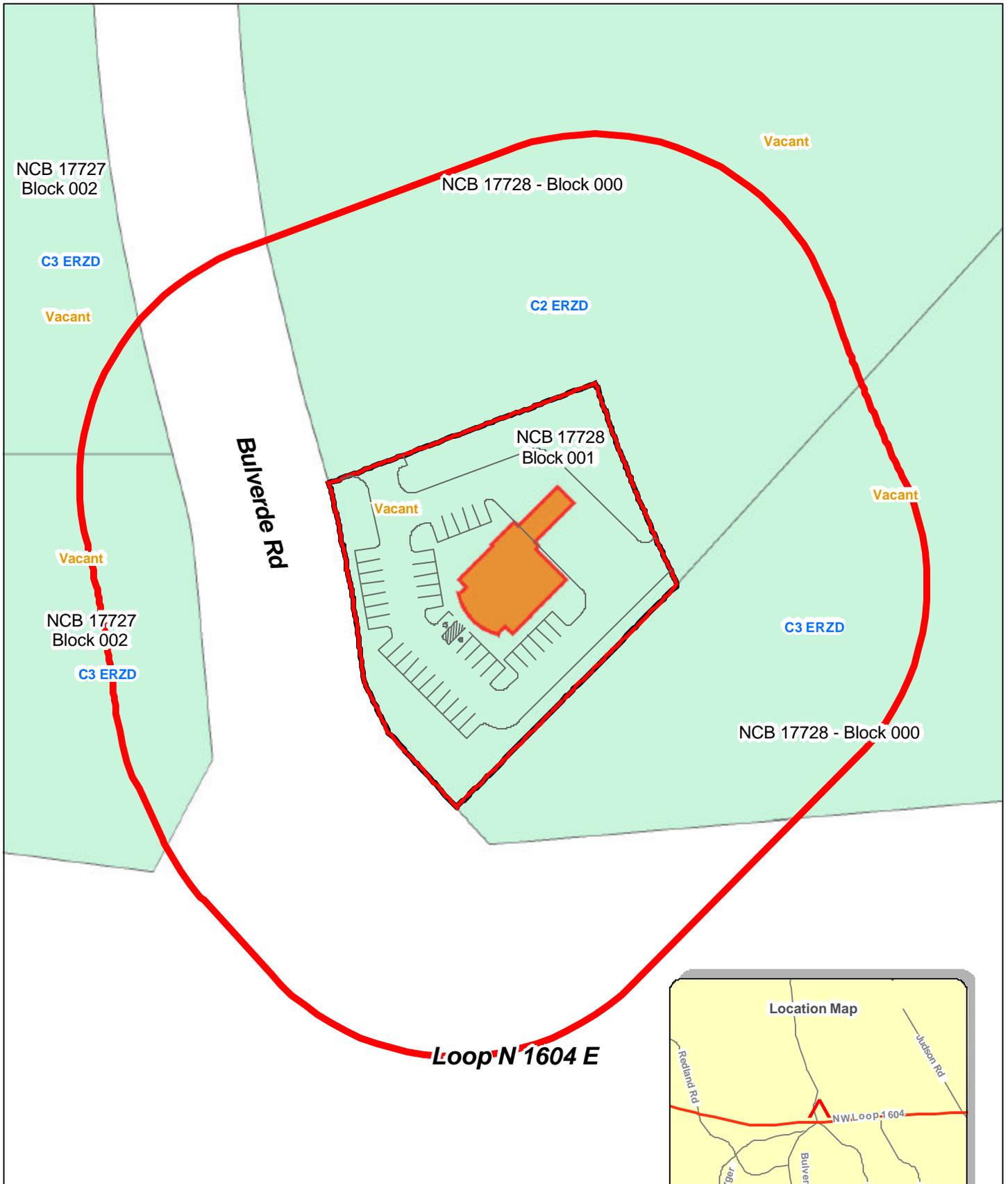
**Plot Plan for
Case A-07-035**



Scale: 1" approx. = 80'
Council District 9

815 Evans Rd

Produced by the City of San Antonio
Development Services Department
(04/04/2007)



Board of Adjustment
Notification Plan for
Case A-07-036



Legend
 Subject Property ———
 200' Buffer ———

Scale: 1" approx. = 100'
 Council District 10

Produced by the City of San Antonio
 Development Services Department
 (04/04/2007)

Board of Adjustment - Case No. A-07-036

April 16, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, April 16, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – JPMorgan Chase Bank
Parts of P-7, P-3D and P-31A, NCB 17728
4235 North Loop 1604 East
Zoned: “C-2 ERZD” Commercial Edwards Recharge Zone District

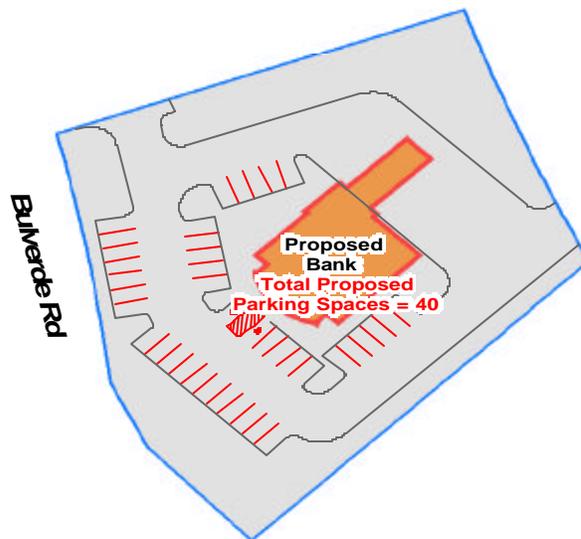
The applicant is requesting a 9 off-street parking space variance from the Unified Development Code requirement that a maximum of 31 off-street parking spaces be provided for a 4,400 square-foot building situated in the ERZD, in order to allow 40 off-street parking spaces.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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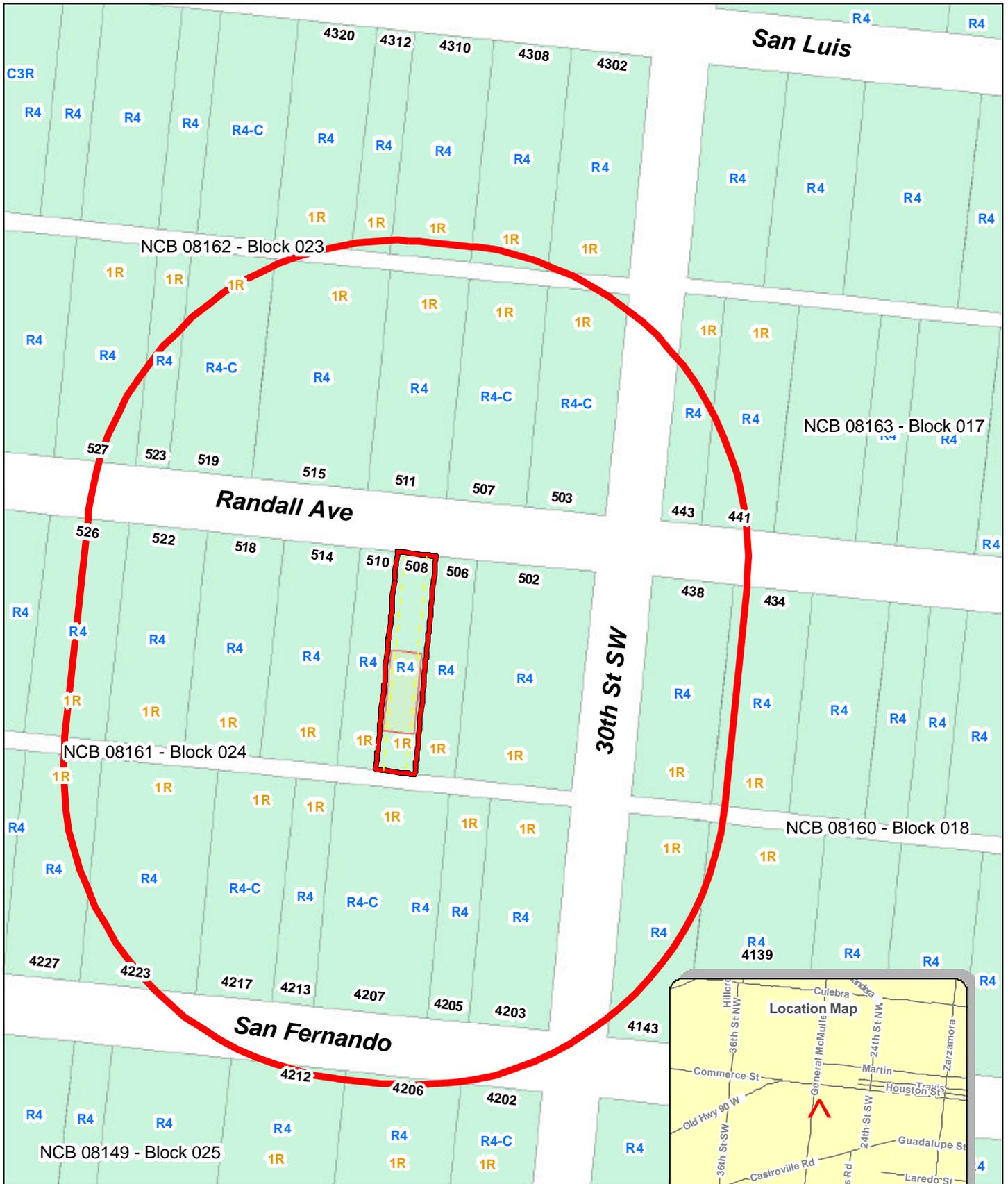


Part of Lots P-7, P-3D, & P-31A
NCB 17728 - Block 000

Board of Adjustment
Plot Plan for
Case A-07-036



Bulverde Rd @ Loop N 1604 E
Scale: 1" approx. = 100'
Council District 10
Produced by the City of San Antonio
Development Services Department
(04/04/2007)



Board of Adjustment
Notification Plan for
Case A-07-038



Legend
 Subject Property ———
 200' Buffer ———

Scale: 1" approx. = 80'
 Council District 5

Produced by the City of San Antonio
 Development Services Department
 (03/28/2007)

Board of Adjustment - Case No. A-07-038

April 16, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, April 16, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Excel Enterprize Inc
The east 25 feet of Lot 9, Block 24, NCB 8161
508 Randall Avenue
Zoned: “R-4” Residential Single-Family District

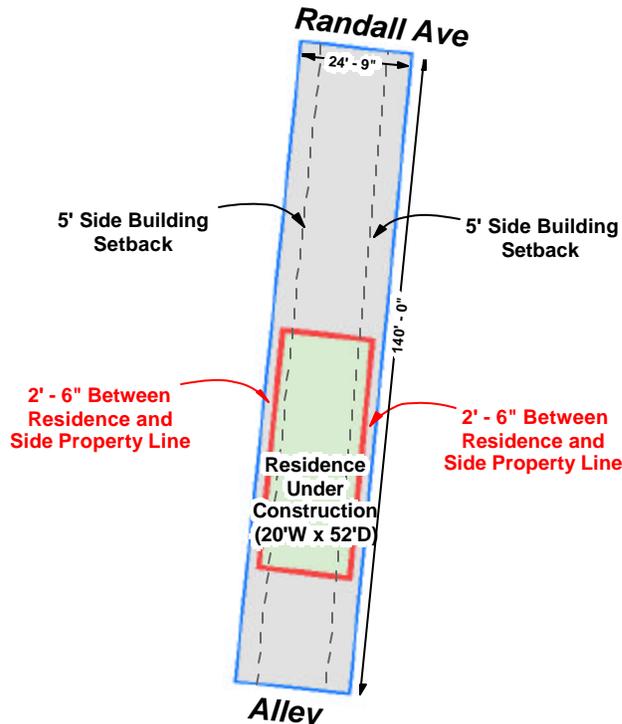
The applicant is requesting 1) a 2-foot, 6-inch variance from the Unified Development Code requirement that a minimum 5-foot side setback be maintained in “R-4” zoning districts, in order to keep a partially completed structure 2 feet, 6 inches from the west side property line, and 2) a 2-foot, 6-inch variance from the Unified Development Code requirement that a minimum 5-foot side setback be maintained in “R-4” zoning districts, in order to keep the same partially completed structure 2 feet, 6 inches from the east side property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager Michael Taylor at (210) 207-0132. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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E 25' of Lot 9
NCB 08161 - Block 024

Board of Adjustment
Plot Plan for
Case A-07-038



Scale: 1" approx. = 40'
Council District 5

508 Randall Ave

Produced by the City of San Antonio
Development Services Department
(03/27/2007)



Board of Adjustment
Notification Plan for
Case A-07-039



Legend
 Subject Property ———
 200' Buffer ———

Scale: 1" approx. = 80'
 Council District 4

Produced by the City of San Antonio
 Development Services Department
 (03/28/2007)

Board of Adjustment - Case No. A-07-039

April 16, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, April 16, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Maria H. Gonzalez
Lot 2, NCB 9729
1231 Rayburn Drive
Zoned: “R-4” Residential Single-Family District

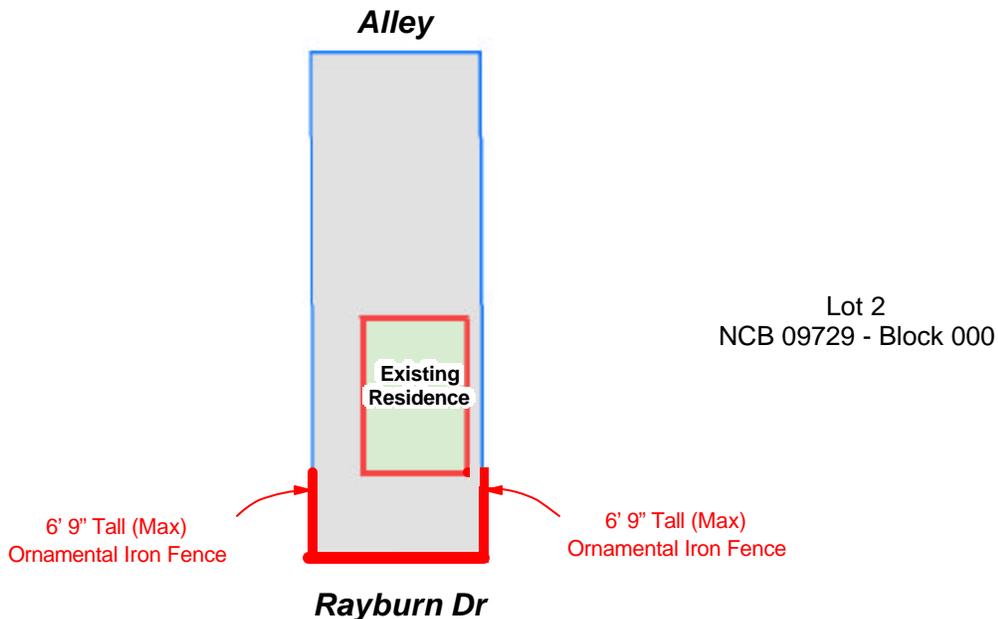
The applicant is requesting a 2-foot, 9-inch variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep an existing 6-foot, 9-inch tall predominantly open fence in the front yard.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager Michael Taylor at (210) 207-0132. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Board of Adjustment

**Plot Plan for
Case A-07-039**



Scale: 1" approx. = 60'
Council District 4

1231 Rayburn Dr

Produced by the City of San Antonio
Development Services Department
(03/27/2007)



Board of Adjustment
Notification Plan for
Case A-07-041



Legend
 Subject Property ▬
 200' Buffer ▬



Scale: 1" approx. = 80'
 Council District 1

Produced by the City of San Antonio
 Development Services Department
 (03/30/2007)

Board of Adjustment - Case No. A-07-041

April 16, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, April 16, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Ascension M. Torres
Lot 17, Block 2, NCB 9763
4319 Blanco Road
Zoned: “C-3 NA” General Commercial Non Alcoholic Sales District

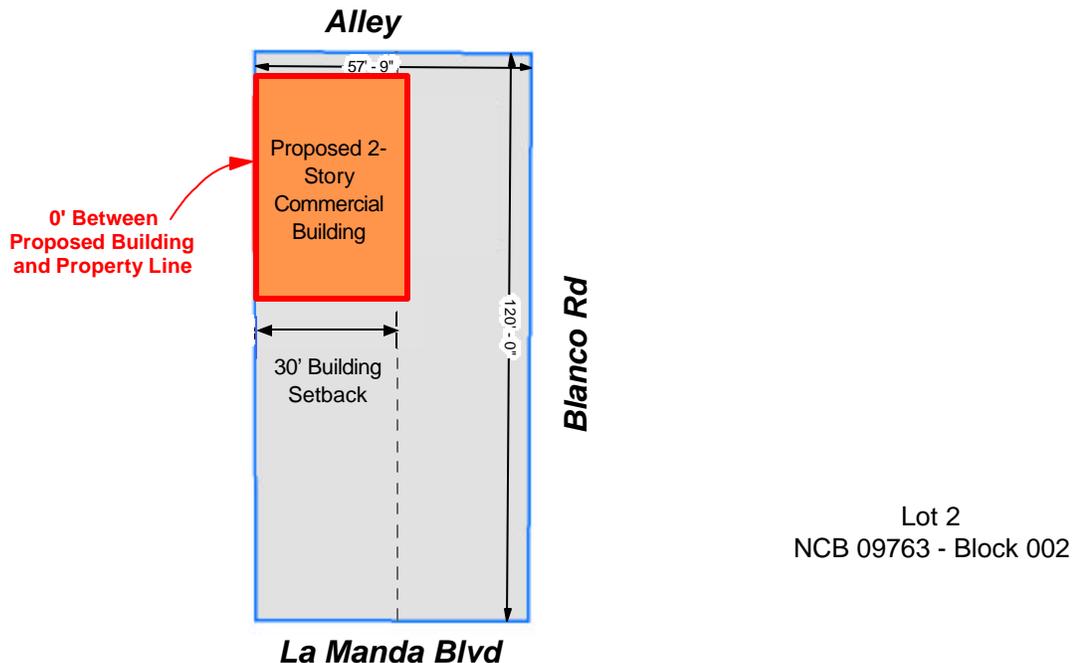
The applicant is requesting a complete variance from the minimum 30-foot side setback required in “C-3” zoning districts when abutting a residential use or residential zoning district, in order to construct a building on the rear property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager Michael Taylor at (210) 207-0132. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Board of Adjustment

**Plot Plan for
Case A-07-041**



Scale: 1" approx. = 40'
Council District 4

4319 Blanco Rd

Produced by the City of San Antonio
Development Services Department
(03/28/2007)