

# City of San Antonio Board of Adjustment

## Regular Public Hearing Agenda

Monday, April 2, 2012

1:00 P.M.

Cliff Morton Development and Business Services Center, Board Room

Anytime during the public hearing, the Board of Adjustment may meet in Executive Session to consult on attorney-client matters (real estate, litigation, personnel and security matters), as well as to discuss any of the agenda items. This notice was posted on the Planning and Development Services Department website ([www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)), and the City Hall kiosk, at least seventy-two (72) hours prior to this public hearing, in compliance with the Texas Open Meetings Act.

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1. **1:00 PM** - Public Hearing – Call to Order
2. Roll Call
3. Pledges of Allegiance
4. **A-12-029:** The request of Busick Properties, Inc., for a 2-foot variance from the 6-foot maximum fence height standard in the side and rear yards, in order to allow an 8-foot tall fence in the side and rear yards, 5315 Gawain Drive. (Council District 2)
5. **A-12-032:** The request of Peter Lewis Architect and Associates, PLLC, for a 22-foot variance from the 200-foot minimum spacing requirement between freestanding signs in the Hill Country Gateway Corridor District, in order to allow a freestanding sign to be erected one hundred seventy-eight (178) feet from an existing freestanding sign, 18403 IH-10 West. (Council District 8)
6. **A-12-033:** The request of Roque Salas, for a special exception to erect a 6-foot Ornamental-Iron Front Yard fence in the “R-4” Residential Single-Family District, 1059 Sutton Drive. (Council District 7)
7. **A-12-035:** The request of Jesus Martinez, for a special exception to erect a 6-foot Ornamental-Iron Front Yard fence in the “R-6” Residential Single-Family District, 3127 Fidelia Drive. (Council District 4)
8. **A-12-036:** The request of Brenda A. Maldonado, for a special exception to erect a 6-foot Ornamental-Iron Front Yard fence in the “R-6” Residential Single-Family District, 3123 Fidelia Drive. (Council District 4)
9. **A-12-038:** The request of K. P. Ganeshappa, MD, for **1)** a variance to the Transect Zone T5-1 and T4-1 requirement that signs, if illuminated, shall only be illuminated by an external lighting source, in order to allow an internally illuminated sign; and **2)** a 14-foot 9-inch variance to T5-1 requirement that band signs be located no greater than 12 feet above the sidewalk, in order to allow a band sign to be installed twenty (26) feet, nine (9) inches above the sidewalk, 607 Camden Street. (Council District 1)
10. Approval of the minutes – March 12, 2012
11. Adjournment.

**ACCESSIBILITY STATEMENT** - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7245 or 711 (Texas Relay Service for the Deaf).

**DECLARACIÓN DE ACCESIBILIDAD** – Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar a (210) 207-7245 o al 711 (servicio de transmitir para sordos).

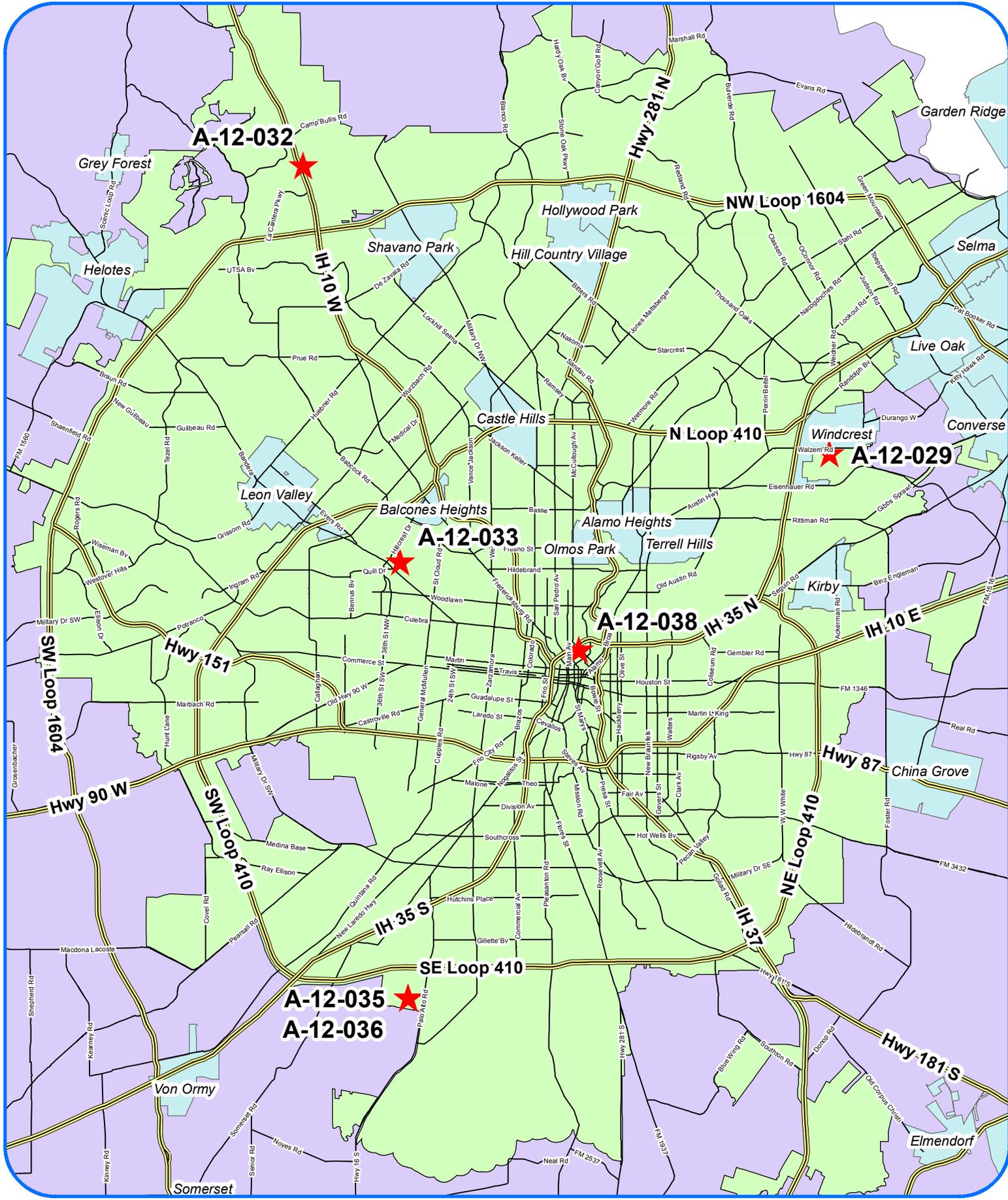
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### Board of Adjustment Membership

Michael Gallagher, Chair  
Geroge L. Britton • Gene Camargo • Helen K. Dutmer • Edward H. Hardemon • Mary Rogers  
Liz M. Victor • David M. Villyard • Jesse Zuniga • Vacancy

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**Board of Adjustment**  
**Subject Property Locations**  
**Cases for April 2, 2012**





## City of San Antonio Development Services Department Staff Report

To: Board of Adjustment  
Case No.: A-12-029  
Date: April 2, 2012  
Applicant: Busick Properties, Inc.  
Owner: Leslie P. Busick  
Location: 5315 Gawain Drive  
Legal Description: Lot 37, Block 16, NCB 15786, save and except that portion replatted as Lot 83, Block 16, NCB 15786, and Lot 83, Block 16, NCB 15786  
Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District  
Prepared By: Andreina Dávila-Quintero, Senior Planner

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### **Request**

The applicant requests a 2-foot variance from the 6-foot maximum fence height standard in the side and rear yards, in order to allow an 8-foot tall fence in the side and rear yards.

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 15, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 16, 2012. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on March 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The approximately 5.63-acre property is located on the north side of Gawain Drive, west of Midcrown Drive. Currently, it consists of the Victorian Village Apartments. The subject property is surrounded by a large retail shopping center to the north, duplexes to the south and west, and other apartment complexes to the east and west.

There is an existing 6-foot tall wood fence along the boundaries of the Victorian Village Apartments property within the side and rear yards that is highly deteriorated. The applicant is proposing to replace the existing wood fence with a new 8-foot tall chain-link fence with vinyl privacy slats. The proposed fence will extend along the side west and east property lines, and the north rear property line (**Attachment 3**) within the side and rear yards of the subject property.

Pursuant to Section 35-514(d) of the UDC, multi-family properties may erect a 6-foot tall fence within the side and rear yards. Consequently, the applicant is requesting a 2-foot variance from this standard. According to the submitted application, the additional height is needed to provide adequate security to the apartment complex, as well as better screening and barrier from the more intense commercial uses to the north. The applicant states that the 6-foot tall wood fence does not prevent people from jumping over the fence or breaking through the wood slats to access the property.

It should be noted that per Section 35-514(d)(2)(E) of the UDC, a fence may be erected or altered up to a height of eight (8) feet where the fence is located on a side or rear residential lot line which abuts a “C-2” Commercial, “C-3” General Commercial or more intense use that does not require a buffer yard. The subject property has “MF-33” Multi-Family [approximately the south one hundred twenty (120) feet] and “C-2” Commercial base zoning districts. Furthermore, the property abuts “C-2” Commercial District to the north, east and west, “MF-33” Multi-Family District to the east, and “RM-4” Mixed Residential to the west. Per Table 510-1 of the UDC, no buffer yard is required along the north, east or west property lines. Therefore, the subject property may erect an 8-foot tall fence by right on the lot line of the portion of the property within the “C-2” Commercial District.

Due to this provision of the UDC, the variance request only applies to the portion of the fence within the “MF-33” Multi-Family District, which is approximately the south ninety-five (95) feet of the fence along the east and west lot lines.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
MF-33 AHOD (Residential), C-2 AHOD (Commercial)	Apartments

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	C-2 AHOD (Commercial), C-3 AHOD (Commercial)	Retail Shopping Center
South	RM-4 (Residential)	Single-Family, Duplex
East	C-2 AHOD (Commercial), MF-33 AHOD (Residential)	Apartments
West	C-2 AHOD (Commercial), RM-4 (Residential)	Apartments, Duplex

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the Camelot 1 Neighborhood Plan. The subject property is located within the Camelot 1 Neighborhood Association.

## **Criteria for Review**

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 requested fence height variance will not adversely impact the well-being of the general public as it will not obstruct visibility for impending traffic. The subject property is an interior lot with approximately five hundred nine (509) feet of frontage. The proposed fence will be located within the side and rear yards of the subject property, maintaining a sense of openness along the street frontage.*

*Furthermore, the subject property is a multi-family residential lot that is surrounded by other commercial and residential uses. Due to the zoning districts of the subject and adjoining properties, the subject property is not required to provide a buffer yard within the side or rear yards. The UDC allows the subject property to erect the proposed 8-foot tall fence along the rear and side lot lines within the portion of the property that has a "C-2" Commercial base zoning district. It is only the south ninety-five (95) feet of the proposed fence that is limited to a height of six (6) feet. The proposed 8-foot tall fence within the portion of the property with a "MF-33" Multi-Family base zoning district will allow a fence that is consistent in character and design throughout the site, as well as provide a protective barrier between the multi-family use on site and the duplex uses to the west.*

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

*A literal enforcement of the maximum fence height standard will require the applicant to reduce the fence height to six (6) feet for the south ninety-five (95) feet of the proposed fence on both sides. The subject property is not uniquely influenced by oppressive conditions that would result in the need of an 8-foot tall fence within this portion of the property. Nevertheless, the subject property is surrounded by duplex residential uses to the west. The additional height will provide additional screening to the duplex residential homes within the vicinity.*

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

*The requested fence height variance will be in keeping with the spirit of the ordinance as the proposed fence height complies with the intent of the maximum fence height standards by continuing to allow openness, air flow, light penetration and neighborhood uniformity.*

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

*The requested variance will not authorize the operation of a use on the subject property other than those specifically permitted in the "C-2" Commercial and "MF-33" Multi-Family base zoning districts.*

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.

*The requested fence height variance will not adversely impact the adjacent conforming properties. The subject property is surrounded by similar large lots developed with multi-family or commercial uses, and smaller lots developed with duplexes. The requested variance only applies to the portion of the fence located within the “MF-33” Multi-Family base zoning district [approximately the south ninety-five (95) feet of the proposed fence]. The taller fence along the west property line will allow for better screening from the adjacent duplex residential homes. Moreover, the requested variance, if approved, will allow the proposed fence to remain consistent in character and design throughout the site.*

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.

*The requested variance is due to burglaries, vandalism and other crime activities that occur in the area. These conditions are not a result of the general conditions of the zoning district or due to financial hardship. However, these conditions are not unique to the land, and all properties within this area are susceptible to the same crime activities. Nevertheless, the subject property is surrounded by other residential uses of less intensity, where a portion of the 8-foot tall fence is proposed. The additional height will provide better screening of the multi-family residential use on site from the less intense residential uses within the vicinity, in particular the abutting duplex residence to the west.*

*Furthermore, the subject property has two (2) zoning districts, the majority of which is within the “C-2” Commercial base zoning district. Due to the property and the abutting zoning districts, the proposed 8-foot tall fence is permitted by right on the lot lines within the portion of the property zoned “C-2” Commercial District. Approval of the requested variance will allow the applicant to follow the 8-foot height up to the limits of the front yard of the property.*

### **Staff Recommendation**

Staff recommends **approval of A-12-029**. The requested variance complies with all required approval criteria for granting a variance as presented above. The variance is needed due to the two (2) zoning districts on the subject property, and the subject property being adjacent to and within the vicinity of intensive commercial and duplex residential uses. The additional height will provide better screening of the multi-family residential use on the subject property from the duplex residential homes to the west. In addition, the requested variance, if approved, will allow the 8-foot height allowed in the northern portion of the property to extend to the southern portion of the property within the side and rear yards.

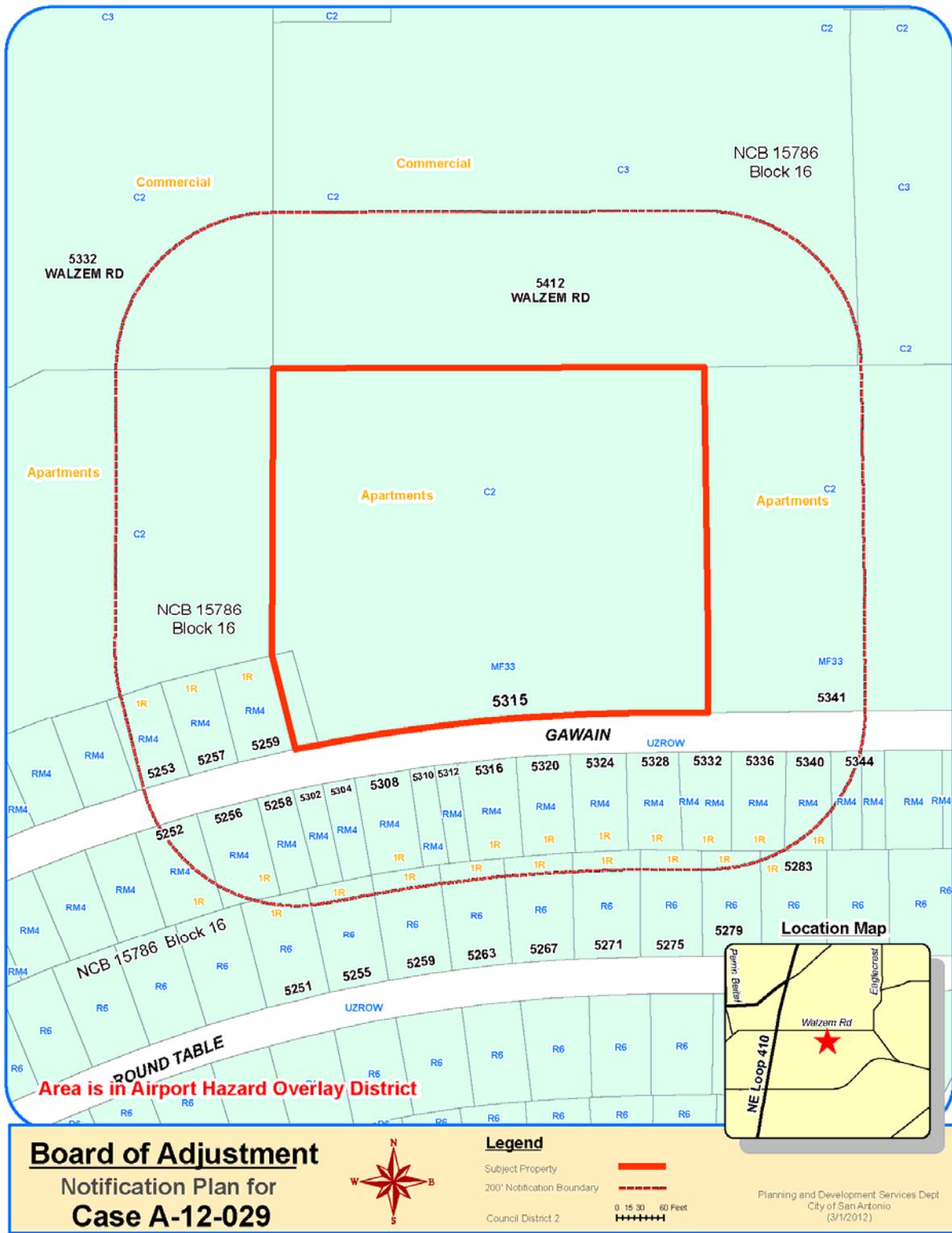
### **Attachments**

Attachment 1 – Notification Plan (Location Map)

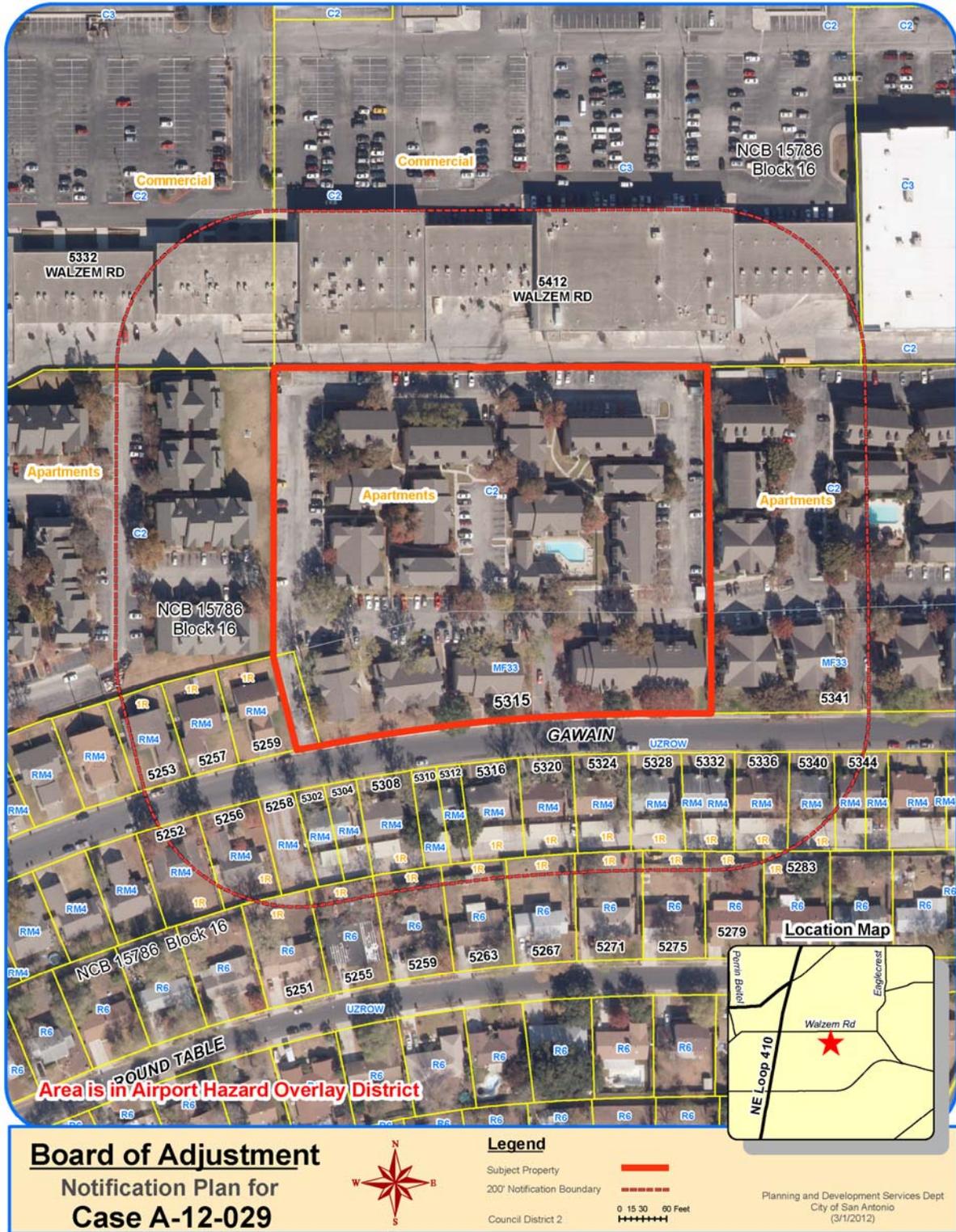
Attachment 2 – Plot Plan

Attachment 3 – Site Plan

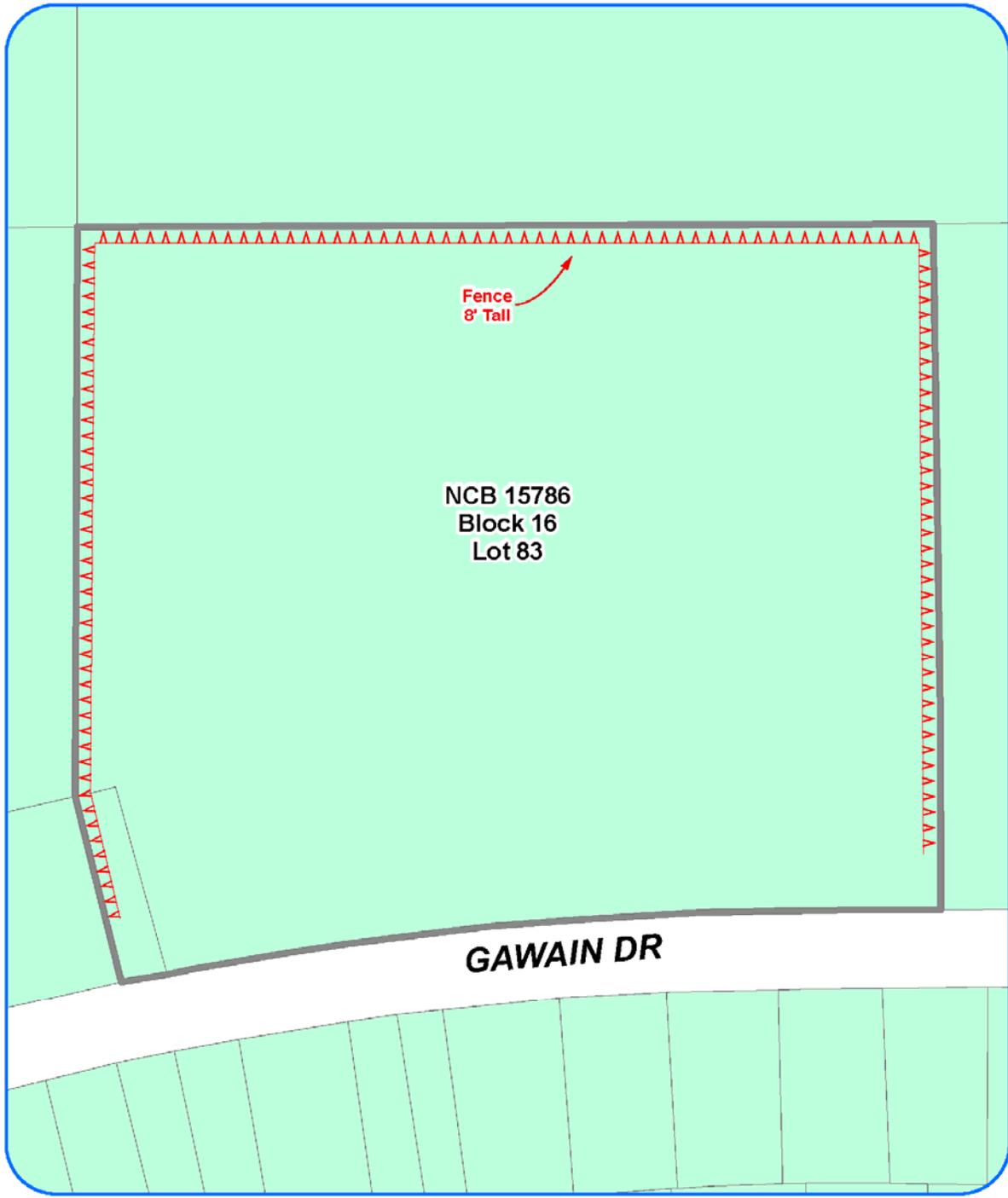
# Attachment 1 Notification Plan



**Attachment 1 (Continued)  
Notification Plan**



**Attachment 2  
Plot Plan**



<b>Board of Adjustment</b> Plot Plan for <b>Case A-12-029</b>		<b>Fence</b> ▲▲▲▲ 0 20 40 60 80 Feet Council District 2	<b>5315 GAWAIN DR</b> <small>Development Services Dept City of San Antonio (3/1/2012)</small>
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Attachment 2 (Continued)  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case A-12-029**



Fence   
0 20 40 60 80 Feet  
Council District 2

**5315 GAWAIN DR**

Development Services Dept  
City of San Antonio  
(3/1/2012)





## City of San Antonio Development Services Department Staff Report

To: Board of Adjustment  
Case No.: A-12-032  
Date: April 2, 2012  
Applicant: Peter Lewis Architect and Associates, PLLC  
Owner: Rim Amigo Real Estate Holdings, Ltd  
Location: 18403 IH-10 West  
Legal Description: Lot 11, Block 1, NCB 14747  
Zoning: "MPCD GC-1 MSAO-1 MLOD-1 AHOD" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay District  
Prepared By: Andreina Dávila-Quintero, Senior Planner

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### **Request**

The applicant requests a 22-foot variance from the 200-foot minimum spacing requirement between freestanding signs in the Hill Country Gateway Corridor District, in order to allow a freestanding sign to be erected one hundred seventy-eight (178) feet from an existing freestanding sign.

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 15, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 16, 2012. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on March 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The approximately 1.76-acre property is currently vacant, and will consist of an approximately 8,626-square foot restaurant (Tejacienda Restaurant). The property is part of the Rim development generally located north of the intersection of West Interstate Highway 10 and Loop 1604. In 2011, the City and Fourth Quarter LXIII L.P. signed a Sign Master Plan ("SMP") development agreement for the Rim development, which approved one (1) freestanding sign on the subject property and on each of the adjacent properties to the north and south, among other. This SMP was first approved by the Board of Adjustment on March 6, 2006, and amended on January 28, 2011.

Pursuant to Section 28-244(b) of the Sign Regulations, the SMP area is defined as a single premise for the purpose of determining whether a sign is an on-premises sign. Because of this, the entire Rim development is considered to be one (1) premise without consideration of interior lot lines or private streets. All signage within the SMP area is required to comply with the provisions of Article IX of the Sign Regulations and the UDC, to include the distance separation requirement between freestanding signs.

In 2003, the City established the “GC-1” Hill Country Gateway Corridor District as West Interstate Highway 10 serves as a primary entryway into the city from outside the city limits. The “GC-1” Hill Country Gateway Corridor District extends to all property within one thousand (1,000) feet of the Interstate Highway 10 right-of-way between UTSA Boulevard and the north city limits. The subject property is located within the “GC-1” Hill Country Gateway Corridor District.

Pursuant to the “GC-1” Hill Country Gateway Corridor District Plan, additional freestanding signs shall be separated by a minimum distance of two hundred (200) feet. The applicant is proposing to erect an approximate 35-square foot single tenant sign for the new restaurant (**Attachment 3**). This sign (Sign “A”) will be two hundred (200) feet from the single tenant sign located on the property to the north (McDonald’s sign, Sign “B”), and one hundred seventy-eight (178) feet from the single-tenant sign located on the property to the south (Whataburger sign, Sign “C”) (**Attachment 4**). Consequently, the applicant is requesting a 22-foot variance from this standard.

According to the submitted application, the variance request is needed due to the location of the existing single tenant signs on the adjacent properties to the north and south (Signs “B” and “C,” respectively). The two (2) existing single tenant signs (Signs “B” and “C”) were approved and erected approximately three hundred seventy-eight (378) feet from each other without consideration of the subject property, which is located between the two (2) properties of Signs “B” and “C.” As a result, the subject property is unable to erect the allotted sign by the SMP Development Agreement in compliance with the “GC-1” Hill Country Gateway Corridor District sign standards and the terms of the SMP Development Agreement.

On March 15, 2012, the Development Services Department received notification from the official Camp Bullis representative expressing concern to the variance request. According to the received response, the proposed illuminated sign will affect Camp Bullis; however, any action is deferred to the Board of Adjustment’s standards of strict scrutiny for variances request. It should be noted that the requested variance is for the distance separation between freestanding signs only. This variance request will not allow a sign in violation of the “MLOD” Military Lighting Overlay District standards.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
MPCD GC-1 MSAO-1 MLOD-1 AHOD (Commercial, Mixed-Use)	Vacant (restaurant under construction)

**Surrounding Zoning/Land Use**

<b>Orientation</b>	<b>Existing Zoning District(s)</b>	<b>Existing Use</b>
North	MPCD GC-1 MSAO-1 MLOD-1 AHOD (Commercial, Mixed-Use)	Restaurant
South	MPCD GC-1 MSAO-1 MLOD-1 AHOD (Commercial, Mixed-Use)	Restaurant
East	MPCD GC-1 MSAO-1 MLOD-1 AHOD (Commercial, Mixed-Use)	Retail Shopping Center
West	MPCD ERZD GC-1 MSAO-1 MLOD-1 AHOD (Commercial, Mixed-Use), O-2 ERZD GC-1 MSAO-1, MLOD-1 AHOD (Office)	Mixed-Use, Vacant

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the North Sector Plan. The subject property is located within the Forest Creek Neighborhood Association.

**Criteria for Review**

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 requested variance is not contrary to the public interest. The variance, if approved, will allow the subject property to erect a freestanding sign to advertise the services to be provided on site.*

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

*A strict enforcement of the 200-foot separation requirement will result in the elimination of the single tenant sign on the subject property (Sign “A”) that was approved by the Rim SMP development agreement in 2011. According to this SMP, one (1) freestanding sign was approved on the subject property and on each adjacent property to the north and south (Signs “B” and “C,” respectively). The properties to the north and south of the subject property were developed first, and sign permits were issued allowing the existing signs to be three hundred seventy-eight (378) feet apart without consideration of the allotted sign on the subject property. Due to the 200-foot minimum separation between freestanding signs of the “GC-1” Hill Country Gateway Corridor District, the location of the existing signs resulted in the subject property’s inability to erect a sign. Denial of the variance will result in the restaurant not having adequate signage to advertise the services provided.*

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

*One (1) of the objectives of the Sign Regulations is to assure that on-premises signs in terms of size, height, scale and location are properly related to the overall adjacent land use character and development. In 2011, the City and Fourth Quarter LXIII L.P. signed the Rim SMP development agreement for the entire Rim development located north of the intersection of West Interstate Highway 10 and Loop 1604. This SMP approved a number of signs within the development that are of less height and area than what is normally allowed. Granting of the variance will allow the applicant to erect the approved freestanding sign on the subject property one hundred seventy-eight (178) feet from the Whataburger Sign (Sign “C”) located on the property to the south. The resulting distance between the signs, and the proposed height and area of the signs, still comply with this objective of the Sign Regulations and the “GC-1” Hill Country Gateway Corridor District.*

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

*The requested variance will not authorize the operation of a use on the subject property other than those specifically permitted in the “MPCD” Master Planned Community District.*

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.

*Granting of the variance will not have a substantial adverse impact on neighboring properties, or alter the essential character of the “GC-1” Hill Country Gateway Corridor District. The proposed single tenant sign will be placed on the subject property as approved by the Rim SMP.*

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.

*The Rim SMP development agreement approved one (1) freestanding sign on the subject property and on each property to the north and south, among other signs throughout the development. The properties to the north and south erected their permitted freestanding sign; however, these were placed three hundred seventy-eight (378) feet apart restricting the subject property from erecting its allotted sign. These conditions were not a result of an action by the property owner or general condition in the district, or merely financial. The variance, if approved, will allow the applicant to erect and maintain the single tenant freestanding sign approved by the SMP, and allowed by the “GC-1” Hill Country Gateway Corridor District if the SMP did not exist.*

### **Staff Recommendation**

Staff recommends **approval of A-12-032**. The requested variance complies with the required approval criteria for granting a variance as presented above. The applicant has presented evidence that the requested variance would provide relief from a hardship caused by a literal enforcement of the distance separation requirement between freestanding signs.

The purpose of a variance is not to grant a special privilege to any property owner, but to assure fair and equitable treatment of properties with unusual locations, configurations or graphic communication problems. As the Rim SMP considers the entire development as a single premise, the variance requested is due to the location and distance between the existing signs on

the properties immediately to the north and south (Signs “B” and “C,” respectively) of the subject property. These signs were erected three-hundred seventy-eight (378) feet apart without consideration of the subject property or its allotted sign by the SMP. The variance, if approved, will allow the applicant to erect the single tenant sign approved by the Rim SMP development agreement on the subject property that will provide signage for the business and services offered on site.

**Attachments**

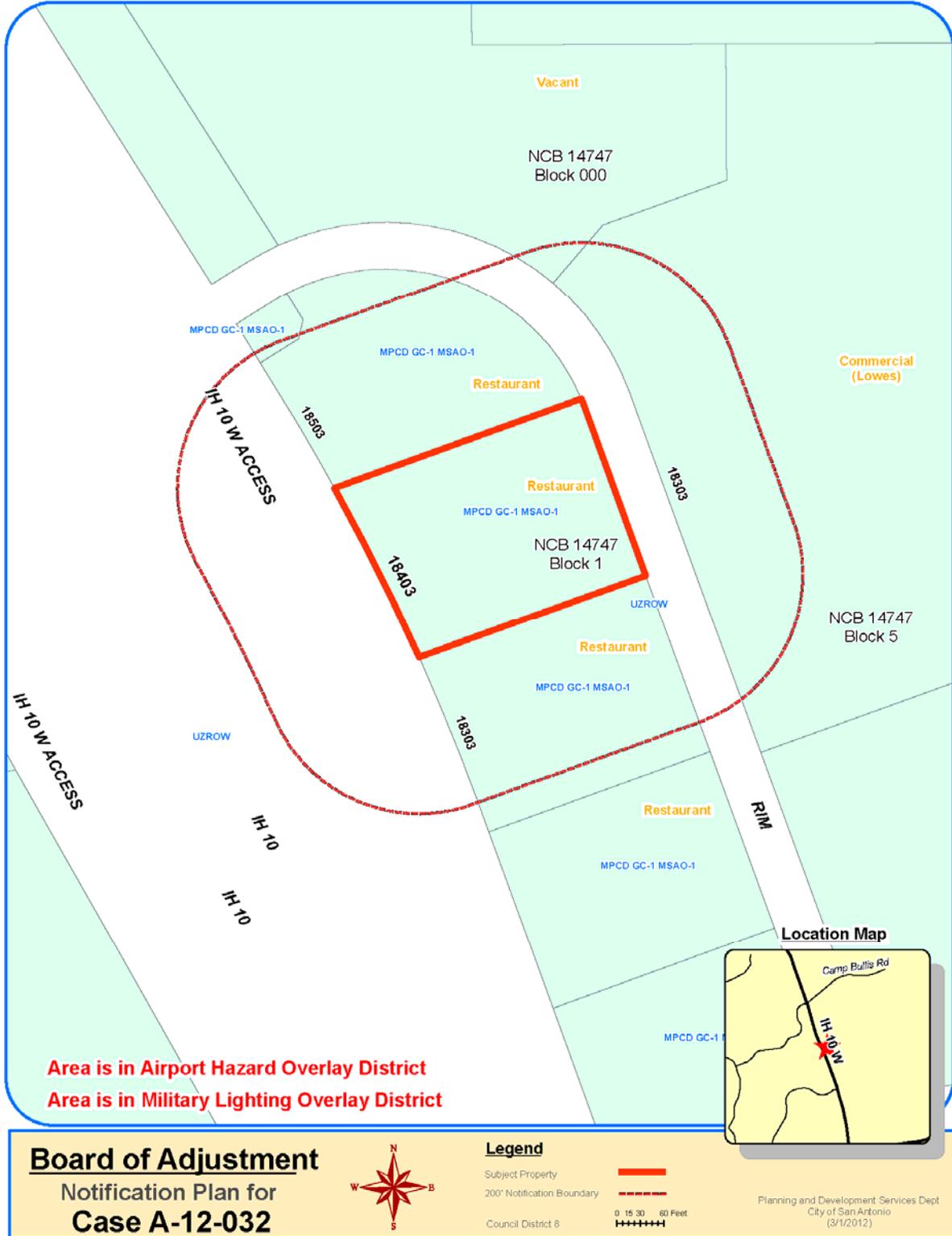
Attachment 1 – Notification Plan (Location Map)

Attachment 2 – Plot Plan

Attachment 3 – Sign Elevation/Details

Attachment 4 – Site Plan

# Attachment 1 Notification Plan



**Attachment 1 (Continued)  
Notification Plan**



**Area is in Airport Hazard Overlay District**  
**Area is in Military Lighting Overlay District**

**Board of Adjustment**  
**Notification Plan for**  
**Case A-12-032**



**Legend**

Subject Property	
200' Notification Boundary	
Council District 8	

0 15 30 60 Feet



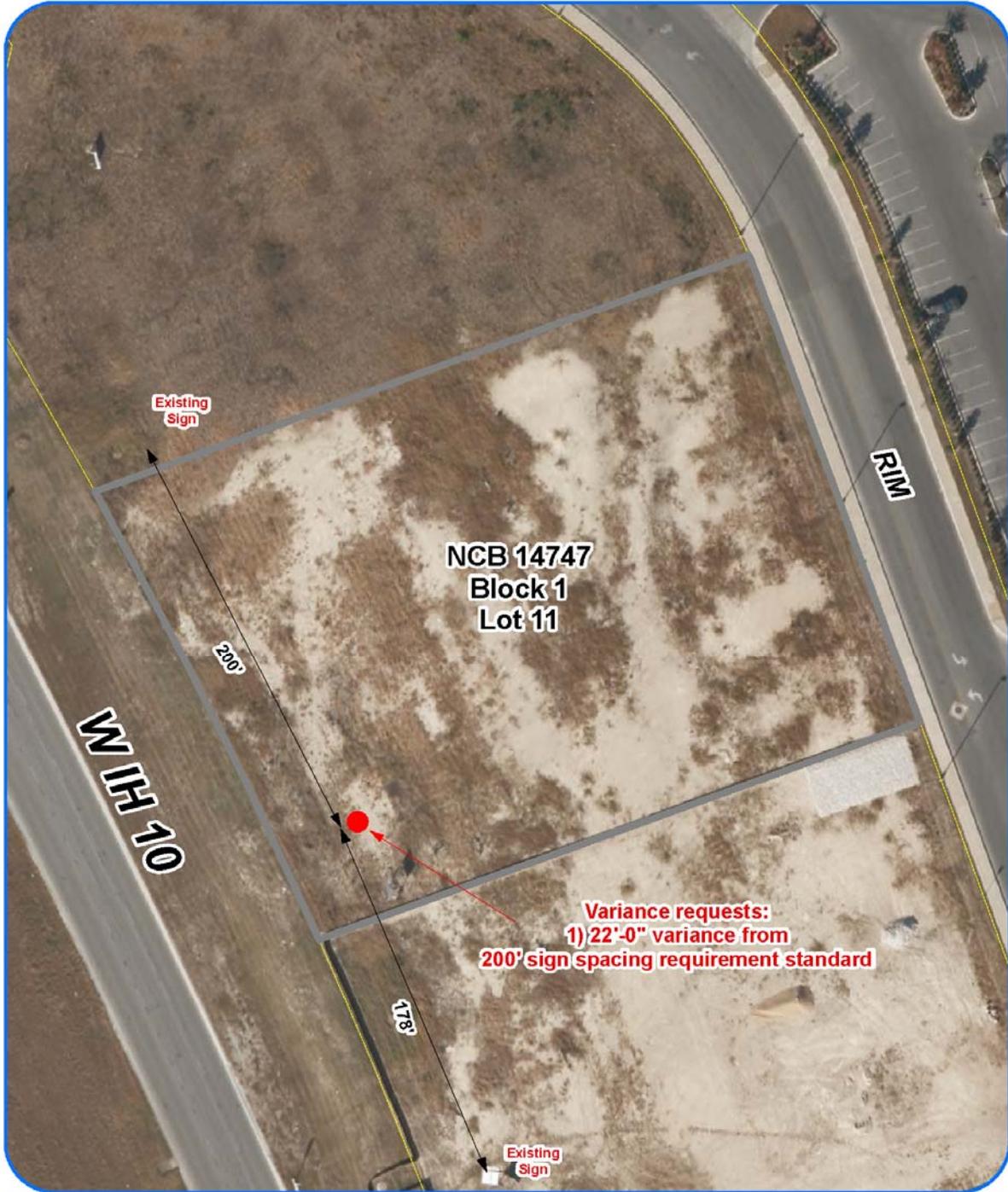
Planning and Development Services Dept  
City of San Antonio  
(3/1/2012)

Attachment 2  
Plot Plan



<b>Board of Adjustment</b> Plot Plan for <b>Case A-12-032</b>		<b>Sign Location</b> ● 0 20 40 60 80 Feet Council District 8	<b>18403 W IH 10</b> <small>Development Services Dept City of San Antonio (3/1/2012)</small>
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Attachment 2 (Continued)  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case A-12-032**



**Sign Location** ●

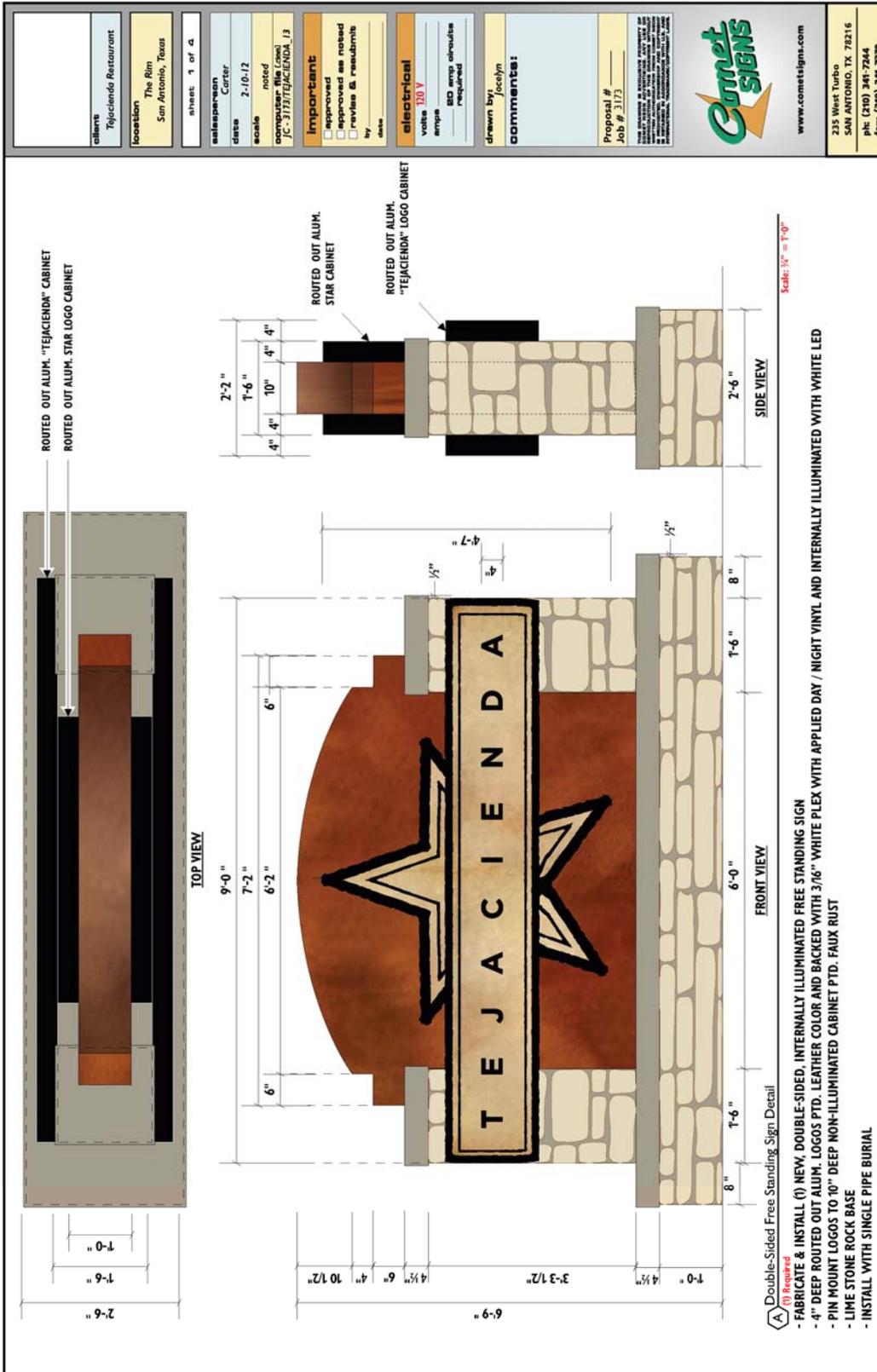
0 20 40 60 80 Feet

Council District 8

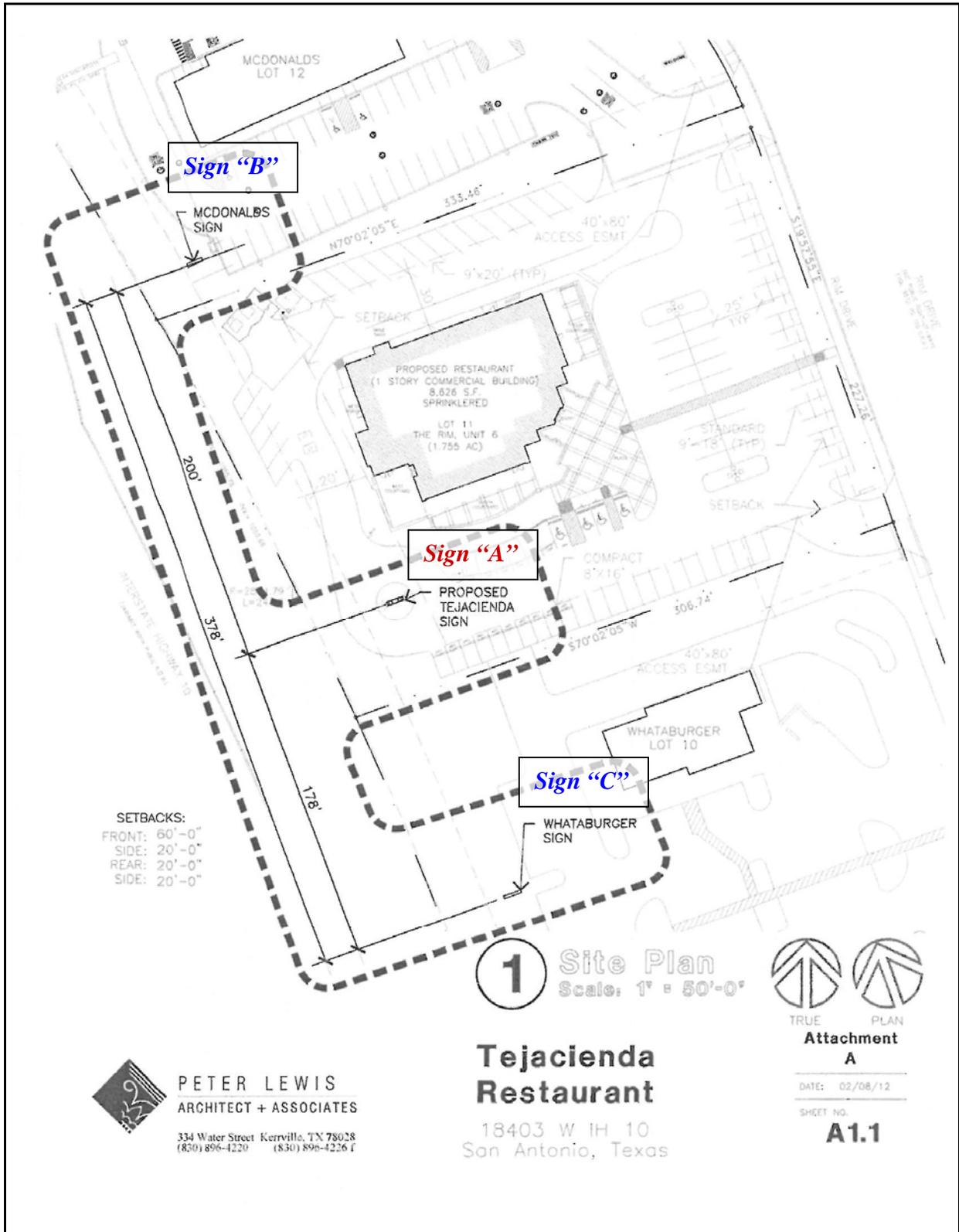
18403 W IH 10

Development Services Dept  
City of San Antonio  
(3/1/2012)

# Attachment 3 Sign Elevation/Details



**Attachment 4  
Site Plan**





**City of San Antonio  
Development Services Department  
Staff Report**

To: Board of Adjustment  
Case No.: A-12-033  
Date: April 2, 2012  
Applicant: Roque Salas  
Owner: Roque Salas  
Location: 1059 Sutton Drive  
Legal Description: Lot 49B, Block G, NCB 8393  
Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District  
Prepared By: Ernest Brown, Planner

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**Request**

The applicant requests a Special Exception to erect a 6-foot Ornamental-Iron Front Yard Fence in the "R-4" Residential Single Family District.

**Procedural Requirements**

The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 15, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 16, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

**Executive Summary**

The approximately 0.63-acre subject property is located on the west side of Sutton Drive. The property is currently zoned "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, and is surrounded by single-family residential to the east, west, south and north. The current property owner wishes to erect a 6-foot high fence in the front yard. The proposed fence will be a wrought iron fence with stone columns. The applicant is requesting a special exception for the proposed ornamental iron fence in the front yard in accordance with Section 35-399.04 of the UDC.

**Subject Property Zoning/Land Use**

<b>Existing Zoning</b>	<b>Existing Use</b>
R-4 AHOD (Residential)	Single-Family

**Surrounding Zoning/Land Use**

<b>Orientation</b>	<b>Existing Zoning District(s)</b>	<b>Existing Use</b>
North	R-4 AHOD (Residential)	Single-Family
South	R-4 AHOD (Residential)	Single-Family
East	R-4 AHOD (Residential)	Single-Family
West	R-4 AHOD (Residential)	Single-Family

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the Near Northwest Community Plan. The subject property is located within the Donaldson Terrace Neighborhood Association.

**Criteria for Review**

According to Section 35-482(h) of the UDC, in order for a special exception to be granted, the Board of Adjustment must find that the request meets each of the following conditions (in addition to the requirements of Section 35-399.01 of the UDC):

1. The special exception will be in harmony with the spirit and purpose of the chapter:

*The special exception will be in harmony with the spirit and purpose of Chapter 35, UDC. The proposed fence will meet the height, width, design and all other requirements established in Section 35-399.04(a) of the UDC.*

2. The public welfare and convenience will be substantially served:

*The public welfare and convenience will be substantially granted by allowing the applicant to securely protect their property.*

3. The neighboring property will not be substantially injured by such proposed use:

*The neighboring properties will not be substantially injured by granting the special exception. The design of the fence will not encroach on the neighboring properties or cause any undo hardship.*

4. 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:

*There are various properties with front yard fences throughout the neighborhood. By granting the applicant's request for a special exception, the proposed fence and the encompassing property will maintain the harmony and character of the surrounding neighborhood.*

5. The special exception will not weaken the general purpose of the district or the regulations herein established for the specified district:

*The requested special exception will not weaken the general purpose of the “R-4” Residential Single Family zoning district. The fence, as proposed, will comply with the additional standards set forth in Section 35-399.04(a) of the UDC.*

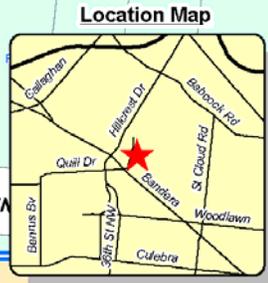
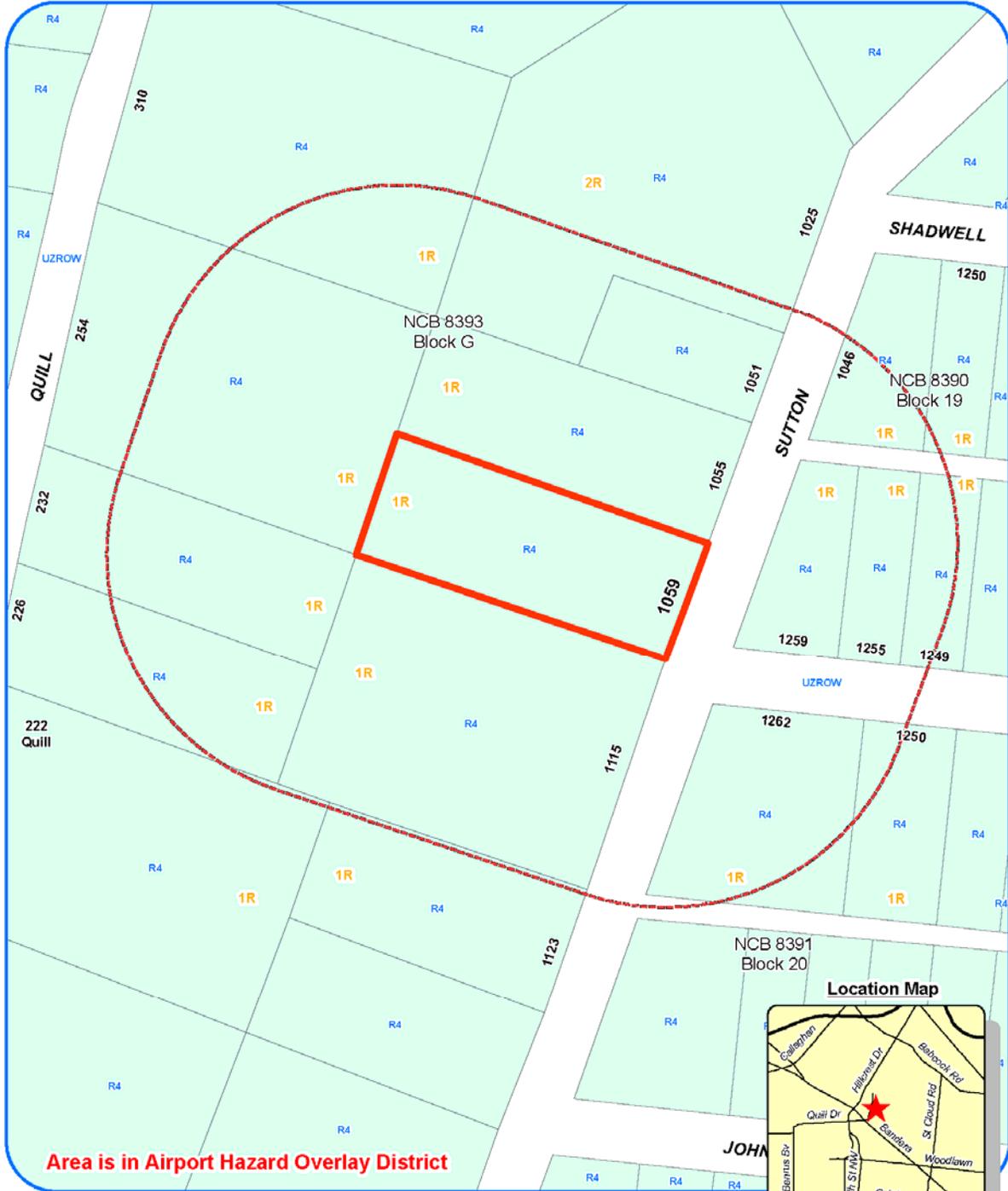
### **Staff Recommendation**

Staff recommends **approval of A-12-033**. The request complies with all required criteria for a special exception as established in Section 35-482(h) of the UDC. The design of the fence submitted by the applicant is in accordance with the design criteria specified in Section 35-399.04(a) of the UDC.

### **Attachments**

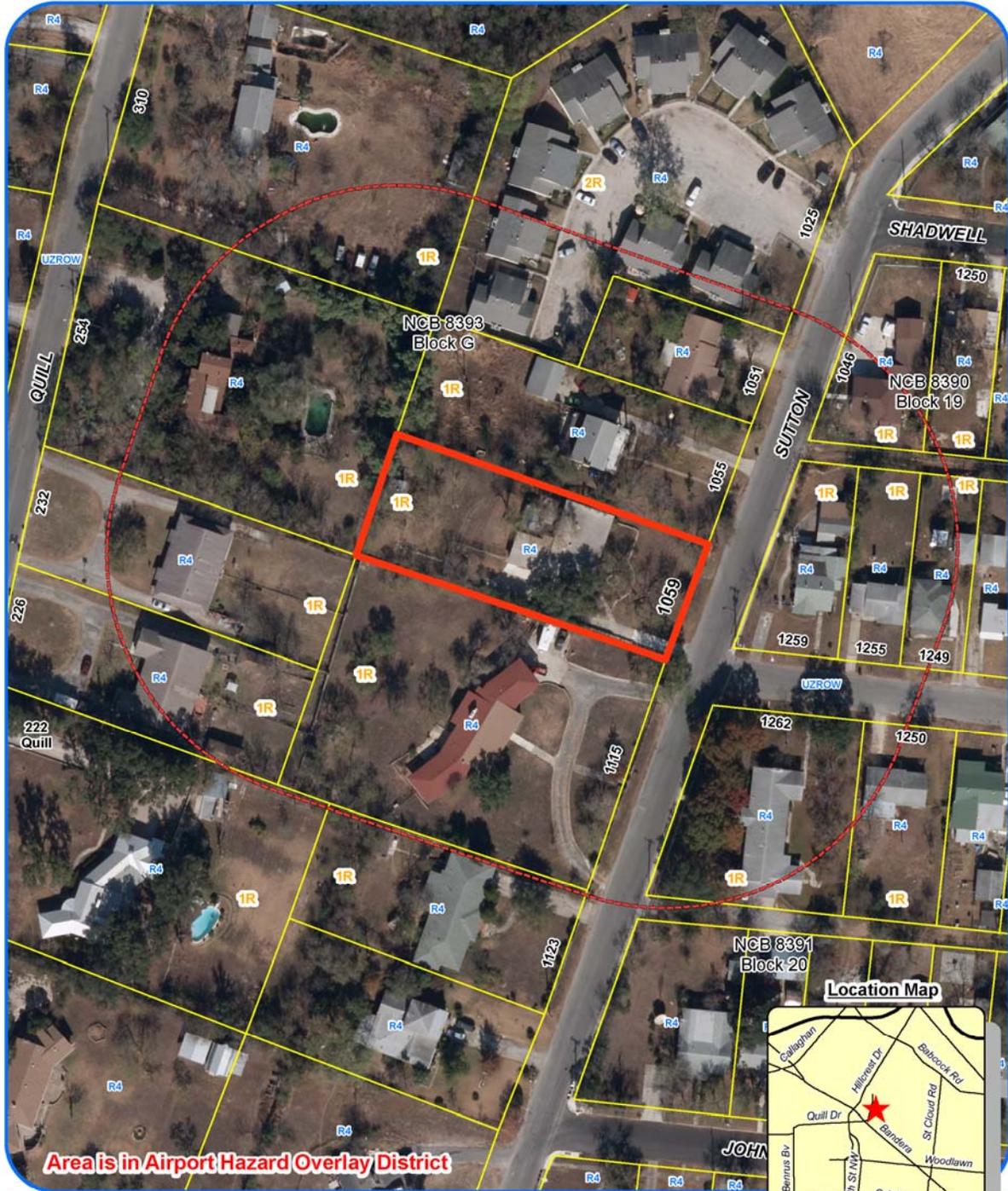
- Attachment 1 – Notification Plan (Location Map)
- Attachment 2 – Plot Plan
- Attachment 3 – Fence Elevation
- Attachment 4 – Site Plan

# Attachment 1 Notification Plan



<p><b>Board of Adjustment</b> Notification Plan for <b>Case A-12-033</b></p>		<p><b>Legend</b></p> <p>Subject Property</p> <p>200' Notification Boundary</p> <p>Council District 7</p>	<p>0 10 20 40 Feet</p>	<p>Planning and Development Services Dept City of San Antonio (3/1/2012)</p>
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**Attachment 1 (Continued)  
Notification Plan**



**Area is in Airport Hazard Overlay District**

**Board of Adjustment  
Notification Plan for  
Case A-12-033**

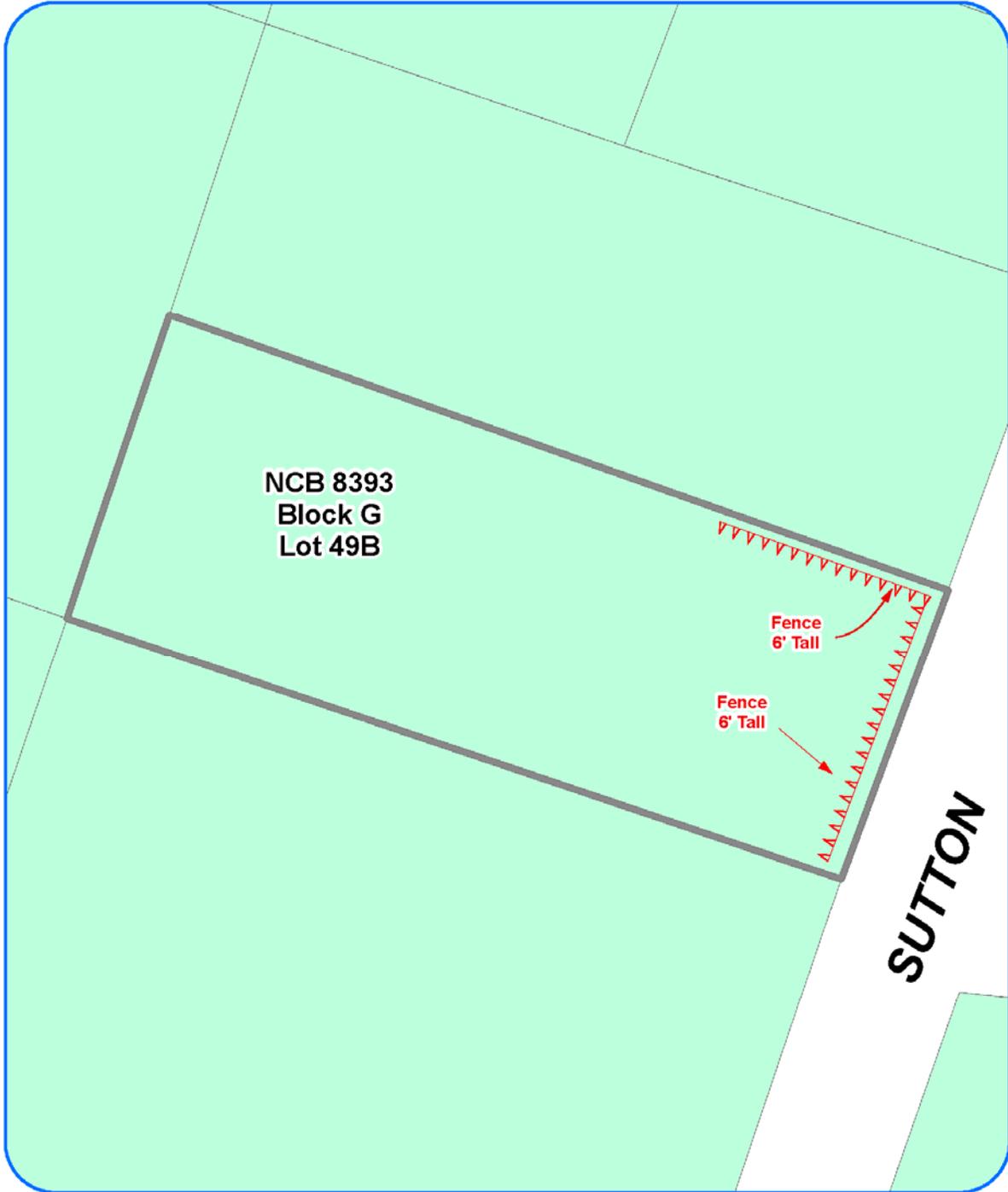


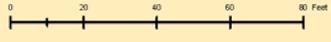
**Legend**  
 Subject Property (Red outline)  
 200' Notification Boundary (Red dashed line)  
 Council District 7 (Dotted line)



Planning and Development Services Dept  
 City of San Antonio  
 (3/1/2012)

**Attachment 2  
Plot Plan**



<p><b>Board of Adjustment</b> Plot Plan for <b>Case A-12-033</b></p>		<p>Fence ▲▲▲▲</p>  <p>0 20 40 60 80 Feet</p> <p>Council District 7</p>	<p><b>1059 SUTTON</b></p> <p>Development Services Dept City of San Antonio (3/1/2012)</p>
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Attachment 2 (Continued)  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case A-12-033**



Fence ▲▲▲▲

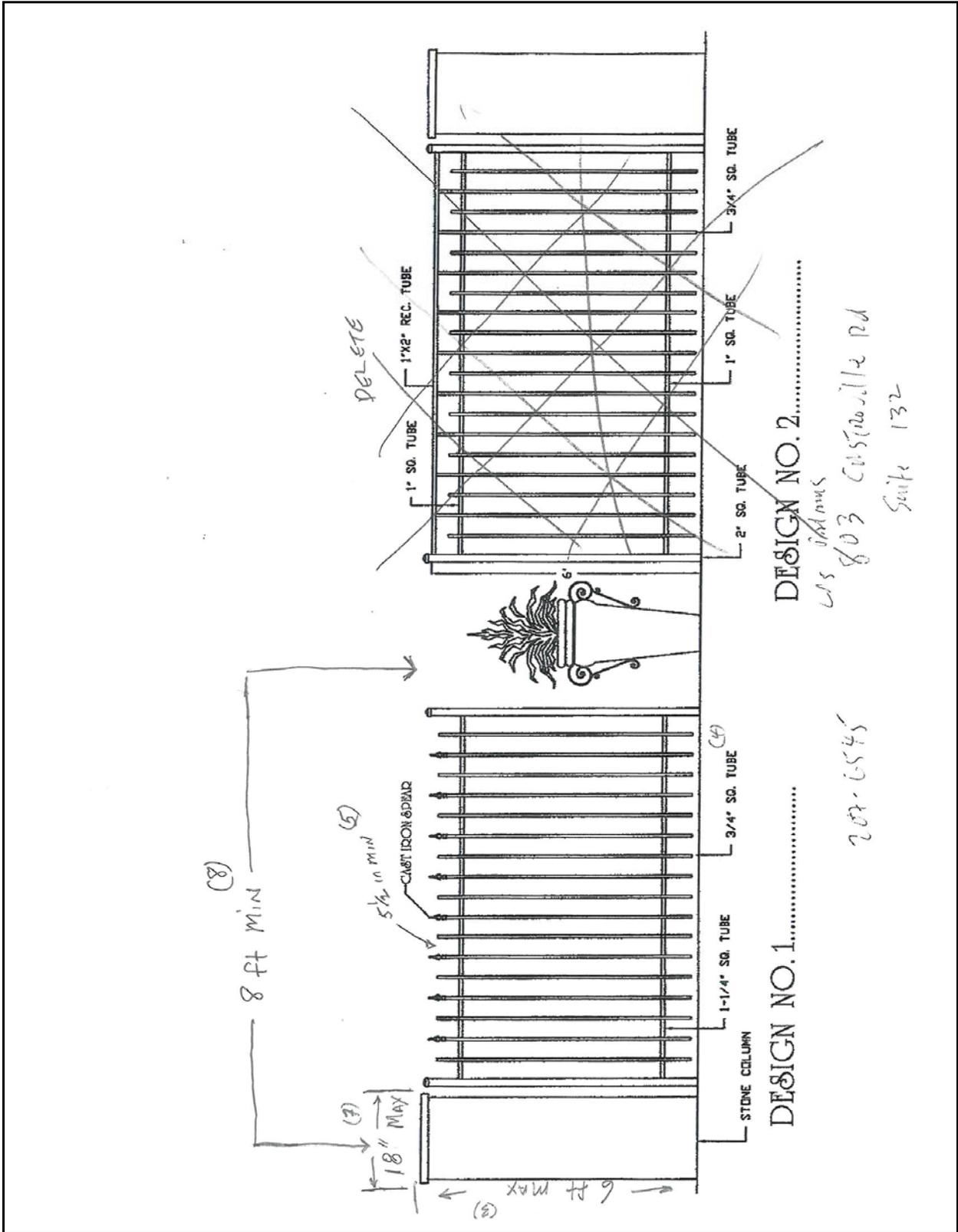


Council District 7

**1059 SUTTON**

Development Services Dept  
City of San Antonio  
(3/1/2012)

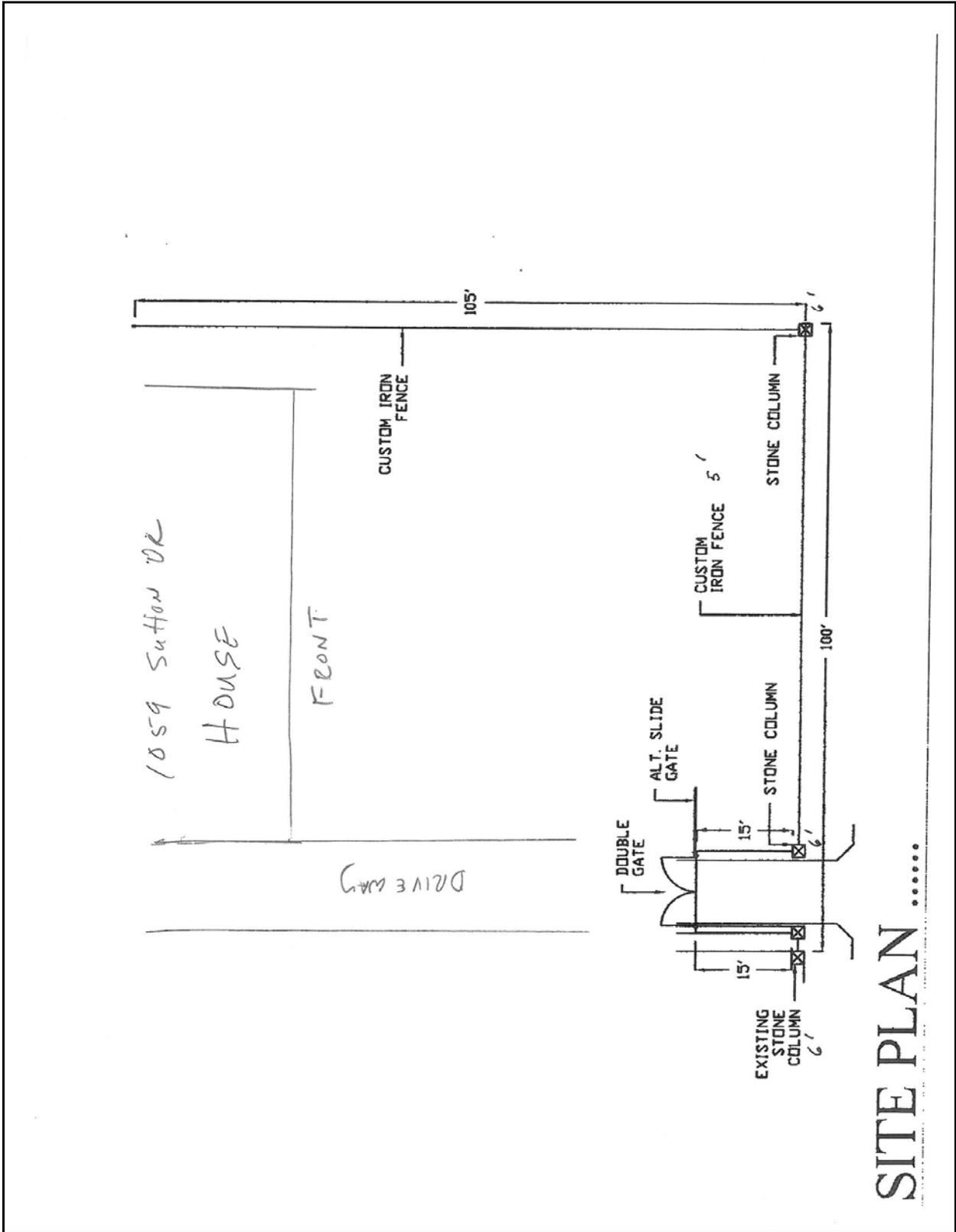
**Attachment 3  
Fence Elevation**



DESIGN NO. 2.....  
*WS Johnson*  
 803 Cassville Rd  
 Suite 132

DESIGN NO. 1.....  
 202-6545

Attachment 4  
Site Plan





# City of San Antonio

## Planning & Development Services Department

### Staff Report

To: Board of Adjustment  
Case No.: A-12-035  
Date: April 2, 2012  
Applicant: Jesus Martinez  
Owner: Jesus Martinez  
Location: 3127 Fidelia Drive  
Legal Description: Lot 12, Block 9, NCB 14559  
Zoning: "R-6 AHOD" Residential Single Family Airport Hazard Overlay District  
Prepared By: Trenton Robertson, Planner

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#### **Request**

A request for a special exception to erect a 6-foot Ornamental-Iron Front Yard fence in the "R-6" Residential Single-Family District.

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 15, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 16, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Executive Summary**

The approximately 0.11-acre subject property is located on the North side of Fidelia Drive. The parcel is currently zoned "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District. The property is surrounded by single-family residential to the east, west and south, and is adjoined by a vacant lot to the north. The applicant has already constructed an ornamental iron fence in the front yard that exceeds the height limitations of four (4) feet stated in Section 35-514 of the UDC. Due to the proposed height of the fence, the applicant is requesting a special exception for an ornamental iron front yard fence not to exceed six (6) feet in height in accordance to Section 35-399.04 of the UDC.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
R-6 AHOD (Residential Single Family)	Single Family Residence

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	UD AHOD (Urban Development)	Vacant
South	R-6 AHOD (Single Family)	Single Family Residence
East	R-6 AHOD (Single Family)	Single Family Residence
West	R-6 AHOD (Single Family)	Single Family Residence

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the Heritage South Sector Plan. The subject property is not located within two (200) hundred feet 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 special exception will be in harmony with the spirit and purpose of Chapter 35, UDC. The proposed fence meets the height, width, design and all other requirements established in Section 35-399.04(a) of the UDC.*

B. The public welfare and convenience will be substantially served.

*The public welfare and convenience will be substantially granted by allowing the applicant to securely protect their property.*

C. The neighboring property will not be substantially injured by such proposed use.

*The neighboring properties will not be substantially injured by granting the special exception. The design of the fence will not encroach on the neighboring properties or cause any undo hardship.*

- 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.

*There are various properties with similar ornamental rod iron front yard fences throughout the neighborhood. By granting the applicant's request for a special exception, the proposed fence and the encompassing property will maintain the harmony and character of the surrounding neighborhood.*

- E. The special exception will not weaken the general purpose of the district or the regulations herein established for the specific district.

*The requested special exception will not weaken the general purpose of the "R-6" Residential Single Family zoning district. The fence, as proposed, will comply with the additional standards set forth in Section 35-399.04(a) of the UDC.*

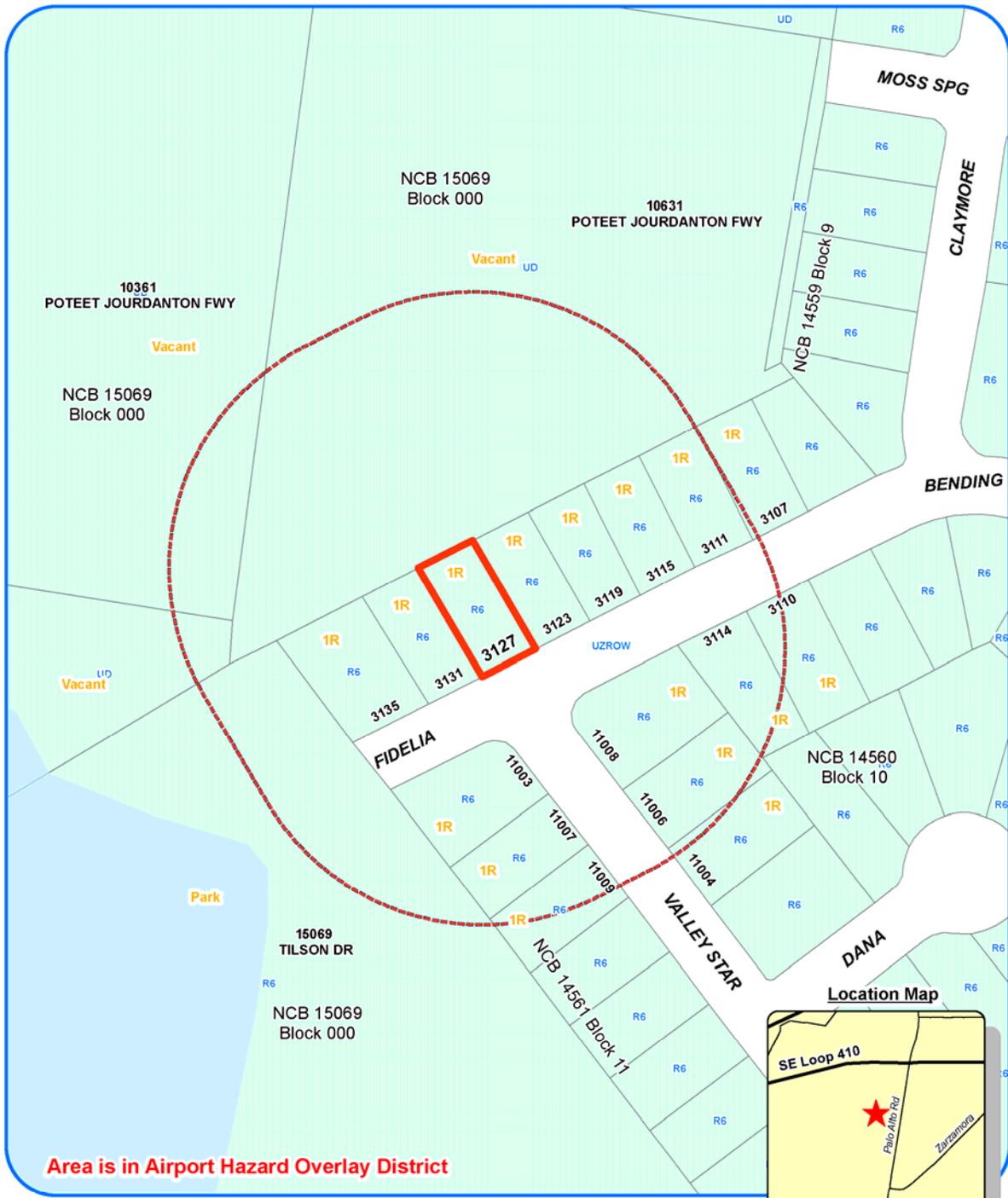
### **Staff Recommendation**

Staff recommends **approval of A-12-035**. The request complies with all required criteria for a special exception as established in Section 35-482(h) of the UDC. The design of the fence submitted by the applicant is in accordance with the design criteria specified in Section 35-399.04(a) of the UDC.

### **Attachments**

- Attachment 1 – Notification Plan (Location Map)
- Attachment 2 – Plot Plan
- Attachment 3 – Fence Elevation

# Notification Plan Attachment 1



<p><b>Board of Adjustment</b> Notification Plan for <b>Case A-12-035</b></p>		<p><b>Legend</b></p> <p>Subject Property <span style="color: red;">———</span></p> <p>200' Notification Boundary <span style="color: red;">- - - - -</span></p> <p>Council District 4 <span style="color: red;">+++++</span></p>	<p>0 10 20 40 Feet</p> <p>Planning and Development Services Dept City of San Antonio (3/5/2012)</p>
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**Attachment 1 (Continued)  
Notification Plan**



**Board of Adjustment**  
Notification Plan for  
**Case A-12-035**



**Legend**

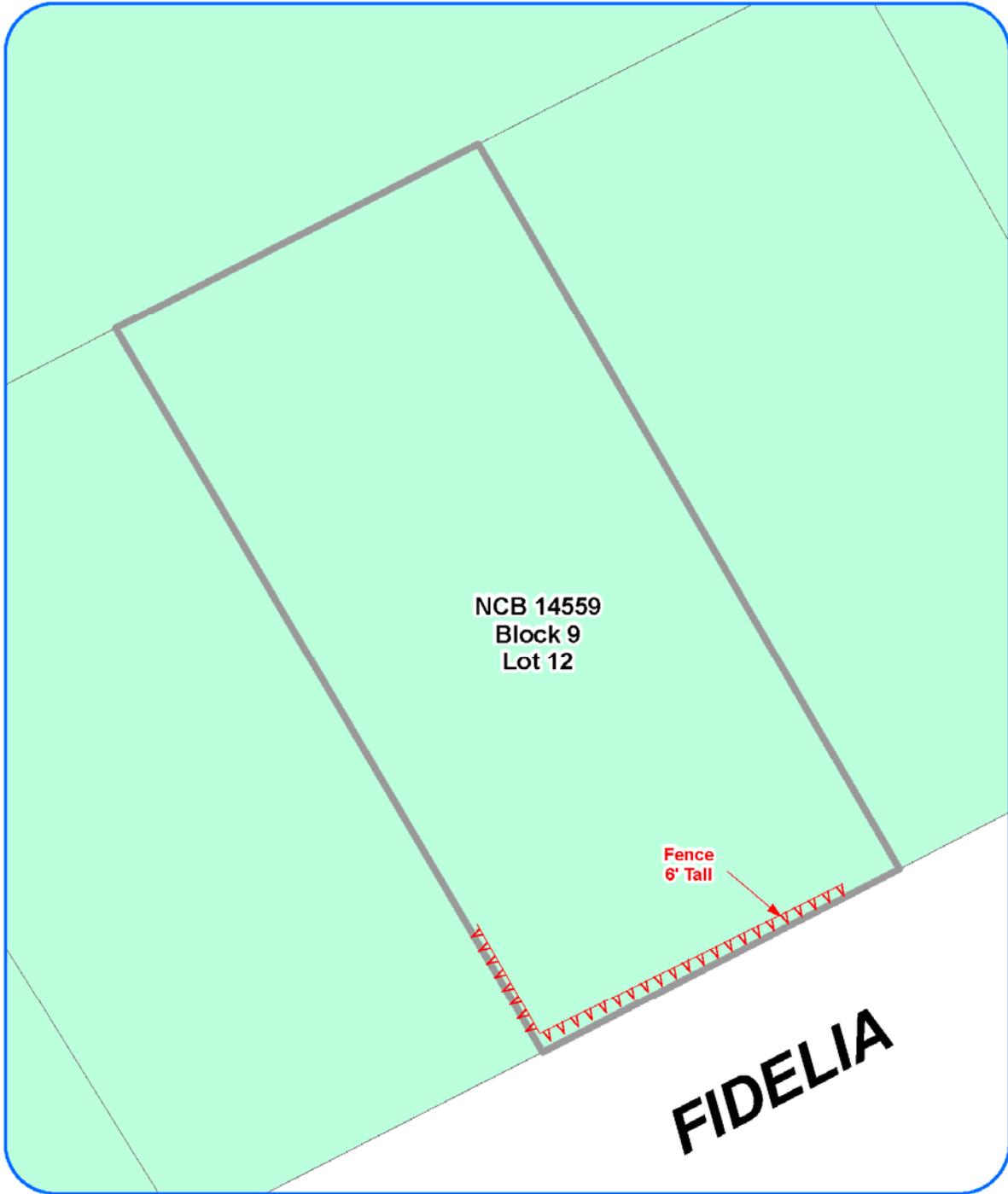
- Subject Property
- 200' Notification Boundary
- Council District 4

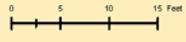
0 10 20 40 Feet



Planning and Development Services Dept  
City of San Antonio  
(3/5/2012)

**Attachment 2  
Plot Plan**



<p><b>Board of Adjustment</b> Plot Plan for <b>Case A-12-035</b></p>		<p>Fence ▲▲▲▲</p>  <p>Council District 4</p>	<p><b>3127 FIDELIA</b></p> <p><small>Development Services Dept City of San Antonio (3/5/2012)</small></p>
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Attachment 2 (Continued)  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case A-12-035**

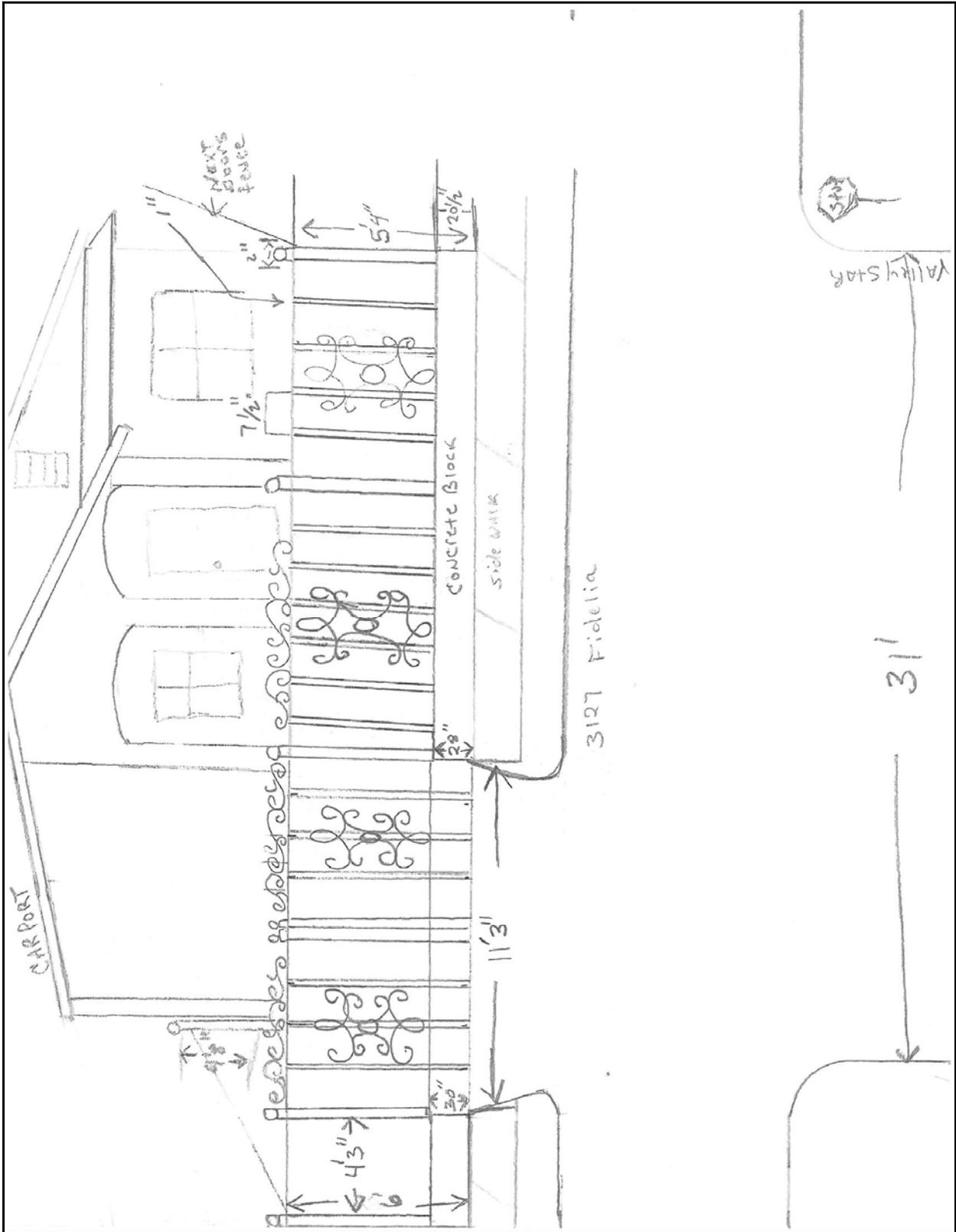


Fence ▲▲▲▲  
0 5 10 15 Feet  
Council District 4

**3127 FIDELIA**

Development Services Dept  
City of San Antonio  
(3/5/2012)

Attachment 3  
Fence Elevation





# City of San Antonio

## Planning & Development Services Department

### Staff Report

To: Board of Adjustment  
Case No.: A-12-036  
Date: April 2, 2012  
Applicant: Brenda A. Maldonado  
Owner: Brenda A. Maldonado  
Location: 3123 Fidelia Drive  
Legal Description: Lot 11, Block 9, NCB 14559  
Zoning: "R-6 AHOD" Residential Single Family Airport Hazard Overlay District  
Prepared By: Trenton Robertson, Planner

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#### **Request**

A request for a special exception to erect a 6-foot Ornamental-Iron Front Yard fence in the "R-6" Residential Single-Family District.

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 15, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 16, 2012. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Executive Summary**

The approximately 0.11-acre subject property is located on the North side of Fidelia Drive. The property is currently zoned "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District. The property is surrounded by single-family residential to the east, west and south, and is adjoined by a vacant lot to the north. The applicant has already constructed an ornamental iron front yard fence that exceeds the height limitations of four (4) feet stated in Section 35-514 of the UDC. Due to the proposed height of the fence the applicant is requesting a special exception for an ornamental iron front yard fence not to exceed six (6) feet in height in accordance to Section 35-399.04 of the UDC.

The design of the fence as submitted by the applicant adheres to most of the conditions required by Section 35-399.04(a) of the UDC in terms of height, spacing between vertical bars, width of vertical bars, and the width of the posts. However, the plan submitted shows the spacing

between posts to be seven (7) feet, two (2) inches. According to Section 35-399.04(a)(6) of the UDC, columns, pillars or posts shall be spaced a minimum of eight (8) feet apart, measured from center-of-post to center-of-post. The distance between columns/pillars/posts may be less than eight (8) feet if necessary for structural soundness or to accommodate a gate. The applicant will need to provide proof of the structural integrity of the fence as required by the UDC at the permitting stage.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
R-6 AHOD (Residential Single Family)	Single Family Residence

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	UD AHOD (Urban Development)	Vacant
South	R-6 AHOD (Single Family)	Single Family Residence
East	R-6 AHOD (Single Family)	Single Family Residence
West	R-6 AHOD (Single Family)	Single Family Residence

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the Heritage South Sector Plan. The subject property is not located within two (200) hundred feet of a registered Neighborhood Association.

**Criteria for Review**

According to Section 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 special exception will be in harmony with the spirit and purpose of Chapter 35, UDC once the condition later mentioned has been met, as the fence will meet the height, width, design and all other requirements of Section 35-399.04(a) of the UDC.*

B. The public welfare and convenience will be substantially served.

*The public welfare and convenience will be substantially granted by allowing the applicant to securely protect their property.*

C. The neighboring property will not be substantially injured by such proposed use.

*The neighboring properties will not be substantially injured by granting the special exception. The design of the fence will not encroach on the neighboring properties or cause any undo hardship.*

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.

*There are various properties with similar ornamental rod iron front yard fences throughout the neighborhood. By granting the applicant's request for a special exception the proposed fence and the encompassing property will maintain the harmony and character of the surrounding neighborhood.*

E. The special exception will not weaken the general purpose of the district or the regulations herein established for the specific district.

*The requested special exception will not weaken the general purpose of the "R-6" Residential Single Family zoning district. The fence, as proposed and after meeting the required condition, will comply with the additional standards set forth in Section 35-399.04(a) of the UDC.*

### **Staff Recommendation**

Staff recommends **approval of A-12-036 with the following condition:**

- 1) The applicant shall submit with the fence permit application, a certified letter or documentation from a licensed or qualified professional, addressing the structural soundness of the fence in accordance with Section 35-399.04(a)(6) of the UDC. If a letter can not be obtained, the fence posts shall be relocated to be a minimum of eight (8) feet apart as required by Section 35-399.04(a)(6) of the UDC.

The request will comply with all required criteria needed for a special exception once the above condition has been met. Once the above condition has been met, the design of the fence submitted by the applicant will be in accordance with the design criteria specified in Section 399.04(a) of the UDC.

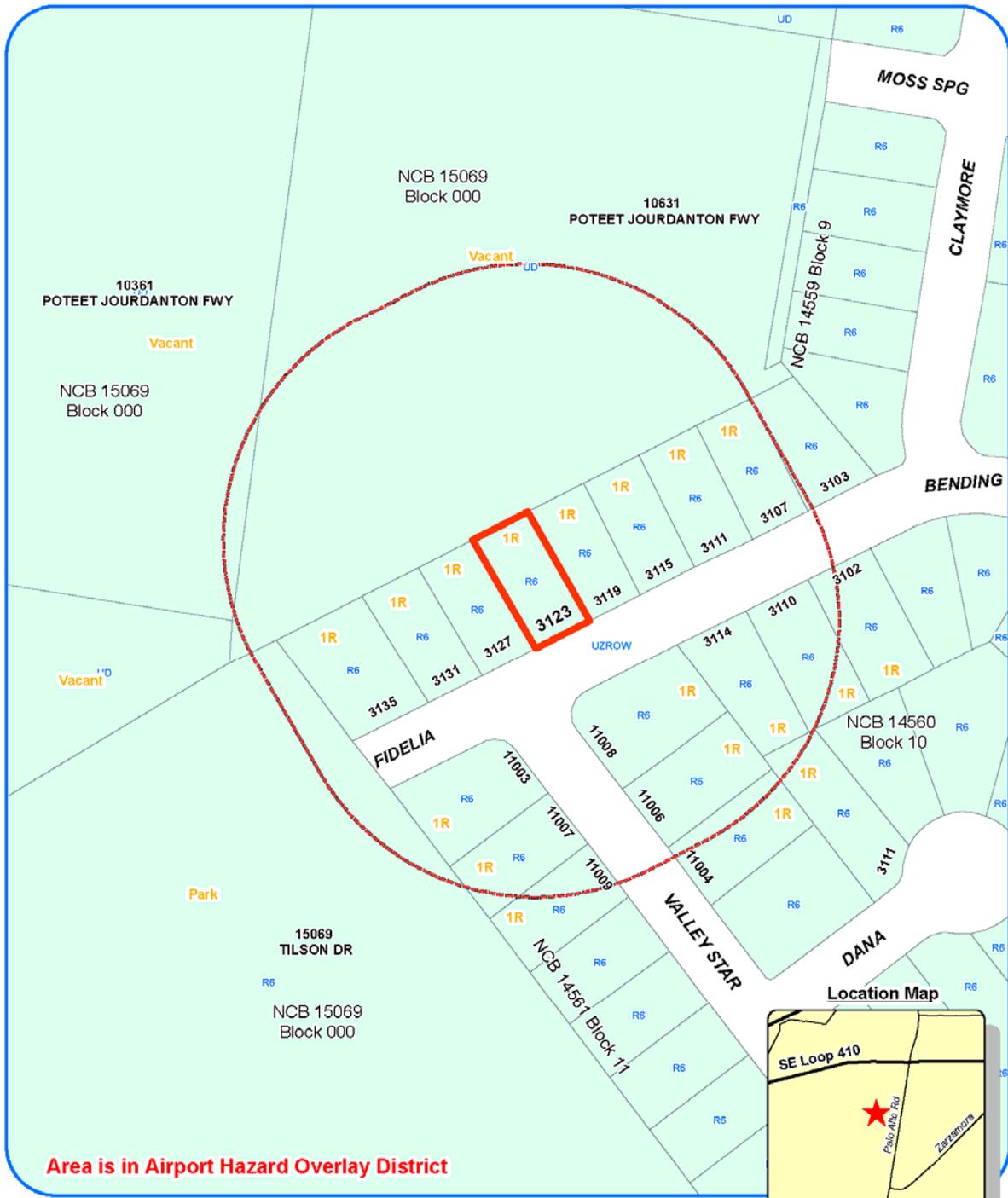
### **Attachments**

Attachment 1 – Notification Plan (Location Map)

Attachment 2 – Plot Plan

Attachment 3 – Site Plan

# Attachment 1 Notification Plan



<p><b>Board of Adjustment</b> Notification Plan for <b>Case A-12-036</b></p>		<p><b>Legend</b></p> <p>Subject Property <span style="color: red;">▭</span></p> <p>200' Notification Boundary <span style="color: red;">- - - - -</span></p> <p>Council District 4 <span style="color: red;">+++++</span></p>	<p>0 10 20 40 Feet</p>
Planning and Development Services Dept City of San Antonio (3/5/2012)			

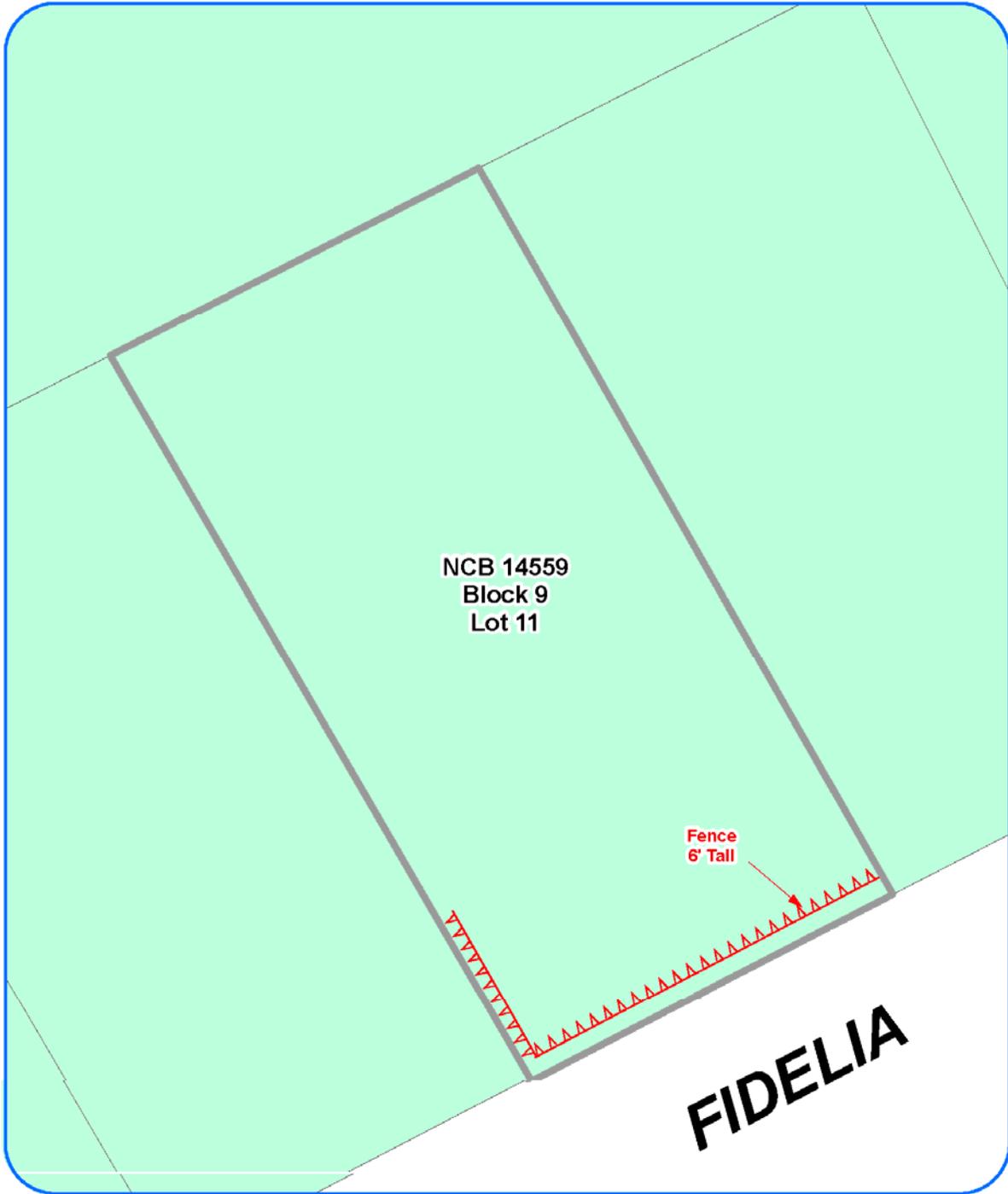
# Attachment 1 (Continued) Notification Plan



Area is in Airport Hazard Overlay District

<p><b>Board of Adjustment</b> Notification Plan for <b>Case A-12-036</b></p>		<p><b>Legend</b></p> <p>Subject Property</p> <p>200' Notification Boundary</p> <p>Council District 4</p>	<p>0 10 20 40 Feet</p>
<p>Planning and Development Services Dept City of San Antonio (3/5/2012)</p>			

**Attachment 2  
Plot Plan**



<p><b>Board of Adjustment</b> Plot Plan for <b>Case A-12-036</b></p>		<p>Fence ▲▲▲▲ 0 5 10 15 Feet Council District 4</p>	<p><b>3123 FIDELIA</b> Development Services Dept City of San Antonio (3/5/2012)</p>
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Attachment 2 (Continued)  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case A-12-036**



Fence ▲▲▲▲  
0 5 10 15 Feet  
Council District 4

**3123 FIDELIA**

Development Services Dept  
City of San Antonio  
(3/5/2012)





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## City of San Antonio Development Services Department Staff Report

To: Board of Adjustment  
Case No.: A-12-038  
Date: April 2, 2012  
Applicant: K. P. Ganeshappa, MD  
Owner: GABLG, LLC  
Location: 607 Camden Street  
Legal Description: Lot 20, Block 16, NCB 823  
Zoning: "HS FBZ T5-1 AHOD" Historic Significant Form Based Zoning Transect T5-1 Airport Hazard Overlay District and "FBZ T4-1 AHOD" Form Based Zoning Transect T4-1 Airport Hazard Overlay District  
Prepared By: Jacob T. Floyd, Senior Planner

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### **Request**

The applicant requests 1) a variance to the Transect Zone T5-1 and T4-1 requirement that signs, if illuminated, shall only be illuminated by an external lighting source, in order to allow an internally illuminated sign; 2) a 14-foot 9-inch variance to T5-1 requirement that band signs be located no greater than 12 feet above the sidewalk, in order to allow a band sign to be installed 26 feet, 9 inches above the sidewalk.

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 15, 2012. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 16, 2012. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on March 30, 2012, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The approximately 0.62-acre property is located on the northeast corner of the intersection of Camden Street and McCullough Avenue, approximately three-hundred fifty (350) feet south of the IH-35 access road. The site is currently under development as medical offices. A historic structure had been located on the subject property, designated with the "HS" Historic Significant zoning district in 1988, but was demolished in 2009, though the property retains the "Historic Significant" zoning designation.

Pursuant to UDC Section 35-209 (e)(2) “General to T2-T6,” subsection (G) “Sign Standards,” signs may be illuminated by an external lighting source that is shielded and positioned in a manner that illuminates the sign only and prevents glare or spillover onto adjacent properties. Additionally, band signs may not be installed higher than twelve (12) feet above the sidewalk, measured to the bottom of the sign. The applicant proposes to install an internally illuminated band sign twenty six (26) feet, nine (9) inches above the sidewalk on the north building elevation. The Historic and Design Review Commission (HDRC) approved a Certificate of Appropriateness for the proposed sign on March 21, 2012.

According to the submitted application, the requested variances are necessary due to the height and location of existing adjacent buildings and the need for the subject property to be visible from the IH-35 access road and from McCullough Avenue.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
FBZ T5-1, T4-1 (Form Based – Neighborhood Regeneration Zone, Neighborhood Stabilization Zone)	Medical Offices

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	FBZ T5-1, T4-1 (Form Based Zone)	Commercial, Residential
South	FBZ T5-1, T4-1 (Form Based Zone)	Medical Offices, Commercial
East	FBZ T4-1 (Form Based – Neighborhood Stabilization Zone)	Medical Offices
West	FBZ T5-1 (Form Based – Neighborhood Regeneration Zone)	Medical Offices, Parking

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the Downtown Neighborhood Plan. The subject property is located within the Downtown Neighborhood Association.

**Criteria for Review**

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 requested variances are not contrary to the public interest as the proposed location of the sign will not obscure visibility of motorists or pedestrians, nor will it obscure visibility of adjacent properties. The scale of the proposed sign is consistent with existing signs in the area.*

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

*The literal enforcement of the ordinance will not result in unnecessary hardship as the subject property has no special conditions from which hardship may be derived. The sign is proposed on the north building elevation facing the public alley to the rear of the subject property rather than the streets on which the site has frontage. The height variance is requested so that the sign may be visible to traffic on IH-35 and the IH-35 frontage road, as a sign at the height permitted by the Form Based Development standards would be obscured by existing buildings in the area between IH-35 and the subject property. This is not a condition unique to the subject property as most buildings greater than one block away from the highway or access road are not visible from the highway.*

*The application provides no evidence of a hardship resulting from the literal enforcement of the requirement that signs be externally illuminated only, stating only that the standards for signage will cause the proposed sign to be blocked from public view. It does not elaborate on how external lighting requirements may obscure sign visibility.*

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

*One objective of the "FBZ" Form Based Development is that development shall adequately accommodate automobiles while respecting the pedestrian in the spatial form of public space. While the façade of a building is part of a private property, it contributes to the spatial form of the public spaces by defining the transition between the private spaces within the building and the public spaces without. The "FBZ" sign standards are intended to allow for a reasonable quantity of signage that accommodates automobiles without detracting from the pedestrian friendly nature of street design in urban areas.*

*The requested variances are not consistent with the spirit of the Form Based Development standards and are based on the goal of maximizing visibility to motorists irrespective of the pedestrian experience.*

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

*The requested variances will not authorize the operation of a use other than those uses specifically permitted in the "FBZ T5-1" or "FBZ T4-1" zoning districts.*

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.

*The requested variances will not substantially injure the appropriate use of the adjacent conforming properties but will alter the essential character of the Form Based zoning districts by allowing a sign that differs greatly from the permitted sign configurations. While signs similar to that proposed exist on adjacent properties they do not conform to the current sign standards for the Form Based zoning districts.*

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.

*The plight of the property owners is due to the location of the subject property and the height of existing buildings located in the area between IH-35 and the subject property. While these circumstances are not directly resulting from the actions of the property owner they were in existence prior to construction of the new building and are inherent to any property greater than one block away from the highway. Additionally, future development of adjacent properties may obscure the subject property even with the requested variances.*

*The circumstances presented as justification for the requested variances are not unique to the subject property and are attributable to the location of the subject property away from IH-35.*

### **Staff Recommendation**

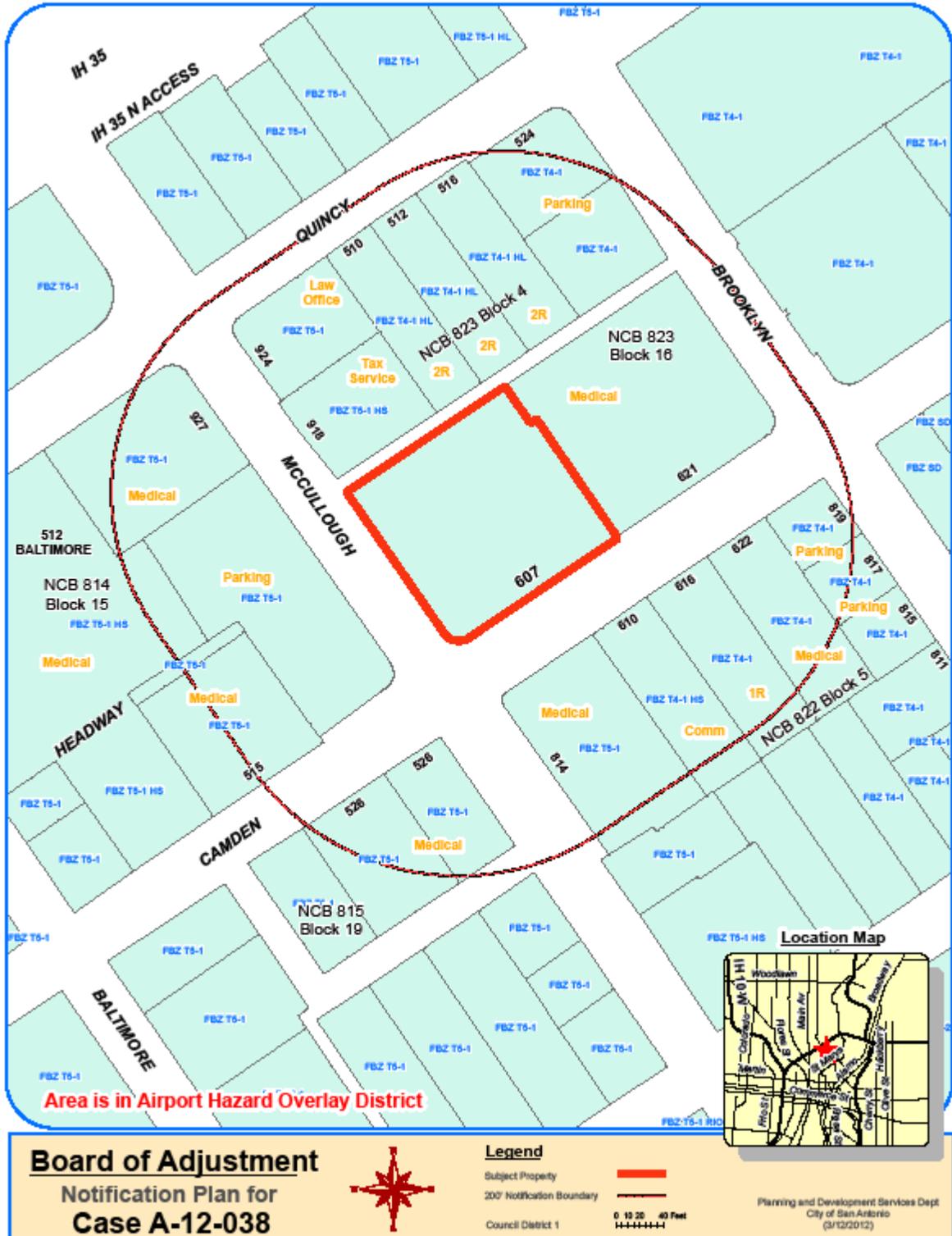
Staff recommends **denial of A-12-038**. The requests do not comply with four (4) of the six (6) required approval criteria for granting a variance as presented above. The applicant has not presented satisfactory evidence of unnecessary hardship arising from the sign standards applicable to the “FBZ T5-1 and T4-1” zoning districts. Furthermore, the applicant has presented no evidence concerning how the variance requested to allow internal illumination satisfies the six (6) criteria necessary for granting a variance.

The purposed of a variance is to restore equity when, due to special circumstances or conditions, the Ordinance restricts the subject property more severely than other properties in the same zoning district. The subject property does not experience any special conditions which result in unnecessary hardship through the literal enforcement of the “FBZ” sign standards. Therefore, the requested variances will give preferential treatment to the subject property by allowing a sign configuration that may not be enjoyed by any other property within the “FBZ T6-1”, “FBZ T5-1”, or “FBZ T4-1” districts.

### **Attachments**

- Attachment 1 – Notification Plan (Location Map)
- Attachment 2 – Plot Plan
- Attachment 3 – Site Plan
- Attachment 4 – North Building Elevation
- Attachment 5 - Phase 2 (Subject Property) Exterior

# Attachment 1 Notification Plan



**Attachment 1 (Continued)  
Notification Plan**



Attachment 2  
Plot Plan



<p><b>Board of Adjustment</b> Plot Plan for <b>Case A-12-038</b></p>		<p><b>Sign Location</b> ●</p>  <p>Council District 1</p>	<p><b>607 CAMDEN ST</b></p> <p><small>Development Services Dept City of San Antonio (3/19/2012)</small></p>
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Attachment 5  
Phase 2 (Subject Property) Exterior

