

CITY OF SAN ANTONIO
Board of Adjustment
Regular Public Hearing Agenda

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

Monday, April 7, 2008
1:00 PM

BOARD OF ADJUSTMENT MEMBERS

Liz Victor – District 1	Paul Klein – District 6
Edward Hardemon – District 2	Mary Rogers – District 7
Helen Dutmer – District 3	Andrew Ozuna – District 8
Vacant– District 4	Michael Gallagher – District 10
George Alejos – District 5	Gene Camargo – District Mayor
Mike Villyard – District 9 Chairman	
Maria Cruz	Mimi Moffat
Henry Rodriguez	Pete Vallone
Rollette Schreckenghost	

1. 1:00 PM Board Room – Public Hearing Call to Order.
2. Roll Call.
3. Pledges of Allegiance.
4. **A-08-044:** The request of Reina Circle Property, for a 15-foot variance from the minimum 30-foot rear setback required in “C-2” zoning districts when abutting residential uses or residential zoning districts, in order to build a structure 15 feet from the rear property line, 7525 Eckhert Road.
5. **A-08-049:** The request of Christopher Bond, for a variance from the requirement that all parking areas containing three (3) or more parking spaces shall include a turnaround which is designed and located so that vehicles can enter and exit the parking area without backing onto a public right-of-way, in order to keep an existing front-entry parking lot which requires vehicles to exit by backing out onto a public right-of-way, 7226 North Vandiver Road.
6. **A-08-051:** The request of Reynaldo Reyna, for a 2-foot variance from the requirement that a front-yard fence shall not exceed 4 feet in height in order to erect a 6-foot tall front yard fence, 2802 and 2804 Castroville Road.

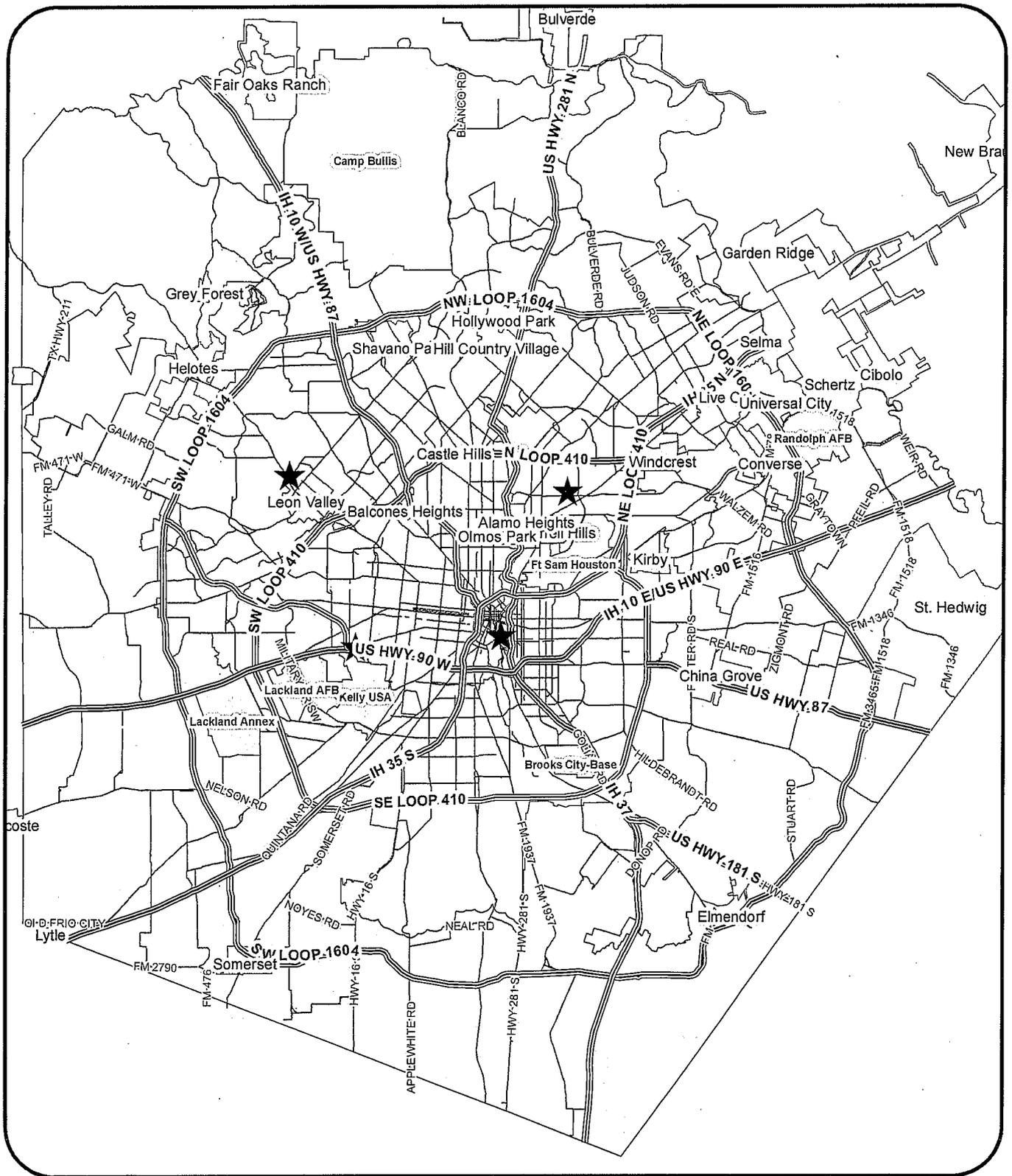
7. **A-08-052:** The request of Hector Trevino, for a Special Exception to relocate a residential structure from 1023 South St. Mary's Street to 229 Barrera.
8. Discussion of potential Unified Development Code (UDC) amendments.
9. Approval of the minutes from the regular meeting on March 17, 2008, February 4, 2008, and November 6, 2006
10. Staff Report.
11. 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.
12. **Adjournment**

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

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

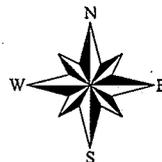
Accessibility Statement

This meeting is wheelchair accessible. The accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located in 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.

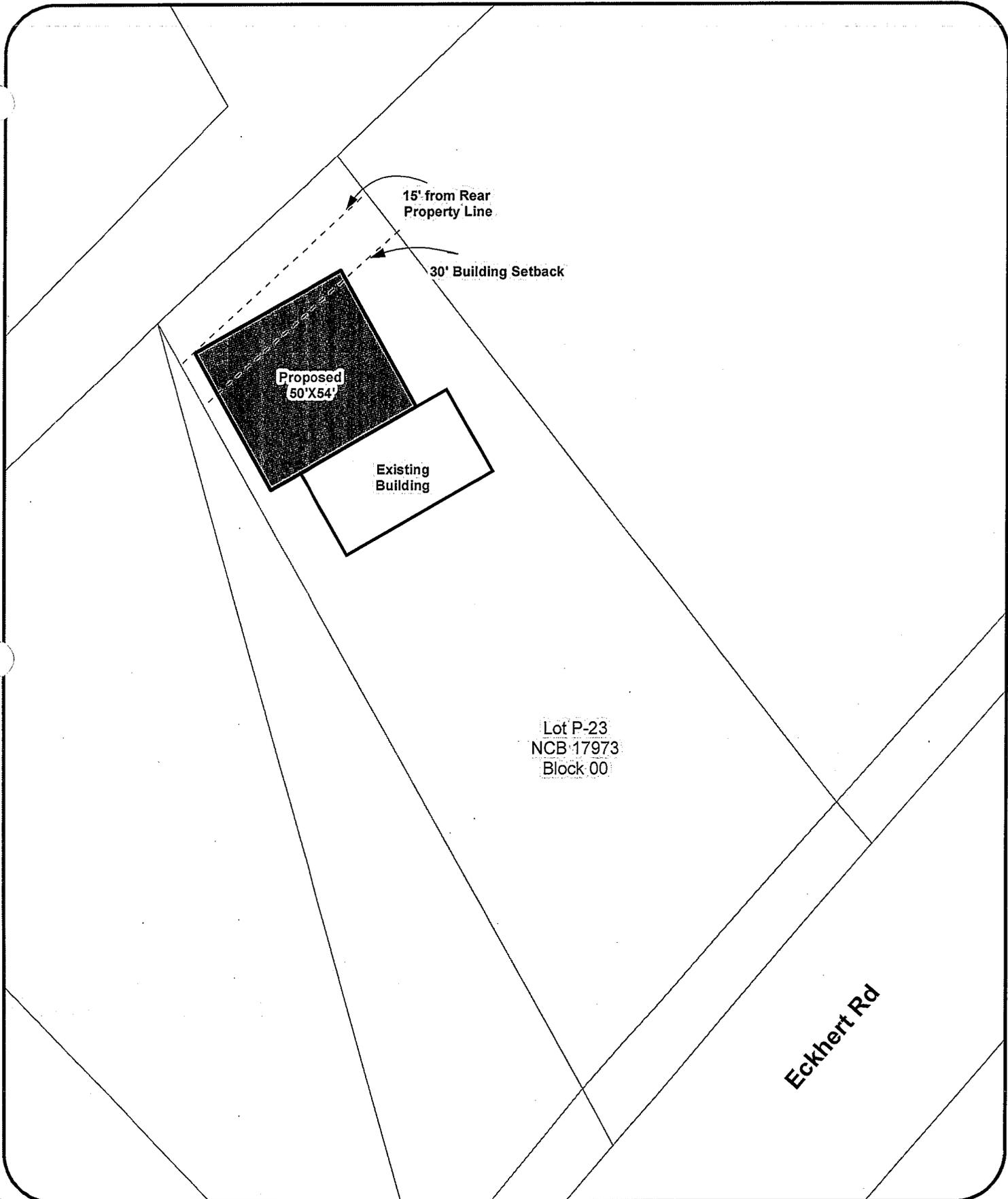


Board of Adjustment

Subject Property Locations
Cases for April 7, 2008



Produced by the City of San Antonio
Development Services Department
(03/24/2008)



Board of Adjustment
Plot Plan for
Case A-08-044



Scale: 1" approx. = 40'
Council District 7

7525 Eckhert Rd #2

Produced by the City of San Antonio
Development Services Department
(03/06/2008)

Board of Adjustment - Case No. A-08-044

April 7, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, April 7, 2008** 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 – Reina Circle Property
P-23, NCB 17973
7525 Eckhert Road
Zoned: “C-2” Commercial District

The applicant is requesting a 15-foot variance from the minimum 30-foot rear setback required in “C-2” zoning districts when abutting residential uses or residential zoning districts, in order to build a structure 15 feet from 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. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. 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 cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

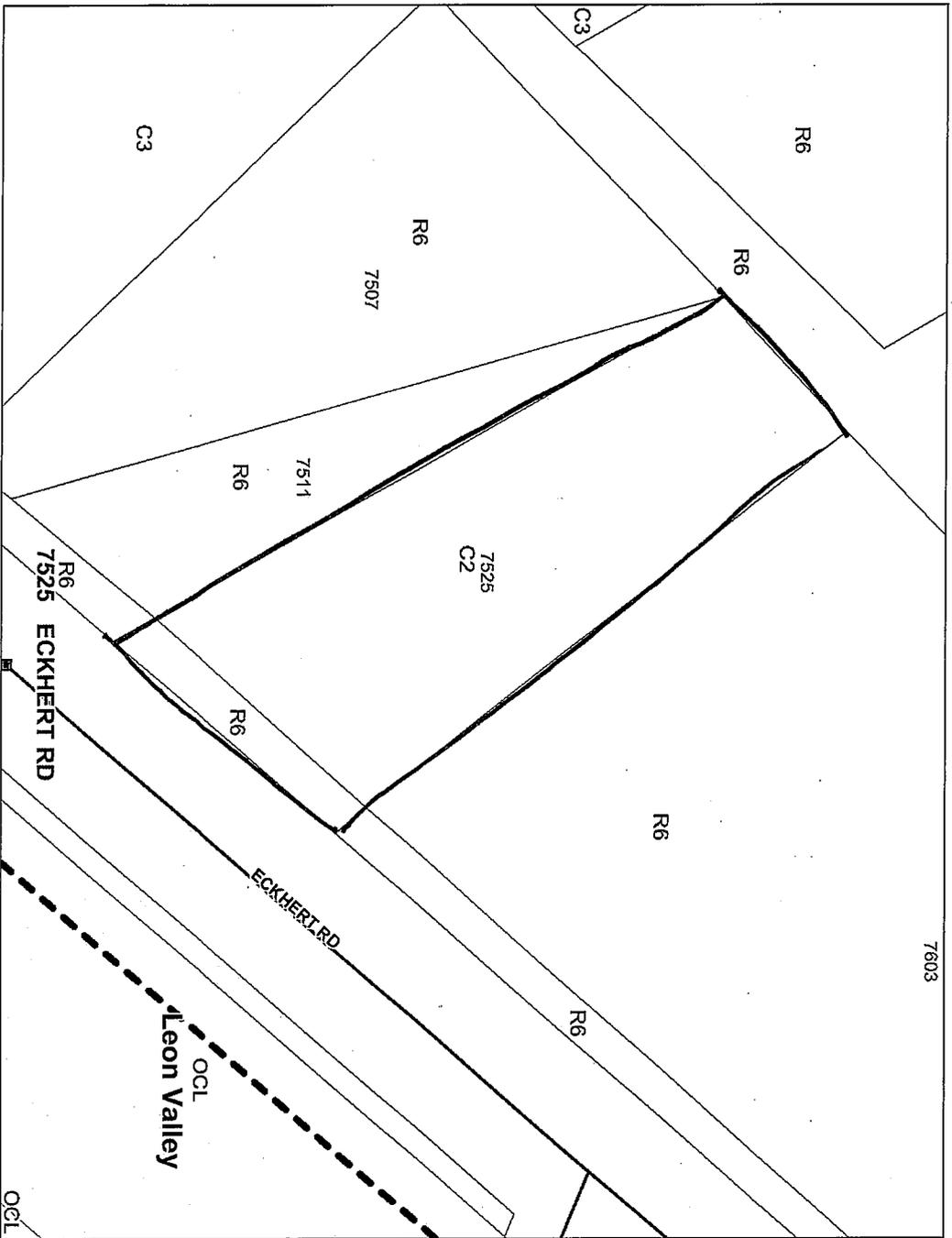
In Favor/A Favor

In Opposition/En Oposicion

Comments/Comentarios: _____

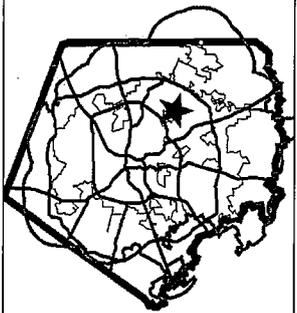
A-08-044

Internet Mapping Framework



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Map center: 2087087, 13732705



Legend

- Parcels
- Lakes
- Military Bases
- San Antonio City Limits
- Incorporated Towns
- Bexar County
- Bexar Streets
- Parcel Addresses
- Zoning
- B2NA
- C1
- C2
- C2NA
- C3
- C3NA
- C3R
- D
- H
- I
- L
- MF25
- MF33
- MF40
- NC
- NP-10
- NP-15
- NP-8
- O1
- O2
- OCL
- R20
- R4
- R5
- R6



Scale: 1:870

CASE NO: A-08-044

Board of Adjustment –April 7, 2008

Applicant: Reina Circle Properties
Owner: Reina Circle Properties
Request(s): The applicant is requesting a 15-foot variance from the minimum 30-foot rear setback required in "C-2" zoning districts when abutting residential uses or residential zoning districts, in order to build a structure 15 feet from the rear property line.
Legal Description: P-23, NCB 17973
Address: 7525 Eckhert Road
Zoning: "C-2" Commercial District
Existing Use: Single-Family Residence
Neigh. Assoc: None
Neigh. Plan: Huebner/Leon Creek Neighborhood Plan

Section of the City Code from which this variance is requested:

35-310 Zoning District Purpose Statements and Design Regulations: A minimum 30-foot rear setback is required in "C-2" zoning districts when abutting residential uses or residential zoning districts.

Background: The subject property is located on the north side of Eckhert Road, just north of the Leon Valley city limits and is currently occupied by a single-family residence. The property, which is zoned C-2, is surrounded on all sides by R-6 zoning; with single-family residences situated to the east and west. To the north sits a private road, also zoned R-6. The applicant is requesting a variance from the minimum rear setback requirements in order to build an approximately 2,700 square-foot building 15-feet away from the rear property line. The applicant applied for, and was subsequently denied, a variance to build a structure 2-feet from the side property line and 2-feet from the rear property line on October 10, 2006 (BOA case A-06-010). The applicant has indicated that the building, which is to be attached to the main residential structure, will be used for the storage and retail sales of stained glass.

Recommendation: The intent of the rear setback requirement for commercial uses is to provide a reasonable buffer to protect abutting residences from the noise, light, and traffic typically generated by commercial uses, to allow for air flow and light penetration, and to prevent the overcrowding of lots. The applicant has indicated that the existing structure at the rear of the property, which also encroaches on the rear setback, will be demolished to accommodate the new building. It appears that a reasonably sized structure could be built that accommodates the rear setback requirements. One available option would be to accommodate the square footage of the proposed structure (the portion encroaching into the rear setback) and extend the east side of said structure in order to accommodate the proposed use. The applicant has not provided sufficient argument as to the necessity of a variance and the lot itself does not appear to be characterized by any unique terrain features where literal enforcement of the rear setback requirement would result in an unnecessary hardship. Staff recommends **denial** of the requested variance.

Case Manager: Mike Farber, Planner (210) 207-3074

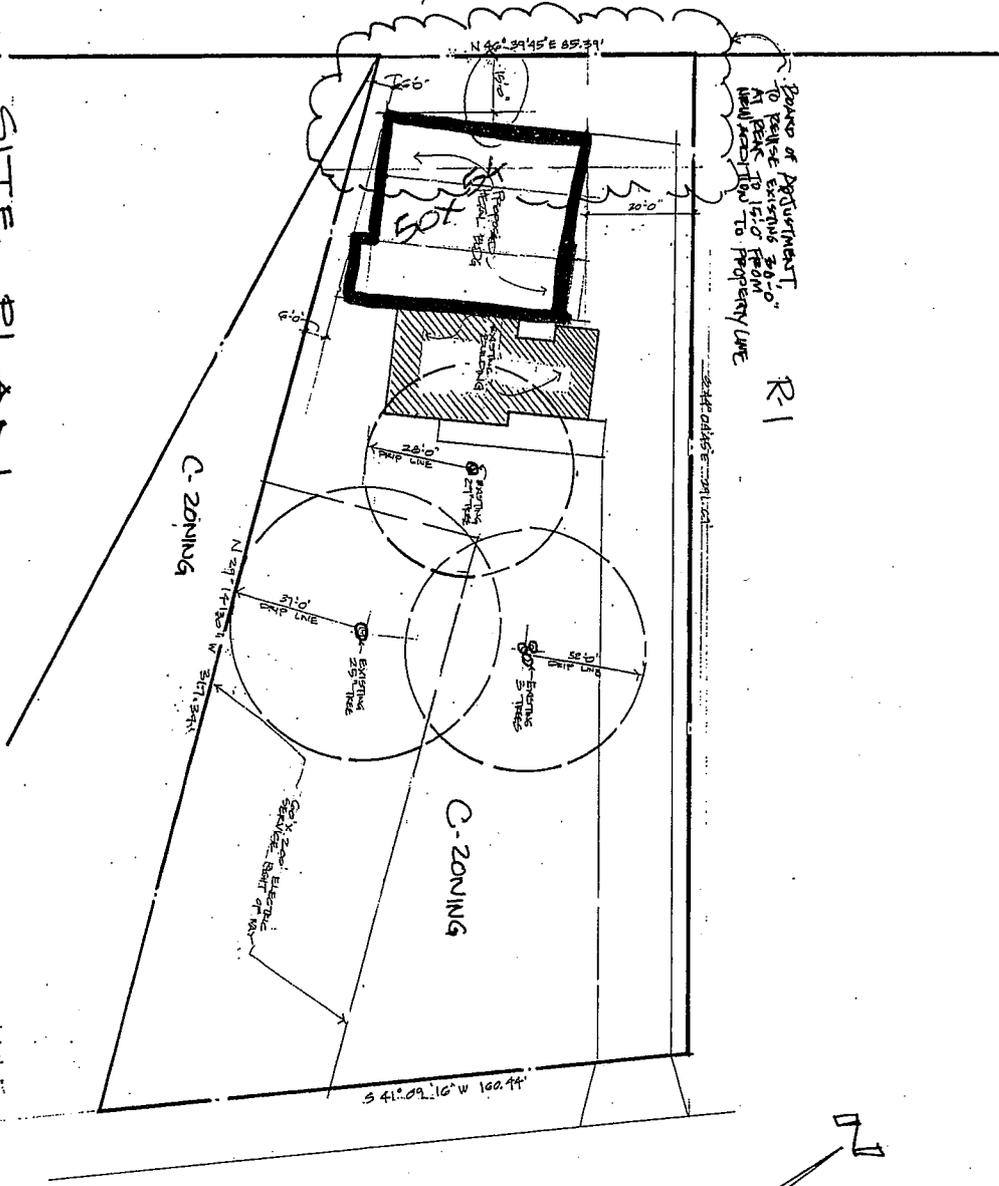
R-2001NG

STEERING LAKE (30' PRIVATE ROAD)

SITE PLAN

AREA: 8.705 - ADJACENT: 064 - BLOCK: 4740 - PLAT # 000835

SCALE 1/8" = 1'-0"



Point of Adjustment
to Realign Existing 24'-0"
At least 15'-0" from
Mall location to Property Line

R-1

ECKHERT ROAD

2

A-1
 1-4-2008
 200802
 1525 ECKHERT RD. SAN ANTONIO, TX.

A SITE DESIGN
 FOR
REINA CIRCLE PROPERTIES
 1525 ECKHERT RD. SAN ANTONIO, TX.

(210) 224-7882 Fax: (210) 224-1811
F E L A N
 DESIGN GROUP L.L.C.
 2410 W. COMMERCE SAN ANTONIO, TEXAS 78207

ALL RIGHTS RESERVED
 All of the design concepts, working drawings, detailed plans and specifications contained herein remain the sole and exclusive property of "Felam Design Group". No duplications, reproductions or use of plans is permitted without written permission. Felam Design Group expressly reserves the right to duplicate construction of these plans in whole or in part in its sole discretion.

**NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM**

CASE INFORMATION

Case #: **A-08-044**

Property Address: 7525 Eckhert Rd. #2

Zoning: C-2

Hearing Date: 3/17/2008

Type / Scope of BOA Request:

15-foot variance from the UDC requirement, to construct an addition to an existing building within 15-feet of the rear property line.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): none

Neighborhood or Community Plan: Huebner/Leon Creeks Community Plan

Neighborhood Conservation District: n/a

Corridor Overlay District (name or N/A): n/a

ANALYSIS STATEMENT

The subject property is designated for Community Commercial land use in the Land Use Plan. Although the applicant points to topographical constraints within the application, those issues are restricted to the front of the property. No evidence has been provided that indicates the existence of any extenuating topographical or other similar constraints that would inhibit meeting UDC rear setback requirements.

In addition, several objectives and action steps in the Huebner/Leon Creeks Community Plan (August 2003, pgs. 16-19) target the importance of maintaining neighborhood character, establishing specific development design criteria and enforcing existing development regulations. Specifically, on page 19 of the Plan, action step 2.2.1 reads "Monitor the development approval process to verify existing rules are followed..... Enforce and strengthen current zoning and other development rules and policies through community education."

RECOMMENDATION

Recommendation Pending Additional Analysis / Information ____

Support Request _____

Deny Request X

Alternate _____

Explain:

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Andrea Gilles Phone: 207-2736

Date Review Completed: March 19, 2008

Albin Dr

N Vandiver Rd

Proposed Parking Area
(Divided by Sidewalk to Residence)

Sidewalk

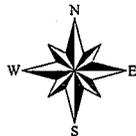
Sidewalk to Residence

Previous Residence has
been removed and replaced

Lot S 137.6 FT OF W 316 FT OF 1
NCB 11840 - Block 004

57' - 6" From Beginning of
Proposed Parking Area
to Front of New Residence

Board of Adjustment
Plot Plan for
Case A-08-049



Scale: 1" approx. = 50'
Council District 10

7226 N Vandiver Rd

Produced by the City of San Antonio
Development Services Department
(03/25/2008)

Board of Adjustment - Case No. A-08-049

April 7, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, April 7, 2008** 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 – Christopher Bond
Lot 22, Block 4, NCB 11840
7226 North Vandiver Road
Zoned: “NP-8” Neighborhood Preservation District

The applicant is requesting a variance from the requirement that all parking areas containing three (3) or more parking spaces shall include a turnaround which is designed and located so that vehicles can enter and exit the parking area without backing onto a public right-of-way, in order to keep an existing front-entry parking lot which requires vehicles to exit by backing out into a public right-of-way.

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. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. 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.

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If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

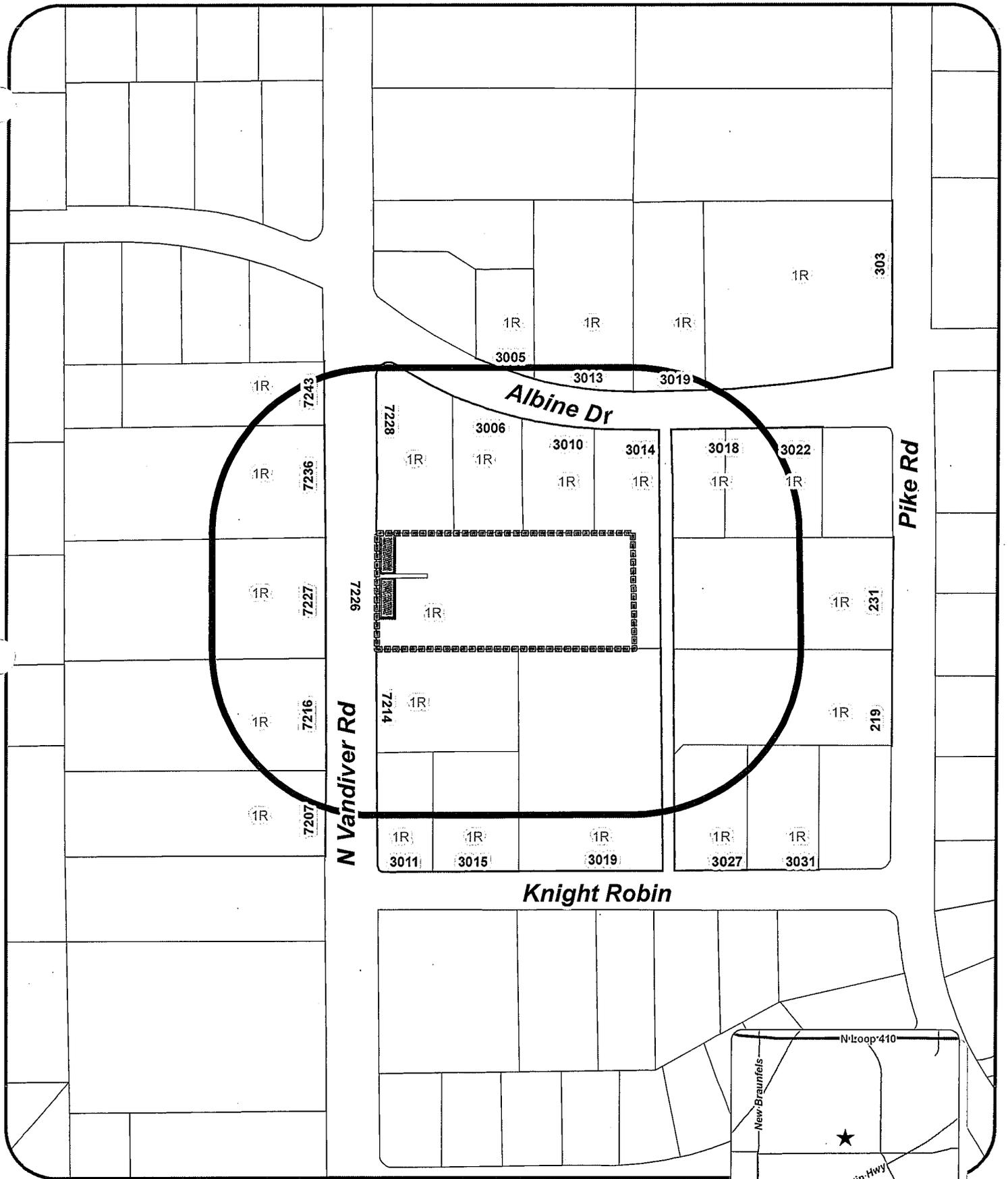
Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.

Name/Nombre: _____ Telephone/Telefono: _____
Address/Direccion: _____
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

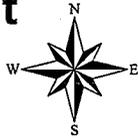
() In Favor/A Favor () In Opposition/En Oposicion

Comments/Comentarios: _____

A-08-049

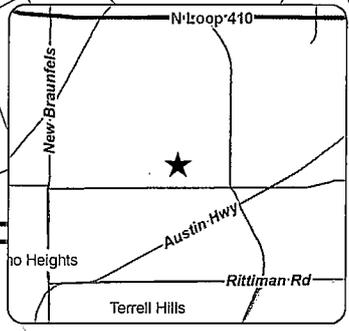


Board of Adjustment
Notification Plan for
Case A-08-049



Legend
 Subject Property [dashed line symbol]
 200' Notification Buffer [thick solid line symbol]

Scale: 1" approx. = 150'
 Council District 10



Produced by the City of San Antonio
 Development Services Department
 (03/25/2008)

CASE NO: A-08-049

Board of Adjustment – April 7, 2008

Applicant: Christopher Bond

Owner: Christopher Bond

Request(s): A variance from the requirement that all parking areas containing three (3) or more parking spaces shall include a turnaround which is designed and located so that vehicles can enter and exit the parking area without backing onto a public right-of-way in order to keep an existing head-in parking lot that currently requires vehicles to back into a public right-of-way.

Legal Description: Lot 22, Block 4, NCB 11840

Address: 7226 North Vandiver Road

Zoning: "NP-8" Neighborhood Preservation District

Existing Use: Single-Family Residence

Neigh. Assoc: Oak Park Northwood Neighborhood Association

Neigh. Plan: Northeast Inner Loop Neighborhood Plan

Sections of the City Code from which this variance is requested:

35-526(e)(4) Turnarounds: All parking areas containing three (3) or more parking spaces shall include a turnaround which is designed and located so that vehicles can enter and exit the parking area without backing onto a public right-of-way.

Background: The subject property is situated on the east side of North Vandiver Road, mid-block between Albin Drive to the north, and Knight Robin to the south. Residential zoning and uses surround the subject property, and the property sits in an established single-family residential neighborhood. The applicant is requesting a variance in order to keep an existing head-in parking lot at the front of the subject property that currently allows cars to back directly into a public right-of-way.

In February of 2007, a consultant that was contracted by the City began a sidewalk project on this portion of Vandiver Road, as sidewalks and curbs were nonexistent prior to this time. Concurrent to these improvements, the applicant began construction of the existing residential structure at 7226 North Vandiver Road. According to a City Inspector, the applicant approached the city contracted engineering firm responsible for the coordination of the project on Vandiver Road and requested that a low curb and sidewalk be constructed at the front of his property, as he intended to construct a head-in parking lot on his property. The city consultant, in tandem with a city inspector consulted and came to the agreement that the low curb would not negatively affect runoff flow; thus, agreeing to install the low curb and sidewalk, under the assumption that the proper permits had been issued for a parking lot. No such permits were obtained by the applicant. Once it came to the City's attention that the proper permits were not obtained, remedies for the situation were researched. When it came to light that a variance would be required from the above development standard, and

that the applicant had been given permission to construct head-in parking by agents of the City though the proper permits were not applied for, the City agreed to waive the fees for this variance request and give the applicant the opportunity to make his case before the Board for consideration.

Recommendation: The intent of the turnaround requirement for parking areas containing three or more parking spaces is to allow for the safety of both the individuals entering and exiting the parking lot and those motorists on North Vandiver approaching the parking area.

This request on its surface appears to be complicated in terms of the number of individuals involved during the construction and review process of the sidewalk improvements. The City contractor, who Staff recognizes as an agent of the City, and the City inspector only addressed the issue of accommodating the request for the low curb from an engineering standpoint. However, it is ultimately the property owner's responsibility to ensure that their property remains in constant compliance with city codes. While Staff would hope additional due diligence is conducted in the future in similar circumstances on the part of City-hired contractors, the proper permitting of construction on ones' property is the sole responsibility of the property owner. Additionally, the applicant was only granted, by the City contractor, the low-lying curb; however, it was the applicant that constructed the ten-space parking lot in the front yard. It appears to Staff, had the applicant sought the proper permits prior to construction of the parking lot in question, that this issue could have been avoided. It does not appear that there is any type of topographical issue that would preclude the applicant from complying from the Unified Development Code standards in this instance.

Additionally, the head-in parking lot appears to be out of character with the surrounding neighborhood, as there are no other such parking lots near the subject property. Therefore, due to the apparent lack of a physical hardship, coupled with the fact that the applicant did not obtain permits prior to constructing the head-in parking lot, Staff recommends **denial** of the requested variance.

Case Manager: Mike Farber, Planner (210) 207-3074

**NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM**

CASE INFORMATION

Case #: **A-08-049**

Property Address: 7226 N. Vandiver Rd.

Zoning: NP-8

Hearing Date: 4/7/2008

Type / Scope of BOA Request:

A variance from the UDC requirement that all parking areas containing three (3) or more parking spaces shall include a turnaround which is designed and located so that vehicles can enter and exit the parking area without backing onto a public right-of-way, in order to keep an existing front-entry parking lot which requires vehicles to exit by backing out into a public right-of-way.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): Oak Park - Northwood

Neighborhood or Community Plan: Northeast Inner Loop Neighborhood Plan

Neighborhood Conservation District: n/a

Corridor Overlay District (name or N/A): n/a

ANALYSIS STATEMENT

The subject parcel is designated low-density residential land use on the Land Use Plan, which calls for single-family houses on individual lots and may also include duplexes, granny flats and garage apartments.

The Neighborhood Plan does not specifically address residential driveway or parking standards however, there are several goals that target neighborhood character and a desire for safe and functional pedestrian circulation throughout the neighborhoods. Goal 1 on page 20 emphasizes the enhancement and preservation of the housing and distinctive neighborhood character of the area. The subject parking area is clearly out of character with the entirety of the existing residential neighborhood.

Another issue addressed within the Neighborhood Plan is pedestrian walkability and safety within the area neighborhoods. To increase pedestrian safety, a resident's comments on page 47 of the plan and Action Step 3.2.3 on page 48 point to a desire for sidewalk designs that include a planting strip between the sidewalk and the street itself, particularly on busy roads. During the neighborhood plan process, the community was asked to mark areas of strengths and weaknesses in the neighborhood. As indicated on the map that was created as a result of the exercise (pg. 17), the length of Vandiver Road within the plan boundaries was identified as an area prone to speeding or cut-thru traffic. A parking area in a residential neighborhood where vehicles are permitted to back directly into public right-of-way, exaggerates the danger to both drivers and pedestrians, of a roadway already identified as hazardous.

RECOMMENDATION

Support Request

Deny Request

Alternate Explain:

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Andrea Gilles

Phone: 207-2736

Date Review Completed: March 28, 2008

Castroville Rd

Proposed 6' Chain Link Fence

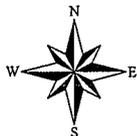
Jasmine Lane

Lot - South 148.5 Feet of 40
Block - 1
NCB - 8593

Lot - South 128.5 Feet of 41
Block - 1
NCB - 8593

Existing
Commercial
Building

Board of Adjustment
Plot Plan for
Case A-08-051



Scale: 1" approx. = 30'
Council District 5

2802 & 2804 Castroville Rd

Produced by the City of San Antonio
Development Services Department
(03/24/2008)

Board of Adjustment - Case No. A-08-051

April 7, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM **Monday, April 7, 2008** 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 – Reynaldo Reyna
Lots 40 & 41, Block 1, NCB 8593
2802 & 2804 Castroville Road
Zoned: "C-2 NA" (CD-Contractor's Facility)

The applicant is requesting a 2-foot variance from the Unified Development Code Standard that a front-yard fence shall not exceed 4-feet in height in order to erect a 6-foot front yard fence on the property.

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. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. 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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Address/Direccion: _____

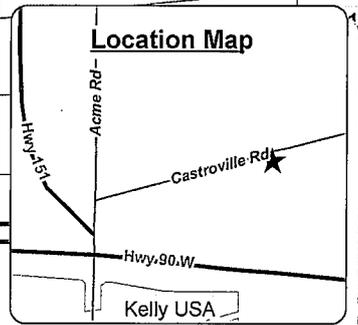
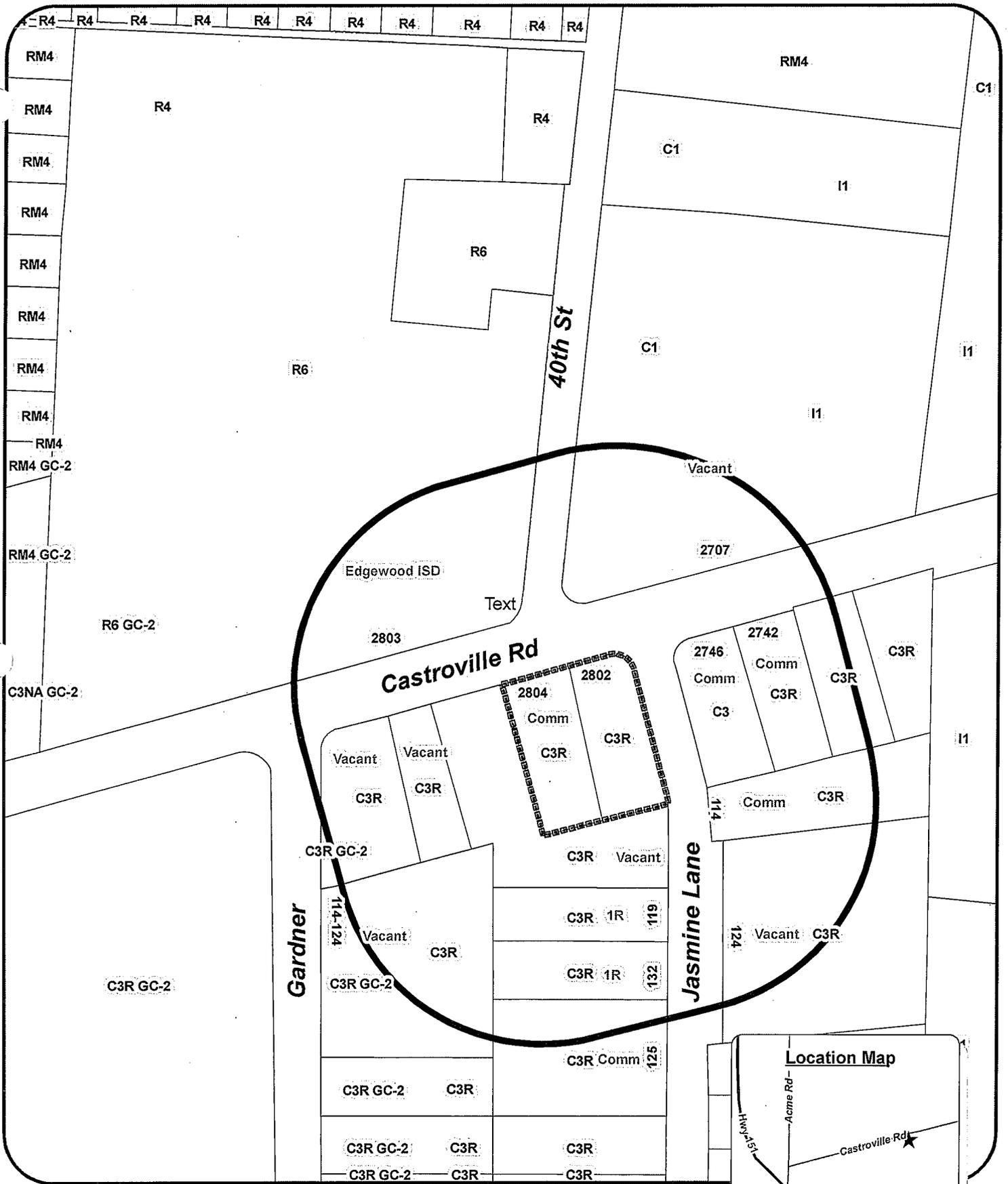
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-08-051



Board of Adjustment
Notification Plan for
Case A-08-051



Legend
 Subject Property [dashed line symbol]
 200' Notification Buffer [thick black line symbol]

Scale: 1" approx. = 120'
 Council District 5

Produced by the City of San Antonio
 Development Services Department
 (03/19/2008)

CASE NO: A-08-051

Board of Adjustment – April 7, 2008

Applicant: Reynaldo Reyna
Owner: Reynaldo Reyna
Request(s): A 2-foot variance from the Unified Development Code Standard that a front-yard fence shall not exceed 4 feet in height in order to erect a 6-foot tall front yard fence
Legal Description: Lots 40 & 41, Block 1, NCB 8593
Address: 2802 & 2804 Castroville Road
Zoning: "C-2 NA" (CD-Contractor's Facility)
Existing Use: Vacant
Neigh. Assoc: Greater Glendale Neighborhood Association
Neigh. Plan: None

Sections of the City Code from which this variance is requested:

35-514 Fences and Walls: No fence or wall, other than the wall of a permitted structure, shall be erected or altered in any front yard to exceed a height of 4 feet.

Background: The subject property is located on the city's west side, just north of Highway 90 at the corner of Castroville Road and Jasmine Lane. The subject property is currently vacant, save a small building near the rear.. Heavy Commercial zoning and industrial uses abut the subject property to the east and the west, with more commercial uses to the south. To the north is an elementary school, zoned R-6. The applicant is proposing to erect a 6-foot fence that encompasses the entirety of the subject property. The applicant is requesting a variance from the maximum front-yard fence height requirement of 4-feet in order to erect the front portion of the fence to a height of 6-feet.

The subject property was recently (12/06/07) rezoned as per zoning case Z2007313 CD, where City Council approved C-2 CD with a Conditional Use for a Contractor's Facility.

Recommendation: The intent of the maximum fence height requirement in front yards is to allow property owners to screen and secure their property while also maintaining openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. In addition, fence height in front yards is limited because the presence can detract from the streetscape and pedestrian friendliness of a neighborhood. The request for a six-foot tall fence in the front yard of this property is unique in that, while there appears to be no special features or physical or topographic conditions where literal enforcement of the fence height standards would result in an unnecessary hardship, there are other considerations that may make this request reasonable. Considering the intent of the fence height standards, and the recent zoning change, it appears this request may be acceptable. It is usually deemed appropriate for industrial property to secure their site and their personal property (i.e. vehicles, including cranes, forklifts, etc.), with a taller-than-usual fence to serve as a deterrant for theft. Additionally, Staff believes that the addition of a 6-foot tall fence would do little to detract from the neighborhood character, uniformity, and

general pedestrian friendliness being that there is an overall industrial atmosphere in the immediate area. Staff therefore recommends **approval** of the fence height variance request.

Case Manager: Mike Farber, Planner (210) 207-3074



SCALE:
1"=100'

200' RADIUS
NOTIFICATION LINE

LOTS 16,17
BLOCK 17
N.C.B. 8991

LOT 63
BLOCK 2
N.C.B. 8994

S.W. 40TH ST.
(50 R.O.W.)

CASTROVILLE RD.
(60 R.O.W.)

LOT 26
LOT 27
LOT 28

GARNER ST.
(50 R.O.W.)

LOT 37
LOT 38

LOT 40
LOT 41

LOT 25

1 STORY
CMU BUILDING
800 SF

LOT 39

JASMINE LN.
(50 R.O.W.)

BLOCK 2
N.C.B. 8594

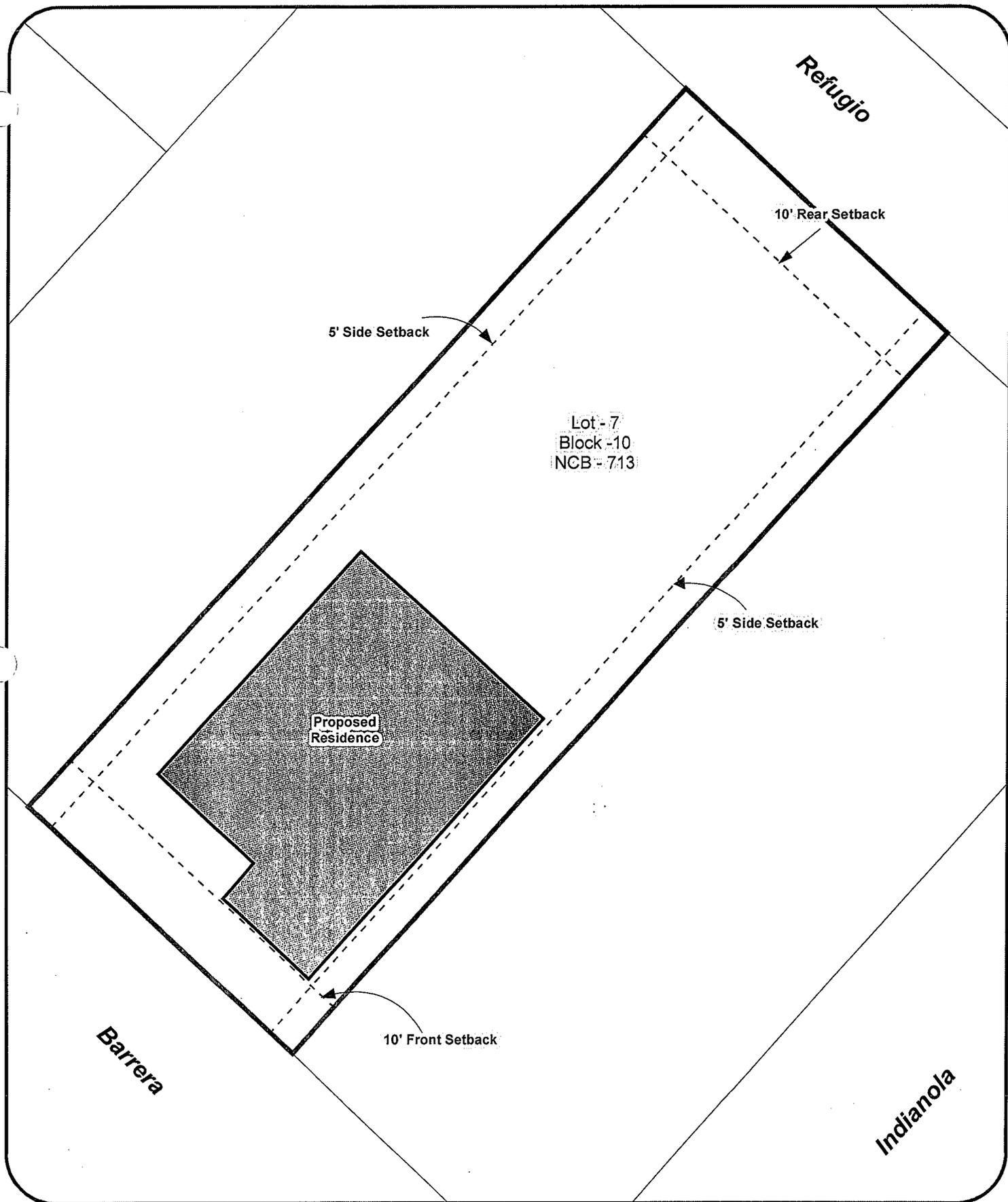
LOT 35

LOT 34

LOT E IRR
198 FT
OF TR A

LOT 16,17,18
BLOCK 1
N.C.B. 8593

LOT 33



Board of Adjustment
 Plot Plan for
Case A-08-052



Scale: 1" approx. = 20'
 Council District 1

229 Barrera

Produced by the City of San Antonio
 Development Services Department
 (03/24/2008)

Board of Adjustment - Case No. A-08-052

April 7, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, April 7, 2008** 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 – Hector Trevino
Lot 7, Block 10, NCB 713
229 Barrera
Zoned: "H RM-4" Historic Residential Mixed District

The applicant is requesting a Special Exception to relocate a residential structure from 1023 South St. Mary's Street to 229 Barrera.

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. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. 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 cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

~~Si usted desea hacer un comentario, por favor devuelva esta tarjeta antes de la audiencia publica.~~

Name/Nombre: _____ Telephone/Telefono: _____

Address/Direccion: _____

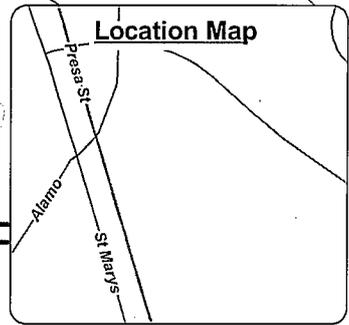
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-08-052



Board of Adjustment
Notification Plan for
Case A-08-052



Legend
 Subject Property [dashed line symbol]
 200' Notification Buffer [thick black line symbol]

Scale: 1" approx. = 120'
 Council District 5

Produced by the City of San Antonio
 Development Services Department
 (03/14/2008)

CASE NO: A-08-052

Board of Adjustment – April 7, 2008

Applicant: Statt Properties, Inc.
Owner: Hector Trevino
Request(s): A Special Exception to relocate a residential structure from 1023 South St. Mary's Street to 229 Barrera
Legal Description: Lot 7, Block 10, NCB 713
Address: 229 Barrera
Zoning: "H RM-4" Historic Residential Mixed District
Existing Use: Vacant
Neigh. Assoc: Lavaca Neighborhood Association
Neigh. Plan: Lavaca Neighborhood Plan

Sections of the City Code from which this variance is requested:

Section 35-399.03: Relocation of Buildings and Structures: The relocation of any residential building or structure shall not be undertaken unless and until a special exception is approved by the Board of Adjustment.

Background: The subject property is located in an established single-family residential neighborhood near the central business district. This subject lot (the lot to which the house in question is proposed to be moved) is located on Barrera Street, bound by Matagorda Street to the west and Indianola Street to the east. This lot is surrounded by single-family residential uses, which are zoned H RM-4 and H RM-4 HS. This structure is proposed to be used as a single-family dwelling or rental house. The structure appears to conform to the character of the block face on which it is proposed to be moved.

Recommendation: The following attributes characterize the majority of existing single-family homes in the surrounding area (Proposed Relocation spreadsheet attached):

- Horizontal Siding (Wood or Synthetic Material)
- Gable Roofs
- Covered Front Porches or Entryways with Doors that Face the Street

Staff finds the structure proposed to be moved to be similar in style and scale to the other single-family homes in the immediate area. As a condition of this Special Exception request, the applicant has agreed to make all repairs necessary to bring the structure into compliance with all applicable City Codes within 90 days, as per Section 6-137 of the City Code. The house appears to be in harmony with the houses in the surrounding neighborhood in terms of size, age, and quality of construction. Therefore, Staff recommends **approval** of the Special Exception request.

Case Manager: Mike Farber, Planner (210) 207-3074

**NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM**

CASE INFORMATION

Case #: **A-08-052**

Property Address: 1023 S. St. Mary's

Zoning: RM-4 H HS

Hearing Date: 04/07/08

Type / Scope of BOA Request:

Request to move a building (Rental House / Single Family Residence) from 1023 S. St. Mary's to 229 Barrera.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association(s): At Current Location: King William Neighborhood Association
At Proposed Location: Lavaca Neighborhood Association

Neighborhood or Community Plan: At Current Location: Downtown Neighborhood Plan
At Proposed Location: Lavaca Neighborhood Plan

Neighborhood Conservation District: n/a
Corridor Overlay District (name or n/a): n/a

ANALYSIS STATEMENT

The subject property is currently located within the Downtown Neighborhood Plan, District K: King William, which is defined by single-family and duplex housing at a maximum density of 12 units per gross acre and the continuance of preservation within the historic district.

In the Lavaca Neighborhood Plan, the proposed parcel is designated Low Density Residential, which includes single-family houses on individual lots, as well as duplexes and granny flats or garage apartments.

The subject single-family structure is compatible with the low-density residential character of the neighborhood to which the applicant is requesting the move. Furthermore, on March 5, 2008, HDRC approved the applicant's pending request.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request X Deny Request _____

Alternate _____ Explain:

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Planner

Date Review Completed: March 14, 2008



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

March 05, 2008

CITY OF SAN ANTONIO

HDRC CASE NO: 2008-059
ADDRESS: 1023 S St Mary's
LEGAL DESCRIPTION: NCB 949 BLK S PT 3 LOT A
PUBLIC PROPERTY:
HISTORIC DISTRICT: King William Historic District
LANDMARK DISTRICT:
APPLICANT: Otoniel Trevino PO Box 830474
OWNER: San Antonio ISD
TYPE OF WORK: House Relocation

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to relocate the house on 1023 S St Mary's to 229 Barrera, the new lot is 57.29' x 157' and will have a 15' front set back and is also requesting tax certifications and he has provided the calculations for repairs to structure once place on new site.

The accompanying exhibits provide additional information.

RECOMMENDATION:

The staff recommends approval of this request as submitted. The movement of the house on 1023 S St Mary's was discussed on the February 20 agenda and was approved with the stipulation that the house stay in the Lavaca or King William District, the house will be moved to a lot in Lavaca and will match the facades on Barrera. The proposed changes are esthetically appropriate for their setting and will have no adverse effects on the property or the district.

COMMISSION ACTION:

Approved as submitted.

Ann Benson McGlone
Historic Preservation Officer

BOARD OF ADJUSTMENT

Special Exception for Relocation

Case #: A-08-052

Proposed Relocation
 FROM: 1023 South St. Mary's
 TO: 223 Barrera

Meeting Date:
 April 7, 2008

Compatibility Standard	Existing Condition (7 Residences that Front on the Block of Barrera)	Applicant's Proposed Condition
Lot Size	Range: 2928-4575 sf	8624 sf
Structure Age	Range: 1880-1993 Median: 1913 Avg: 1937	1945
Structure Size (Living Area Only)	Range: 1234-2648 sf Avg: 1593 sf	1924 sf
Structure Height	Range: 1 story	1 story
Setbacks (Front)	Range: 10-15 ft	15 ft
Structure Width (front facade)	Range: 20-40 ft	40 ft
Garage/Carport Location & Setback	Primarily Car Ports	None Proposed
Front Entry, Porch, Walkway	Doors that face the street, most with covered porches or entryways	Door Faces Street; Covered Front Porch
Windows (front facade)	Number: 2 or more Type: Vertically or Horizontally Hung	4 Vertically Hung
Building Materials	Exterior siding: Horizontal/vertical siding-wood or synthetic Roofing: Composition Shingle	Horizontal Siding Composition Shingle
Foundation Type	Pier and Beam	Pier and Beam

**BOARD OF ADJUSTMENT
Special Exception for Relocation**

Case #: A-08-052

**Proposed Relocation
FROM: 1023 South St. Mary's
TO: 223 Barrera**

**Meeting Date:
April 7, 2008**

Compatibility Standard	Existing Condition (7 Residences that Front on the Block of Barrera)	Applicant's Proposed Condition
Roof Line/Pitch	Front or Side Gable	Side Gable
Impervious Cover %		
Sidewalk Width/ Placement, Greenway	3' Sidewalks along the curb	None Proposed
Curb Cut & Driveway Width	Single or double width curb cut and concrete, caliche, or unimproved driveway	None Proposed
Fencing	Some with 4-ft tall chain link	None Proposed

INSPECTOR'S REPORT

Structurally Sound to Be Moved:

YES

NO

1. FROM 1023 S. St Marys 2. TO 229 Barrera

3. PRESENT USE: VACANT PROPOSED USE: Residential

4. BUILDING WIDTH: 38' LENGTH: 52' HEIGHT: 20' STORIES: 1

5. ROOF TYPE: SHED _____ GABLE HIP OTHER _____ CONDITION FAIR

6. BUILDING CONDITION: GOOD _____ FAIR BAD _____ OUT OF PLUMB _____

7. SILLS: 4x6 UNDER SIZE: _____ OVERSPANNED _____ SUBSTANDARD _____ CONDITION Fair

8. 1ST FLOOR JOISTS: 2x6 Size & span UNDER SIZE: _____ PROPERLY SUPPORTED _____ SUBSTANDARD _____
OVERSPANNED _____ NO BLOCKING _____ NO BRIDGING _____ CONDITION Fair

9. 2ND FLOOR JOISTS: N/A Size & span UNDER SIZE: _____ PROPERLY SUPPORTED _____ SUBSTANDARD _____
OVERSPANNED _____ NO BLOCKING _____ NO BRIDGING _____ CONDITION _____

10. STUDS: #1 Size & Length UNDER SIZE _____ OVERSPACED _____ SUBSTANDARD _____ BLOCKING _____ CONDITION _____

11. HEADERS: #1 Size & Length PROPERLY SUPPORTED _____ UNDER SIZE _____ CONDITION _____

12. PLATES: SINGLE #1 DOUBLE _____ PROPER LAP _____ SUBSTANDARD _____ CONDITION _____

13. CEILING JOISTS: #1 Size & span SUBSTANDARD _____ OVERPANNED _____ SPLICED _____ CONDITION _____

14. RAFTERS: #1 Size & span SUBSTANDARD _____ OVERPANNED _____ BRACES _____ CONDITION _____

15. EXTERIOR WALL COVERING: MATERIAL Wood NEED PAINT Yes NEEDS REPAIR No CONDITION Fair

16. INTERIOR WALLS: MATERIAL #1 NEED REPAIR _____ NEED RECOVERING _____ CONDITION _____

17. ROOF SHEATHING: CONDITION #2 NEED REPAIR _____ NEED REPLACING _____

18. ROOF COVERING: MATERIAL Shingles CONDITION Fair NEED REPAIR No NEED REPLACING No

19. PORCHES: NO. #2 NEED REPLACING No 20. DOORS AND/OR WINDOWS: CONDITION Fair

21. FLOOR CONDITION: #1 22. SANITARY FACILITIES: #1 23. KITCHEN FACILITIES _____

24. CEILING HEIGHT: #1 25. FIRE DAMAGE: No 26. NO. OF ACCESSORY BUILDINGS: 1

TYPE Garage CONDITION Poor

27. IN YOUR OPINION WHAT IS THE AGE OF STRUCTURE: 50+ yrs.

REMARKS: #1 Structure secured unable to inspect.
#2 unable to inspect interior
Structure OK to move

APPROVED: _____ DISAPPROVED _____ RECOMMENDATION: _____

DATE INSPECTED: 4/4/08 INSPECTOR: E. Martinez #126

04/2003 #416-2271