

**CITY OF SAN ANTONIO**  
**Board of Adjustment**  
**Regular Meeting Agenda**

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

**Monday, August 20, 2007**

**Board of Adjustment Board Members**

Mike Villyard District 9  
Chairman

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

Alternates

Maria Cruz	Michael Dean
Marian Moffat	Henry Rodriguez
Rollete Schreckenghost	Pete Vallone

- I. **11:45 a.m.- Work Session in the Tobin Room on the first floor of the Cliff Morton Development and Business Services Center, to discuss proposed amendments to the Unified Development Code.**
- II. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- III. **Pledges of Allegiance.**
- IV. **A-07-051:** The request of Barbara Favor for a Special Exception to relocate a residential structure from 1406 Gorman Street to 1904 Crockett Street.
- V. **A-07-084:** The request of Bob Kuric for a 20-foot variance from the requirement that a 30-foot front setback be maintained in “I-1” zoning districts, in order to erect a canopy, over the existing gasoline pumps, 10 feet from the front property line, 1602 W. Commerce Street.
- VI. **A-07-085:** The request of Jerry Arredondo for a 2-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to erect a 6-foot tall predominantly open fence in the front yard, 8611 Potranco Road.

- VII. **A-07-086:** The request of Olorosa, LLC for a complete off-street parking space variance from the requirement that a minimum of 16 off-street parking spaces be provided for a 1,600 square-foot restaurant, in order to have zero off-street parking spaces, 1024 South Alamo Street.
- VIII. **Approval of the minutes from the regular meetings on June 18<sup>th</sup> and August 6th, 2007.**
- IX. **Staff Report.**
- X. **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.
- XI. **Adjournment.**

**Note:** The City of San Antonio Board of Adjustment Agenda is on the Internet at: [www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

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

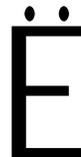
**Accessibility Statement**

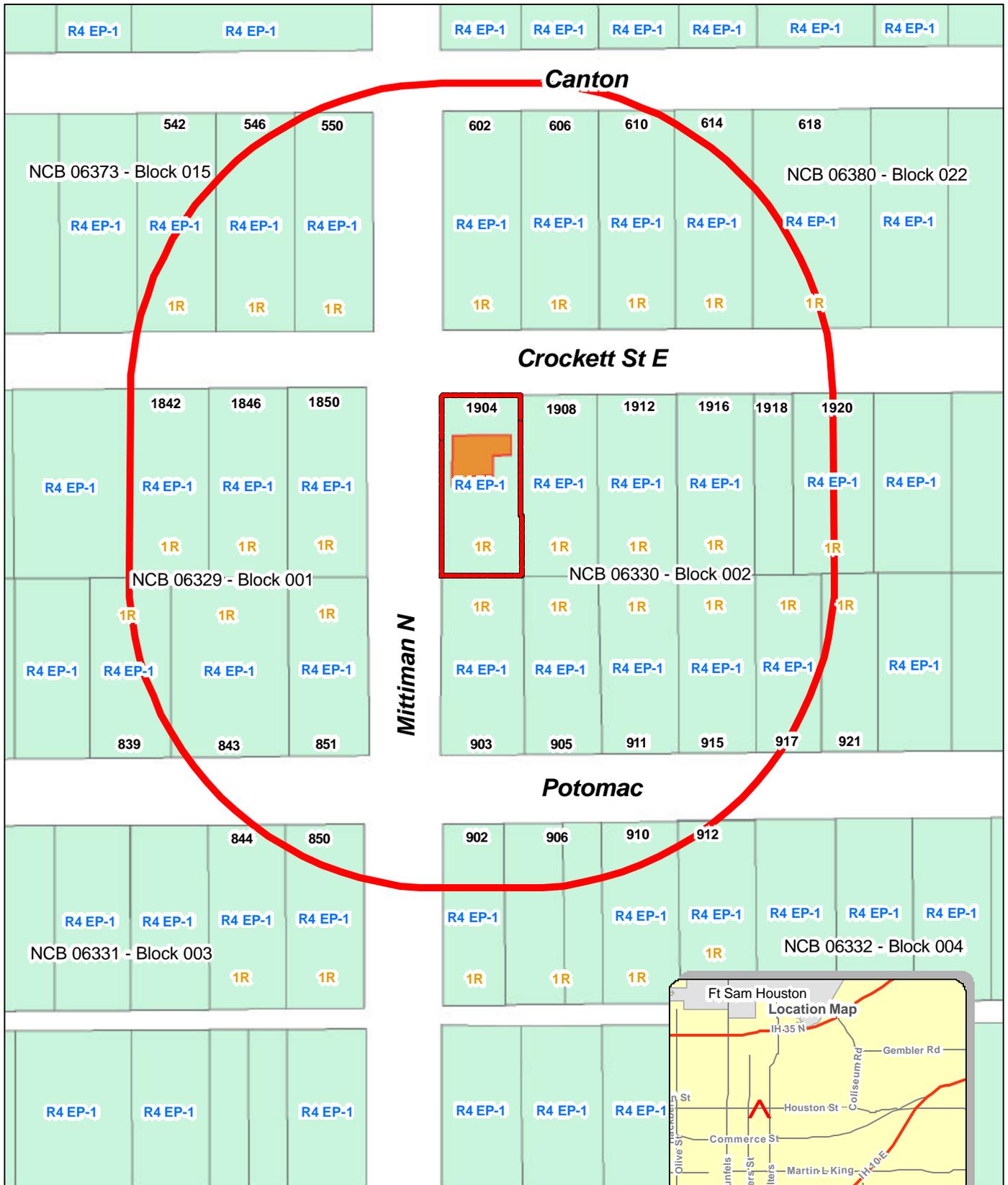
This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must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



# Board of Adjustment

Subject Property Locations  
Cases for August 20, 2007





**Board of Adjustment**  
**Notification Plan for**  
**Case A-07-051**



**Legend**  
 Subject Property   
 200' Buffer 



Scale: 1" approx. = 80'  
 Council District 2

Produced by the City of San Antonio  
 Development Services Department  
 (05/04/2007)

# Board of Adjustment - Case No. A-07-051

August 20, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 20, 2007** in the Board Room on the 1<sup>st</sup> floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Barbara Favor  
Lot 1 And 2, Blk 2, NCB 6330  
1904 Crockett Street

Zoned: “R-4 EP-1” Residential Single-Family Event Parking Overlay District

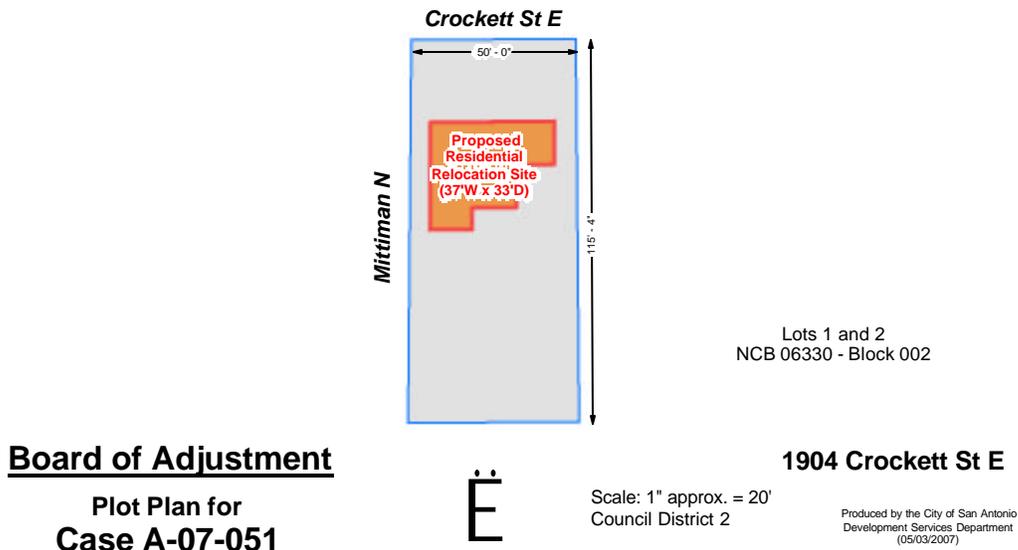
The applicant is requesting a Special Exception, as required in the Unified Development Code, to relocate a residential structure from 1406 Gorman Street to 1904 Crockett Street

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager Omar Sotelo at (210) 207-5018. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

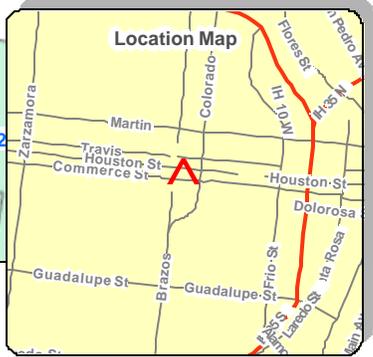
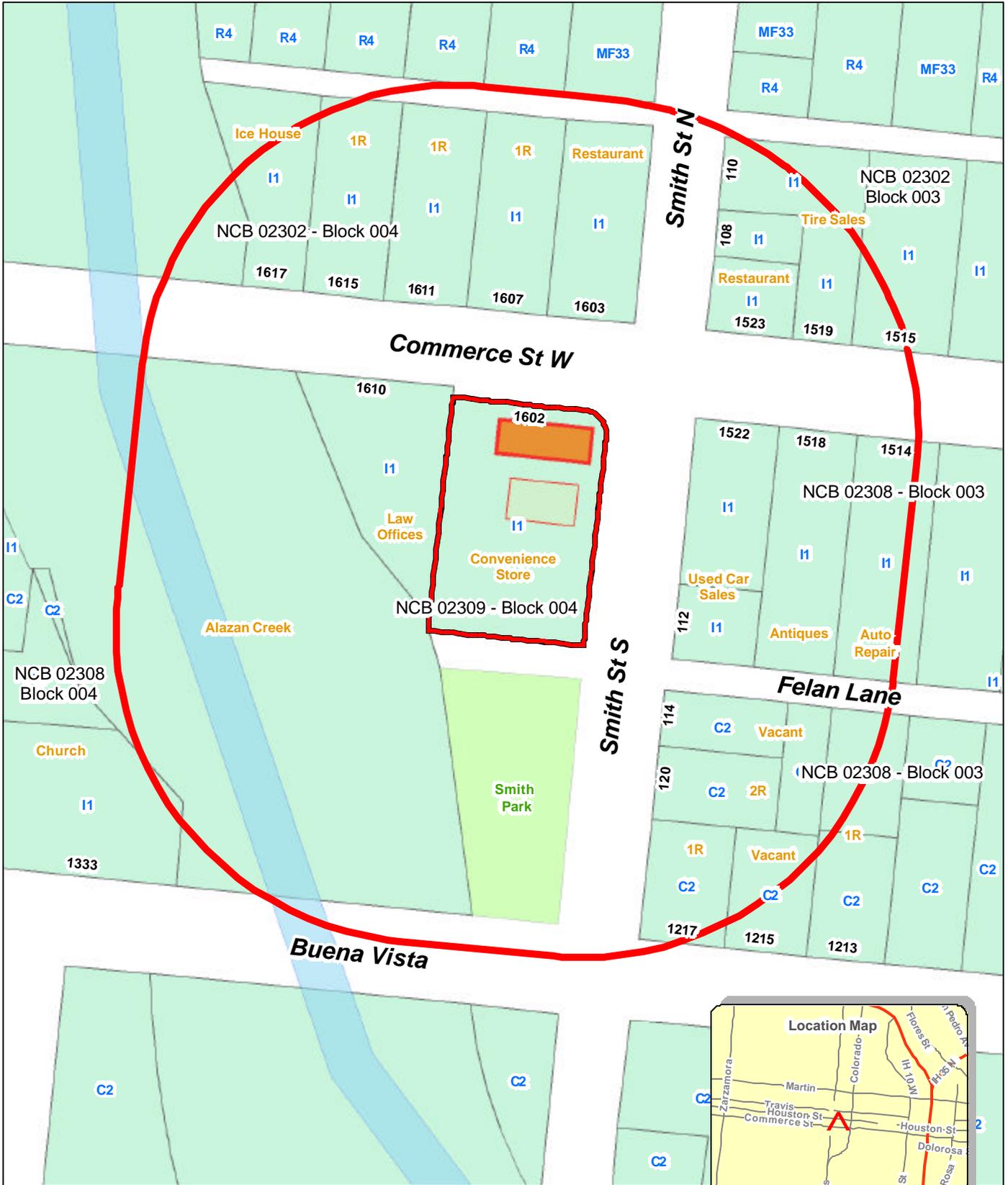
*The Cliff Morton Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.*

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



**Board of Adjustment**  
**Plot Plan for**  
**Case A-07-051**

**1904 Crockett St E**



**Board of Adjustment**  
**Notification Plan for**  
**Case A-07-084**



**Legend**  
 Subject Property   
 200' Buffer 

Scale: 1" approx. = 100'  
 Council District 5

Produced by the City of San Antonio  
 Development Services Department  
 (08/07/2007)

# Board of Adjustment - Case No. A-07-084

August 20, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 20, 2007** in the Board Room on the 1<sup>st</sup> floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Bob Kuric  
Lot 5, Blk 4, NCB 2309  
1602 West Commerce Street  
Zoned: “I-1” General Industrial District

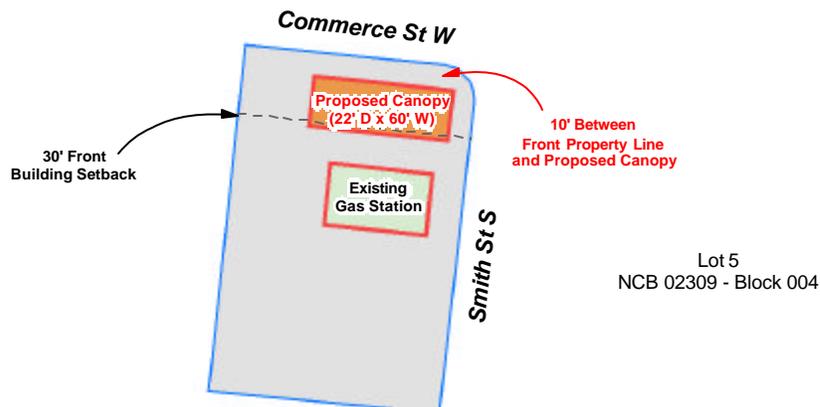
The applicant is requesting a 20-foot variance from the Unified Development Code requirement that a 30-foot front setback be maintained in “I-1” zoning districts, in order to erect a canopy, over the existing gasoline pumps, 10 feet from the front property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager Omar Sotelo at (210) 207-5018. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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**Board of Adjustment**

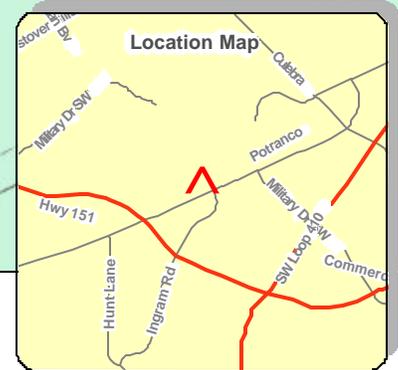
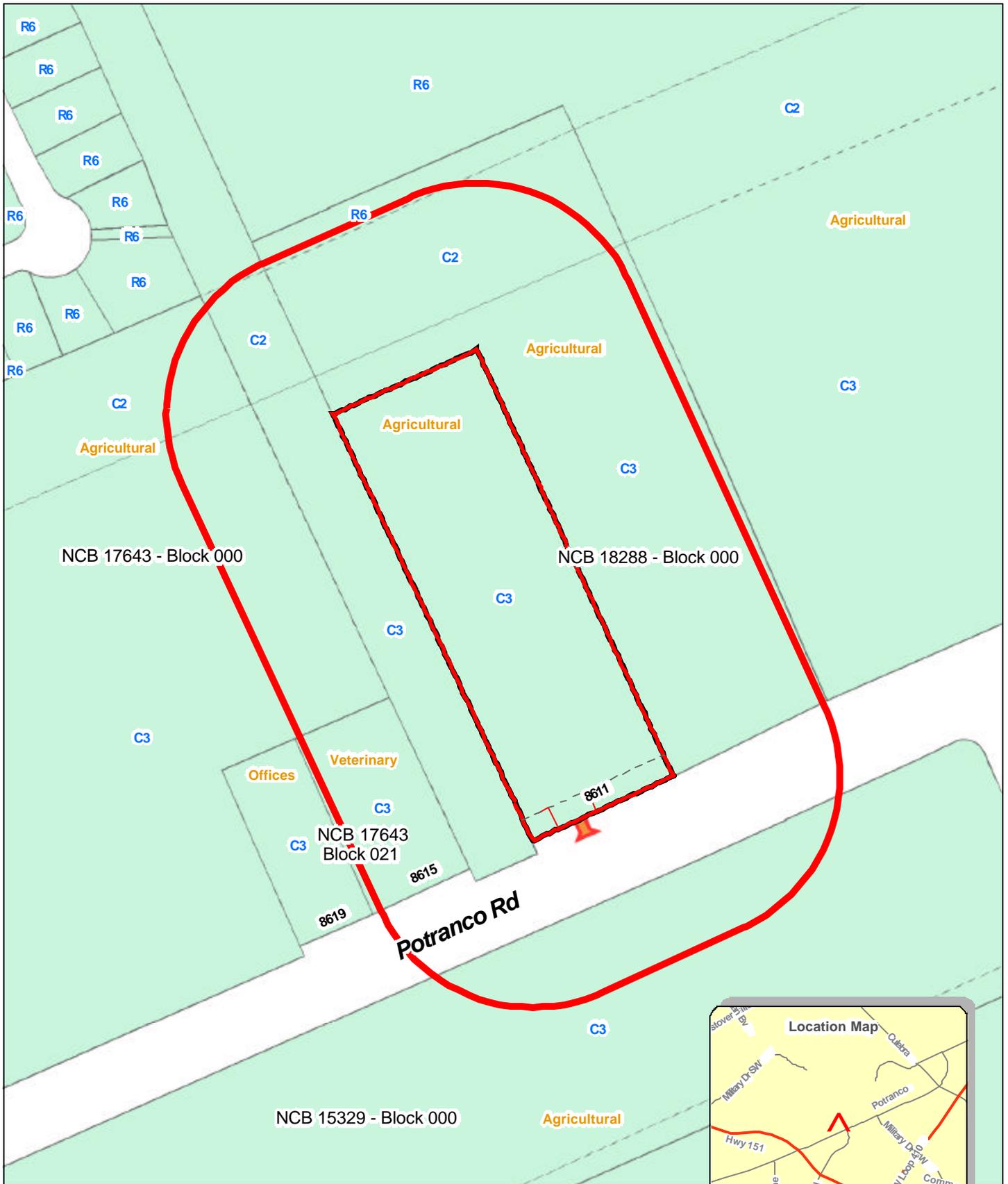
**Plot Plan for  
Case A-07-084**



**1602 Commerce St W**

Scale: 1" approx. = 60'  
Council District 5

Produced by the City of San Antonio  
Development Services Department  
(08/07/2007)



**Board of Adjustment**

**Notification Plan for  
Case A-07-085**



**Legend**

Subject Property   
200' Buffer 

Scale: 1" approx. = 150'  
Council District 6

Produced by the City of San Antonio  
Development Services Department  
(08/07/2007)

# Board of Adjustment - Case No. A-07-085

August 20, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 20, 2007** in the Board Room on the 1<sup>st</sup> floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Jerry Arredondo  
Lot 13, NCB 18288  
8611 Potranco Road  
Zoned: “C-3” Commercial District

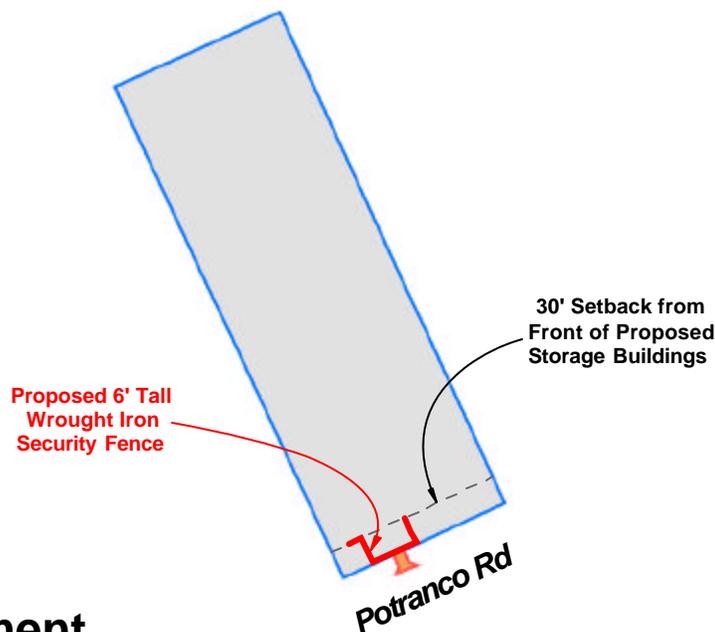
The applicant is requesting a 2-foot variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to erect a 6-foot tall predominantly open fence in the front yard

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

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Lot 13  
NCB 18288 - Block 000

**Board of Adjustment**

**Plot Plan for  
Case A-07-085**



Scale: 1" approx. = 200'  
Council District 6

**8611 Potranco Rd**

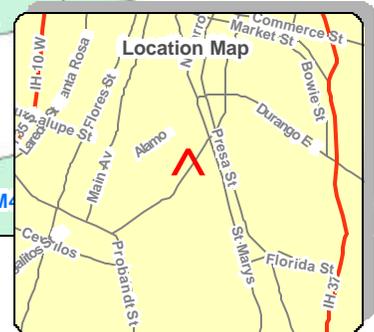
Produced by the City of San Antonio  
Development Services Department  
(08/07/2007)



**Board of Adjustment**  
**Notification Plan for**  
**Case A-07-086**



**Legend**  
 Subject Property   
 200' Buffer 



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

Produced by the City of San Antonio  
 Development Services Department  
 (08/07/2007)

# Board of Adjustment - Case No. A-07-086

August 20, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 20, 2007** in the Board Room on the 1<sup>st</sup> floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Olorosa, LLC  
Lot 5, Block A, NCB 935  
1024 South Alamo Street  
Zoned: “C-2 H HS” Historic Commercial District - Historic Significant

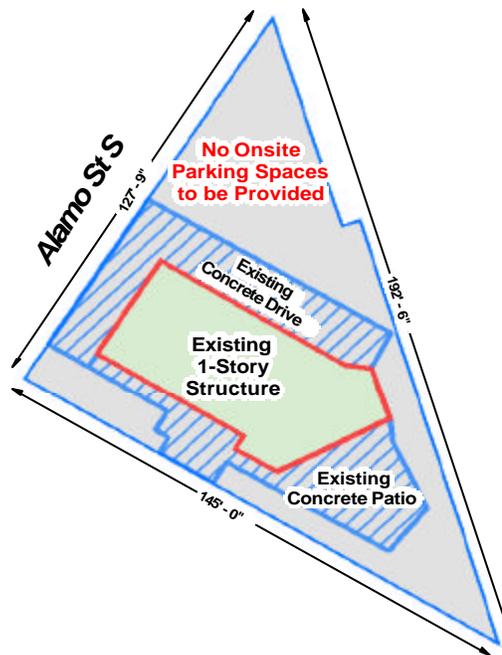
The applicant is requesting a complete off-street parking space variance from the Unified Development Code requirement that a minimum of 16 off-street parking spaces be provided for a 1,600 square-foot restaurant, in order to have zero off-street parking spaces.

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Lot 5 or E 127.7 ft of Lot A14  
NCB 00935 - Block A

**Board of Adjustment**

**Plot Plan for  
Case A-07-086**



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

**1024 Alamo St S**

Produced by the City of San Antonio  
Development Services Department  
(08/07/2007)