

# City of San Antonio Board of Adjustment

## Regular Public Hearing Agenda

Monday, August 5, 2013

1:00 P.M.

Board Room, Cliff Morton Development and Business Services Center

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 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-13-058:** The request of Budget Signs for 1) a 28 square foot variance from the maximum 25% of allowable sign area to allow an electronic message center with 153 square feet of area on Sign “C”; 2) two 60-foot variances from the minimum 200-foot spacing required between free-standing pole signs to allow three signs, Sign “A”, Sign “B” and Sign “C”, with 140 linear feet between them, located at 10815 IH 10 W. (Council District 8)
5. **A-13-059:** The request of Jason A. Glover, The LaSalle Group for a 1-foot variance from the 6-foot maximum fence height to allow a fence 7 feet in height in the rear yard, located at 20272 Stone Oak Parkway. (Council District 9)
6. **A-13-060:** The request of Francisco J. Morales for 1) a 5-foot variance from the 5-foot required side yard setback to allow a zero lot line dwelling and 2) a 4.9-foot variance from the 20-foot required rear yard setback to allow a dwelling 15.1 feet from the rear property line, located at 4311 Hilton Head. (Council District 10)
7. **A-13-061:** The request of Keith Douglas for a 2-foot variance from the 6-foot maximum allowable fence height to allow a fence 8 feet in height in the rear and side yards, located at 227 Royal Oaks Drive. (Council District 10)
8. **A-13-062:** The request of Abel Vidal for a 1-foot variance from the 2-foot maximum allowed projection of an eave overhang to allow an eave within 2-feet of the side property line, located at 234 Carolina Street. (Council District 1)
9. **A-13-063:** The request of Moises Gomez for a special exception to allow an ornamental iron fence, up to 6-feet in height, in the front yard, located at 6223 Bright Valley Drive. (Council District 4)
10. Approval of the minutes – July 15, 2013

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### Board of Adjustment Membership

*Michael Gallagher, District 10, Chair    Andrew Ozuna, District 8, Vice Chair*  
*Frank Quijano, District 1 • Edward Hardemon, District 2 • Helen Dutmer, District 3 • George Britton, District 4*  
*Brian Smith, District 5 • Jesse Zuniga, District 6 • Mary Rogers, District 7 • John Kuderer, District 9 • Gene Camargo, Mayor*

### Alternate Members

*Harold O. Atkinson • Maria D. Cruz • Paul E. Klein • Henry Rodriguez • Steve G. Walkup*

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## 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).***

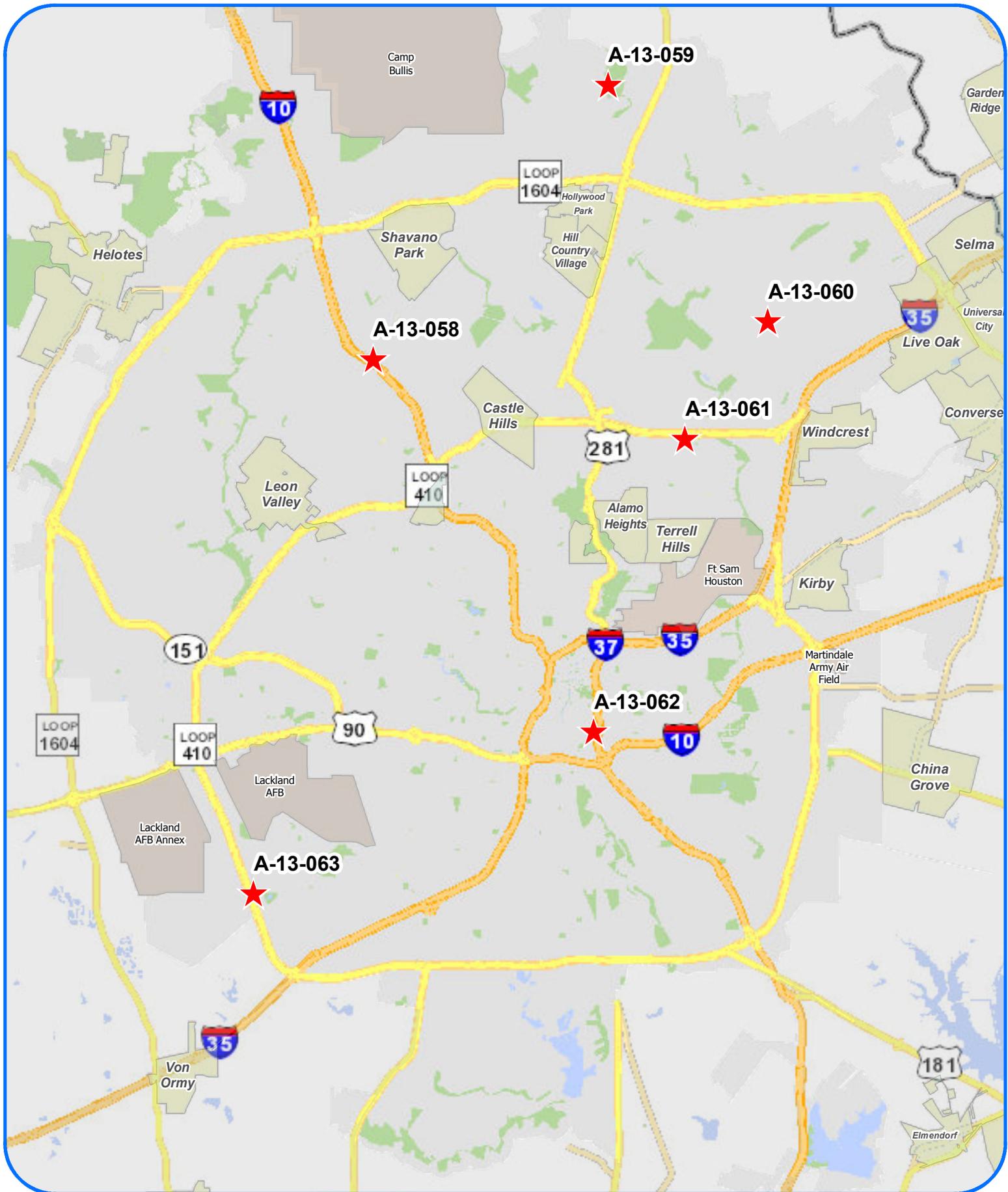
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# **Board of Adjustment**

**Subject Property Locations  
Cases for 5th August 2013**





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

To: Board of Adjustment  
Case No.: A-13-058  
Date: August 5, 2013  
Applicant: Budget Signs, LTD  
Owner: Bullish Resources, Inc.  
Location: 10815 IH 10 W  
Legal Description: Lot 19, Block 1, NCB 15017  
Zoning: "C-3" General Commercial  
Prepared By: Margaret Pahl, AICP Senior Planner

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### **Request**

A request for 1) a 28 square foot variance from the maximum 25% of allowable sign area to allow an electronic message center with 153 square feet of area; 2) two 60-foot variances from the minimum 200-foot spacing required between free-standing pole signs to allow three signs with 140 linear feet between them.

### **Procedural Requirements**

A variance from the requirements of the sign ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners within two hundred (200) feet of the subject property on July 18, 2013. The application details were published in The Daily Commercial Recorder, an official newspaper of general circulation, on July 19, 2013. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The subject property is an 18-acre car dealership, Ancira, along the IH 10 W, selling both new and used vehicles. The site has many signs, but changes are proposed for only one of them. The applicant is requesting approval to reface an existing pole sign with a more modern type face and an electronic message center. The sign is likely the oldest sign on the property. Two newer signs are shown on the submitted site plan, because they do not currently satisfy the minimum 200-foot spacing between each other or the older sign. A 60-foot variance is being requested to authorize the reduced spacing of 140-feet between these signs.

A variance is also being requested to allow a larger electronic message center sign. The property is located within the “UC-1” Urban Corridor. Chapter 28-220 specifies standards for signage along urban corridors and limits digital displays to 25% of the allowable sign area. The applicant is allowed a multi-tenant sign with 500 square feet, limiting the digital sign area to 125 square feet. The proposed design is estimated at 30% of the 500 square foot allowance, which represents a 153 square foot digital face, a 28-square foot variance. If approved, the proposed sign would result in 240 square feet of total sign area.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
“C-3” General Commercial	Ancira Car Dealership

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	“C-2” Commercial	Apartments
South	“C-3” General Commercial	Professional Office
East	“C-3” General Commercial	Vehicle Sales
West	“C-3” General Commercial	Vehicle Sales

**Comprehensive Plan Consistency/Neighborhood Association**

The property is within the North Sector Plan area, with a future land use designation as *mixed use center*. The area is also within the boundaries of the Vance Jackson Neighborhood Association, and as such they have been notified and asked to comment.

**Criteria for Review**

Pursuant to Section 28-247 of *Chapter 28: Signs and Billboards* of the City Code, in order for a variance to be granted, the applicant must demonstrate:

1. *The variance is necessary because strict enforcement of this article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography; or*
2. *A denial of the variance would probably cause a cessation of legitimate, longstanding active commercial use of the property; and*

The large site, with approximately 2,600 linear feet of frontage on both the freeway and a nearby commercial collector, could install 13 free-standing pole signs. With that many signs allowed by right, it is difficult to claim a hardship resulting from minimum spacing. Only four signs are allowed along the freeway frontage and each of these signs is already in place; three are the subjects of this variance. These three signs are already installed without the minimum spacing required. No changes are proposed for two of these three signs. The variances to reduce the minimum spacing, if granted, would simply make these three signs conforming.

The size variance is for the oldest of the signs, likely installed over 15 years ago. The requested variance for the multi-tenant sign would not allow a larger sign than what is allowed by right; the proposed size is half the overall size allowed. The applicant is seeking a variance from the maximum allowed percentage of 25 % for a digital message center, to allow a sign that is 30% or 153 square feet in size. The proposed new signage would use the same pole and the same *cabinet size* as the one currently in place for a total sign area of 240 square feet.

3. *After seeking one or more of the findings set forth in subparagraphs (1) and (2), the Board finds that:*

A. *Granting the variance does not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.*

The applicant states that the variance for the enlarged digital sign does not provide a special privilege because the proposed overall sign is significantly smaller than the current ordinance allows. Regarding the spacing, each of the signs is existing and in the same location.

B. *Granting the variance will not have a substantially adverse impact on neighboring properties.*

Granting the variance will change very little on the site; each of the signs will remain in the same location and one is being updated to add a digital message center. In addition, the digital sign is setback approximately 100-feet from the property line. The subject parcel is 18 acres, and the property owner also owns neighboring parcels. One has to travel 800 linear feet in one direction and 600 linear feet in the other to reach a different property owner. There is no indication that the variances would have an adverse impact on neighboring properties.

C. *Granting the variance will not substantially conflict with the stated purposes of this article.*

The legislative purposes of the adopted sign regulations are to provide minimum standards to protect the general public by regulating the design, construction, location, use and maintenance of out-door advertising signs. In many parts of the City, the minimum sign spacing is 150 feet; it is only along designated urban corridors that the distance has been increased to 200 feet. Since the signs already exist and have non-conforming rights to remain in place, granting the spacing variance would not conflict with the stated purpose of the Code.

The digital variance may be more difficult to justify. The intended purpose of the limitation was to regulate the size and visual impact of a digital sign. The reduced sign area of the specific sign though, coupled with the 100-foot setback, may justify the variance as consistent with the stated purpose.

### **Alternative to Applicant's Request**

The applicant can relocate the proposed digital sign 60 feet to satisfy the 200 foot spacing and reduce the size of the message center to 125 square feet.

### **Staff Recommendation**

Staff recommends **approval of A-13-058** based on the following findings of fact:

1. The signs are existing and will remain in their current locations;
2. The new digital message center is half the size allowed for a multi-tenant sign.

**Attachments**

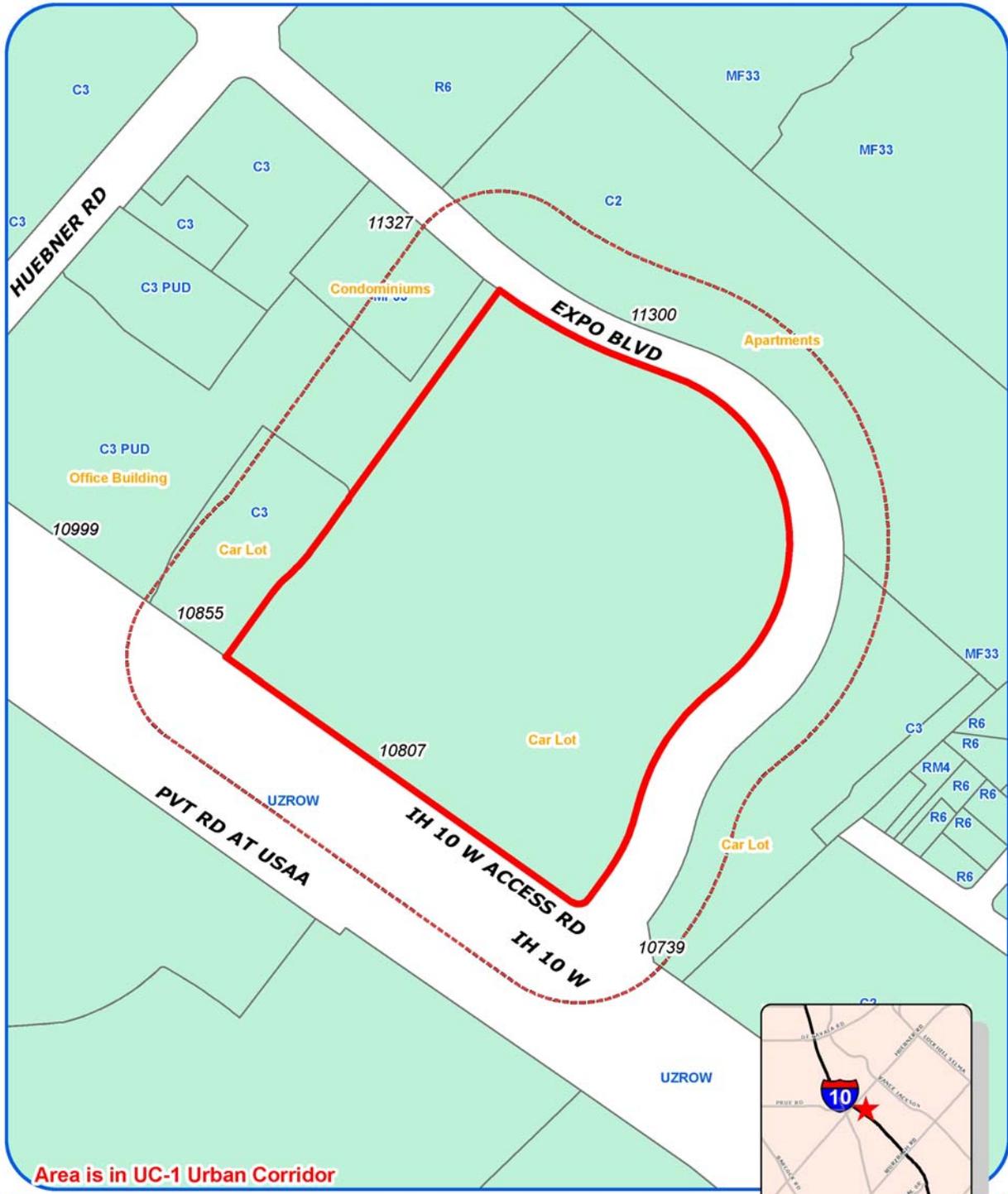
Attachment 1 – Notification Plan

Attachment 2 – Plot Plan

Attachment 3 – Applicant’s Site Plan

Attachment 4 – Site Photos

# Attachment 1 Notification Plan

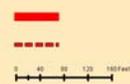


Area is in UC-1 Urban Corridor

## Board of Adjustment Notification Plan for Case No A-13-058

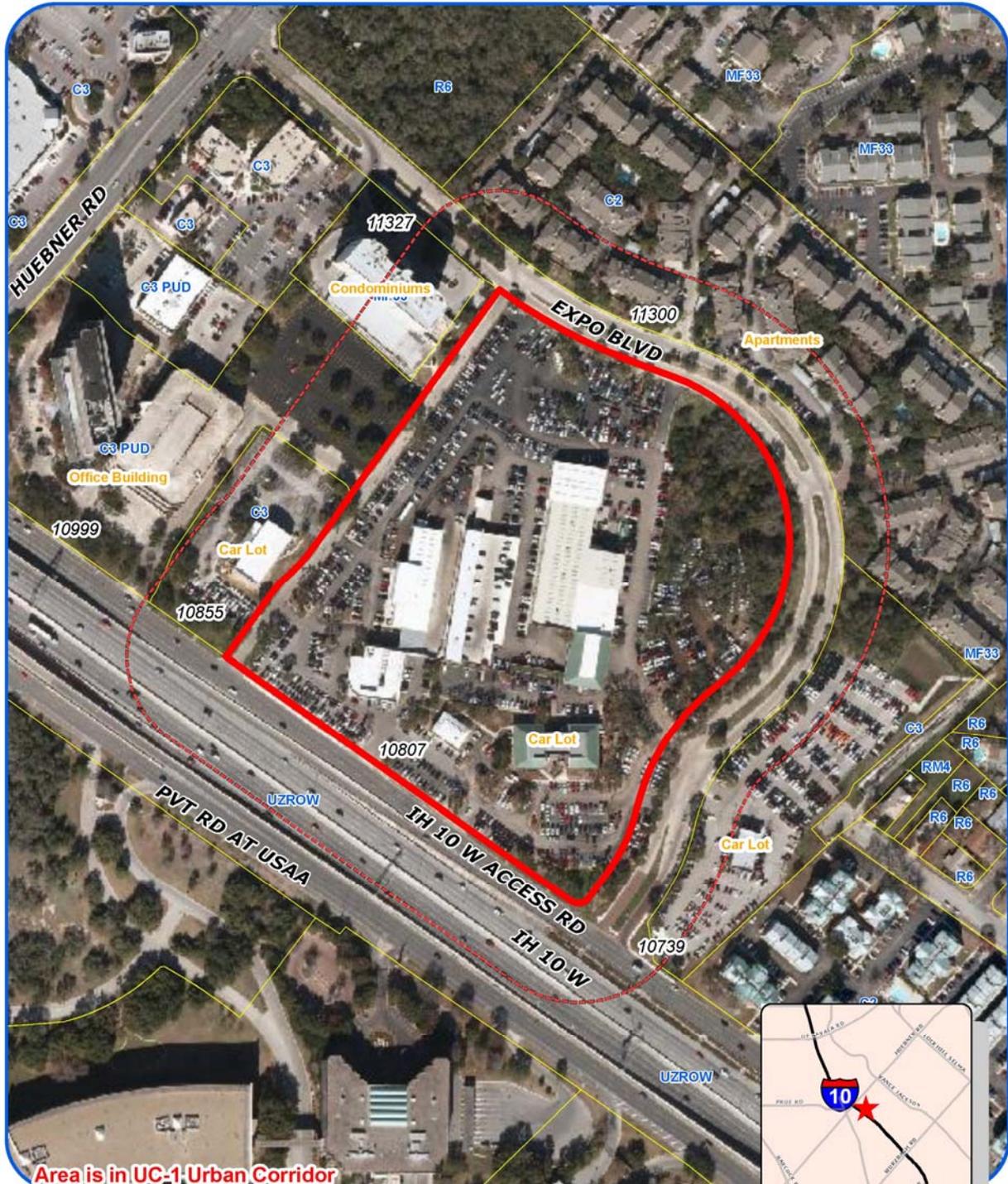


Subject Property  
200' Notification Boundary  
Council District 8



Development Services Department  
City of San Antonio  
(08/05/2013)

**Attachment 1 (cont)  
Notification Plan**



**Area is in UC-1 Urban Corridor**

**Board of Adjustment  
Notification Plan for  
Case No A-13-058**

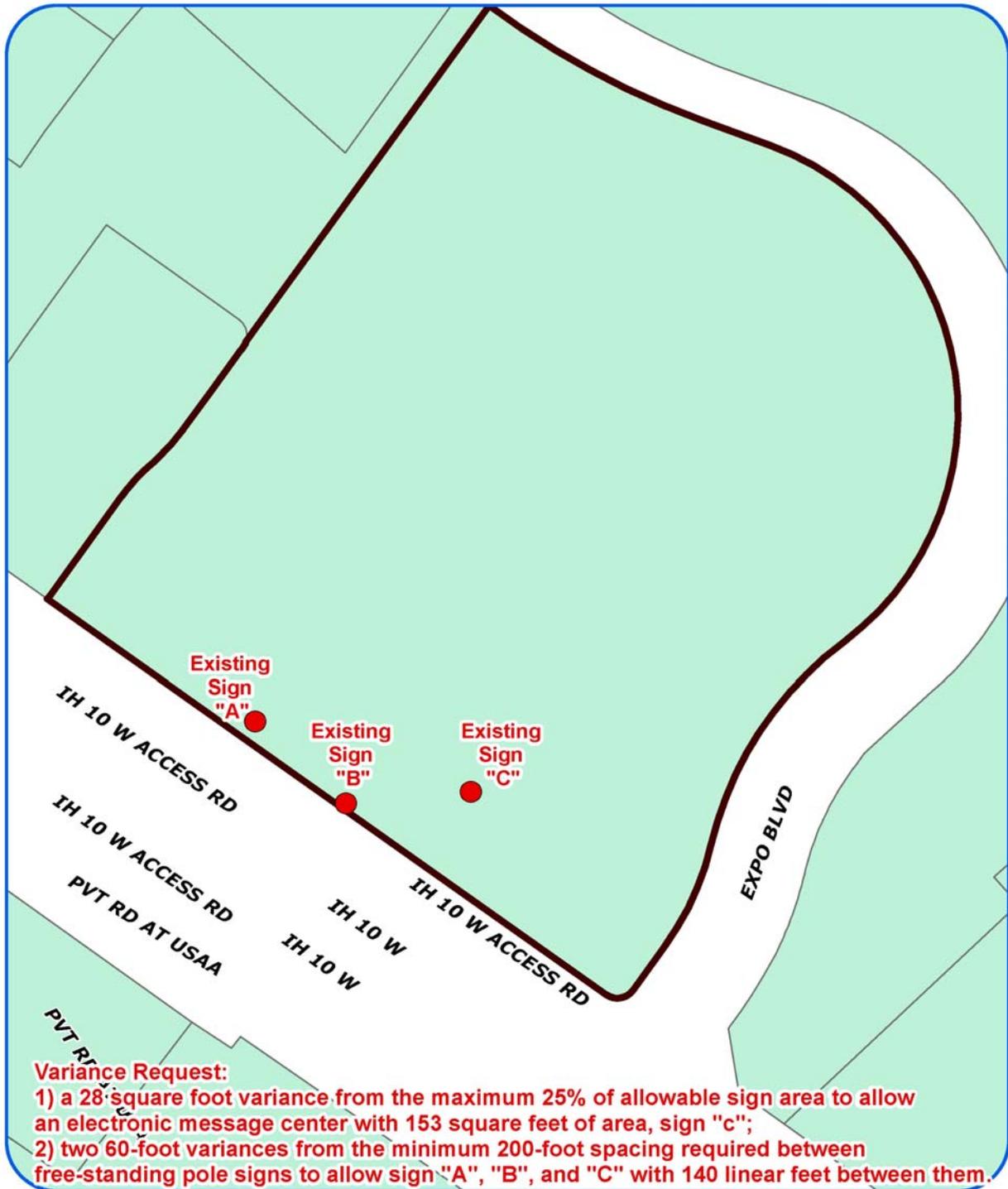


- Subject Property ———
- 200' Notification Boundary - - - - -
- Council District 8 0 40 80 120 160 Feet



Development Services Department  
City of San Antonio  
(08/05/2013)

Attachment 2  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-058**

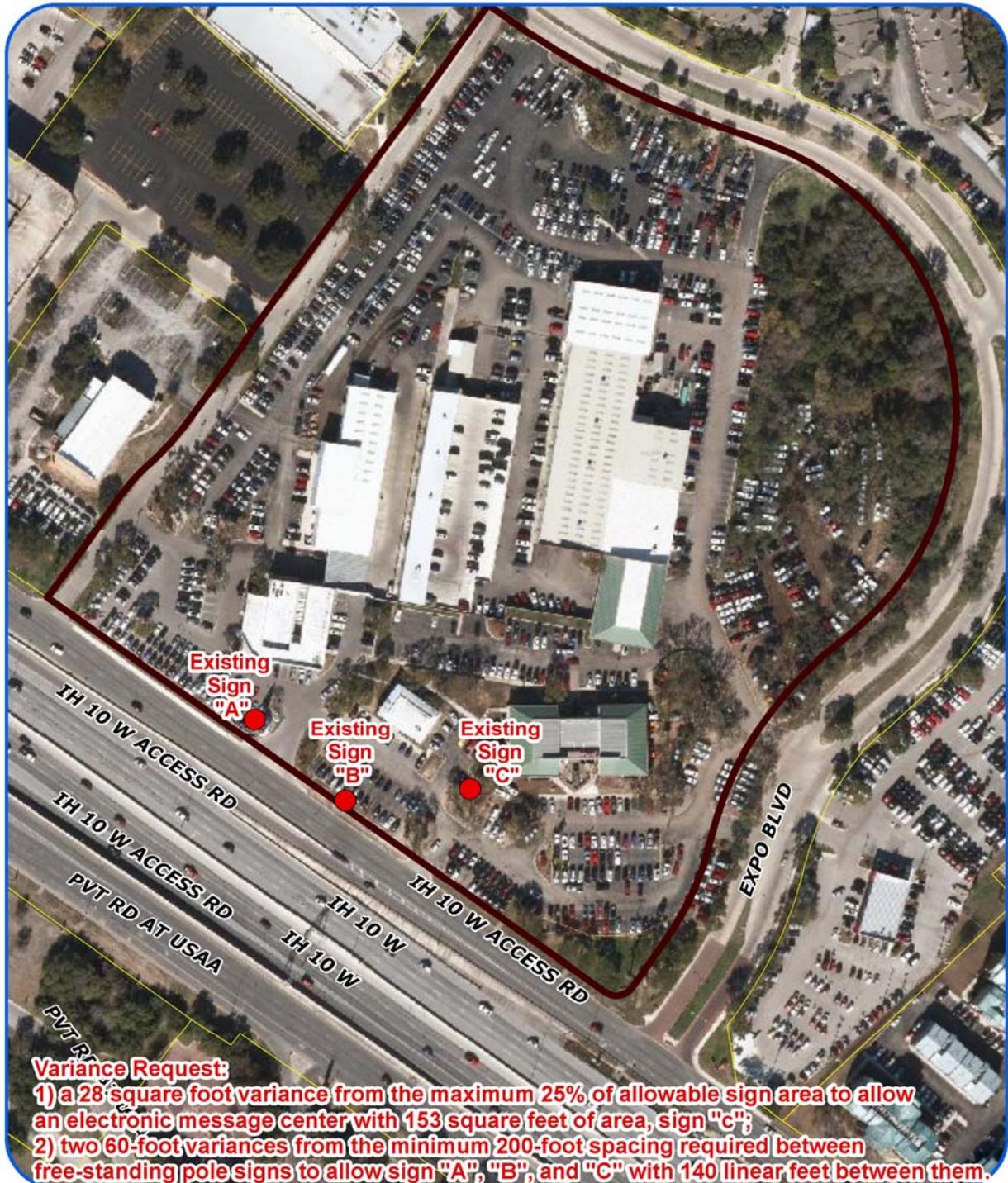


"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 8

10815 IH10 W 1:1.857

Development Services Department  
City of San Antonio  
(08/05/2013)

Attachment 2 (cont)  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-058**



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 8

10815 IH10 W

Development Services Department  
City of San Antonio  
(08/05/2013)

1:1.B57



**Attachment 4  
Site Photos**



**The Current Sign**



**The Digital Message Center**

**Attachment 4 (cont)**  
**Site Photos**





## City of San Antonio Development Services Department Staff Report

To: Board of Adjustment  
Case No.: A-13-059  
Date: August 5, 2013  
Applicant: Jason A. Glover, The LaSalle Group  
Owner: Stone Oak Memory Care, LLC  
Location: 20272 Stone Oak Parkway  
Legal Description: 2.72 acres out of NCB 19218  
Zoning: "C-2 MLOD ERZD" Commercial Military Lighting Overlay Edwards  
Recharge Zone District  
Prepared By: Tony Felts, Planner

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### **Request**

A request for a 1-foot variance from the 6-foot maximum allowable fence height requirement to allow a fence 7 feet in height in the rear yard.

### **Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. 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 or before July 18, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation, on July 19, 2013. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The subject property is located on the north side of Stone Oak Parkway, approximately 275 feet east of Tynedale Trace. The site is currently vacant, though construction has started on an assisted living facility for patients with Alzheimer's Disease.

The applicant is requesting a variance from the maximum fence heights allowable in Section 35-514(d) of the UDC to allow the construction of a 7-foot high fence in the rear of the property around the proposed generator pad and associated equipment.

The applicant is also proposing two other sections of 7-foot high fence to enclose interior courtyards for the patients, however, these sections of fence have been determined to be allowed by right under Section 35-514(d)(3) of the UDC which allows fences to be erected up to the height of the adjacent building where fence is entirely on the interior of a lot behind building setback lines, attached to the main structure, and used for security purposes. This portion of fence does meet the requirements of this section.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
C-2 MLOD ERZD (Commercial)	Vacant (Assisted Living Facility under construction)

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	C-2 PUD MLOD ERZD (Commercial)	Vacant
South	R-5 PUD MLOD ERZD (Residential Single Family)	Single Family Residences
East	C-2 MLOD ERZD (Commercial)	Vacant
West	C-2 MLOD ERZD (Commercial)	Vacant

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the North Sector Plan (designated as Suburban Tier). The subject property is not located within the boundaries of a registered 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:*

Fence and wall height restrictions are put into place in order to provide orderly development and encourage a sense of community. The applicant has not provided any information that the requested fence is necessary for security or operations of the emergency generator or the facility, and therefore, is contrary to the public interest.

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

There are no special conditions apparent on the property that would render the allowed 6-foot high fence an unnecessary hardship.

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

As there are no special conditions readily apparent, the spirit of the ordinance will not be observed.

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 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.*

The requested variance will likely not injure the appropriate use of adjacent conforming properties, and is unlikely to be able to be discernable by passersby.

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.*

There are no unique circumstances readily apparent to justify to issuance of a variance.

### **Alternatives to Applicant’s Request**

The alternative to the applicant’s request would be to reduce the fence height around the generator pad to 6 feet.

### **Staff Recommendation**

Staff recommends **denial of A-13-059** because of the following reasons:

- There are no special conditions readily apparent on the property to warrant granting a variance
- The applicant has not provided any information that the variance is necessary for security of the facility

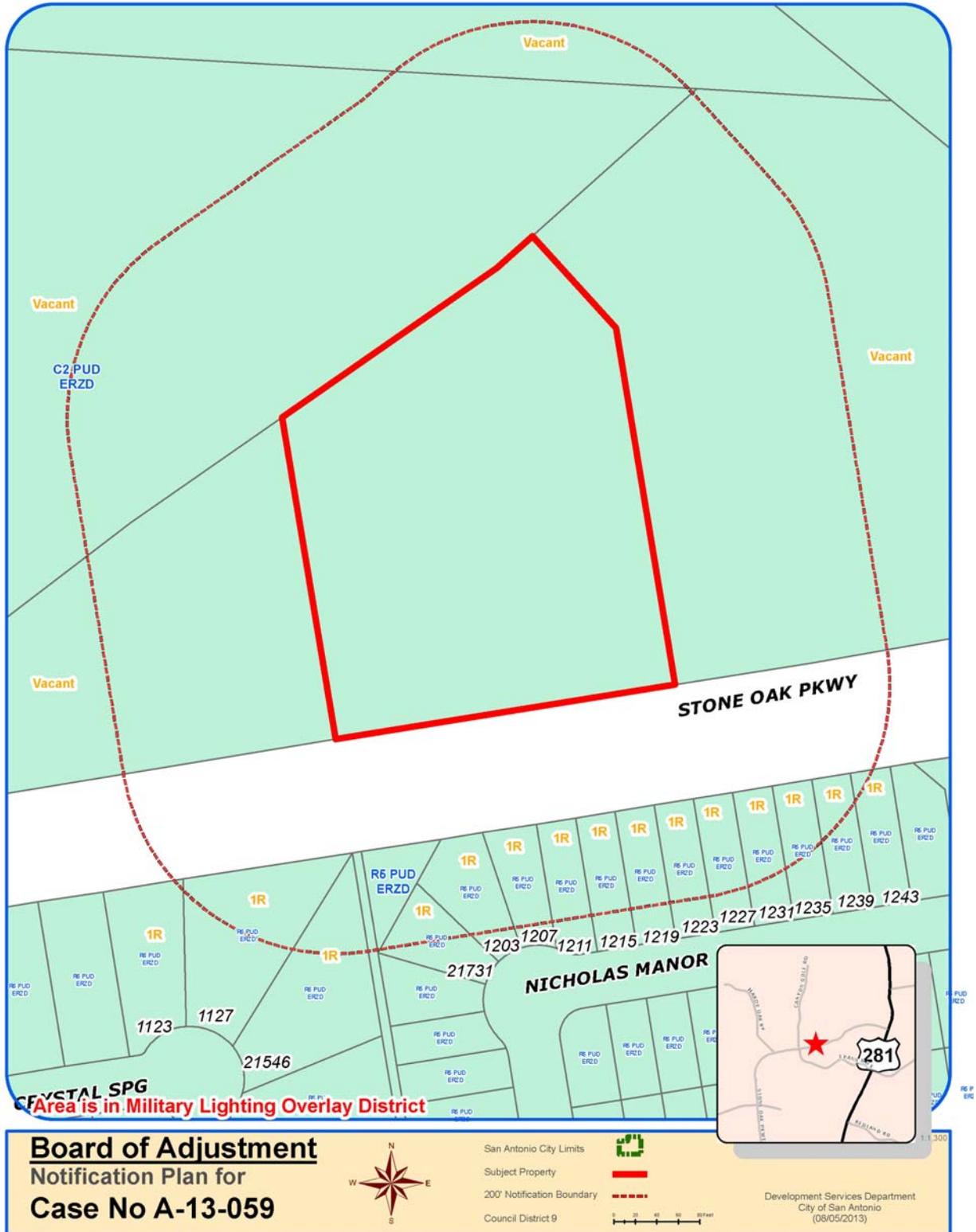
### **Attachments**

Attachment 1 – Notification Plan

Attachment 2 – Plot Plan

Attachment 3 – Applicant’s Site Plan

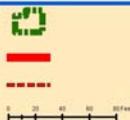
# Notification Plan Attachment 1



**Board of Adjustment**  
**Notification Plan for**  
**Case No A-13-059**



- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District 9

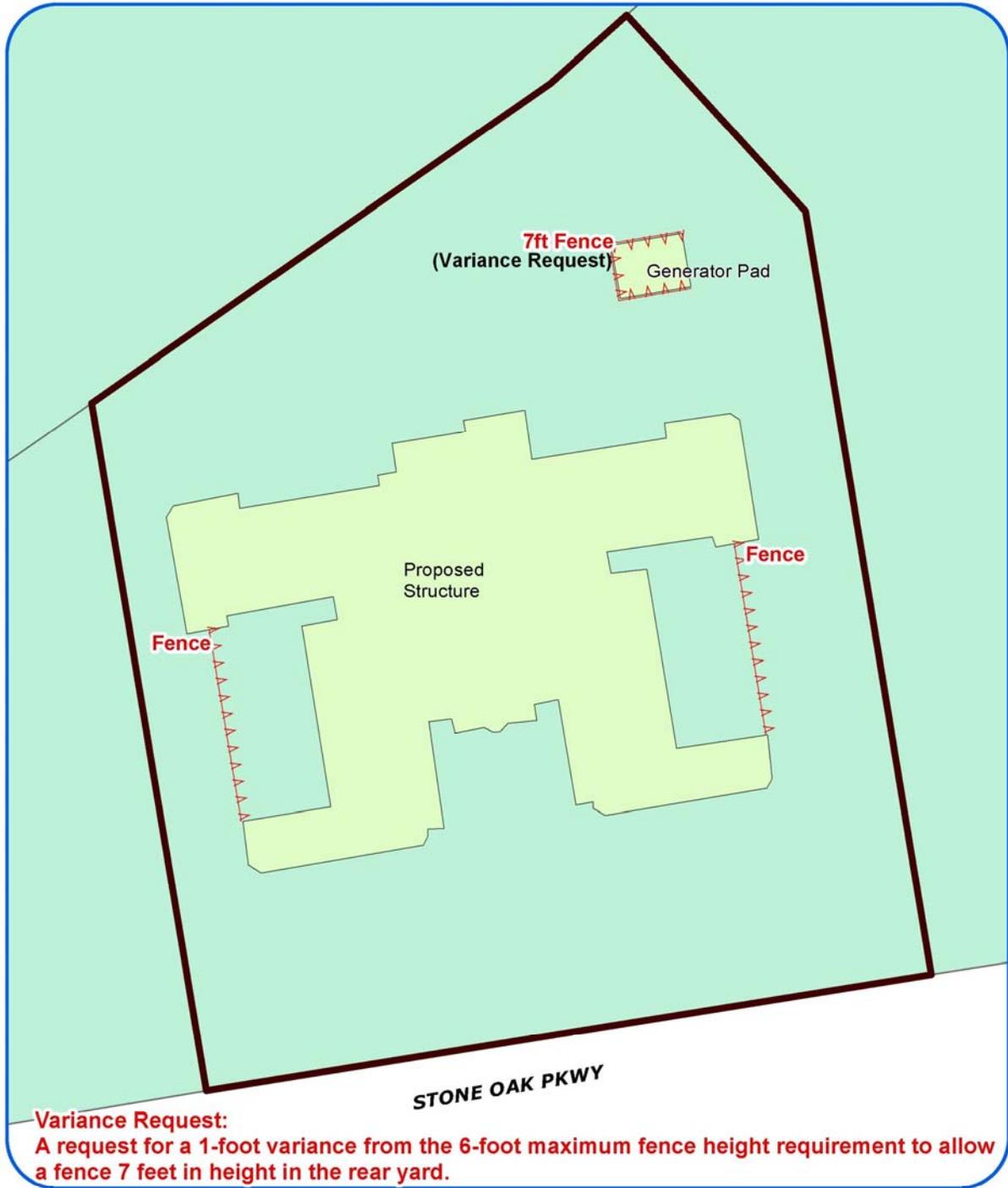


Development Services Department  
 City of San Antonio  
 (08/05/2013)

# Attachment 1 (Continued) Notification Plan



**Attachment 2  
Plot Plan**



**Variance Request:**  
A request for a 1-foot variance from the 6-foot maximum fence height requirement to allow a fence 7 feet in height in the rear yard.

**Board of Adjustment**  
Plot Plan for  
**Case No A-13-059**



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 9

**Stone Oak Parkway**

Development Services Department  
City of San Antonio  
(08/05/2013)

Attachment 2 (Continued)  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
Case No A-13-059



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 9

Stone Oak Parkway <sup>1-845</sup>

Development Services Department  
City of San Antonio  
(08/05/2013)





## City of San Antonio Development Services Department Staff Report

To: Board of Adjustment  
Case No.: A-13-060  
Date: August 5, 2013  
Applicant: Francisco J. Morales  
Owner: Steven C. Jones  
Location: 4311 Hilton Head  
Legal Description: Lot 59, Block 38, NCB 16808  
Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District  
Prepared By: Tony Felts, Planner

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### **Request**

A request for 1) a 5-foot variance from the 5-foot required side yard setback to allow a zero lot line dwelling and 2) a 4.9-foot variance from the 20-foot required rear yard setback to allow a dwelling 15.1 feet from the rear property line.

### **Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. 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 or before July 18, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation, on July 19, 2013. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Executive Summary**

The subject property is located on the north side of Hilton Head, approximately 117 feet east of Tamarron Street. The property is currently vacant; previously, a zero-lot line dwelling occupied the site. The dwelling was damaged by fire in 2012, and subsequently demolished in 2013.

The aforementioned residence, according to BCAD records, was constructed in 1982. The residence was constructed as a zero-lot line dwelling. The subdivision was originally platted as a zero-lot line subdivision in December, 1979; however, the original plat was vacated in January, 1982, and replaced with a plat that did not include required notations and easements for zero-lot

line dwellings. It is unclear whether the former residence on the subject property was developed under the zero-lot line plat or the subsequent plat, but the lot was amended with the new plat that removed the zero-lot line notations. As such, the demolished zero lot line dwelling would have been non-conforming. Section 35-707 of the UDC states that once a structure is damaged to an extent that exceeds 50 percent of the replacement cost, by whatever means, the structure loses all non-conforming rights.

The applicant is now requesting a variance to allow a zero lot line dwelling to be reconstructed on the site. Although the UDC does allow zero-lot line dwellings, as previously stated, there are certain platting and easement conditions that must be met prior to approval of such a structure, including a maintenance easement along the adjacent property, which do not exist on the current plat. As the plat does not meet the standards required in the UDC, a setback variance is necessary. It should be noted that zero-lot line dwellings appear commonplace in this neighborhood.

Regarding the rear setback variance request, the original foundation of the home does not appear to have been within the required setback. The foundation has been added on in the rear in preparation for constructing the new dwelling. The applicant, at some point, fenced a portion of the neighboring property (a golf course) into his yard, and did not know that the foundation addition was within the rear yard setback. After a survey, it was discovered that the new foundation was within the required setback, and as such, a rear setback variance would also be required to continue construction of the dwelling as planned.

It should be noted that if the variance request for a zero-lot line dwelling is approved, fireproofing consistent with the International Residential Code (and any other applicable building or city code) will be required. Additionally, if approved, staff recommends that the owner negotiate a maintenance easement with the adjacent property owner so that the property may be maintained.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
R-5 AHOD (Residential Single-Family)	Vacant

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	G AHOD (Golf Course District)	Golf Course
South	R-5 AHOD (Residential Single-Family)	Single-Family Dwellings
East	R-5 AHOD (Residential Single-Family)	Single-Family Dwellings
West	R-5 AHOD (Residential Single-Family)	Single-Family Dwellings

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the North Sector Plan (designated as Suburban Tier) and the San Antonio International Airport Vicinity Land Use Plan (designated as Low Density Residential). The subject property is also located within the boundaries of the Northern Hills Neighborhood Association; as such, the neighborhood association was notified and asked to comment.

### **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:*

Building setbacks are designed to maintain orderly and safe development, and ensure access to air and light. The UDC provides for zero lot line dwellings so long as certain conditions are met. In this case the demolished structure may have been developed under the previous zero-lot line plat. Given that the demolished structure was a non-conforming zero lot line dwelling, and that fact that any new structure will have to meet the fireproofing requirements of the International Residential Code, the requested variance is not contrary to the public interest.

Regarding the rear yard setback variance, given that the property abuts a golf course that essentially functions as an open space (along with the current zoning district designation of the Golf Course), the rear yard setback variance could be considered appropriate.

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

Because of the previous existence of a zero-lot line dwelling, as well as the adjacent land use as a golf course, special conditions exist that would cause a literal enforcement of the ordinance to result in an unnecessary hardship.

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

The UDC does allow zero lot line dwellings if certain platting and other conditions are met. One of the conditions is a 10-foot setback on the non zero lot line side of the property in order to provide proper building separation. This required 10-foot setback is indicated on the site plan, and a distance of at least 10 feet separates to the proposed dwelling to the neighboring dwelling on the zero lot line side; as such, the spirit of the ordinance will be observed. Additionally, the open space function of the adjacent golf course helps to maintain the openness of the rear yard, and thus the spirit of the ordinance is observed.

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 R-5 (Residential Single-Family) base zoning 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.*

The requested variance, if approved, will not injure the appropriate use of adjacent conforming properties as zero-lot line dwellings are commonplace in this neighborhood. Additionally, the proximity of the rear of the structure to the existing golf course will likely not substantially injure the function or operation of the use.

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 unique circumstances existing on the property were not caused by the applicant, but rather by the replatting of the subdivision by the developer.

### **Alternatives to Applicant's Request**

The alternative to the applicant's request is to construct a new dwelling to current code which would require the demolition of the existing foundation.

### **Staff Recommendation**

Staff recommends **approval of A-13-060** because of the following reasons:

- The neighborhood was originally platted as a zero-lot line subdivision.
- The adjacent golf course provides open space sufficient to satisfy the goals of the rear yard requirement.

### **Attachments**

Attachment 1 – Notification Plan (Location Map)

Attachment 2 – Plot Plan

Attachment 3 – Applicant's Site Plan

# Attachment 1 Notification Plan



**Attachment 1 (Continued)  
Notification Plan**



**Area is in Airport Hazard Overlay District**

**Board of Adjustment  
Notification Plan for  
Case No A-13-060**

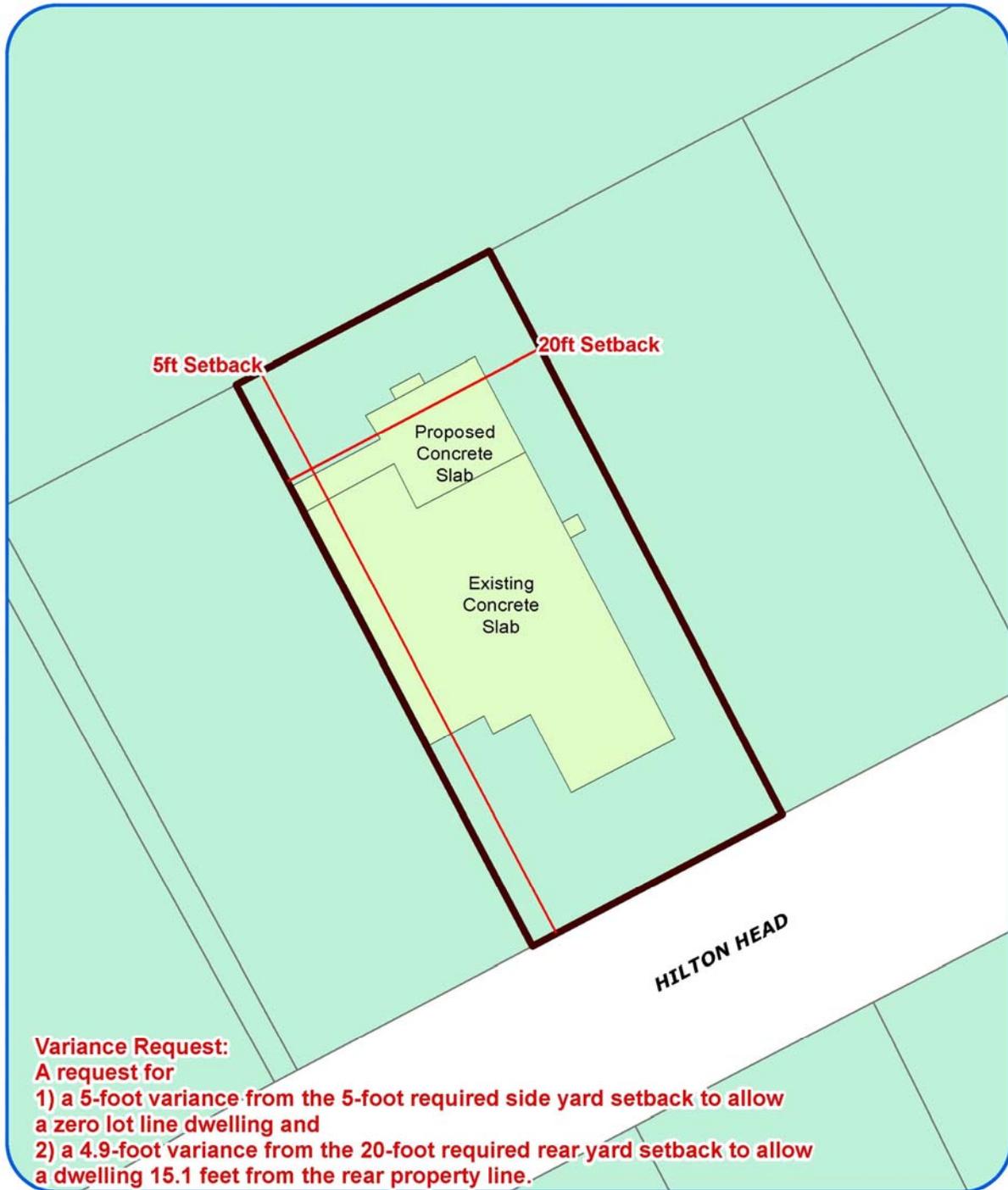


Subject Property █  
 200' Notification Boundary - - - - -  
 Council District 10 0 10 20 30 40 ft



Development Services Department  
 City of San Antonio  
 (08/05/2013)

**Attachment 2  
Plot Plan**



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-060**



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 10

**4311 HiltonHead**<sup>1-370</sup>

Development Services Department  
City of San Antonio  
(08/05/2013)

**Attachment 2 (Continued)  
Plot Plan**



**Variance Request:**  
**A request for**  
**1) a 5-foot variance from the 5-foot required side yard setback to allow a zero lot line dwelling and**  
**2) a 4.9-foot variance from the 20-foot required rear yard setback to allow a dwelling 15.1 feet from the rear property line.**

**Board of Adjustment**  
Plot Plan for  
**Case No A-13-060**

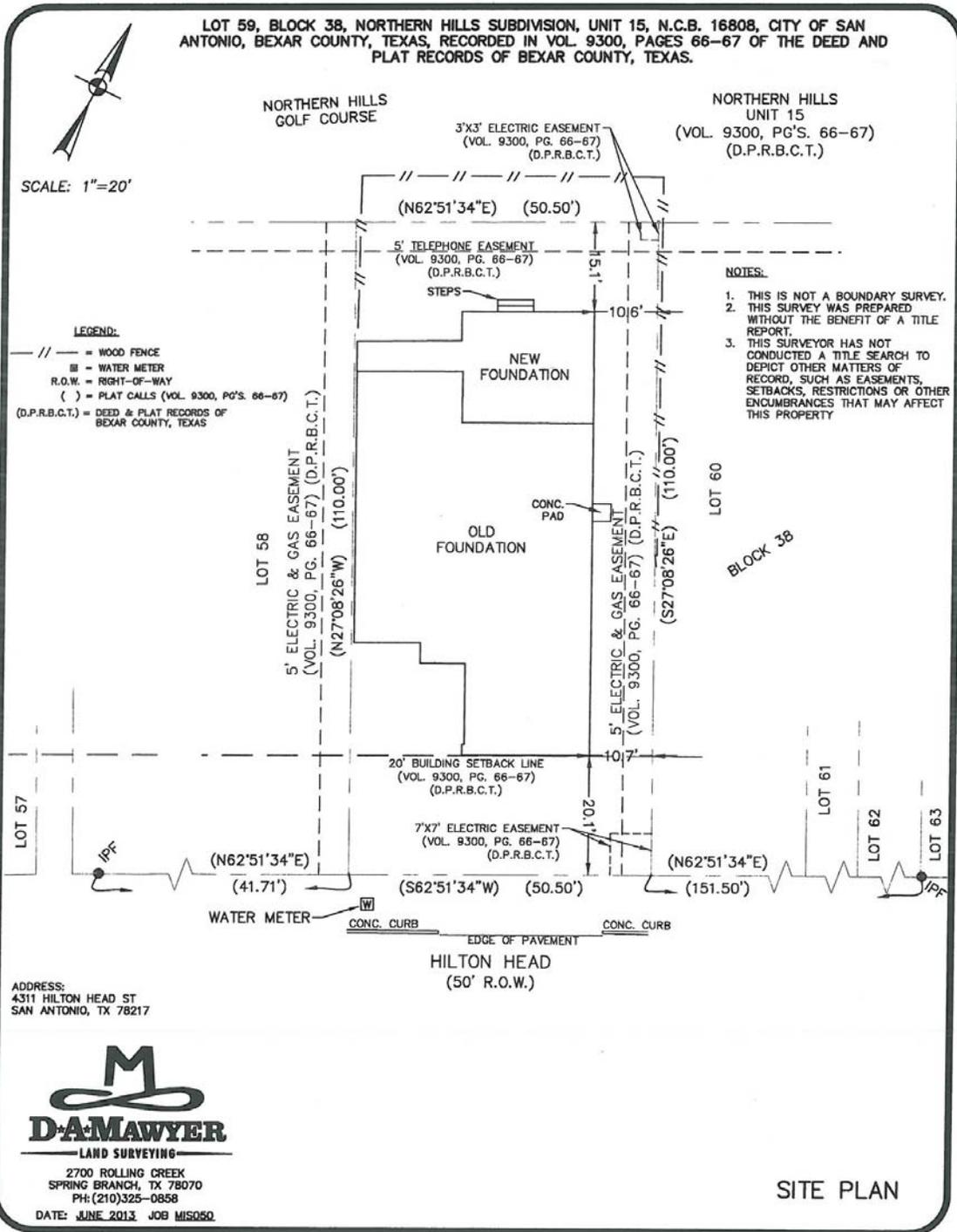


"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 10

**4311 HiltonHead**<sup>1-370</sup>

Development Services Department  
City of San Antonio  
(08/05/2013)

# Attachment 3 Applicant's Site Plan





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

To: Board of Adjustment  
Case No.: A-13-061  
Date: August 5, 2013  
Applicant: Keith Douglas  
Owner: Harold and Debra Greenblatt  
Location: 227 Royal Oaks Drive  
Legal Description: Lot 31, Block 33, NCB 11833  
Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District  
Prepared By: Tony Felts, Planner

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**Request**

A request for a 2-foot variance from the 6-foot maximum allowable fence height requirement to allow a fence 8 feet in height in the rear and side yards.

**Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. 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 or before July 18, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation, on July 19, 2013. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

**Executive Summary**

The subject property is located at the northwest corner of North Vandiver Road and Royal Oaks Drive. The property is currently developed as a single-family residence. The property abuts a utility right-of-way to rear. Directly adjacent to the utility right-of-way is an apartment complex which has a base zone of "C-2" Commercial. It should be noted that the utility right-of-way essentially functions as a driveway for the apartment complex and is indistinguishable from the other development.

Additionally, as the subject property is a corner lot, it has frontage on two streets. North Vandiver Road, the side street, is classified as and functions as a residential collector street,

funneling traffic to and from the Loop 410 service road into the neighborhood. Consequently, North Vandiver Road is more heavily traveled than the average residential street.

The applicant is requesting a variance from Section 35-514(d) of the UDC to allow a fence 8 feet in height along the rear property line adjacent to the utility right-of-way and along the side of the property in the side yards. The fence was constructed without proper permits.

The applicant states that there are privacy concerns because of the proximity of the apartment complex; the applicant also states that the fence will block noise from Vandiver Road and Loop 410.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
NP-10 AHOD (Neighborhood Preservation)	Single Family Residential

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	C-2 AHOD (Commercial)	Apartment Complex
South	NP-10 AHOD (Neighborhood Preservation)	Single Family Residential
East	NP-10 AHOD (Neighborhood Preservation)	Single Family Residential
West	NP-10 AHOD (Neighborhood Preservation)	Single Family Residential

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the Northeast Inner Loop Neighborhood Plan (designated as Low Density Residential). The subject property is also located within the boundaries of the Oak Park - Northwood Neighborhood Association; as such, the neighborhood association was notified and asked to comment.

**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:*

Fence and wall height restrictions are put into place in order to provide orderly development and encourage a sense of community. The UDC does contemplate that sometimes higher fences than that which are normally allowed are sometimes necessary in order to provide for security or reduce negative impacts from visual distractions or noise. There does not appear to be any reduction in clear vision area or visual distraction from the fence, as such, the variance is not contrary to the public interest.

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

Because the lot abuts a utility right-of-way and not the actual commercially-zoned apartment complex and because the side fence abuts only a collector street, an 8-foot high fence is not permitted by right. As previously stated, the alley essentially functions as part of the apartment complex, and North Vandiver Road is heavily traveled, which impacts the quality of life and enjoyment of property for the applicant. As such, a special condition exists on the property.

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

As the UDC does contemplate allowances for higher fences between incompatible land uses and to reduce noise and other negative impacts from busier streets, it does allow for higher fences to preserve quality of life and enjoyment of property. As such, granting the variance will observe the spirit of the ordinance.

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 “NP-10” Neighborhood Preservation 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.*

The requested variances will not substantially injure the adjacent use of conforming properties.

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 unique circumstances existing on the property are due to the site’s proximity to the adjacent multi-family development and the fact that the platted alley functions as part of that development. Additionally, the location of the property along a collector street is also a unique circumstance existing on the property.

### **Alternatives to Applicant’s Request**

The alternative to the applicant’s request would be to reduce the fence height to 6 feet in all side and rear yard areas which would be inadequate to accomplish the goals of increasing privacy and reducing noise and pollution coming into their back yard.

### **Staff Recommendation**

Staff recommends **approval of A-13-061** because of the following reasons:

- The fence will further separate the subject property from the adjacent multi-family development
- The fence will mitigate the negative impacts of the adjacent collector street, North Vandiver Road.

### **Attachments**

Attachment 1 – Notification Plan

Attachment 2 – Plot Plan

Attachment 3 – Applicant's Site Plan

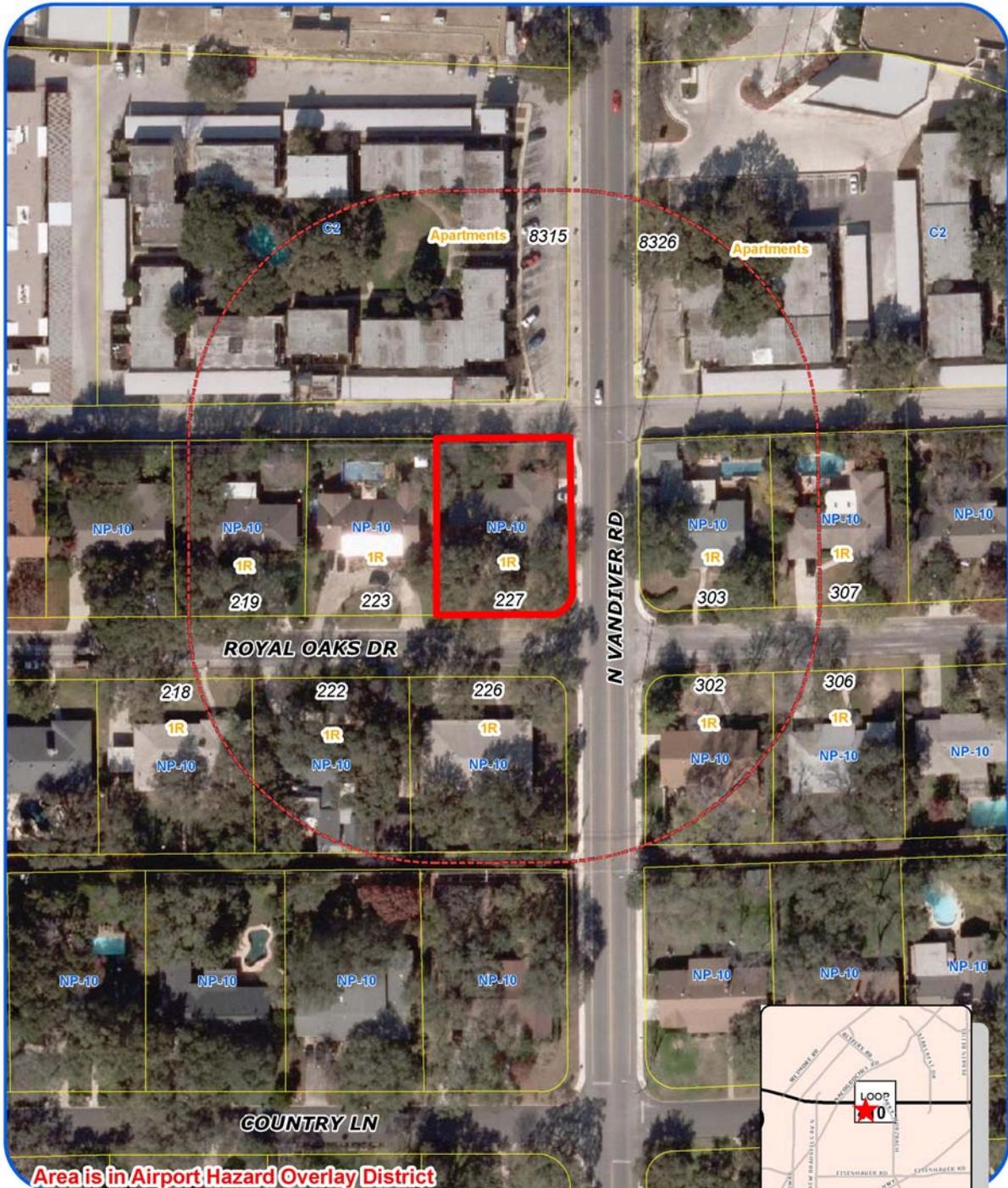
# Notification Plan Attachment 1



Area is in Airport Hazard Overlay District

<p><b>Board of Adjustment</b> Notification Plan for <b>Case No A-13-061</b></p>		<p>Subject Property <span style="color: red;">█</span></p> <p>200' Notification Boundary <span style="color: red;">- - - - -</span></p> <p>Council District 10 <span style="border: 1px solid black; padding: 2px;">10</span></p>	<p style="text-align: right;">Development Services Department City of San Antonio (08/05/2013)</p>
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**Attachment 1 (Continued)  
Notification Plan**



**Area is in Airport Hazard Overlay District**

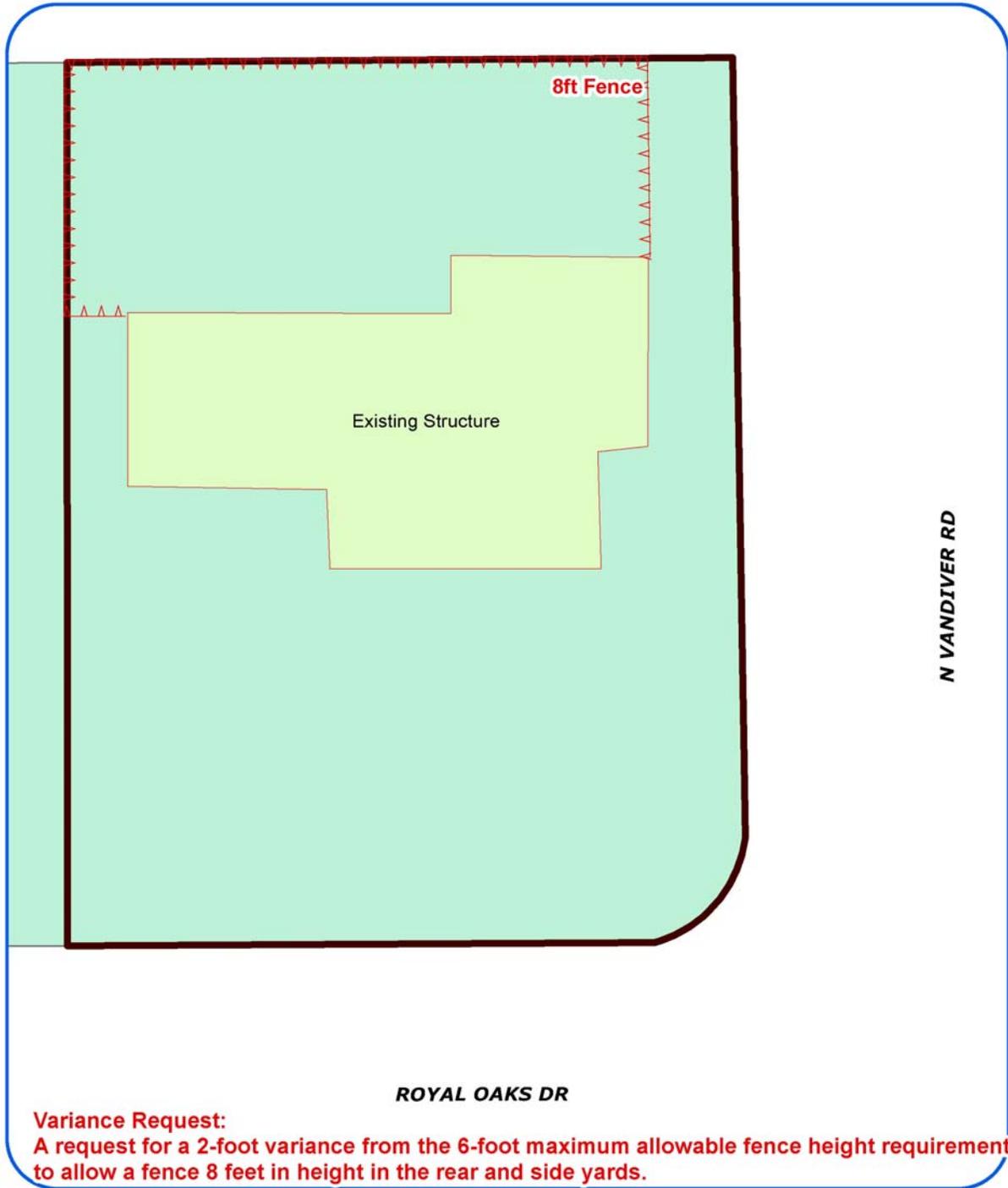
**Board of Adjustment  
Notification Plan for  
Case No A-13-061**



Subject Property █  
 200' Notification Boundary - - - - -  
 Council District 10 | | | |

Development Services Department  
 City of San Antonio  
 (08/05/2013)

**Attachment 2  
Plot Plan**



**Variance Request:**  
A request for a 2-foot variance from the 6-foot maximum allowable fence height requirement to allow a fence 8 feet in height in the rear and side yards.

**Board of Adjustment**  
Plot Plan for  
**Case No A-13-061**



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 10

**227 Royal Oaks** <sup>1:240</sup>

Development Services Department  
City of San Antonio  
(08/05/2013)

Attachment 2 (Continued)  
Plot Plan



**Board of Adjustment**  
Plot Plan for  
Case No A-13-061

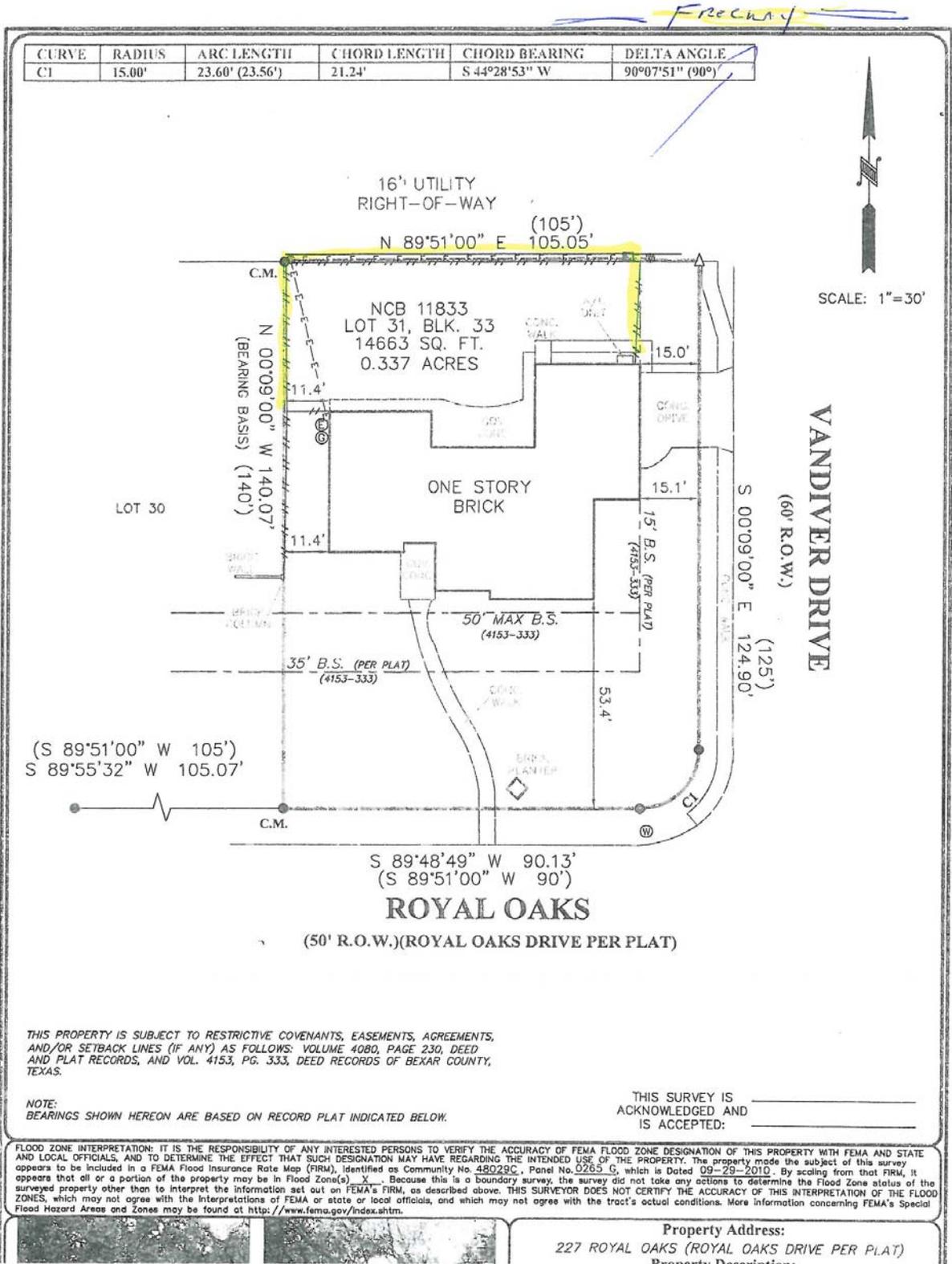


"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 10

227 Royal Oaks <sup>1:240</sup>

Development Services Department  
City of San Antonio  
(08/05/2013)

# Attachment 3 Applicant's Site Plan

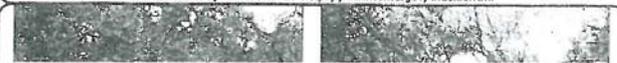


THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 4080, PAGE 230, DEED AND PLAT RECORDS, AND VOL. 4153, PG. 333, DEED RECORDS OF BEXAR COUNTY, TEXAS.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

THIS SURVEY IS \_\_\_\_\_  
ACKNOWLEDGED AND  
IS ACCEPTED: \_\_\_\_\_

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0265 G, which is Dated 09-29-2010. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the Interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:  
227 ROYAL OAKS (ROYAL OAKS DRIVE PER PLAT)  
Property Description:



# City of San Antonio

## Development Services Department

### Staff Report

To: Board of Adjustment  
Case No.: A-13-062  
Date: August 5, 2013  
Applicant: Abel Vidal  
Owner: Abel Vidal  
Location: 234 Carolina Street  
Legal Description: Lot 24, NCB 2956  
Zoning: "RM-4 H CD AHOD" Residential Mixed Historic Airport Hazard Overlay District, with a conditional district to allow a 3-unit apartment  
Prepared By: Margaret Pahl, AICP Senior Planner

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#### **Request**

A request for a 1-foot variance from the maximum allowed 2-foot projection of an eave overhang to allow an eave within 2-feet of the side property line.

#### **Procedural Requirements**

A variance from the requirements of the zoning ordinance is a decision vested with the Board of Adjustment. State law prescribes specific factors that must be satisfied when deciding to grant a variance. The request was publicly noticed in accordance with Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners within two hundred (200) feet of the subject property on July 18, 2013. The application details were published in The Daily Commercial Recorder, an official newspaper of general circulation, on July 19, 2013. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Executive Summary**

The lot is a small vacant parcel that has been sold in a sheriff's sale in both 1998 and 2008. It measures 48' by 146' and contains 7,000 square feet of lot area. The property is located in the Lavaca Historic District, subject to design review by the Historic and Design Review Commission (HDRC). The proposed home has already completed the review process and been granted a Certificate of Appropriateness (COA) from the Historic Preservation Officer.

The development plan for the parcel includes a prairie style bungalow with a detached garage hidden in the rear yard. A narrow driveway leads a vehicle from Carolina Street to the garage and as such, this side setback is greater than the 5-foot minimum required by code. Constructing the garage in the rear was a critical component of the HDRC approval, so this driveway is

essential. The plan shows 11'8" side setback proposed for the driveway. The proposed plan also shows a 25-foot front setback, consistent with other homes on the block face, and a 5-foot side yard setback on the opposing side. This side yard setback is the subject of this variance application; the applicant is requesting a 1-foot variance to allow a 3-foot eave-overhang. The Code allows various projections into the side yard setback, such as a bay-window, a chimney or an eave, but nothing closer than 3-feet. The applicant asserts that the wide eave overhang is a critical component of the *prairie style* architecture and must be included to retain the HDRC approval.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
"R-4 AHOD" Residential Airport Hazard Overlay Districts	Single Family Dwelling

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	"RM-4 H AHOD" Residential Mixed Historic Airport Hazard Overlay Districts	Single Family Dwelling
South	"R-6 AHOD" Residential Single-Family Airport Hazard Overlay Districts	Single Family Dwelling
East	"RM-4 H AHOD" Residential Mixed Historic Airport Hazard Overlay Districts	Single Family Dwelling
West	"RM-4 H AHOD" Residential Mixed Historic Airport Hazard Overlay Districts	Single Family Dwelling

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the Lavaca Neighborhood Plan, adopted by the City Council in September of 2001. The subject property is also located within the boundaries of the Lavaca Neighborhood Association. As such, they were notified of the request and asked to comment.

**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 public interest is defined as the general health, safety and welfare of the public at large. The public interest is protected by minimum setbacks established to ensure adequate air, light and fire separation. It was this concern that lead to the establishment of the requirement to

always remain at least 3-feet from a property line. As such, the public interest would not be served by granting the variance.

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

The applicant claims that the narrow width of the lot constitutes a special condition. The lot is narrow, but six of the nine residential zoning districts for single family housing allow lots less than 50 feet wide. Many designers assume the house width is reduced by the two side yard setbacks (5 ft each). In this case, the applicant is losing more than that to provide a driveway into the rear yard. Historic District Design Guidelines and Neighborhood Conservation District requirements limit driveway width to no more than 12 feet. Many existing driveways in these areas are less than 10-feet in width. Office of Historic Preservation staff has noted that shifting the house 1-foot would not alter their COA. With this in mind, a literal enforcement of the ordinance, by shifting the house 1-foot to the east, would not result in an unnecessary hardship and still meet the design components of the HDRC approval.

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

Various zoning court cases have provided guidance as to the “spirit” of the ordinance as contrasted with the “strict letter” of the law. In observing the spirit, the Board is directed to weigh the competing interests of the property owner and the community. In this case, the wall is located at the minimum setback, potentially representing the spirit of the ordinance.

- 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 R-4 (Residential) zoning 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.*

Allowing the encroachment of the eave overhang into the side yard setback will likely not injure the adjacent property or alter the essential character of the district. It should be noted however, that the majority of homes along the block do appear to maintain the minimum 5-foot setback.

- 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.*

There are no unique circumstances existing on the subject property. It is difficult to assert special circumstances in a neighborhood of similarly sized parcels, all already developed. When designing improvements for a vacant lot, setbacks should be accommodated and technically, these were. However, the home design was created by the property owner, making the hardship self-imposed. The site design can even accommodate the approved new structure, with a slightly reduced driveway width.

### **Alternatives to Applicant's Request**

The alternative to the applicant's request is to shift the home closer to the opposing property line.

### **Staff Recommendation**

Staff recommends **denial of A-13-062** based on the following findings:

1. The requested variance is self-imposed and unnecessary. While the wide eave overhang is characteristic of prairie styles, it can be preserved by reducing the driveway width.
2. The vacant lot is typical of residential lots in historic neighborhoods in terms of width and depth.

### **Attachments**

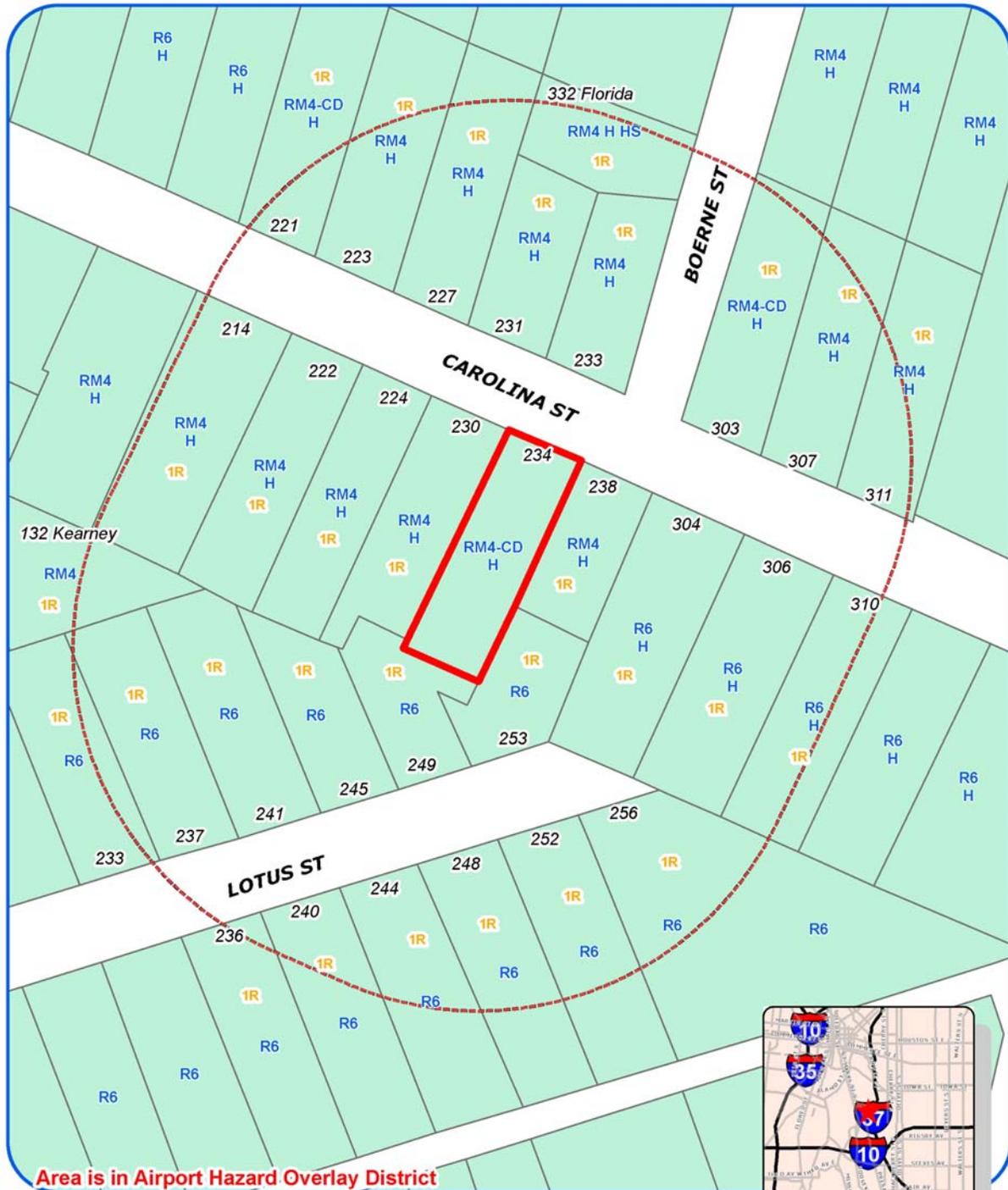
Attachment 1 – Notification Plan (Location Map)

Attachment 2 – Plot Plan

Attachment 3 – Applicant's Site Plan

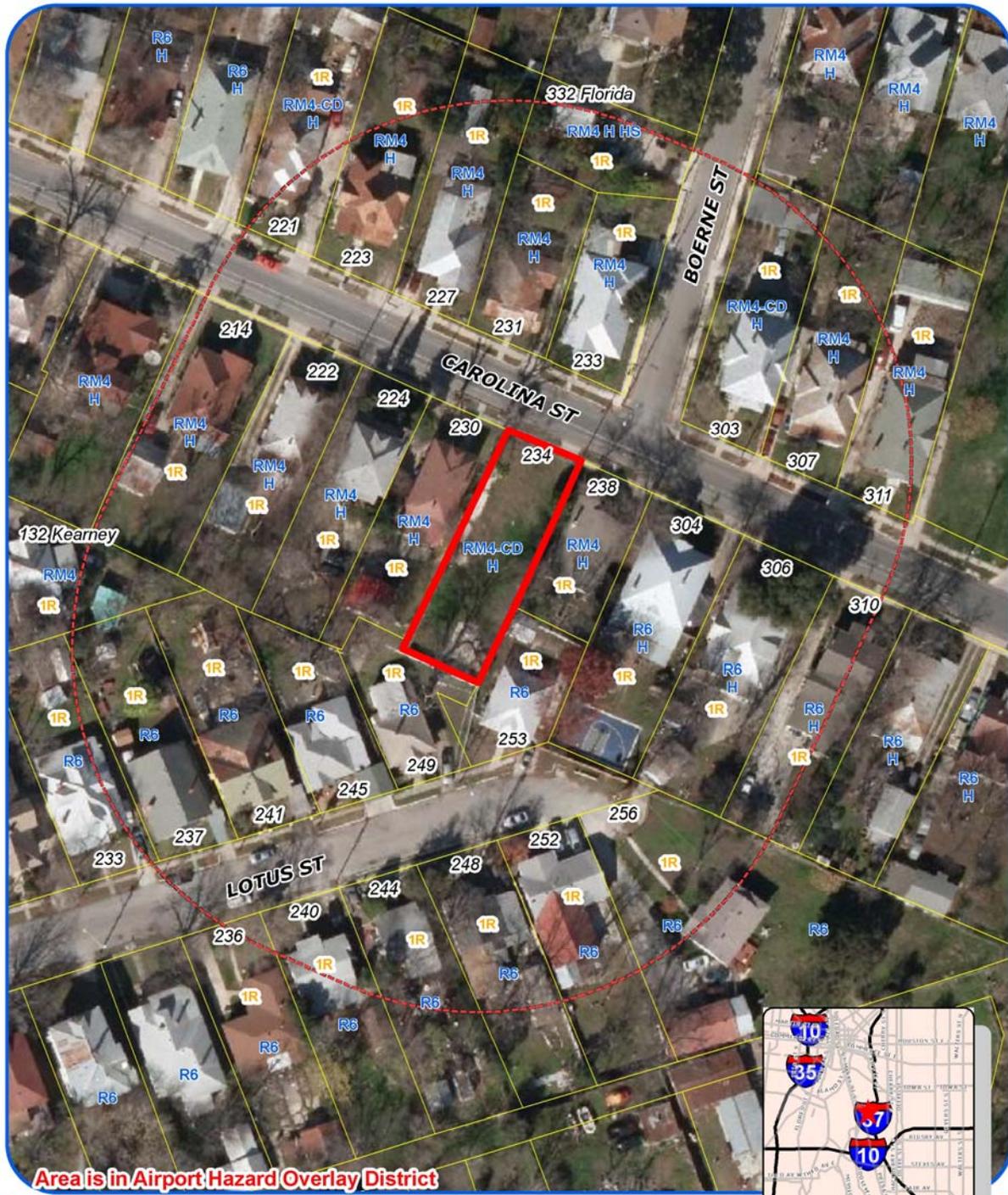
Attachment 4 – Site Photos

# Attachment 1 Notification Plan



<p><b>Board of Adjustment</b> Notification Plan for <b>Case No A-13-062</b></p>		<p>San Antonio City Limits </p> <p>Subject Property </p> <p>200' Notification Boundary </p> <p>Council District 1 </p>	<p style="text-align: right;">Development Services Department City of San Antonio (08/05/2013)</p>
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**Attachment 1  
Notification Plan (continued)**



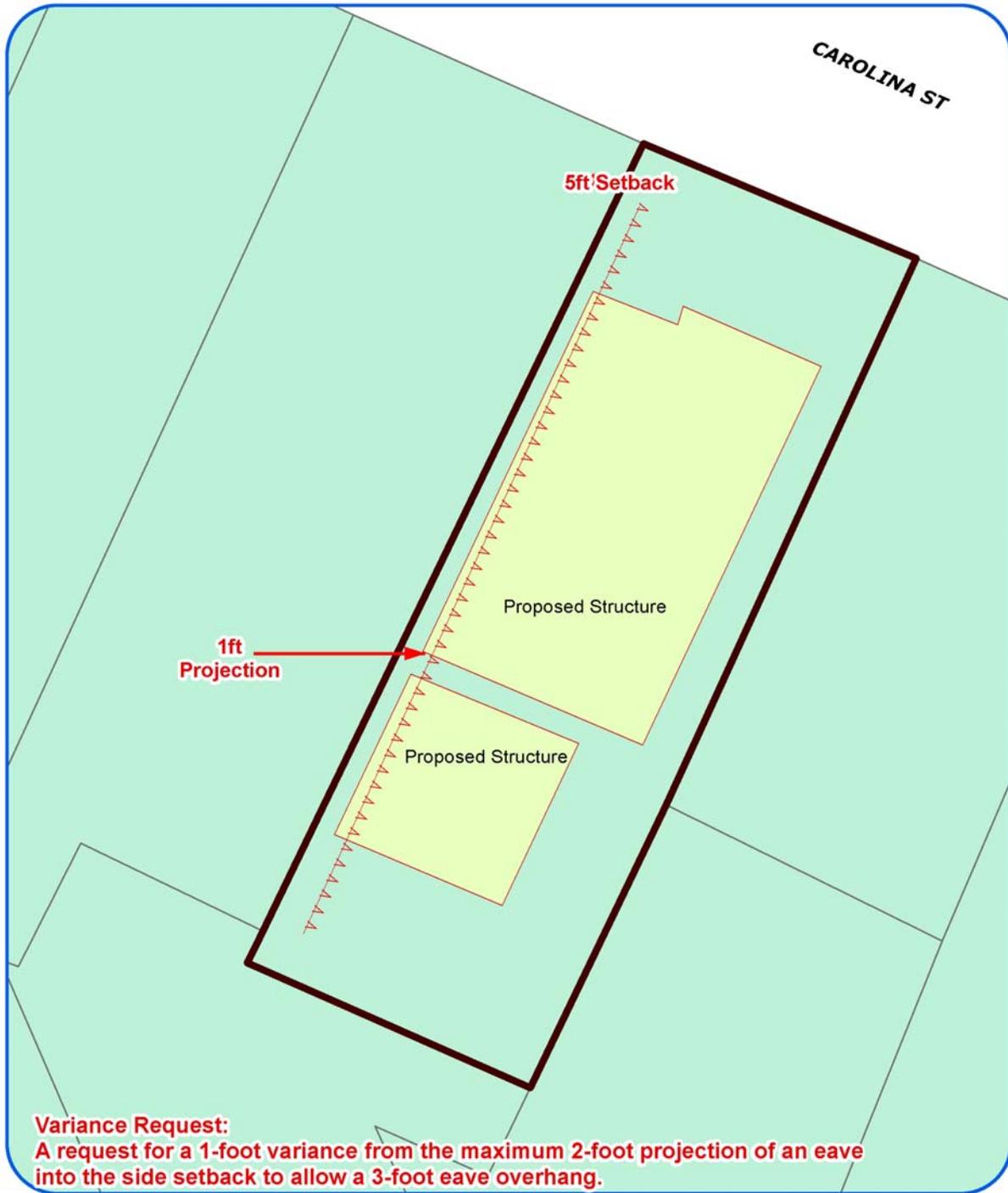
**Board of Adjustment**  
Notification Plan for  
**Case No A-13-062**



- San Antonio City Limits
  - Subject Property
  - 200' Notification Boundary
  - Council District 1
- 0 10 20 30 40 feet

Development Services Department  
City of San Antonio  
(08/05/2013)

**Attachment 2  
Plot Plan**



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-062**



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 1

**234 Carolina**

Development Services Department  
City of San Antonio  
(08/05/2013)

1/240

Attachment 2  
Plot Plan (continued)



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-062**



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 1

**234 Carolina**

Development Services Department  
City of San Antonio  
(08/05/2013)

1:240

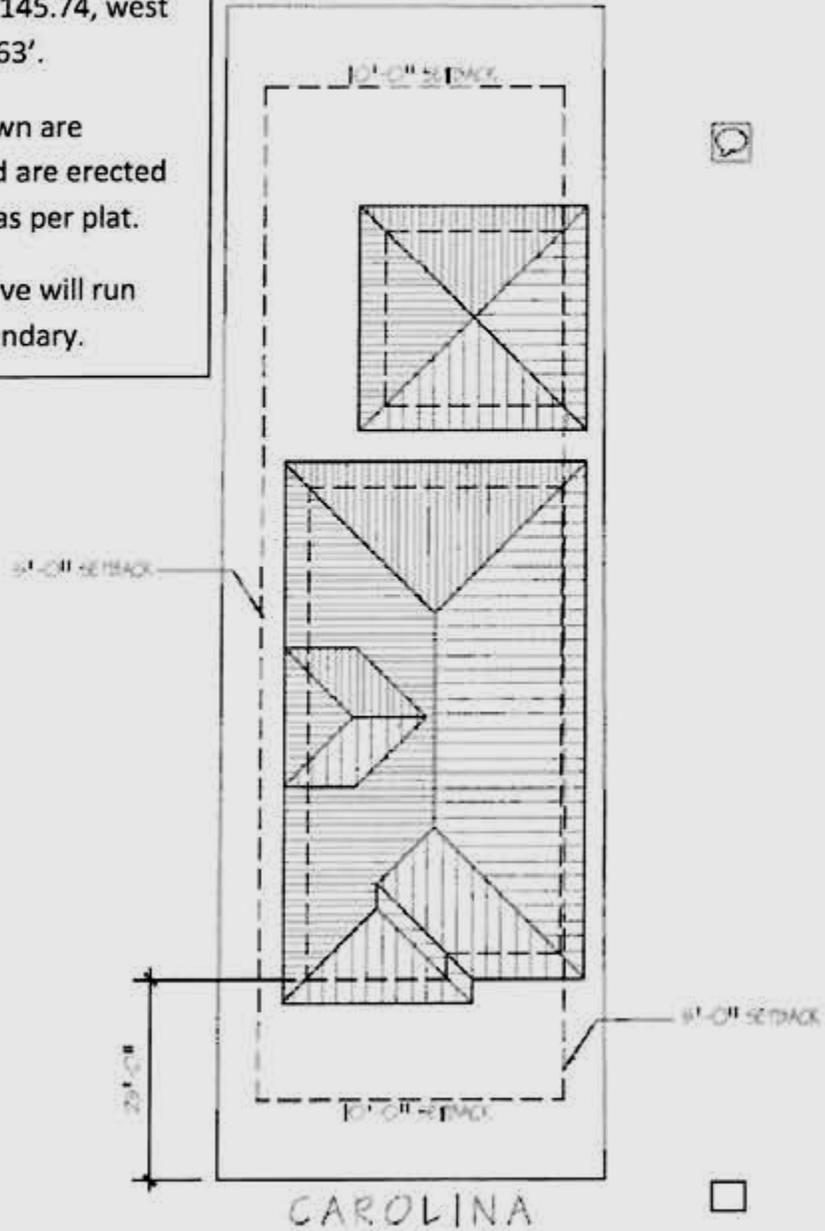
**Attachment 3  
Applicant's Site Plan**

1. Square footage of lot is 7008 sq ft.

2. Lot dimensions are as follows:  
north 47.96', east 145.74', west 145.74', south 46.63'.

3. boundaries shown are existing fences and are erected on surveyed lines as per plat.

4. A permeable drive will run along the east boundary.



**Attachment 4  
Site Photos**





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

To: Board of Adjustment  
Case No.: A-13-063  
Date: August 5, 2013  
Applicant: Moises Gomez  
Owner: Moises Gomez  
Location: 6223 Bright Valley  
Legal Description: Lot 6, Block 129, NCB 15231  
Zoning: "R-6 AHOD" Residential Single Family Airport Hazard Overlay District  
Prepared By: Margaret Pahl, AICP Senior Planner

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**Request**

The applicant is requesting a special exception to allow an ornamental iron fence, up to 6-feet in height, in the front yard.

**Procedural Requirements**

A special exception is a decision vested with the Board of Adjustment, and includes uses which may be authorized under certain circumstances. The notification requirements are the same as those required for variances as specified in Section 35-403 of the Unified Development Code ("UDC"). Notices were sent to property owners within two hundred (200) feet of the subject property on July 18, 2013. The application details were published in The Daily Commercial Recorder, an official newspaper of general circulation, on July 19, 2013. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on or before August 2, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

**Executive Summary**

The subject property was platted in 1968 as a part of the Lackland City Subdivision #86, and includes almost 10,000 square feet of lot area. The ranch home was constructed the following year. The property was annexed into the city limits shortly afterward in 1972. Most of the homes in the large neighborhood are single-story ramblers built during the 1960's and 1970's time frame. Many of the yards are fenced with chain link; only a few ornamental iron fences were noticed on nearby streets.

The applicants purchased the home in December and are gradually making improvements. The columns have already been constructed and some of the panels were installed. A matching mailbox is located along their frontage.

**Subject Zoning/Land Use**

<b>Existing Zoning</b>	<b>Existing Use</b>
“R-6 AHOD” Residential Airport Hazard Overlay District	Single Family Residence

**Surrounding Zoning/Land Use**

<b>Orientation</b>	<b>Existing Zoning District(s)</b>	<b>Existing Use</b>
North	“R-6 AHOD” Residential Airport Hazard Overlay District	Single Family Residence
South	“R-6 AHOD” Residential Airport Hazard Overlay District	Single Family Residence
East	“R-6 AHOD” Residential Airport Hazard Overlay District	Single Family Residence
West	“R-6 AHOD” Residential Airport Hazard Overlay District	Single Family Residence

**Comprehensive Plan Consistency/Neighborhood Association**

The subject property is located within the United Southwest Communities Plan, adopted by the City Council in June of 2011. This plan documents the historic growth and development triggered by the military presence in this part of San Antonio. The People Active in Community Effort (PACE) Neighborhood Association is active in the area and as such, was notified of the request and asked to comment.

**Table 1. General Requirements for ornamental iron fences per Chapter 35-399.04**

<b><u>Technical Standard</u></b>	<b><u>Requirement</u></b>	<b><u>Proposed/Actual</u></b>	<b><u>Requirement Met?</u></b>
Height of fence	Maximum of 6 feet	Six (6) feet	Yes
Width of vertical bars/balusters	Maximum of 1 inch	1 inch	Yes
Spacing between vertical bars/balusters	Minimum of 5 ½ inches	5 ½ inches	Yes
Width of columns/posts	Maximum of 18 inches	12 inches	Yes
Spacing between columns/posts (Pedestrian Gate)	Minimum of 3 feet	No Pedestrian	N/A
Spacing between columns/posts (Vehicle)	Minimum of 8 feet	12 feet	Yes

### **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 five following conditions:

*A. The special exception will be in harmony with the spirit and purpose of the chapter.*

The UDC allows fences taller than four feet in the front yard as a special exception, authorized under certain circumstances in accordance with specific factors as described in this report. The applicant has a fence plan that satisfies the established criteria and as such would be in harmony with the spirit and purpose of the ordinance if the exception were granted.

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

The property owner is concerned about crime in the neighborhood and hopes the installation of the fencing will be a deterrent. The public welfare and convenience can be served by the added protection of front yard fencing, allowing the owner to protect the property from potential home invasions.

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

Attractive fencing can improve the appearance of the neighborhood in general. The neighboring properties will not be injured if the special exception is granted.

*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.*

A tour through the surrounding neighborhood found frequent chain-link fencing, though only two other iron fences. The columns, already installed, were designed to compliment the home with similar colors and materials. Therefore, granting the exception will not be detrimental to the character of the district.

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

The purpose of the single-family residential zoning districts is to encourage patterns of residential development that provide housing choices and a sense of community. Fencing is restricted in height and transparency to allow visibility between the private property and the public property. This visibility enhances the sense of community. In this case, even though the fence is higher than allowed by right, this visibility is preserved. Therefore, the requested special exception will not weaken the general purpose of the district.

### **Alternatives to Applicant's Request**

The alternative to the applicant's request is to reduce the height of the fencing to 4-feet in the front yard.

### **Staff recommendation**

Staff recommends **approval of A-13-063** based on the following findings:

1. The fence satisfies the established standards for the special exception.
2. The fence will be in harmony with the spirit and purpose of the UDC.

## **Attachments**

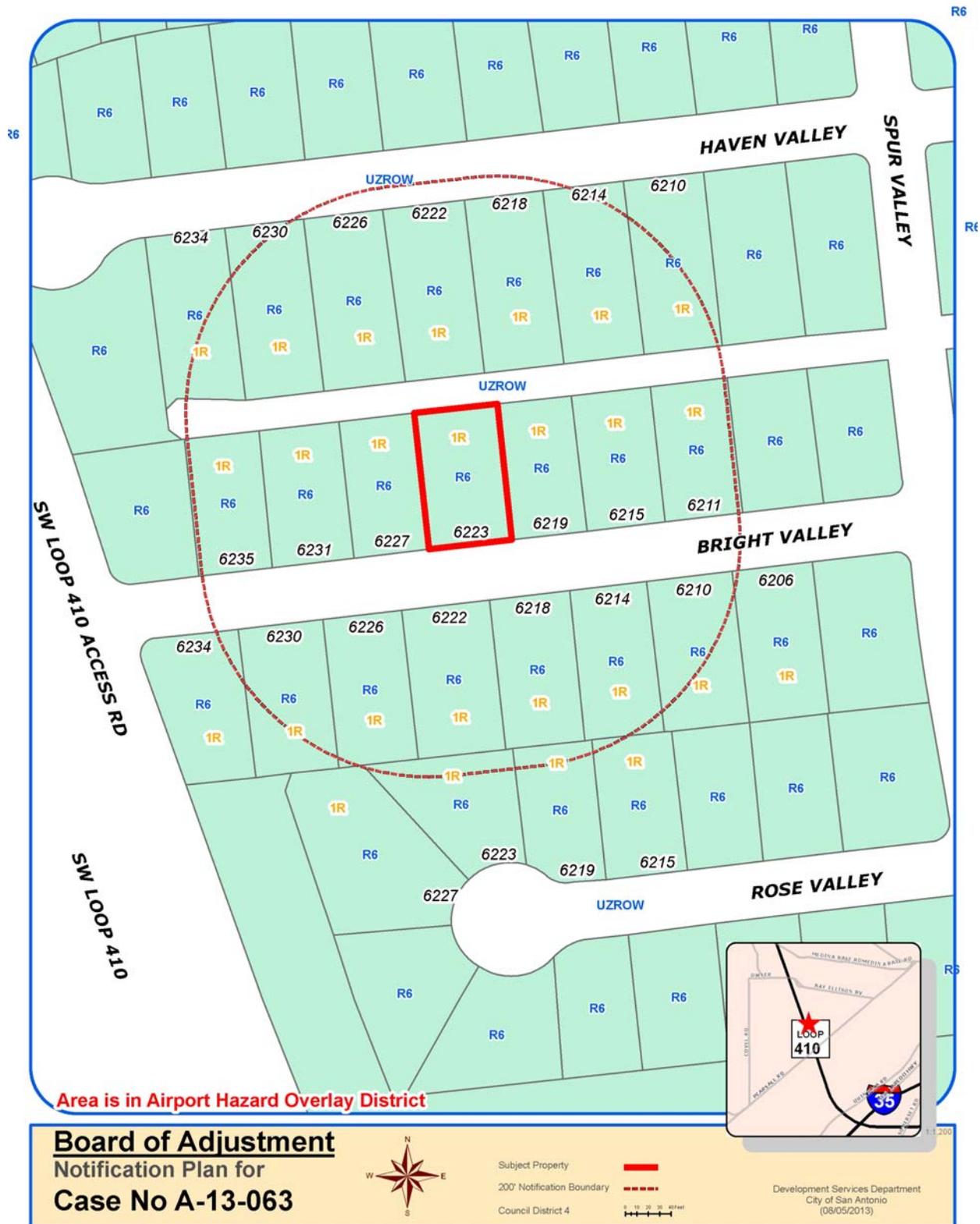
Attachment 1 – Notification Plan (Location Map)

Attachment 2 – Plot Plan

Attachment 3 – Applicant's Site Plan

Attachment 4 – Site Photos

# Attachment 1 Notification Plan



**Attachment 1 (cont)  
Notification Plan**



**Area is in Airport Hazard Overlay District**

**Board of Adjustment  
Notification Plan for  
Case No A-13-063**



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



Development Services Department  
City of San Antonio  
(08/05/2013)

**Attachment 2  
Plot Plan**



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-063**



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 4

**6223 Bright Valley**

Development Services Department  
City of San Antonio  
(08/05/2013)

**Attachment 2 (cont)  
Plot Plan**



**Board of Adjustment**  
Plot Plan for  
**Case No A-13-063**



"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Council District 4

**6223 Bright Valley**

Development Services Department  
City of San Antonio  
(08/05/2013)



**Attachment 4  
Site Photos**

