

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 6, 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. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Pledges of Allegiance.**
- III. **A-07-055 PP:** The request of Janie V. Hinojosa for **1)** a 3-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 7-foot tall predominantly open fence in the front yard, and **2)** a 3-foot variance from the requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep a 6-foot tall solid screen fence in the front yard, 4231 Pleasanton Road.
- IV. **A-07-059 PP:** The request of Brenda Vasquez for a 3-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 6-foot tall predominantly open fence with a 7-foot tall gate post in the front yard, 1119 Rayburn Drive.
- V. **A-07-079:** The request of Virginia Lee Alsbury for **1)** a 3 ½-foot variance from the requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep a solid screen fence that varies in height between 6 ½ and 4 ½ feet tall along the length of the fence in the front yard; **2)** a ½-foot variance from the requirement that solid screen fences in side and rear yards be no taller than 6 feet, in order to keep the same 6 ½-foot tall solid screen fence in the side and rear yards; and **3)** a 1 ½ foot variance from the requirement that clear vision areas be free of visual

obstructions which are higher than three feet above the pavement, in order to allow a 4 ½-foot tall solid screen fence to encroach into the clear vision area of abutting driveways in the front yard, 3859 South Walters Street.

- VI. **A-07-082:** The request of Brown P.C. for a 2-foot variance from the requirement that solid screen fences in side and rear yards be no taller than 6 feet, in order to erect an 8-foot tall solid screen fence in the rear and east side yard, 6111 and 6123 Eckhert Road.
- VII. **A-07-083:** The request of J.P. Morgan Chase Bank for a 20 off-street parking space variance from the requirement that a maximum of 31 off-street parking spaces be provided for a 4,400 square-foot building situated in the ERZD, in order to allow 51 off-street parking spaces, 815 Evans Road.
- VIII. **Approval of the minutes from the regular meetings on May 7, May 21, and July 16, 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

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.

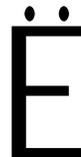
Accessibility Statement

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 6, 2007





Board of Adjustment
Notification Plan for
Case A-07-055



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

Scale: 1" approx. = 100'

Produced by the City of San Antonio
 Development Services Department
 (06/11/2007)



Board of Adjustment - Case No. A-07-055PP

August 6, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 6, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Janie V. Hinojosa
Lot 22, NCB 13016
4231 Pleasanton Road
Zoned: “R-6” Residential Single-Family District

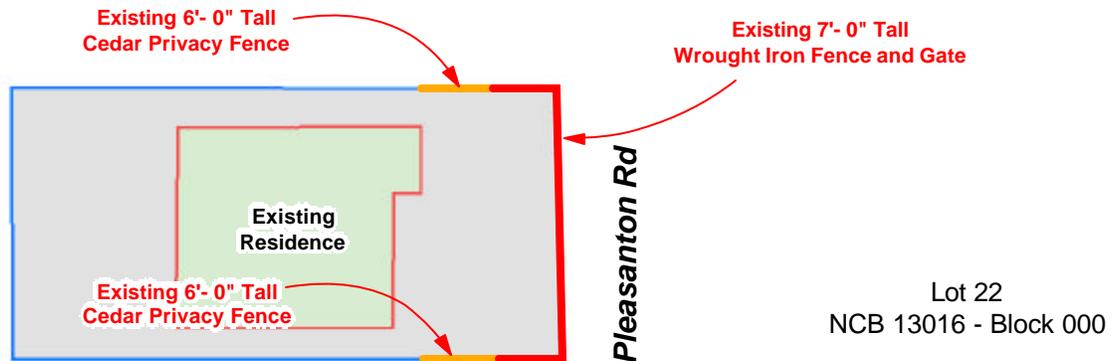
The applicant is requesting **1)** a 3-foot variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 7-foot tall predominantly open fence in the front yard, and **2)** a 3-foot variance from the Unified Development Code requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep a 6-foot tall solid screen fence in the front yard.

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

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-07-055PP**



Scale: 1" approx. = 40'
Council District 3

4231 Pleasanton Rd

Produced by the City of San Antonio
Development Services Department
(06/11/2007)

McCauley Ave

IH 35 S

Logwood Ave

Rayburn



Board of Adjustment

**Notification Plan for
Case A-07-059**



Legend

Subject Property 
 200' Buffer 



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

Produced by the City of San Antonio
 Development Services Department
 (07/18/2007)

Board of Adjustment - Case No. A-07-059PP

August 6, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 6, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Brenda Vasquez
Lot 5, NCB 9728
1119 Rayburn Drive
Zoned: ‘R-4’ Residential Single-Family District

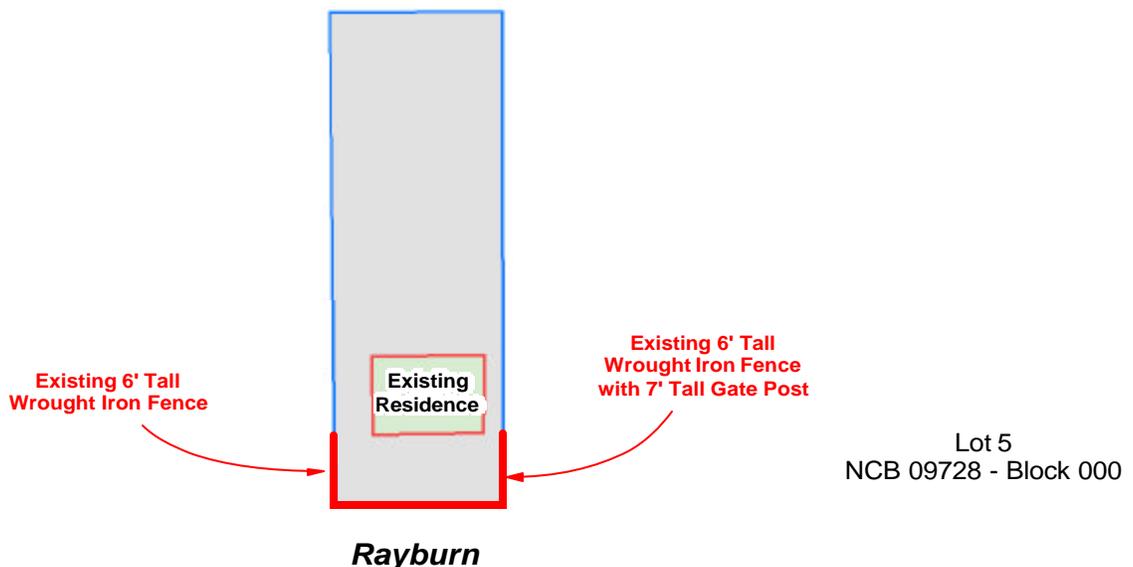
The applicant is requesting a 3-foot variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 6-foot tall predominantly open fence with a 7-foot tall gate post in the front yard

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



Board of Adjustment

**Plot Plan for
Case A-07-059**



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

1119 Rayburn

Produced by the City of San Antonio
Development Services Department
(06/21/2007)



Board of Adjustment
Notification Plan for
Case A-07-079



Legend
 Subject Property 
 200' Buffer 



Scale: 1" approx. = 80'
 Council District 3

Produced by the City of San Antonio
 Development Services Department
 (07/18/2007)

Board of Adjustment - Case No. A-07-079

August 6, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 6, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Virginia Lee Alsbury
Lot 18, Block 5, NCB 9570
3859 South Walters Street
Zoned: “R-4” Residential Single-Family District

The applicant is requesting **1)** a 3 ½ foot variance from the Unified Development Code requirement that solid screen fences in front yards be no taller than 3 feet in order to keep a solid screen fence that varies in height between 6 ½ and 4 ½ feet tall along the length of the fence in the front yard; **2)** a ½-foot variance from the Unified Development Code requirement that solid screen fences in side and rear yards be no taller than 6 feet in order to keep the same 6 ½ -foot tall solid screen fence in the side and rear yard; and **3)** a complete variance from the Unified Development Code requirement that clear vision areas be free of visual obstructions which are higher than three feet above the pavement, in order to allow a 4 ½ -foot tall solid screen fence to encroach into the clear vision area of abutting driveways 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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Board of Adjustment

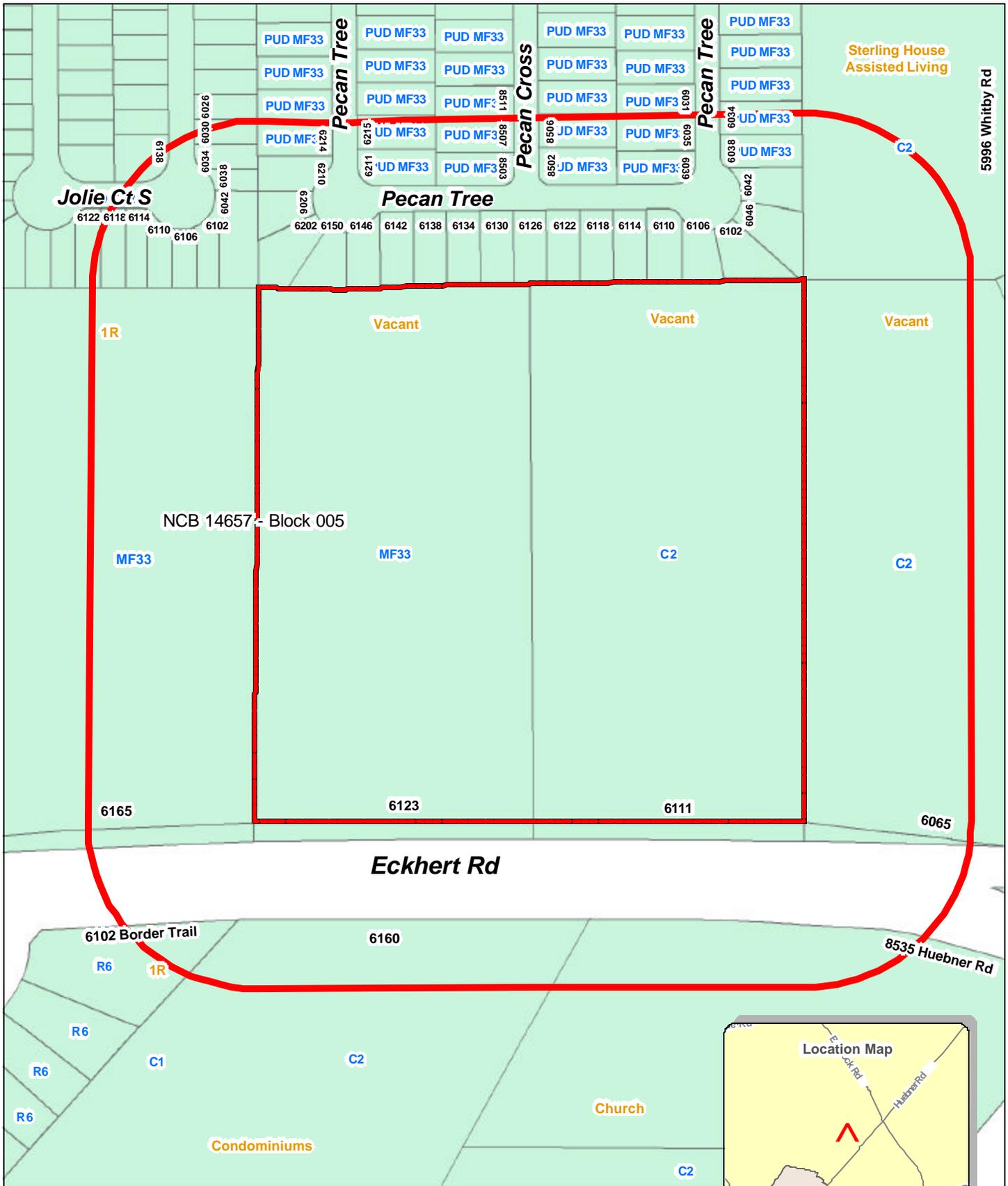
**Plot Plan for
Case A-07-079**



Scale: 1" approx. = 40'
Council District 3

3859 Walters St S

Produced by the City of San Antonio
Development Services Department
(07/24/2007)



Board of Adjustment
Notification Plan for
Case A-07-082



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



Scale: 1" approx. = 150'
 Council District 7

Produced by the City of San Antonio
 Development Services Department
 (07/24/2007)

Board of Adjustment - Case No. A-07-082

August 6, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 6, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Brown, P.C.

All except the southwest 24.79 feet of Lot 6 and the north 636.21 feet of Lot 7, Block E, NCB 14657
6111 & 6123 Eckhert Road

Zoned: “C-2” Commercial District & “MF-33” Multi-Family District

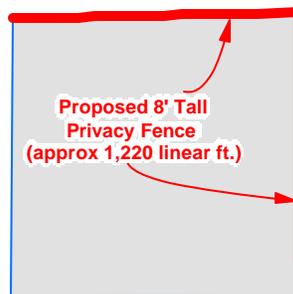
The applicant is requesting a 2-foot variance from the Unified Development Code requirement that solid screen fences in side and rear yards be no taller than 6 feet, in order to erect an 8-foot tall solid screen fence in the rear and east side yard.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager 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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Eckhert Rd

N 636.21 ft of Lot 7
NCB 14657 - Block E
and
Lot 6 Exc SW 24.79 ft
NCB 14657 - Block 00E

Board of Adjustment

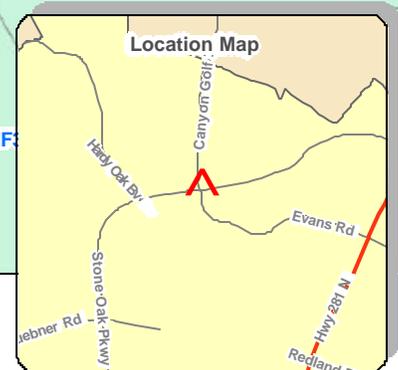
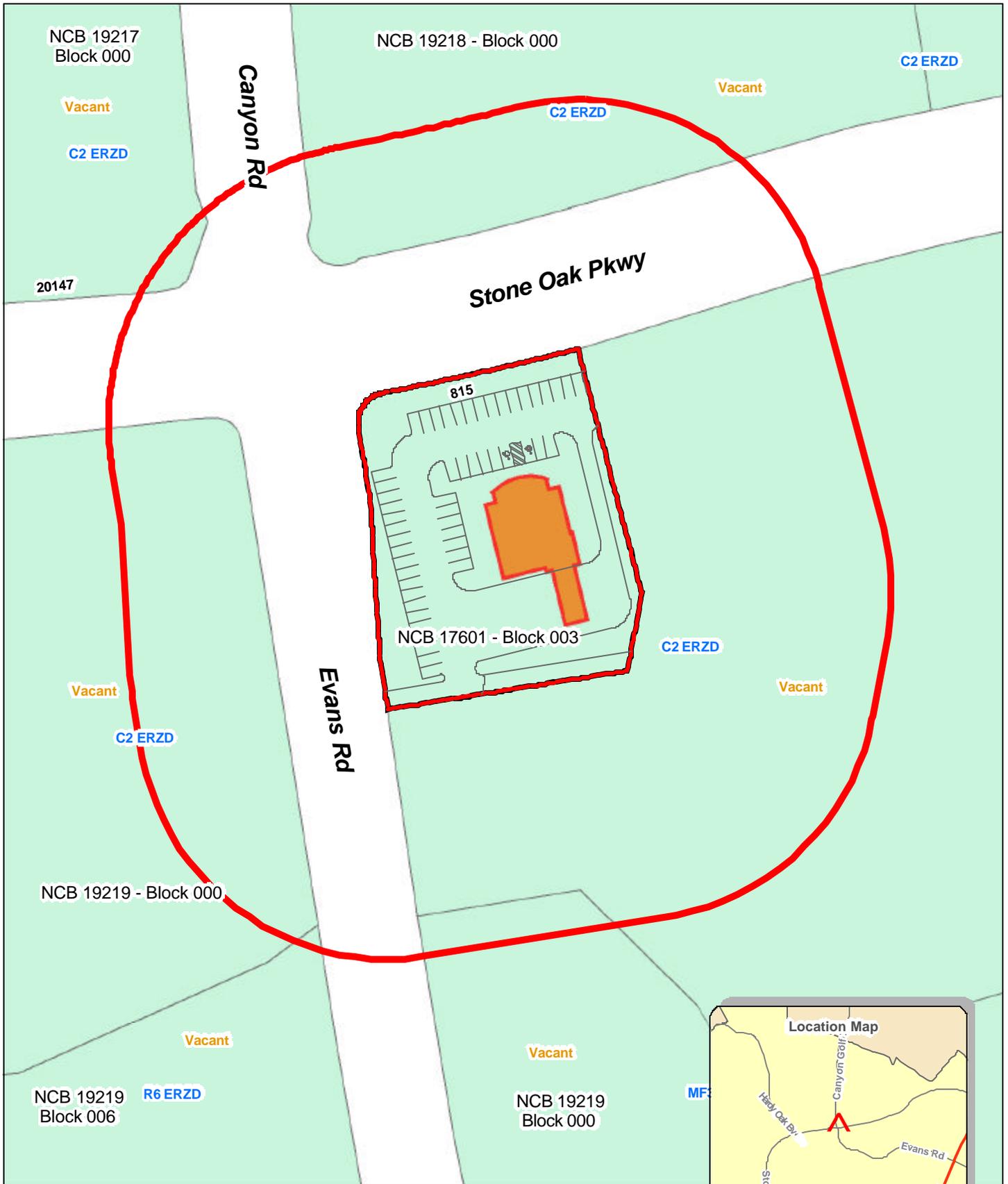
**Plot Plan for
Case A-07-082**



6111 and 6123 Eckhert Rd

Scale: 1" approx. = 400'
Council District 7

Produced by the City of San Antonio
Development Services Department
(07/24/2007)



Board of Adjustment
Notification Plan for
Case A-07-083



Legend
 Subject Property 
 200' Buffer 

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

Produced by the City of San Antonio
 Development Services Department
 (07/18/2007)

Board of Adjustment - Case No. A-07-083

August 6, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, August 6, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

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

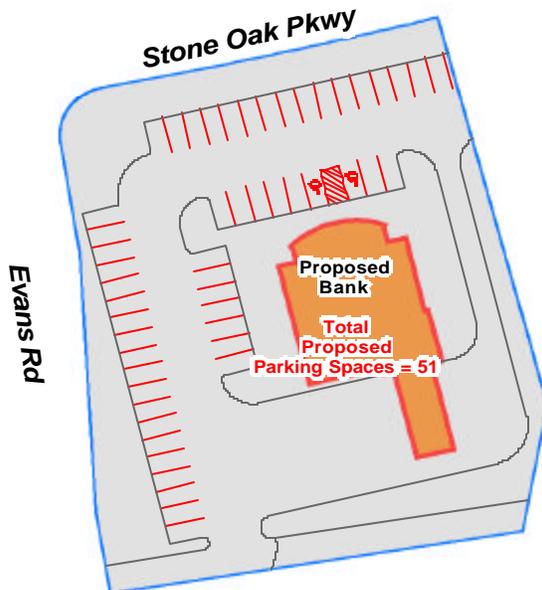
The applicant is requesting a 20 off-street parking space variance from the Unified Development Code requirement that a maximum of 31 off-street parking spaces be provided for a 4,400 square-foot building situated in the ERZD, in order to allow 51 off-street parking spaces.

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

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

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Part of Lot 1
NCB 17601 - Block 003

Board of Adjustment

Plot Plan for
Case A-07-083



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

815 Evans Rd

Produced by the City of San Antonio
Development Services Department
(07/18/2007)