

**CITY OF SAN ANTONIO**  
**Board of Adjustment**  
**Regular Public Hearing Agenda**

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

**Monday, November 3, 2008**  
**1:00 PM**

**BOARD OF ADJUSTMENT MEMBERS**

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

1. 1:00 PM Board Room – Public Hearing Call to Order.
2. Roll Call.
3. Pledges of Allegiance.
4. **A-08-081:** The request of Charles Lovett, for 1) a 14-foot variance from the requirement that a 20-foot side setback be maintained in the IH-1 Northeast Gateway Corridor District, in order to keep an existing building 6 feet from the south side property line and 2) a thirty-eight percent (38%) variance from the requirement that a minimum fifty percent (50%) of the front façade be window/public entry façade, in order to keep an existing building with twelve percent (12%) of the front façade as window/entry façade, 6454 Randolph Boulevard.
5. **A-08-099:** The request of Vincent Zapata, for a 2-foot variance from the requirement that side yard fences not exceed 6 feet in height, in order to keep an existing side yard fence at a height of 8 feet along the southwest side property line, 2811 Deer Ledge Street.
6. **A-08-101:** The request of The San Antonio Conservation Society, for 1) an 8-foot variance from the requirement that a minimum 20-foot side setback be maintained in “O-2” zoning districts when abutting residential uses or zoning districts, in order to erect a structure 12 feet from the side property line and 2) a 4 parking space adjustment from the parking standard that an 8,675 square foot office requires a minimum of 29 parking spaces in order to allow 25 parking spaces, 107 King William Street.

7. **A-08-105:** The request of James and Judy Mastin, for 1) a 4-foot variance from the requirement that a minimum 5-foot side setback be maintained in "R-6" zoning districts, in order to keep a carport 1-foot from the side property line and 2) a 11-foot variance from the requirement that a minimum 20-foot platted front setback be maintained (recorded in Volume 1058, Page 445 of the Bexar County Land Records), in order to keep the same carport 9 feet from the front property line, 2711 Woodline Street.
8. **A-08-107:** The request of Craig McMahon, for a 6-foot variance from the requirement that a minimum 20-foot rear setback be maintained in "R-4" zoning districts, in order to erect a structure 14 feet from the rear property line, 210 West Huisache Avenue.
9. **A-08-109:** The request of Patrick Tijerina, for 1) 2-foot variance from the requirement that side and rear yard fences not exceed 6 feet in height, in order to keep an existing side and rear yard fence at a height of 8 feet, and 2) a complete variance from the requirement that a minimum 30-foot rear setback be maintained in C-2 zoning districts when abutting a residential use or zoning district, in order to keep an existing structure on the rear property line, 2603 Vance Jackson.
10. **A-08-110:** The request of Juan P. Chapa, for a 25-foot, 2-inch variance from the requirement that a minimum 30-foot rear setback be maintained in "C-3" zoning districts when abutting residential uses or zoning districts, in order to keep an existing structure 4 feet, 8 inches from the rear property line, 4606 South Flores Street.
11. **A-08-111:** The request of Pape-Dawson Engineers, Inc., for a 2-foot variance from the requirement that front yard fences not exceed 4 feet in height, in order to erect a 6-foot tall predominantly open fence in the front yard, 1935 Blue Crest Lane.
12. **A-08-113:** The request of Joe Alvarez, for 1) a 4-foot variance from the requirement that front yard fences not exceed 4 feet in height, in order to erect an 8-foot tall chain link fence in the front yard, 2) a 2-foot variance from the requirement that side yard fences not exceed 6 feet in height in order to erect an 8-foot tall chain link fence in the side yards, 3) a 2-foot variance from the requirement that rear yards fences not exceed 6 feet in height in order to erect an 8-foot tall wrought iron fence in the rear yard, and 4) a complete variance from the requirement that fences shall not exceed one hundred (100) horizontal feet in length without meeting the development standards as outline Chapter 35-514 (c), 10010 Rogers Run.
13. **A-09-001:** The request of North Central Properties, Ltd., for a 42-foot variance from the requirement that a maximum 35-foot front setback be maintained in O-1 zoning districts, in order to keep a building seventy-seven (77) feet from the front property line, 16119 Classen Road.
14. **A-09-002:** The request of Eli A. Torres, for a Special Exception for an ornamental-iron front yard fence, in order to erect a 6-foot tall ornamental-iron fence in the front yard, 7418 Green Glen Drive.
15. **A-09-003:** The request of Pape-Dawson Engineers, Inc., for 1) a variance from the Highway 151 Gateway Corridor Overlay District Plan requirement that exterior wall finishes shall be constructed of concrete, brick, stone, glass or their equivalent, in order to erect a structure that will have a façade of preliminary sheet metal material as its exterior wall finish, and 2) a 2-foot variance from the requirement that fences in the side and rear yards not exceed 6 feet in height, in order to erect an 8-foot fence, 6400 Block of Texas Highway 151.

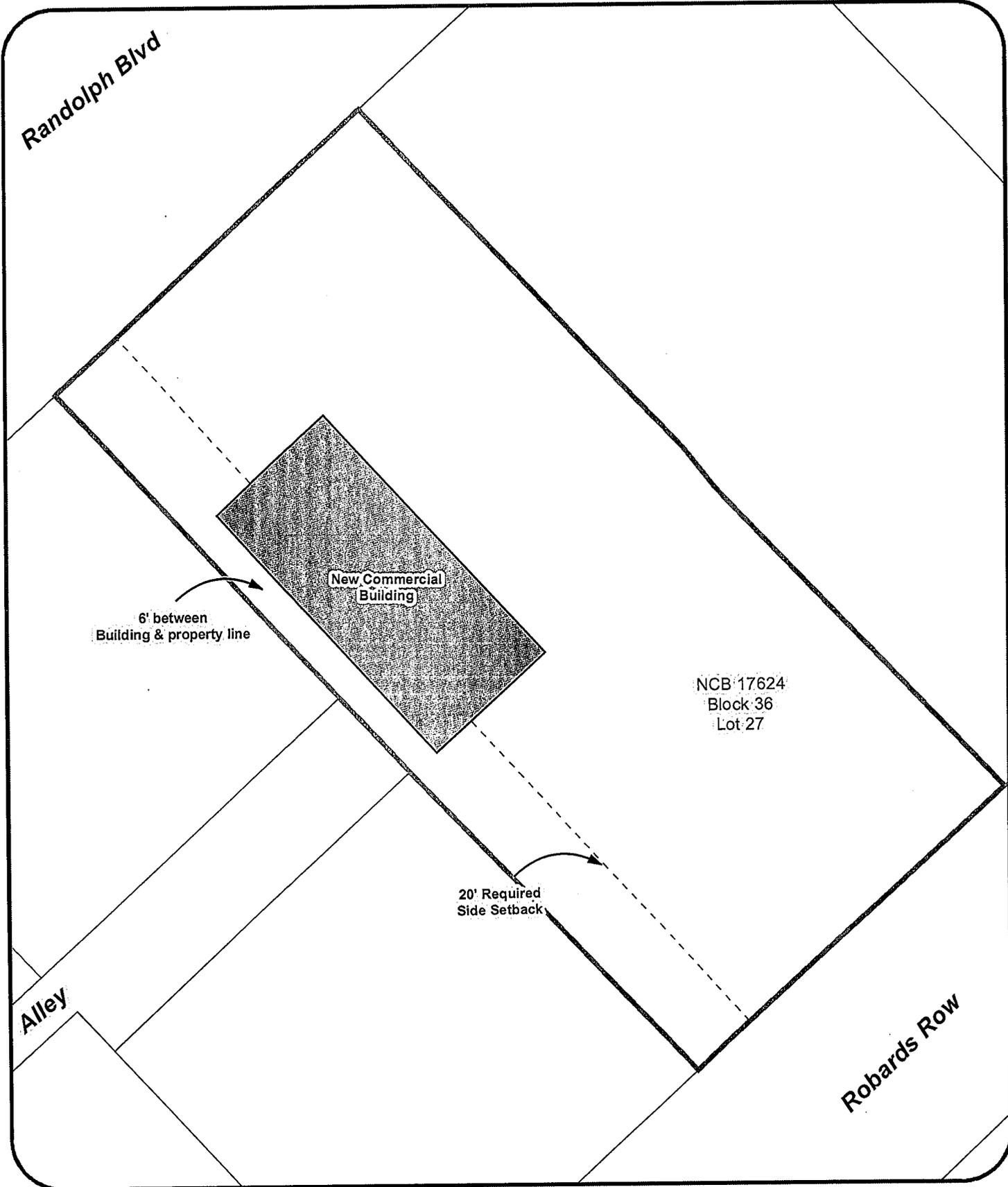
16. Approval of the minutes from the regular meeting on October 20, 2008.
17. **Staff Report:** Update on previous cases.
18. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
19. **Adjournment**

**Note:** The City of San Antonio Board of Adjustment Agenda can be found 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 207-0170 to check the status of a case.

**Accessibility Statement**

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



**Board of Adjustment**  
 Plot Plan for  
**Case A-08-081**



Scale: 1" approx. = 20'  
 Council District 10

**6454 Randolph Blvd.**

Planning & Development Services Dept  
 City of San Antonio  
 (09/26/2008) - PH

# Board of Adjustment - Case No. A-08-81

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** 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 - Charles Lovett  
Lot 27, Block 36, NCB 17624  
6454 Randolph Boulevard  
Zoned: "C-3 NA IH-1" General Commercial, Nonalcoholic Sales Northeast Gateway Corridor District

The applicant is requesting 1) a 14-foot variance from the requirement that a 20-foot side setback be maintained in the IH-1 Northeast Gateway Corridor District, in order to keep an existing building 6 feet from the south side property line and 2) a thirty eight percent (38%) variance from the requirement that a minimum fifty percent (50%) of the front façade be window/public entry façade in order to keep an existing building with twelve percent (12%) of the front façade as window/public entry façade.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

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

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

Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_

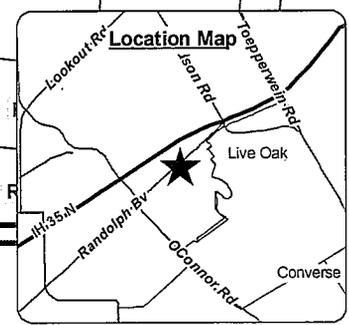
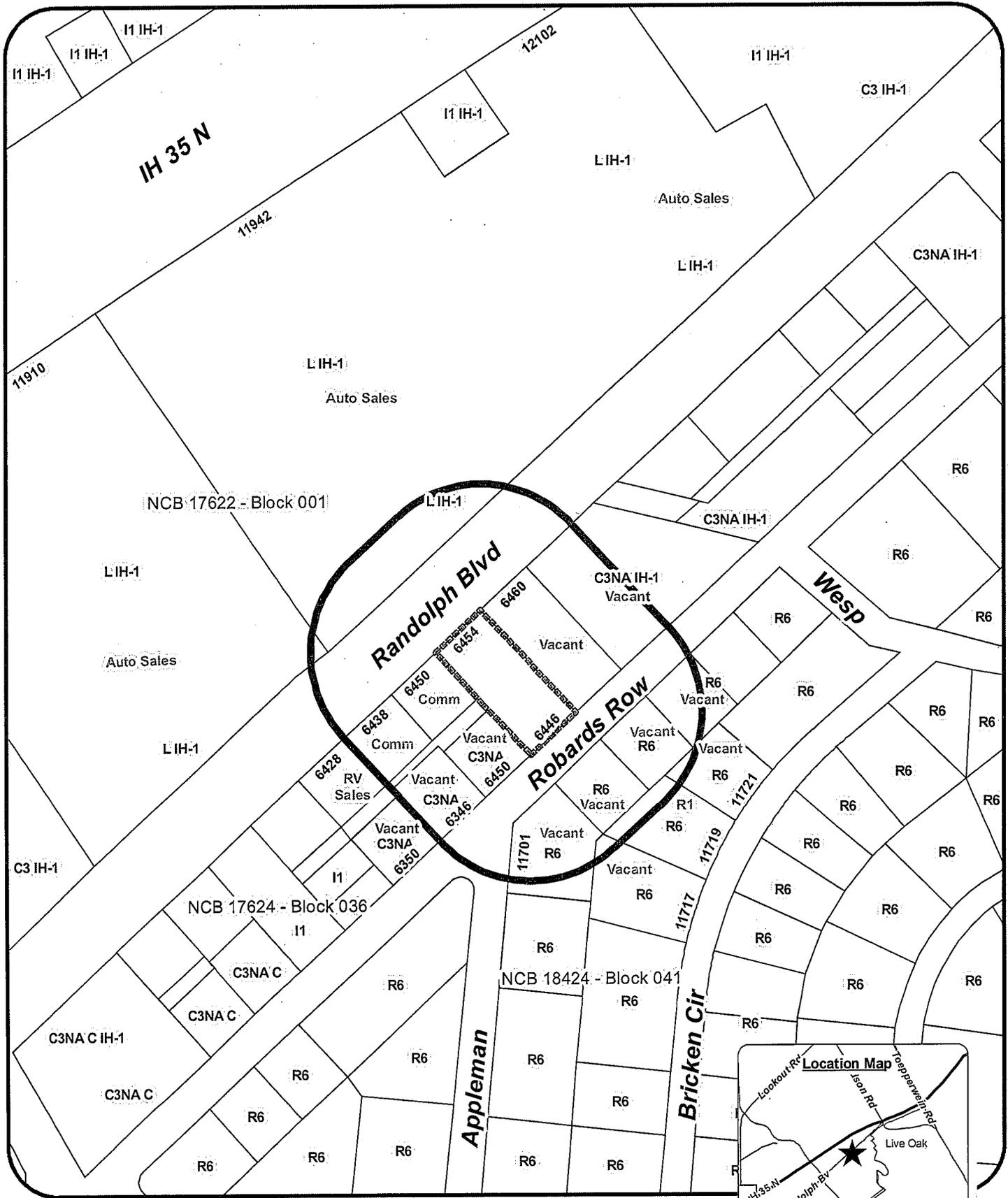
Address/Direccion: \_\_\_\_\_

Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

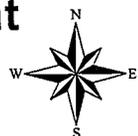
( ) In Favor/A Favor                      ( ) In Opposition/En Oposicion

Comments/Comentarios: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**Board of Adjustment**  
**Notification Plan for**  
**Case A-08-081**



**Legend**  
 Subject Property   
 200' Notification Buffer 

Scale: 1" approx. = 200'  
 Planning & Development Services Dept  
 (09/26/2008) - PH

# CASE NO: A-08-81

Board of Adjustment – November 3, 2008

**Applicant:** Charles Lovett

**Owner:** Charles Lovett

**Request(s):** The applicant is requesting **1)** a 14-foot variance from the requirement that a 20-foot side setback be maintained in the IH-1 Northeast Gateway Corridor District, in order to keep an existing building 6 feet from the south side property line and **2)** a thirty eight percent (38%) variance from the requirement that a minimum fifty percent (50%) of the front façade be window/public entry façade in order to keep an existing building with twelve percent (12%) of the front façade as window/public entry façade.

**Legal Description:** Lot 27, Block 36, NCB 17624

**Address:** 6454 Randolph Boulevard

**Zoning:** "C-3 NA IH-1" General Commercial, Nonalcoholic Sales Northeast Gateway Corridor District

**Existing Use:** Under Construction – Commercial Building

**Neigh. Assoc:** Randolph Hills Civic Club

**Neigh. Plan:** None

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

**Northeast Gateway Corridor District Plan Site Development Standards:** All front, side, and rear building setbacks for lots within the Corridor District but not along IH-35 shall be a minimum of 20 feet.

**Northeast Gateway Corridor District Plan Site Development Standards:** The window/public entry façade requirement for buildings with a gross floor area of less than 25,000 square feet shall be at least fifty percent (50%) of the first floor frontage.

**Background:** The subject property is located on Randolph Boulevard, north of O'Conner Road and east of IH-35. The surrounding properties are occupied mostly by commercial uses, though some of the parcels in the general vicinity are vacant. Residential uses and zoning are also present to the southeast of the subject property, across Robards Row. The structure in question was built this year and is intended to house a day care center. Upon completion of the building, it was discovered that no permits had been sought for its construction. According to the property owner, the contractor subsequently became ill and is unable to rectify the situation, leaving the owner to remedy the various permitting deficiencies.

Currently, windows only comprise 12%, or 36 square feet, of the 300 square foot front façade of the structure. The Northeast Gateway Corridor District requires that 50%, in this case 150 square feet, of the front façade be either windows or clearly marked public entries or any combination thereof. The orientation of this structure is not optimal, as the natural front façade is oriented toward the north side property line. The window coverage facing the street is the result of this irregular orientation as said coverage is standard for the side façade of a building. Additionally, the building is currently located 6 feet from the south side property line. The Northeast Gateway

Corridor District requires that a minimum 20-foot side setback be maintained for properties within the corridor district but not along IH-35. The applicant is requesting these variances in order to keep the existing building located 6 feet from the south side property line with 12% of the front façade comprised of windows.

**Recommendation:** The overall purpose of the Gateway Corridor Overlay District is to preserve, protect and enhance areas of high tourist and visitor visibility and safeguard San Antonio's heritage by protecting the views of areas and buildings that reflect important elements of the City's cultural, natural, historic and economic fabric. The specific intent of the 20-foot side setback requirement is to reduce visual chaos and limit driver distraction along public roadways by preventing the overcrowding of lots and maintaining a reasonable amount of open space. The intent of the requirement that the first floor street frontage elevation consist of at least 50% windows and openings is to allow for visibility into the commercial building and to encourage the orientation of the primary façade to the street. The Corridor Overlay District requirements were developed primarily for properties with frontage on IH-35 and properties with frontage on secondary roads that provide access to the interstate or are visible from the interstate. This portion of Randolph Boulevard runs parallel to IH-35 and does not provide direct access to the interstate, nor are the properties east of Randolph Boulevard visible from the interstate. Because the subject property is located on a secondary road that does not provide access to IH-35 and is not visible from IH-35, staff believes that the granting of these variances would not detract from the overall intent of the Corridor Overlay District.

The subject property is smaller and narrower than the majority of the lots with direct frontage on IH-35. This narrowness, along with the requirements for tree preservation, landscaping, on-site parking, and the 20-foot side setback requirement, may impose a significant hardship upon the subject property by severely limiting its buildable area. The requested variances will allow the property owner to make reasonable use of the property and develop it in a manner consistent with the existing buildings in the area, most of which are also nearer to the side property lines than 20 feet. They will also allow a generally suitable percentage of windows and openings along the street frontage elevation, considering that this requirement is intended to apply to the elevation that includes the primary public entrance. For these reasons staff recommends **approval** of both the 14-foot side setback variance request and the 38% variance request from the window/public entry façade requirement.

**Case Manager:** Jacob Floyd, Planner (210) 207-8318

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

**CASE INFORMATION**

Case #: A-08-081

Hearing Date: October 20, 2008

Type / Scope of BOA Request:

Applicant is requesting 1) a 14-foot variance from the IH-1 requirement that a minimum 20-foot building setback be maintained along the side property line in order to keep an existing building 6 feet from the west side property line, and 2) a 38% variance from the IH-1 requirement that the first floor elevation consist of at least 50% windows and openings in order to keep an existing building with 12% windows and openings.

**PLANNING PROGRAM / PROJECT OVERLAP**

Neighborhood Association (name or n/a): Randolph Hills Neighborhood Association

Neighborhood or Community Plan (name or n/a): None

Neighborhood Conservation District (name or n/a): None

Corridor Overlay District (name or n/a): Northeast Gateway IH-1

Alternate: \_\_\_\_\_

**ANALYSIS STATEMENT**

The applicant is requesting these variances to keep an existing building that was constructed without an approved building permit. Foundation plans were submitted in December 2007 for a foundation-only permit. The submitted plans placed the foundation 6 feet from the side property line. The plans were reviewed by Planning Department staff and a Certificate of Compliance (COC) was issued in error. The applicant constructed the foundation prior to the issuance of the foundation permit and constructed the building without obtaining a building permit. Building plans were submitted in May 2008 for the nearly completed building. The building was constructed within the required 20-foot side setback and windows/openings were not provided for 50% of the first floor street frontage elevation (along Randolph Boulevard).

The overall purpose of the Corridor Overlay District is to preserve, protect and enhance areas of high tourist and visitor visibility and safeguard San Antonio's heritage by preventing the despoliation of views of areas and buildings that reflect important elements of the City's cultural, natural, historic and economic fabric. The specific intent of the 20-foot side setback requirement is to reduce visual chaos and limit driver distractions along public roadways by preventing the overcrowding of lots and maintaining a reasonable amount of open space. The intent of the requirement that the first floor street frontage elevation consist of at least 50% windows and openings is to allow for visibility into the commercial building and to encourage the orientation of the primary façade to the street. The Corridor Overlay District requirements were developed primarily for properties with frontage on IH-35 and

properties with frontage on secondary roads that provide access to the interstate or are visible from the interstate. This portion of Randolph Boulevard runs parallel to IH-35 and does not provide direct access to the interstate nor are the properties east of Randolph Boulevard visible from the interstate. Because the subject property is located on a secondary street that does not provide access to IH-35 and the property is not visible from IH-35, the granting of these variances would not detract from the overall intent of the Corridor Overlay District.

The subject property is smaller and narrower than the majority of lots with direct frontage on IH-35. Due to the small size and limited width of the lot and the requirement to preserve trees, incorporate landscaping and accommodate on-site parking, the buildable area on the subject property is unreasonably limited by the 20 foot side setback requirements. The requested side setback variance will allow for the reasonable development of the property in a manner that is consistent with the existing buildings in the area, most of which were constructed with side building setbacks of less than 20 feet. Staff recommends **approval** of the 14-foot side setback variance request. Also due to the limited width of the property, the building was designed with the primary public entrance located perpendicular to the street. The 50% window and opening requirement is intended to apply to the elevation that includes the primary public entrance. The 12% windows and openings provided along the street frontage elevation of the subject property provide visibility into the building. Staff recommends **approval** of the 38% variance from the windows and openings

**RECOMMENDATION**

Recommendation Pending Additional Analysis / Information \_\_\_\_\_

Support Request   X   Deny Request \_\_\_\_\_

Alternate \_\_\_\_\_ Explain: \_\_\_\_\_

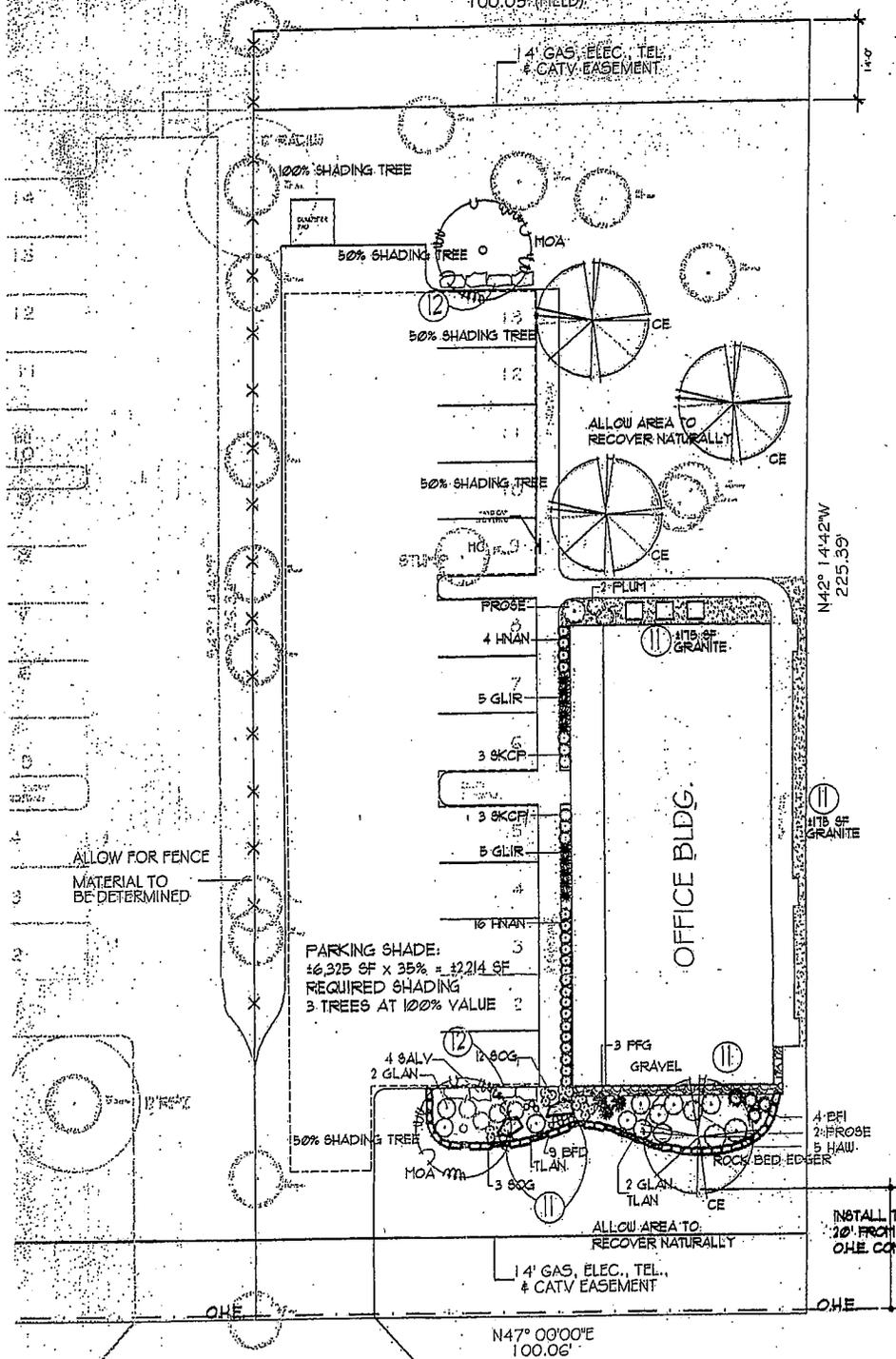
**REVIEWER INFORMATION**

Neighborhood Planner Reviewing: Michael Taylor

Date Review Completed: 10/02/08

# ROBARDS ROW

S47°31'56"W  
100.05' (FIELD)



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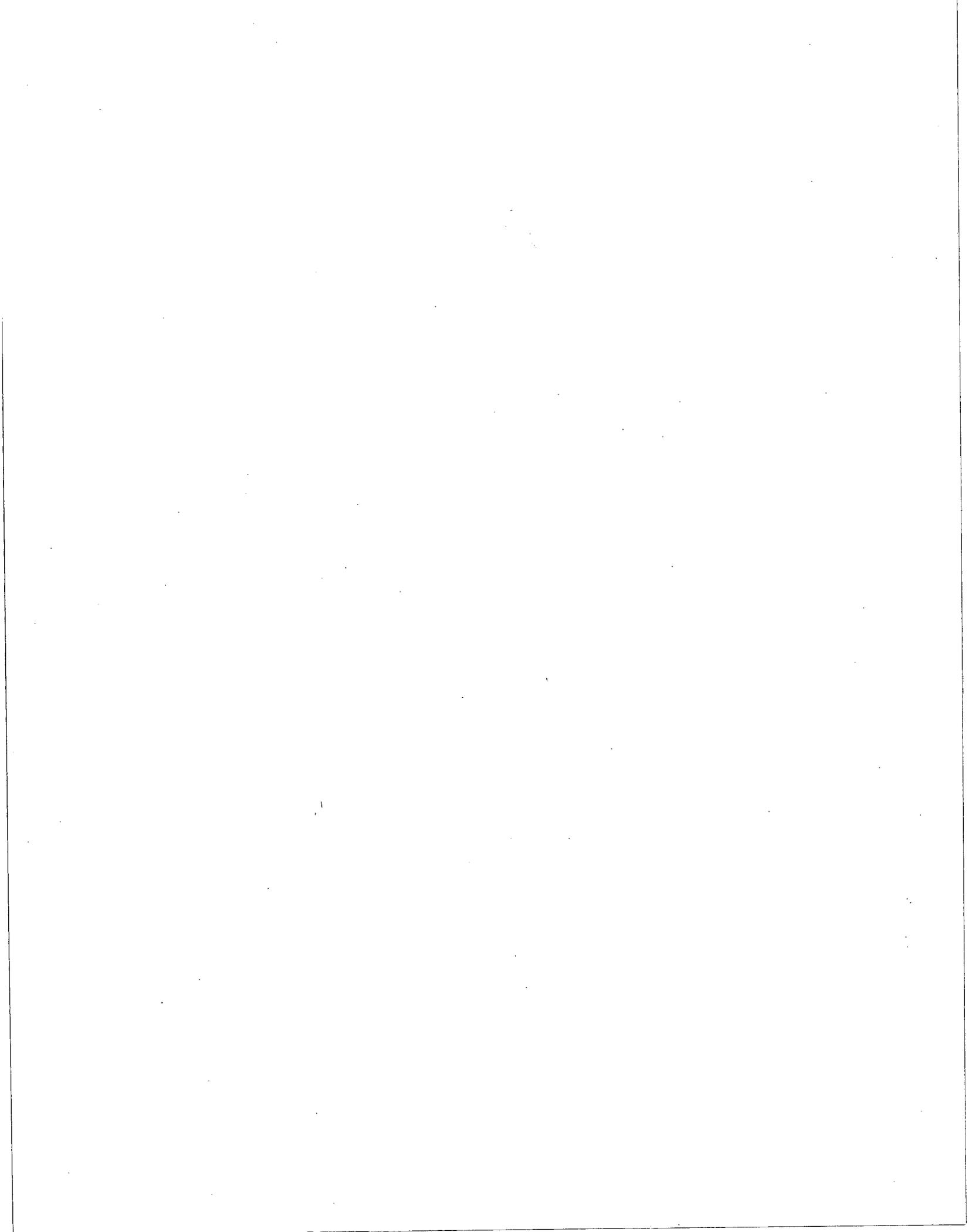
SYM	NAME
CE	CEDAR E
MOA	MONTERR
HAW	INDIAN H
HNAN	NANDINA
PROSTR	PROSTRA
GLIR	GIANT LI
BFI	BUTTERF
PPG	PURPLE
SAL	SALVIA
PLUM	BLUE PL
GLAN	GOLD LA
TLAN	TRAILING
SKCP	SKULLCA
BFD	BLACKB
BOG	SOCIETY
ANN	ANNUAL

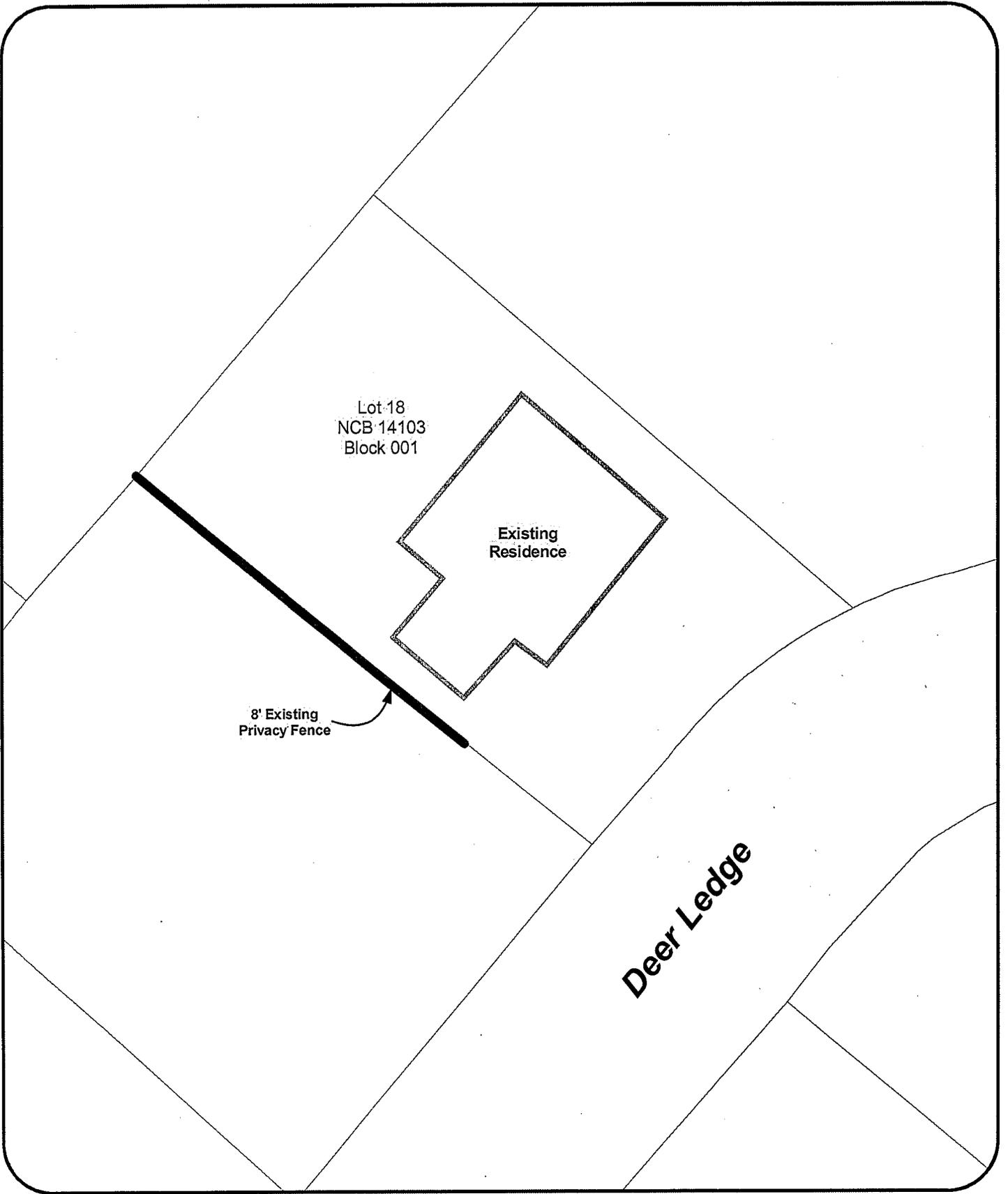
NOTE:  
ACTUAL TREE LOCATI  
FOR BEST VISUAL OF  
LINES. FOR OFFSETT  
UTILITY LINES, ADJUS  
IMPERVIOUS SURFACE

## LANDSCAPE PLAN

# RANDOLPH BLVD.

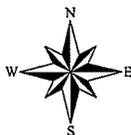






**Board of Adjustment**

**Plot Plan for  
Case A-08-099**



Scale: 1" approx. = 30'  
Council District 8

**2811 Deer Ledge St.**

City of San Antonio  
Planning and Development Services Department  
(09/25/2008)  
R.R.M.

# Board of Adjustment - Case No. A-08-99

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** 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 – Vincent Zapata  
Lot 18, Block 1, NCB 14103  
2811 Deer Ledge Street  
Zoned: "R-5" Residential Single-Family District

The applicant is requesting a 2-foot variance from the requirement that side yard fences not exceed 6 feet in height, in order to keep an existing side yard fence at a height of 8 feet along the southwest side property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

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

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

Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_

Address/Direccion: \_\_\_\_\_

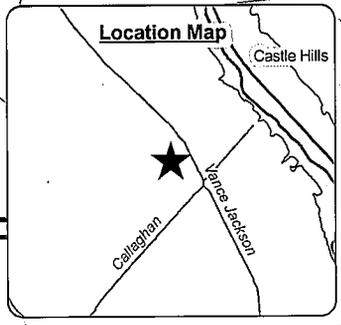
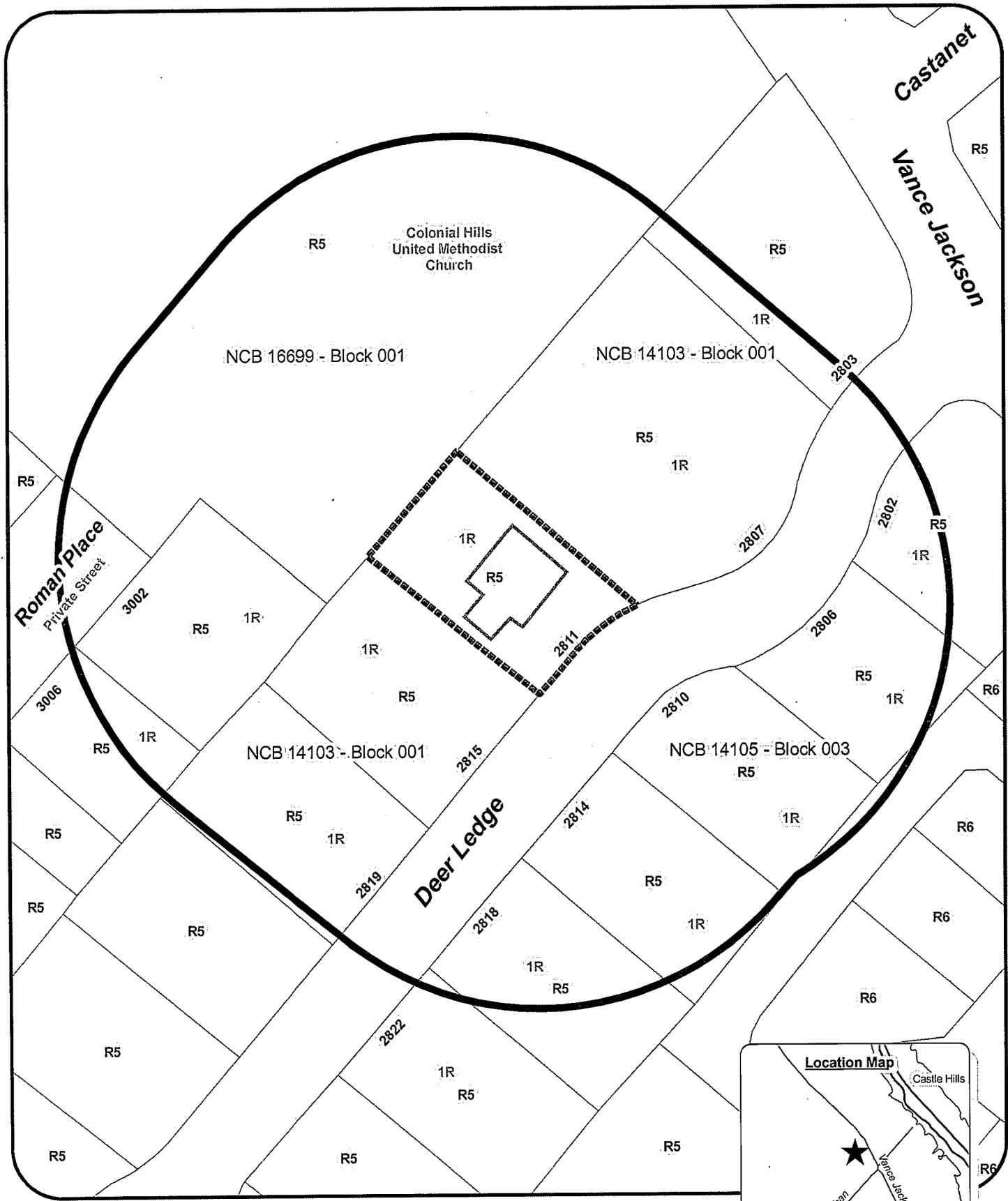
Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

( ) In Favor/A Favor

( ) In Opposition/En Oposicion

Comments/Comentarios: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A-08-99



**Board of Adjustment**  
**Notification Plan for**  
**Case A-08-099**



**Legend**  
 Subject Property   
 200' Notification Buffer   
 Scale: 1" approx. = 80'  
 Council District 8

City of San Antonio  
 Planning and Development Services Department  
 (10/02/2008)  
 R.R.M.

# CASE NO: A-08-99

Board of Adjustment – November 3, 2008

**Applicant:** Vincent Zapata

**Owner:** Vincent & Monica L Zapata

**Request(s):** The applicant is requesting a 2-foot variance from the requirement that side yard fences not exceed 6 feet in height, in order to keep an existing side yard fence at a height of 8 feet along the southwest side property line.

**Legal Description:** Lot 18, Block 1, NCB 14103

**Address:** 2811 Deer Ledge

**Zoning:** "R-5" Residential Single-Family District

**Existing Use:** Single-Family Residence

**Neigh. Assoc:** Vance Jackson Neighborhood Association

**Neigh. Plan:** None

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

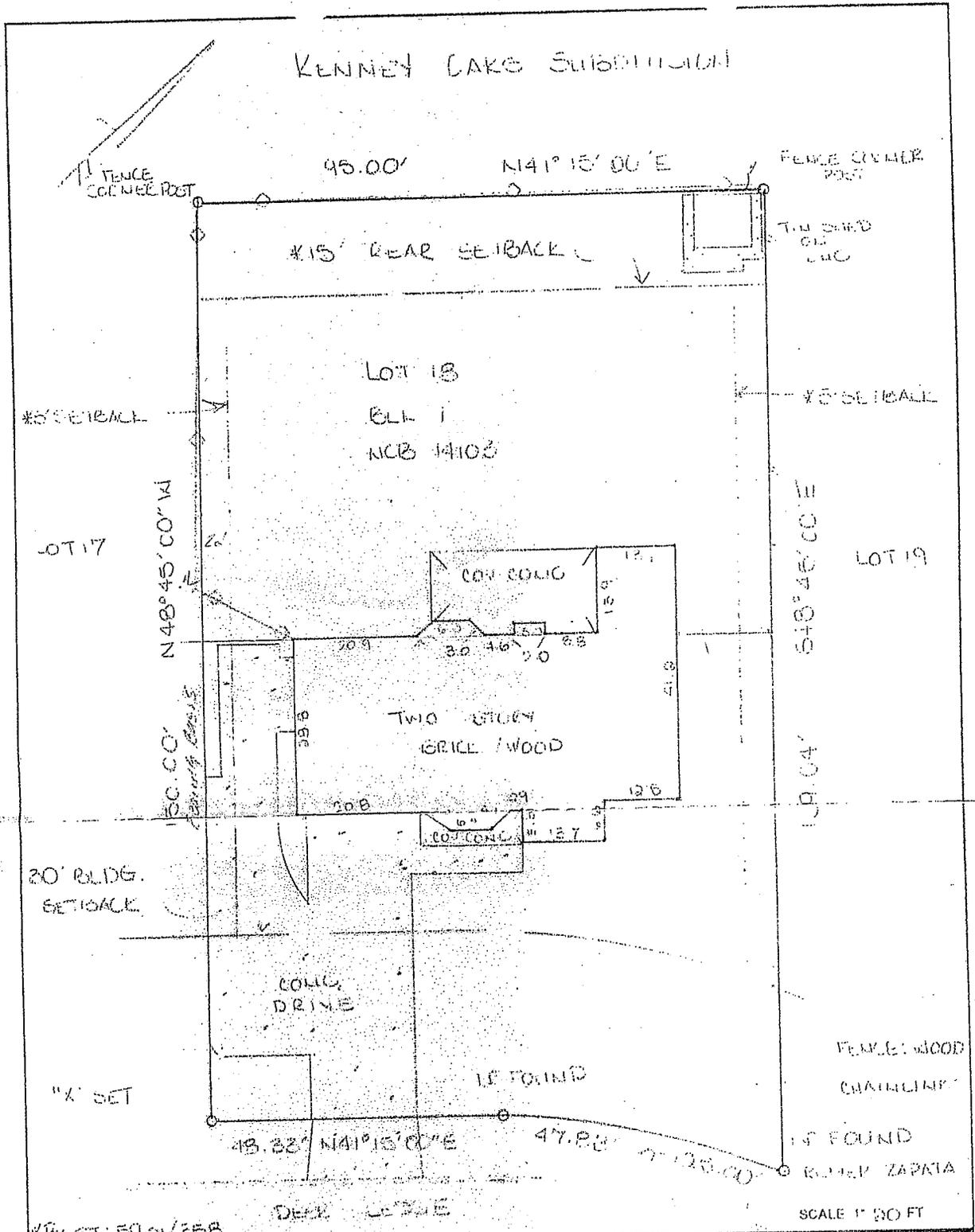
**35-514 Fences:** Side yard fences in residential zoning districts shall be no taller than 6 feet.

**Background:** The subject property is located on Deer Ledge Street, near the corner of Deer Ledge and Vance Jackson. The surrounding properties are occupied by single-family residences, except for the property abutting to the rear, which is occupied by a church. The surrounding zoning is entirely "R-5" Residential Single-Family District. The applicant is seeking the requested variance in order to keep an existing side yard fence on the southwest property line at a height of 8 feet. The fence was originally built without permits and the applicant was cited on July 22, 2008. The applicant has since obtained the necessary permits to erect a 6-foot tall side and rear yard privacy fence. This investigation is the result of a citizen complaint.

**Recommendation:** The intent of the maximum fence height requirement in rear and side yards is to allow property owners to screen and secure their property, while also allowing for openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. Typically, a 6-foot tall solid screen fence is deemed sufficient to provide the desired screening between residences. However, in this case an 8-foot tall solid screen fence appears to be justifiable, due to the unique topography of the side-yard of the subject property. The area is characterized by a fairly consistent west to east negative slope, resulting in a noticeable difference in elevation between the ground floor elevation of the subject property and the abutting lots. Considering the intent of the fence height standards, it appears that the requested variance is reasonable. Staff recommends **approval** of the requested variance.

**Case Manager:** Jacob Floyd, Planner (210) 207-8318

# KENNEY LAKE SUBDIVISION



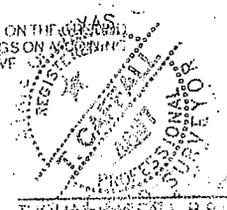
LOT NO 18 BLOCK NO 1 ADDITION OR SUBDIVISION KENNEY LAKE SUBDIVISION  
 SECTION OR UNIT \_\_\_\_\_ N.C.B. NO. 14.00 VOL 270613  
 STREET ADDRESS 3811 DEER LEDGE CITY SAN ANTONIO  
 BEEXAL COUNTY, TEXAS SURVEY FOR CONDOMINIUM REFERENCE PLAT 54  
 LAND TITLE

BEARINGS AND DISTANCES  
 SUBSTANTIALLY MATCH  
 THAT OF RECORDED PLAT

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE PREMISES  
 UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJACENT  
 PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE

## SURVEY ASSOCIATES

2544 BOARDWALK  
 SAN ANTONIO, TX 78217  
 (210) 828-1102  
 FAX NO. (210) 828-1510  
 Residential



THOMAS CARROLL H. ELLIS  
 TEXAS REG. NO. 14667

MO. 97.9-316

# Bexar County 2ft Contour Interactive Map



### LAYERS

- All Layers
- Political Boundaries
- Transportation
- Hydrology
- General
- Bexar County 2ft Co
- 2007 Aerial Photog

Refresh Map

Auto Refresh

### Help:

- A closed group, click to open.
- An open group, click to close.
- A map layer.
- A hidden group/layer, click to r
- A visible group/layer, click to hi
- A visible layer, but not at this s
- A partially visible group, click to
- An inactive layer, click to make
- The active layer.



Copyright COSA GIS 2002 -2008

**Download Contours**

Welcome to the City of San Antonio's latest Interactive Map Service.

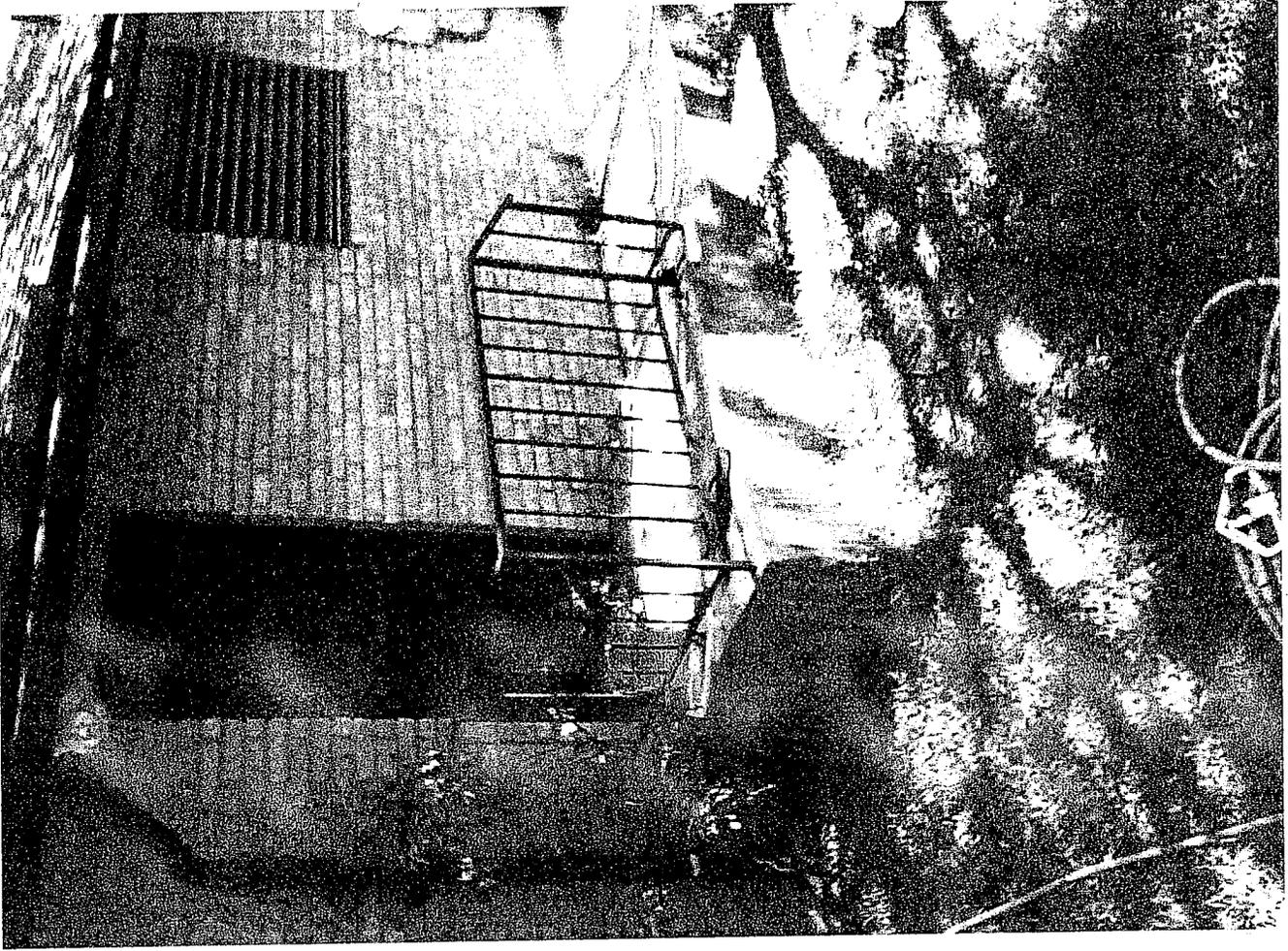
Disclaimer



Zoom Out

[SA Community Portal](#) [Map Services](#) [Disclaimer](#) [Help](#) [Contact Us](#)

*Attachment 1*

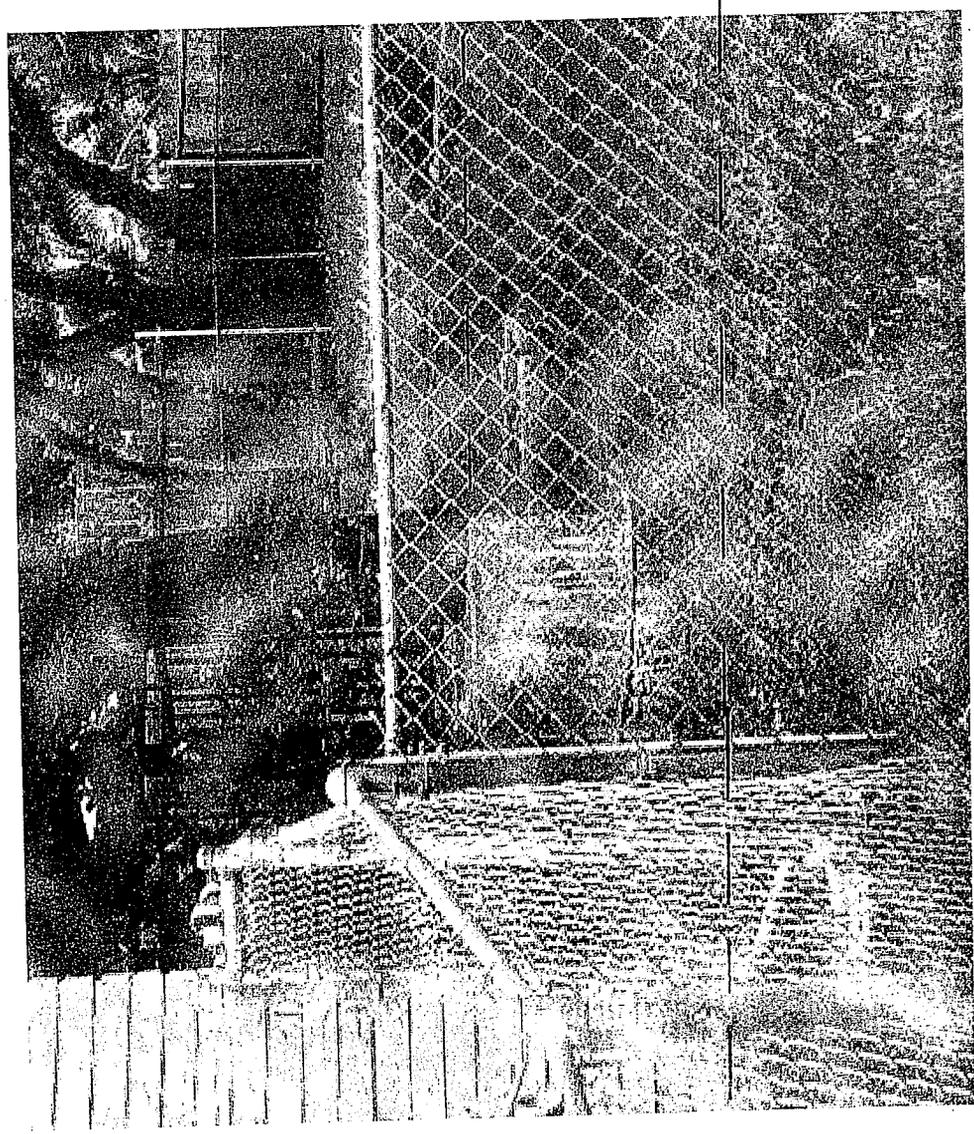


Attachment 2.

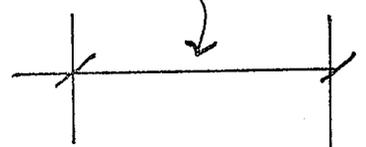
Attachment 3.

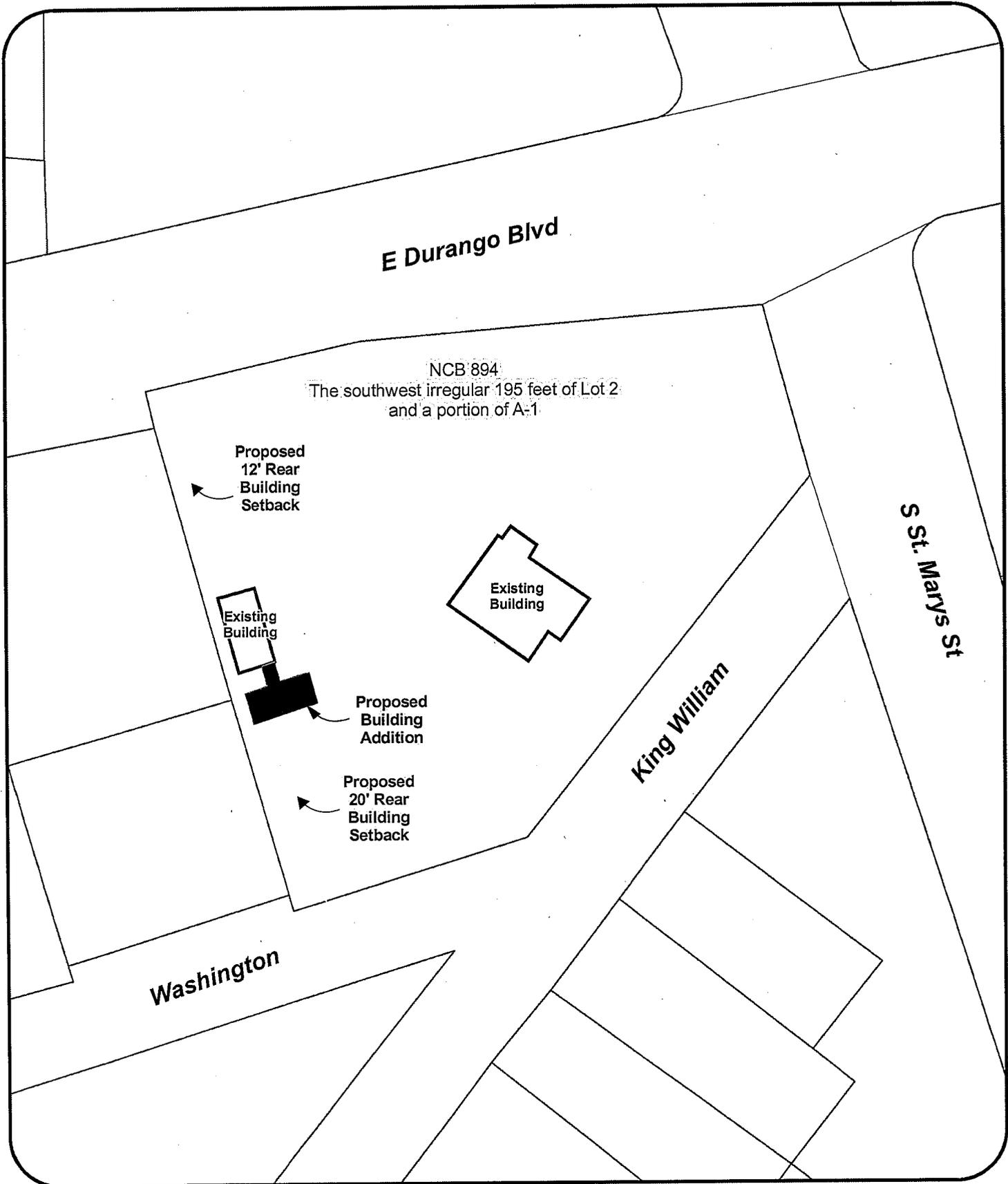
height of ground floor of house ~ 2'-6"

Total height difference = 4'-6"  
Topo = 2'-0" + 2'-6" (house)



Top height = 4'-0"





**Board of Adjustment**  
 Plot Plan for  
**Case A-08-101**



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

**107 King William St.**

City of San Antonio  
 Planning & Development Services Department  
 (09/18/2008)  
 R.R.M.

# Board of Adjustment - Case No. A-08-101

October 6, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 6, 2008** 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 - San Antonio Conservation Society

The southwest irregular 195 feet of Lot 2 and Pt of A-1, NCB 894

107 King William Street

Zoned: "H HE O-2 S RIO-4" Historic Exceptional Office Historic River Improvement Overlay District-4 with a Specific Use Authorization for a Museum.

The applicant is requesting **1)** an 8-foot variance from the requirement that a minimum 20-foot side setback be maintained in "O-2" zoning districts when abutting residential uses or zoning districts, in order to erect a structure 12 feet from the side property line and **2)** a 4 parking space adjustment from the parking standard that an 8675 square foot office requires a minimum of 29 parking spaces in order to allow 25 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. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

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

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

Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_

Address/Direccion: \_\_\_\_\_

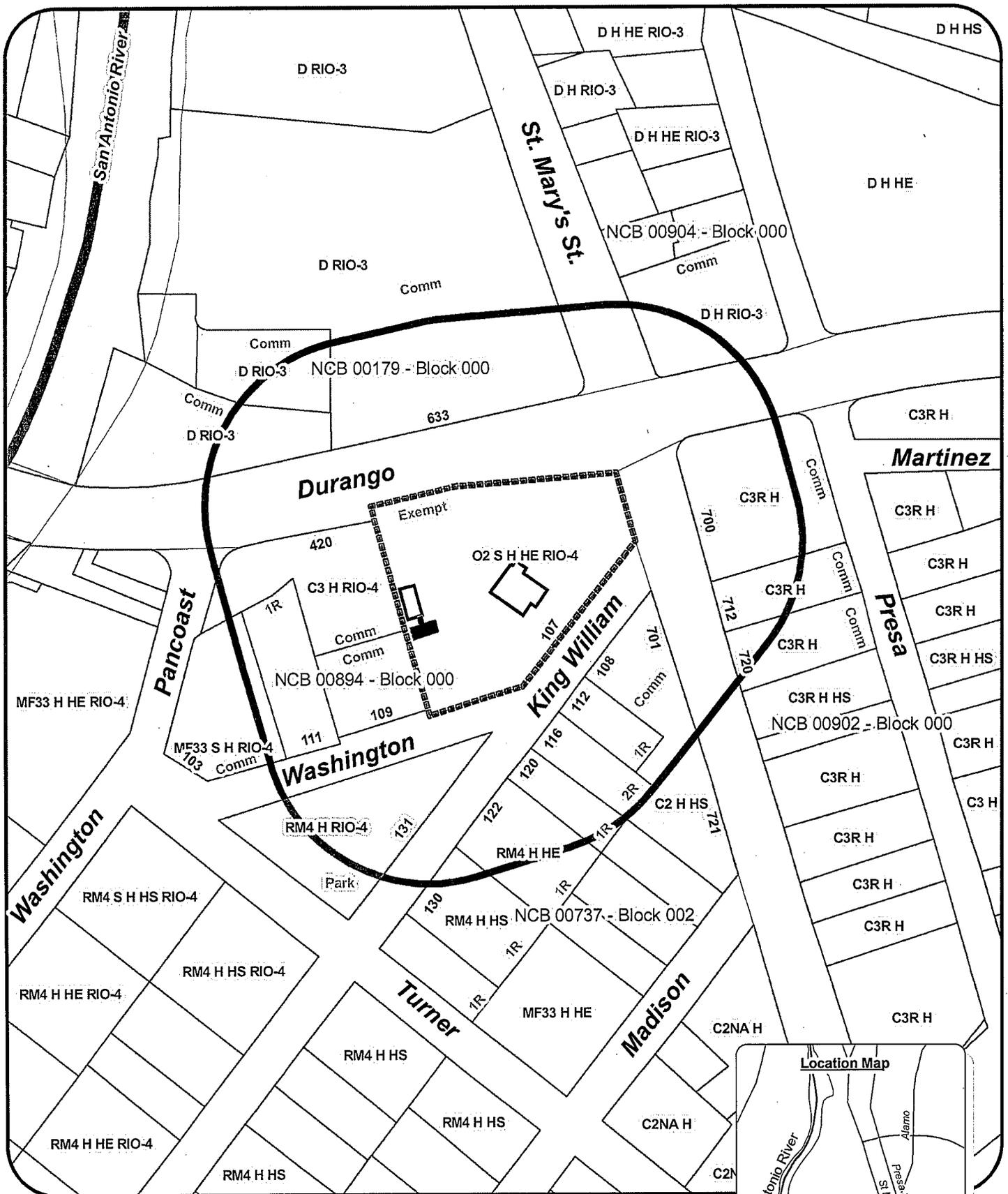
Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

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

Comments/Comentarios: \_\_\_\_\_

\_\_\_\_\_

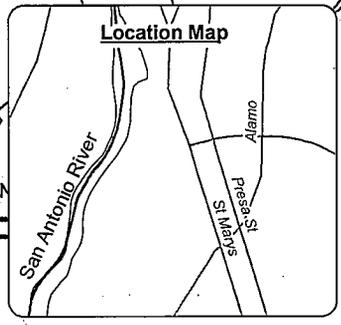
\_\_\_\_\_



**Board of Adjustment**  
**Notification Plan for**  
**Case A-08-101**



**Legend**  
 Subject Property   
 200' Notification Buffer   
 Scale: 1" approx. = 150'  
 Council District 1



City of San Antonio  
 Planning & Development Services Department  
 (09/15/2008)  
 R.R.M.

# CASE NO: A-08-101

Board of Adjustment – November 3, 2008

**Applicant:** San Antonio Conservation Society

**Owner:** San Antonio Conservation Society

**Request(s):** The applicant is requesting **1)** an 8-foot variance from the requirement that a minimum 20-foot side setback be maintained in "O-2" zoning districts when abutting residential uses or zoning districts, in order to erect a structure 12 feet from the side property line and **2)** a 4 space parking adjustment from the parking standard that office uses of 8,675 square feet of gross floor area have 29 spaces, in order to allow 25 parking spaces.

**Legal Description:** The Southwest Irregular 195 feet of Lot 2 and Pt of A-1, NCB 894

**Address:** 107 King William Street

**Zoning:** "H HE O-2 S RIO-4" Historic Exceptional Office Historic River Improvement Overlay District-4 with a Specific Use Permit for a Museum

**Existing Use:** Office

**Neigh. Assoc:** King William Neighborhood Association

**Neigh. Plan:** Downtown Neighborhood Plan

**Sections of the City Code from which these variances are requested:**

**35-310 Zoning District Purpose Statements and Design Regulations:** A minimum 20-foot side setback is required in "O-2" zoning districts when abutting residential zoning or uses.

**Section 35-526 Parking and Loading Standards, Table 35-526 (b) Parking in Nonresidential Use Districts:** The minimum vehicle spaces for an office shall be no less than 1 space per 300 square feet of gross square footage.

**Background:** The subject property is located on King William Street, bound by East Durango Boulevard to the north, South St. Mary's Street to the east, and Washington Street to the south. The property is zoned O-2 and is occupied by a structure that serves as the main office for the San Antonio Conservation Society. A mixture of zoning and uses surrounds the subject property, including C-3, D, RM-4 and MF-33. The subject property itself abuts two lots to the west, zoned MF-33 and C-3, respectively. The applicant is seeking a variance from the side yard setback requirement in order to erect a 2470 square foot addition to the historic structure on the west side of the subject property, also known as the Stuemke Barn, that will serve as a storage area for historic materials. A portion of the proposed addition would encroach into the required setback between the subject property and the MF-33 zoned property to the west, hence this particular request. The applicant is also seeking an adjustment from the requirement that office uses require 1 parking space per every 300 square feet of gross floor area. The applicant cites fairly low volumes of vehicles in the parking lot at any given time and a desire to preserve the existing grounds as rationale for this request.

**Recommendation:** The intent of the front and side setback requirements are to allow for air flow, light penetration, neighborhood uniformity, to prevent the overcrowding of lots, and to maintain a reasonable amount of open space that is desired in single-family residential neighborhoods. The proposed addition to the "Stuemke Barn" on the subject property would encroach into the required side setback between O-2 and MF-33 zoning. Staff believes that, in this case, the encroachment of the addition would not create a situation where the overcrowding of the lot would occur. Although the zoning of the lot in question to the west of the subject property is indeed zoned MF-33, it is being utilized strictly as a parking lot for the commercial use to the north. The lot itself is irregularly shaped which creates a hardship similar to that of a topographical hardship in that development on the lot is already limited by the layout. Staff also believes being that the lot to the west is not currently being utilized for residential uses, that the first variance request is reasonable.

As per section 35-526 of the UDC, offices are required to provide no less than 1 parking space per every 300 square feet of gross floor area. The aggregate gross floor area for the offices on the subject property totals 8,675 square feet, which would require that the total parking spaces be no fewer than 29. The request to reduce the total number of parking spaces to 25 also appears to be a reasonable request. The applicant stated in the application that one reason for the request for the reduction of the required parking spaces is due to the desire to maintain the existing open space and existing vegetation on the subject property. Also, they cite a relatively low volume of traffic (10 employees and an average of 1.3 visitors per day) as rationale for the request. The 25 spaces requested would seem to satisfy this parking demand, limit the amount of impervious cover on the site, and still eliminate any undesirable on-street parking situations. Therefore, staff recommends **approval** of the side setback variance request and **approval** of the parking space adjustment request.

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

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

**CASE INFORMATION**

Case #: A-08-101

Hearing Date: October 6, 2008

Property Address: 107 King William Street

Zoning: O-2 S H HE RIO-4

**Type / Scope of BOA Request:**

1) an 8-foot variance from the requirement that a minimum 20-foot side setback be maintained in "O-2" zoning districts when abutting residential uses or zoning districts, in order to erect a structure 12 feet from the side property line; and 2) a 4 parking space adjustment from the parking standard that an 8,675 square foot office requires a minimum of 29 parking spaces in order to allow 25 parking spaces.

**PLANNING PROGRAM / PROJECT OVERLAP**

Neighborhood Association: King William Association  
Neighborhood or Community Plan: Downtown Neighborhood Plan  
Neighborhood Conservation District: n/a  
Historical District: King William

**ANALYSIS STATEMENT**

The subject parcel is designated Residential land use in District K of the Downtown Neighborhood Land Use Plan. It is also located within the King William Historic District. District K calls for single family and duplex housing at a maximum density of 12 units per gross acre; continued preservation within the historic district; and maximum density of 40 units per gross acre along low-rise mixed use corridors along S. Alamo and S. St. Mary's Streets.

The property to the west at 109 Washington Street is zoned MF-33, however the existing use on that parcel is a parking lot which serves the C-3 zoned property immediately to the north of the parking lot and adjacent to the west of the subject parcel. Although the subject parcel abuts a residentially zoned lot, the existing use is not residential. In addition, the applicant points to the irregular shape of the subject parcel and adds that by complying with the literal enforcement of the code, the historic nature of the site may be negatively impacted.

The second variance request for 1 parking space per 344 sq. ft. GFA as opposed to the required 1 space per 300 sq. ft. would not necessarily be contrary to public interest given the applicant's description of the low demand for on-site parking. In addition, an expanded number of parking spaces would require the removal of vegetation and added impervious cover.

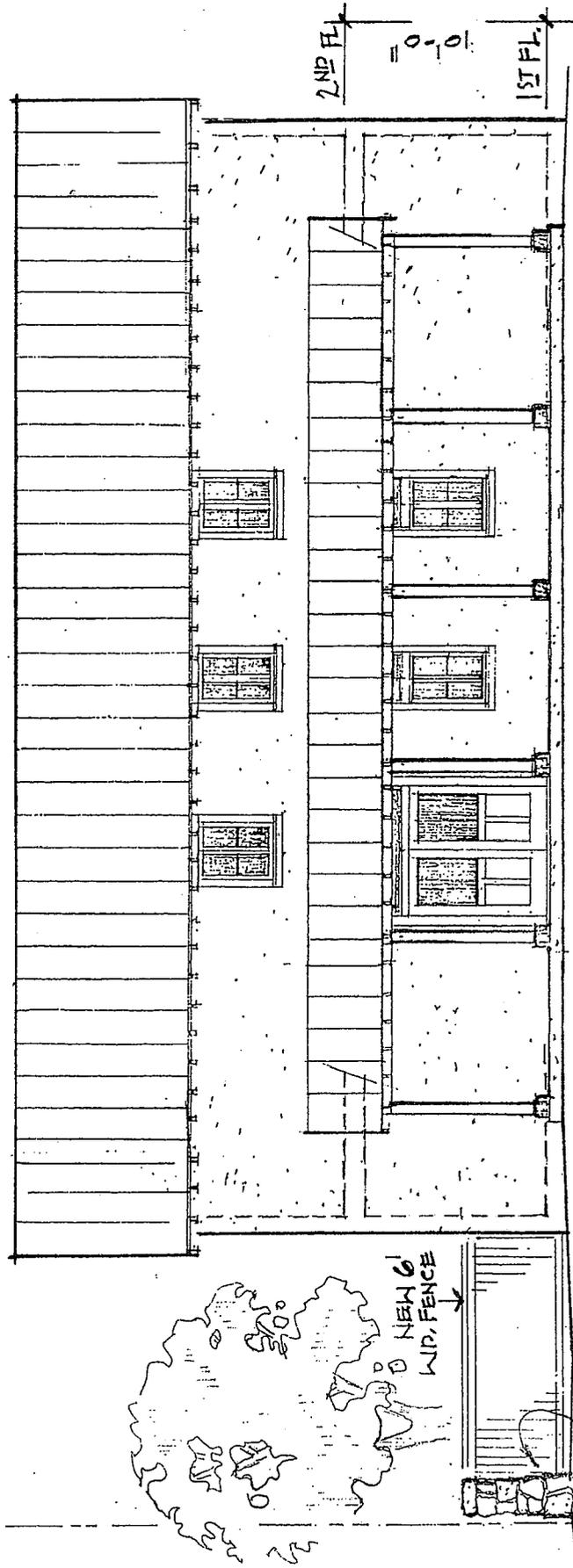
Furthermore, the Historic Division staff of the Planning & Community Development department recommended approval of the applicant's request, as did the Historic & Design Review Commission (HDRC).

**RECOMMENDATION**

Support Request  Deny Request:  Alternate   
Recommendation Pending Additional Analysis / Information

**REVIEWER INFORMATION**

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Management Analyst  
Date Review Completed: September 24, 2008

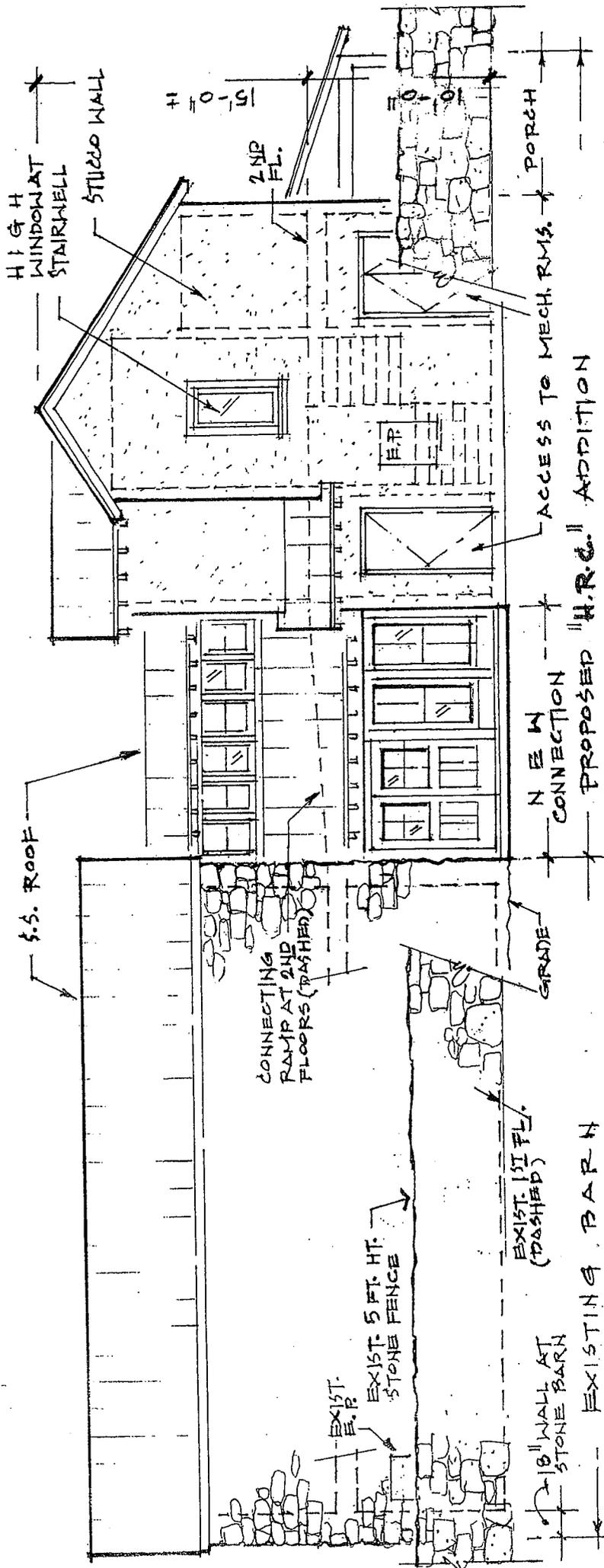


PROPOSED "H.R.C." ADDITION

ELEVATION / S FACING WASHINGTON ST. & KING WM. PARK

5' H. EXIST. STONE FENCE  
12'-0"  
REAR YARD SET BACK (PROPOSED)  
PL.





N E W  
 CONNECTION  
 PROPOSED "H.R.C." ADDITION

ELEVATION / W.



FACING ADJACENT PARKING LOT

EXISTING BARN

18" WALL AT STONE BARN

EXIST. E.P.

EXIST. 5 FT. HT. STONE FENCE

EXIST. 1ST FL. (DASHED)

GRADE

CONNECTING RAMP AT 2ND FLOORS (DASHED)

S.S. ROOF

HIGH WINDOW AT STAIRWELL

STUCCO WALL

2ND FL.

PORCH

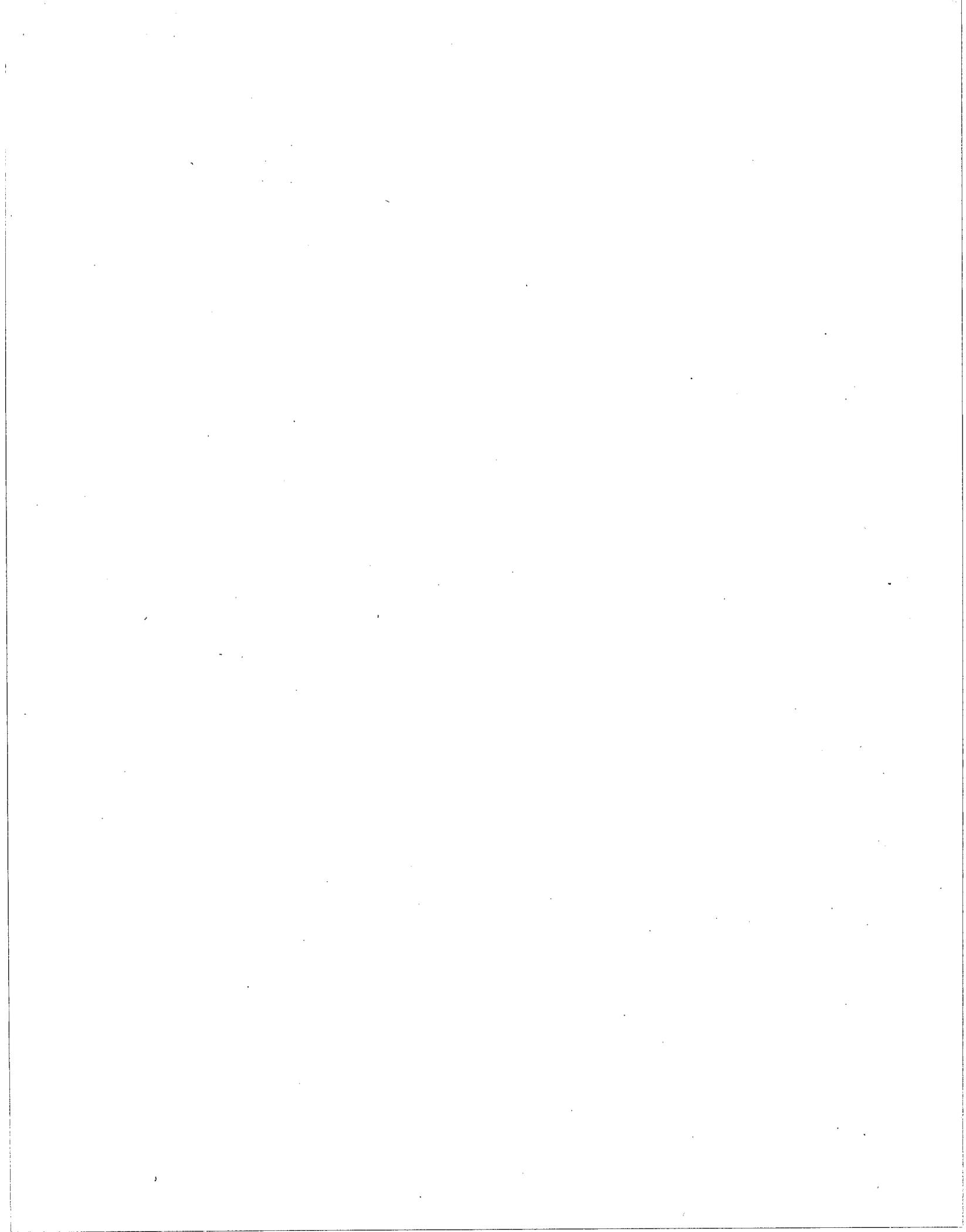
ACCESS TO MECH. R.M.S.

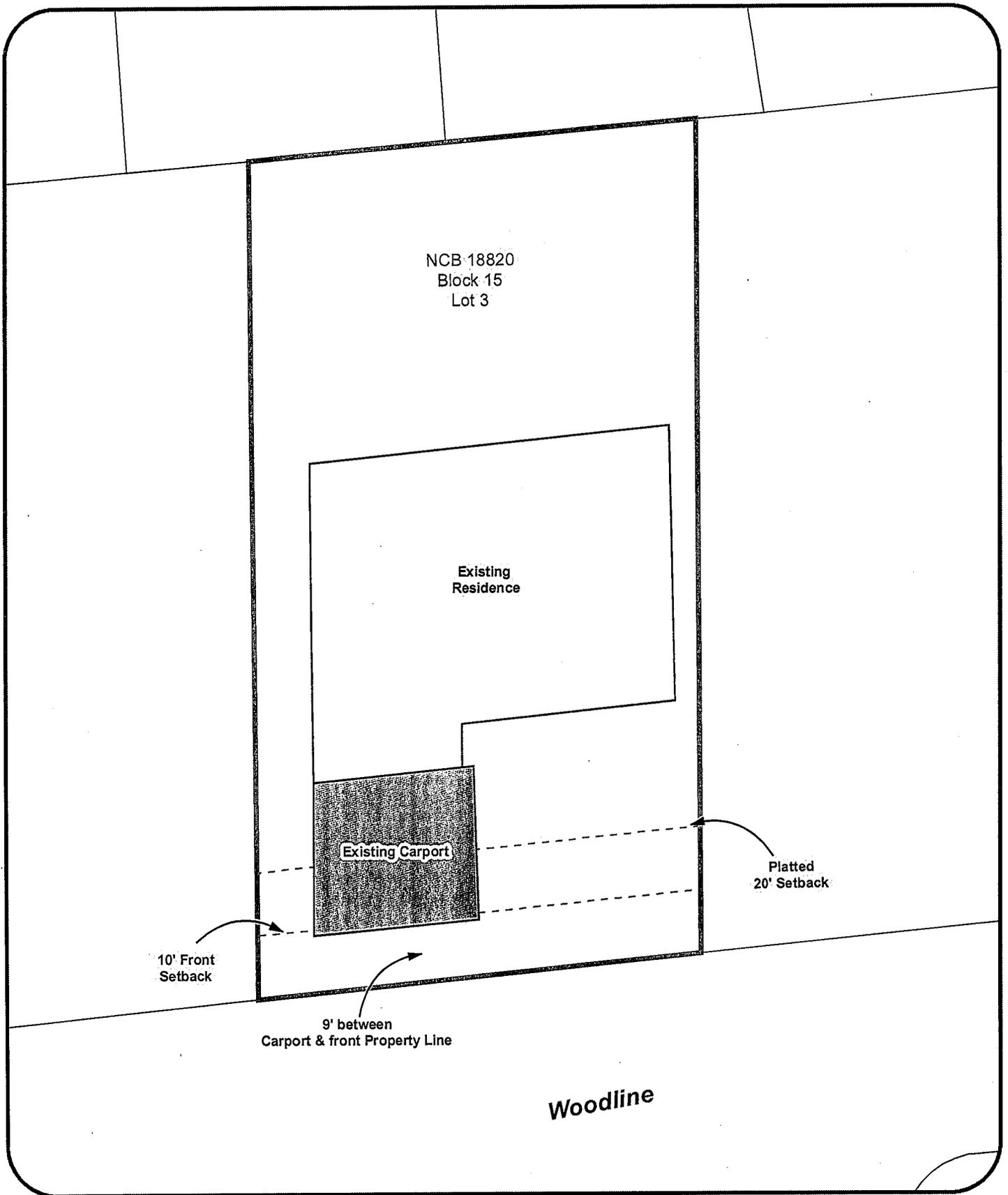
SACS "HRC"	PARKING CALC.	DATE:	SHT.
	107 KING WILLIAM ST. SAN ANTONIO, TX.	18 AUG 08	OF 1

[ SEE ATTACHED VARIANCE REQUEST NO. 2\* SITE PLAN ]  
 & FLOOR PLANS

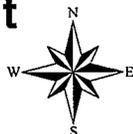
ITEM NO.	DESCRIPTION	GFA [GROSS FLOOR AREA]	CAR STALLS [AREA / 300 SF]
1-	<u>EXISTING</u> BLDG.S.		
	a- "WULF HOUSE" (MAIN BLDG.) ON <u>3</u> FLOORS =	5000 SF	
	b- "STUEMKE BARN" (ON <u>2</u> FLOORS) =	1130 SF	
	SUBTOTAL (EXIST.) =	<u>6130 SF</u>	
2-	<u>PROPOSED</u> ADDITION (ON <u>2</u> FLOORS) =	2470 SF	
3-	<u>TOTAL</u> BLDG. AREA (EXIST. & PROPOSED) =	8600 SF	
4-	REQUIRED PARKING FOR [B] OCC./OFFICE USE (AT $\frac{1}{3}$ CAR PER 300 SF OF GFA)	$8600 \text{ SF} \div 300 \text{ SF/CAR}$ $= 28.6 \text{ CARS}$ OR <u>29</u> CAR STALLS REQUIRED (TO INCLUDE 2 ADA SPACES)	

\* SEE VARIANCE REQUEST NO. 2 - REQUESTING A  
 REDUCTION OF 4 CARS (FROM 29 TO 25 SPACES  
 (OR 344 SF/CAR))





**Board of Adjustment**  
Plot Plan for  
**Case A-08-105**



Scale: 1" approx. = 20'  
Council District 6

**2711 Woodline**

City of San Antonio  
Planning & Development Services Dept.  
(10/23/2008) - PH

# Board of Adjustment - Case No. A-08-105

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** 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-James and Judy Mastin  
Lot 3, Block 15, NCB 18820  
2711 Woodline Street  
Zoned: "R-6" Residential Single-Family District

The applicant is requesting **1)** a 3-foot, 7-inch variance from the requirement that a minimum 5-foot side setback be maintained in "R-6" zoning districts, in order to keep a carport 1-foot, 5 inches from the side property line and **2)** a 10-foot, 11-inch variance from the requirement that a minimum 20-foot platted front setback be maintained (recorded in Volume 1058, Page 445 of the Bexar County Land Records), in order to keep the same carport 9 feet, 1 inch 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. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

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

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

Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_

Address/Direccion: \_\_\_\_\_

Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

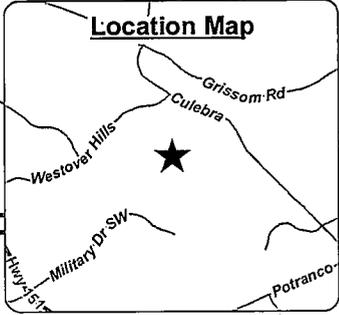
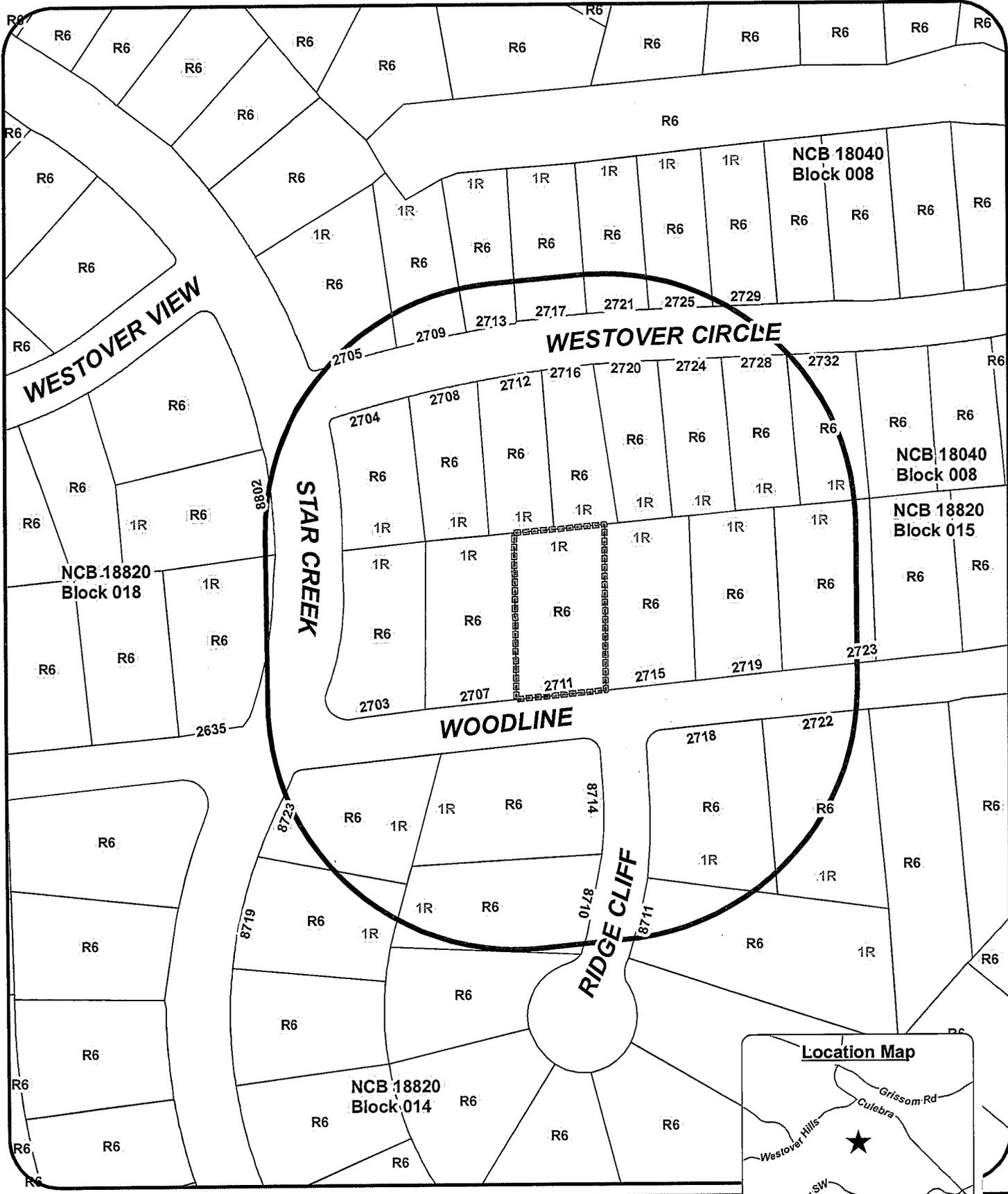
( ) In Favor/A Favor                      ( ) In Opposition/En Oposicion

Comments/Comentarios: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

A-08-105



**Board of Adjustment**  
**Notification Plan for**  
**Case A-08-105**



**Legend**  
 Subject Property   
 200' Notification Buffer 

Scale: 1" approx. = 100'  
 Council District 6

Produced by the City of San Antonio  
 Development Services Department  
 (9/22/2008)

# CASE NO: A-08-105

Board of Adjustment – November 3, 2008

**Applicant:** James L. and Judy Mastin

**Owner:** James L. and Judy Mastin

**Request(s):** The applicant is requesting 1) a 1-foot variance from the requirement that a minimum 10-foot front setback be maintained in "R-6" zoning districts, in order to keep a carport 9 feet from the front property line and 2) an 11-foot variance from the requirement that a 20-foot front setback be maintained as per the platted front setback found in Volume 1058, Page 445 of the Bexar County Land Records, in order to keep the same carport 9 feet from the front property line.

**Legal Description:** Lot 3, Block 15, NCB 18820

**Address:** 2711 Woodline Street

**Zoning:** "R-6" Residential Single-Family District

**Existing Use:** Single-Family Residence

**Neigh. Assoc:** Timber Ridge Neighborhood Association

**Neigh. Plan:** None

**Section of the City Code from which these variances are requested:**

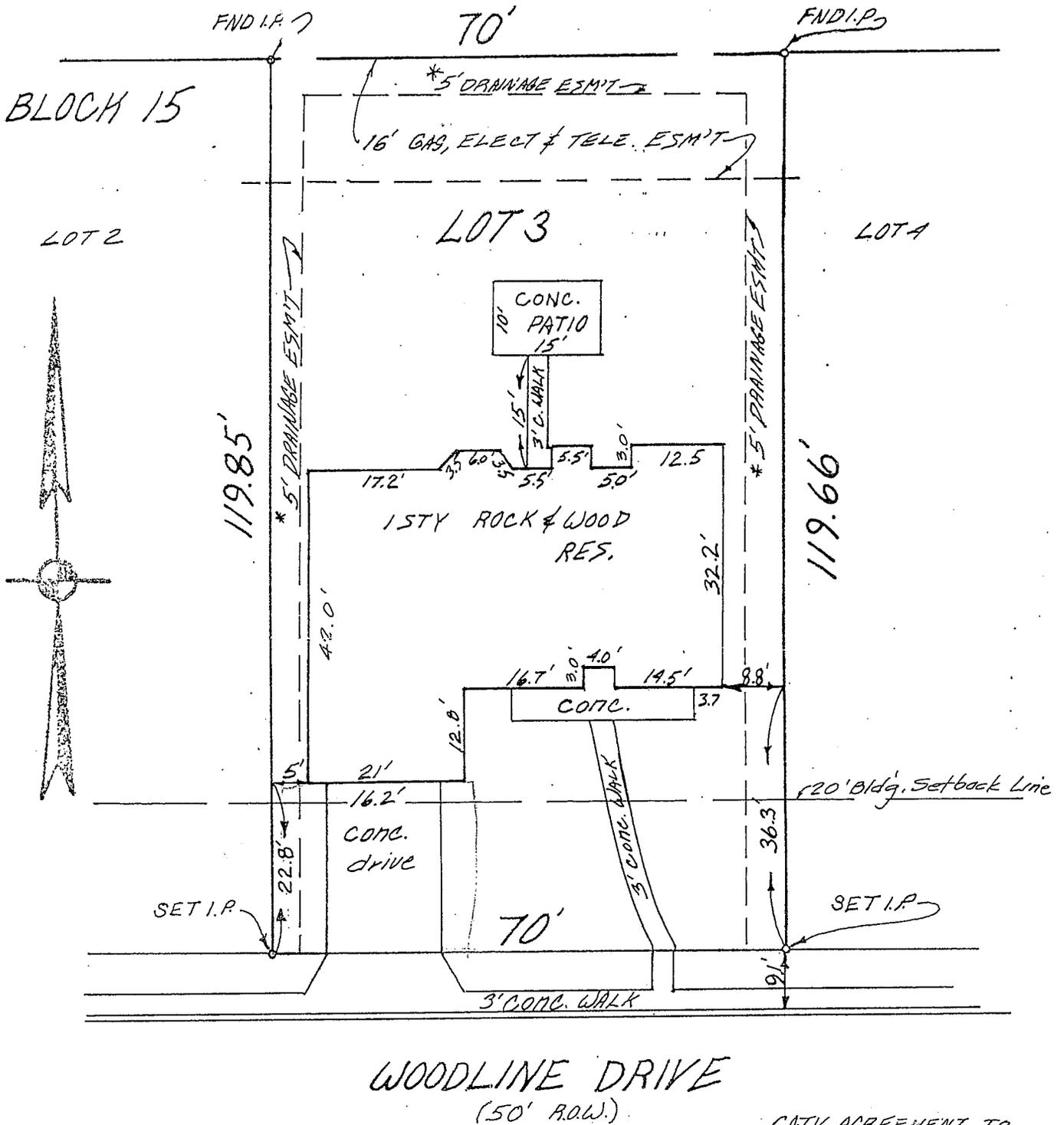
**35-310 Zoning District Purpose Statements and Design Regulations:** A minimum 10-foot front setback is required in "R-6" zoning districts.

**35-516 (o) Detback and Frontage Regulations, Previous Plats:** The setback line, as shown on plats initiated 2 (two) years prior to December 2, 2004 shall be recognized as the official setback line.

**Background:** The property is located mid-block on Woodline, bound by Star Creek Drive to the west. The subject property is zoned R-6 and is occupied by a single-family residence. R-6 zoning and uses surround the subject property, which is located in an established single-family residential neighborhood. The applicant is seeking variances in order to keep an existing carport that encroaches into both the platted front setback and the required front setback. The carport was built by a contractor, and no permits have been issued for the construction of the carport. The investigation was initiated by the City Code Compliance Department.

**Recommendation:** The intent of the front setback requirements are to allow for air flow, light penetration, neighborhood uniformity, to prevent the overcrowding of lots, and to maintain a reasonable amount of open space that is desired in single-family residential neighborhoods. There does not appear to be any unique terrain feature inherent to the property where the literal enforcement of the front setback requirements would result in an unnecessary hardship. The carport on the subject property was constructed without permits. Staff recommends **denial** of the requested variances.

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



WOODLINE DRIVE  
(50' R.O.W.)

CATV AGREEMENT TO  
BEXAR CO. CABLE AS  
PER VOL. 2271 Pg. 433  
PERPETUAL CATV ESM'T  
VOL. 2473 Pg. 251

SCALE: 1"=20'

PLAT OF SURVEY

LOT 3 BLK. 15 N.C.B. 2

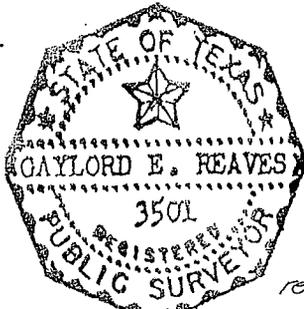
SUB'D. TIMBER RIDGE UNITS

VOL. 8100 PG. 6

ADDRESS 2711 WOODLINE DR.

BEXAR CO.  
TEXAS

Reference \* REST. VOL. 1058 Pg. 445

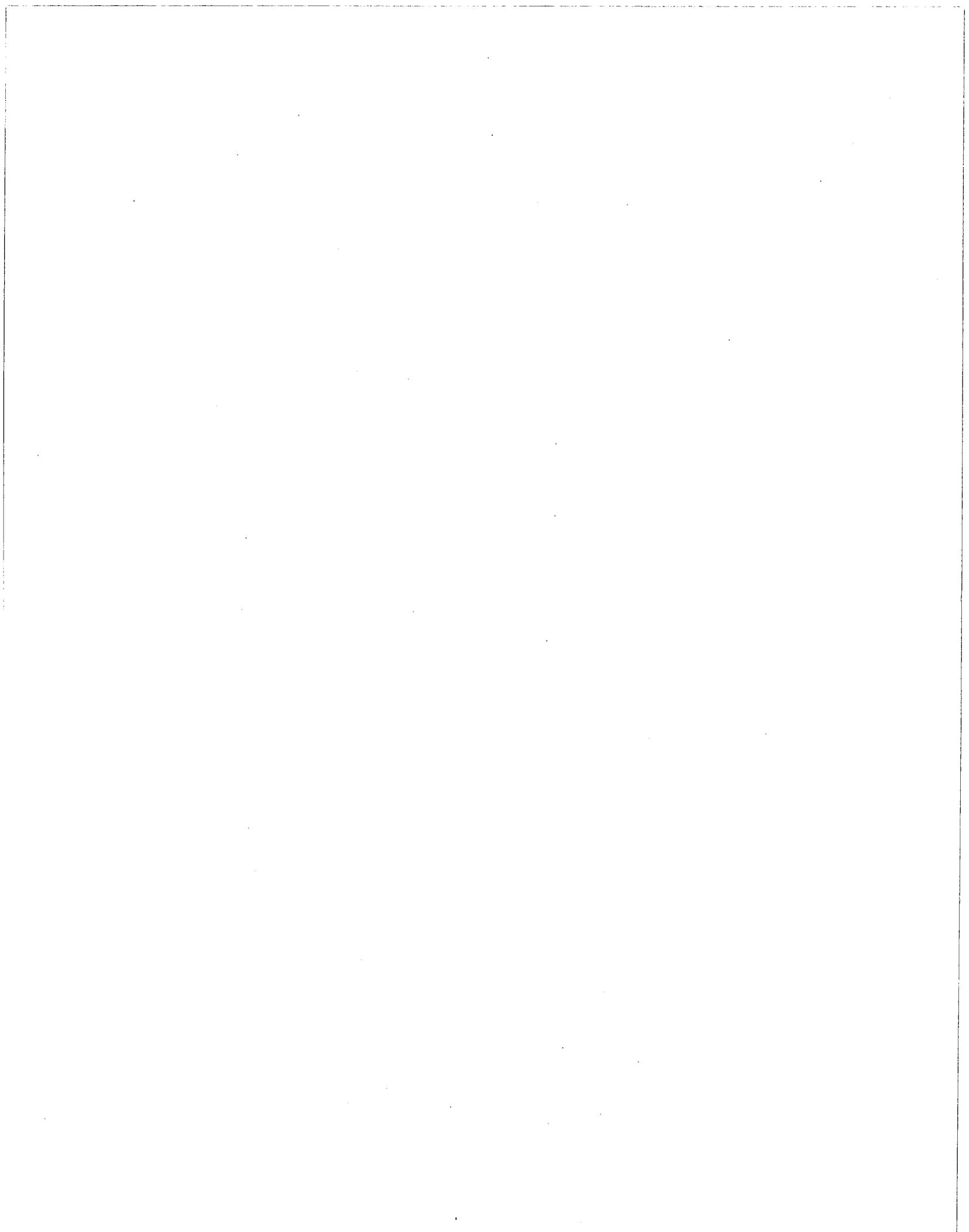


ASSOCIATED ENGINEERING CONSULTANTS  
211 E. NAKOMA 340-1308  
SAN ANTONIO, TEXAS 78216

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT  
ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY  
SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR  
ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT  
ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS  
SHOWN ABOVE.

This 15th day of JUNE, 1983 A.D.

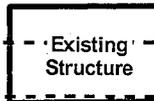
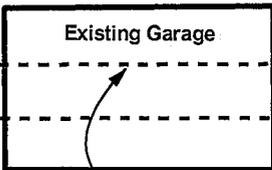
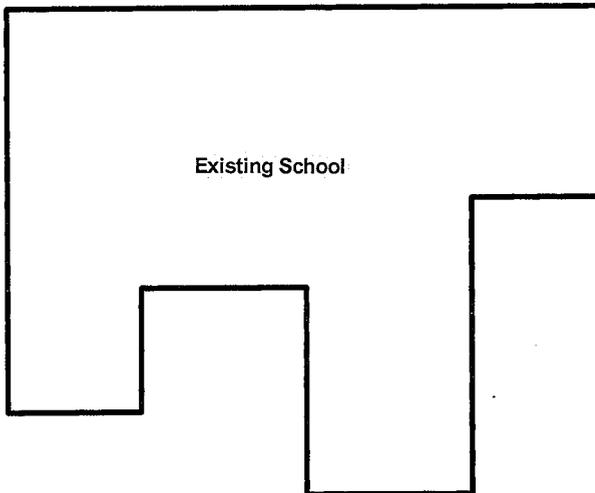
Gaylord E. Reaves  
revised June 22, 1983.



Huisache Ave W

Lot 9  
NCB 02953 - Block 002

Existing School



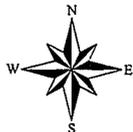
12' Alley

Existing 14' Building Setback  
from Rear Property Line  
(20' from Alley Centerline)

Proposed 8' Building Setback  
from Rear Property Line  
(14' from Alley Centerline)

**Board of Adjustment**

Plot Plan for  
**Case A-08-107**



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

**210 Huisache Ave W**

Planning and Development Services Dept  
City of San Antonio  
(10/06/2008 - E Hart)

# Board of Adjustment - Case No. A-08-107

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** 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 – Craig McMahan

Lot 9, the west 25 feet of Lot 10, and the east 5 feet of Lot 8, Block 2, NCB 2953

210 West Huisache Avenue

Zoned: "H R-4" Residential Single-Family Historic District

The applicant is requesting a 6-foot variance from the requirement that a minimum 20-foot rear setback be maintained in "R-4" zoning districts, in order to erect a structure 14 feet from the rear property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

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

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

Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_

Address/Direccion: \_\_\_\_\_

Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

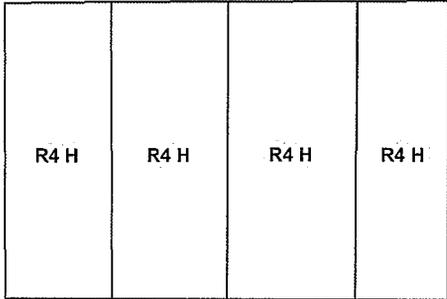
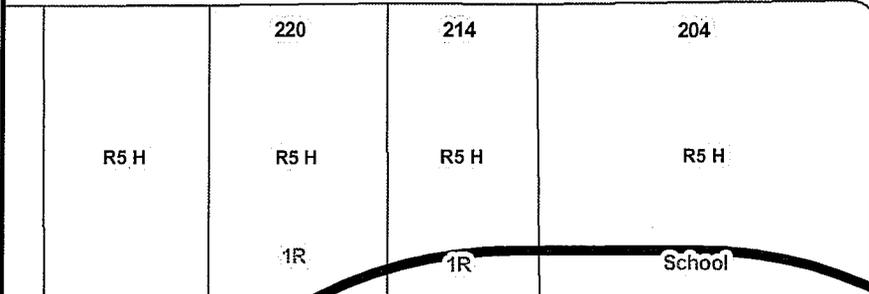
( ) In Favor/A Favor

( ) In Opposition/En Oposicion

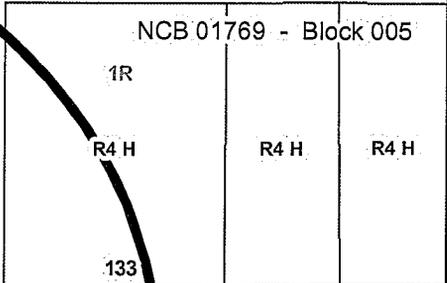
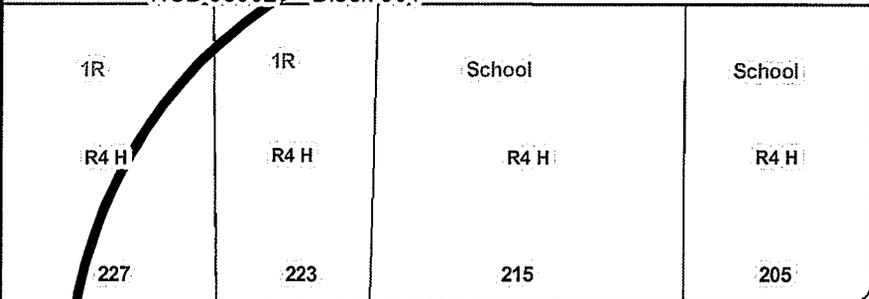
Comments/Comentarios: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A-08-107

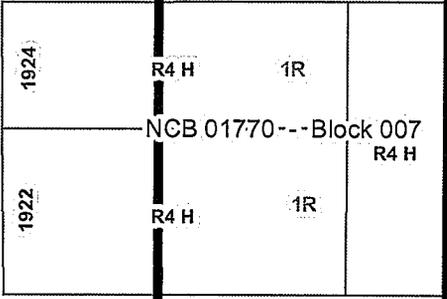
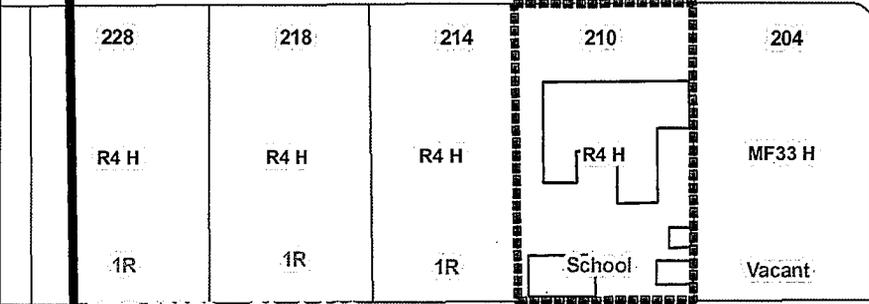
**Mulberry Ave W**



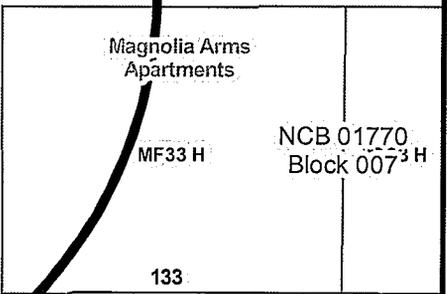
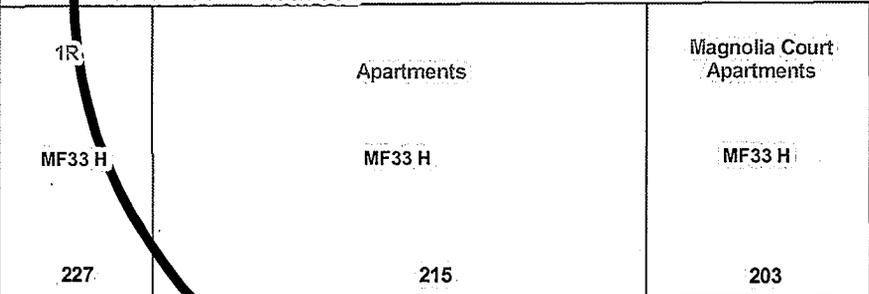
NCB 03002 - Block 004



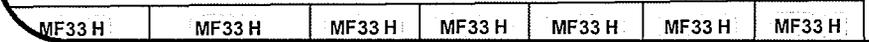
**Huisache Ave W**



NCB 02953 - Block 002



**Magnolia Ave W**



**Howard St**



**Board of Adjustment  
Notification Plan for  
Case A-08-107**



**Legend**  
 Subject Property [dashed box symbol]  
 200' Notification Buffer [thick line symbol]  
 Scale: 1" approx. = 80'  
 Council District 1

# CASE NO: A-08-107

Board of Adjustment – November 3, 2008

- Applicant:** Craig McMahon
- Owner:** St. Anthony Catholic School
- Request(s):** The applicant is requesting a 6-foot variance from the requirement that a minimum 14-foot rear setback from the property line be maintained in "R-4" zoning districts abutting a 12-foot wide alleyway, in order to erect a structure 8 feet from the rear property line.
- Legal Description:** Lot 9, the west 25 feet of Lot 10, and the east 5 feet of Lot 8, Block 2, NCB 2953
- Address:** 210 West Huisache Avenue
- Zoning:** "H R-4" Residential Single-Family Historic District
- Existing Use:** School
- Neigh. Assoc:** Monte Vista Neighborhood Association
- Neigh. Plan:** Monte Vista Neighborhood Plan

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

**35-310 Zoning District Purpose Statements and Design Regulations:** A minimum 20-foot rear setback is required in "R-4" zoning districts.

**Background:** The property is located on West Huisache, bound by Belknap Street to the west and Howard Street to the east. The subject property is split-zoned MF-33 and R-4 H, and is occupied by a school facility. A mixture of R-4 and MF-33 zoning exists around the subject property, with several houses and an apartment complex surrounding it. A school sits to the north across West Huisache Avenue. The applicant is seeking a variance in order to erect a structure that would encroach into the rear setback line of the R-4 zoned portion of the property. Being as an alley sits to the south of the subject property, up to half of the alley's width, 6 feet in this case, can be utilized as a portion of the rear setback, hence the request of 6 feet.

**Recommendation:** The intent of the rear setback requirement is to allow for air flow, light penetration, neighborhood uniformity, to prevent the overcrowding of lots, and to maintain a reasonable amount of open space that is desired in single-family residential neighborhoods. Considering the current use of the subject property as a school and the multi-family uses abutting to the rear, it does not appear that the proposed structure would conflict with any other structures. Additionally, the alley to the rear of the subject property provides for additional separation between the proposed structure and abutting properties. Staff finds that the granting of the requested variance would not be contrary to the spirit and intent of the ordinance and is therefore recommending **approval** of the requested variance.

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

NEIGHBORHOOD AND URBAN DESIGN DIVISION  
BOARD OF ADJUSTMENT CASE REVIEW FORM

**CASE INFORMATION**

Case #: A-08-107

Property Address: 210 W Huisache Ave

Zoning: R4H

Hearing Date: 10/20/08

**Type / Scope of BOA Request:**

A 6 ft variance to place a school building within the 20 ft rear yard setback of the R4H zoned portion of the property

**PLANNING PROGRAM / PROJECT OVERLAP**

Neighborhood Association(s): Monte Vista Historical Association

Neighborhood or Community Plan: Monte Vista Neighborhood Plan

Neighborhood Conservation District: n/a

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

**ANALYSIS STATEMENT**

Setbacks are not specifically addressed in the Monte Vista Neighborhood Plan. The allowance of the variance would not be damaging to this area. Surrounding parcels are apartments (MF33H) to the south and residential (R4H) to the north and west and across the street to the east. The original setback distance of 20 ft is to allow for adequate separation between buildings. The property abuts a 12 ft alleyway which allows for sufficient space between the adjacent buildings to the rear (south). Also, the proposed building is situated on two lots which are in the process of being replatted to one.

**RECOMMENDATION**

Recommendation Pending Additional Analysis / Information \_\_\_\_\_

Support Request  X

Deny Request \_\_\_\_\_

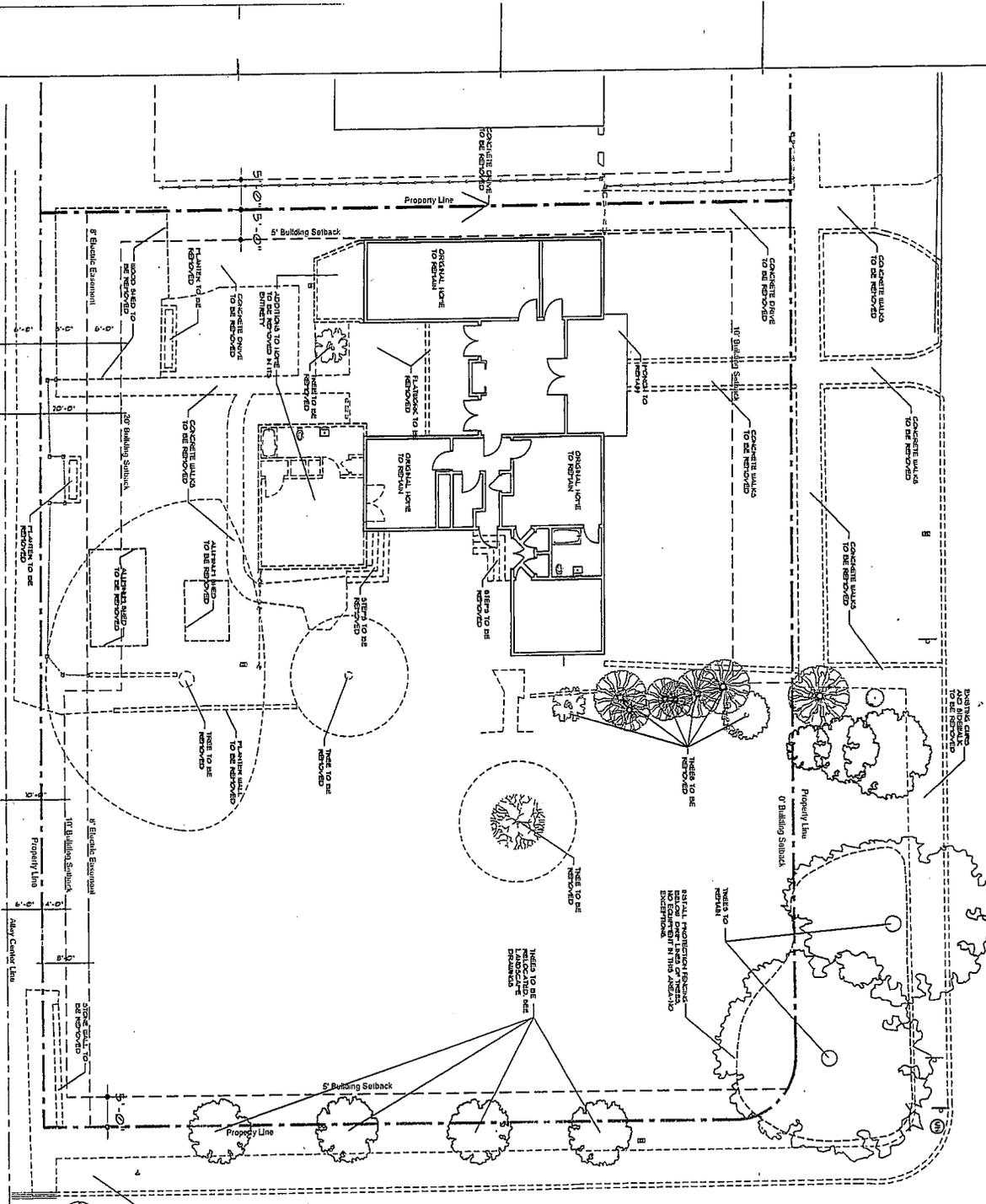
**REVIEWER INFORMATION**

Neighborhood Planner Reviewing: Brad Smilgin, Planner

Date Review Completed: Sept 29, 2008



W. HUISACHE BLVD.



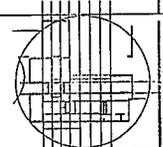
HOWARD BLVD.

**GENERAL NOTES**

- A. DEMOLITION WORK SHALL BE EXECUTED GRADUALLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJACENT SITES, AND PROTECT THEM THEREIN.
- B. THE CONTRACTOR SHALL REMOVE ALL DEMOLISHED MATERIALS FROM THE SITE AND SHALL BE RESPONSIBLE FOR THE DISPOSAL OF DEBRIS.
- C. EXISTING TREES AND PLANTS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF SUCH TREES AND PLANTS.
- D. THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS FOR THE PROTECTION AND REMOVAL OF ASBESTOS.

**1 SITE PLAN - DEMOLITION**

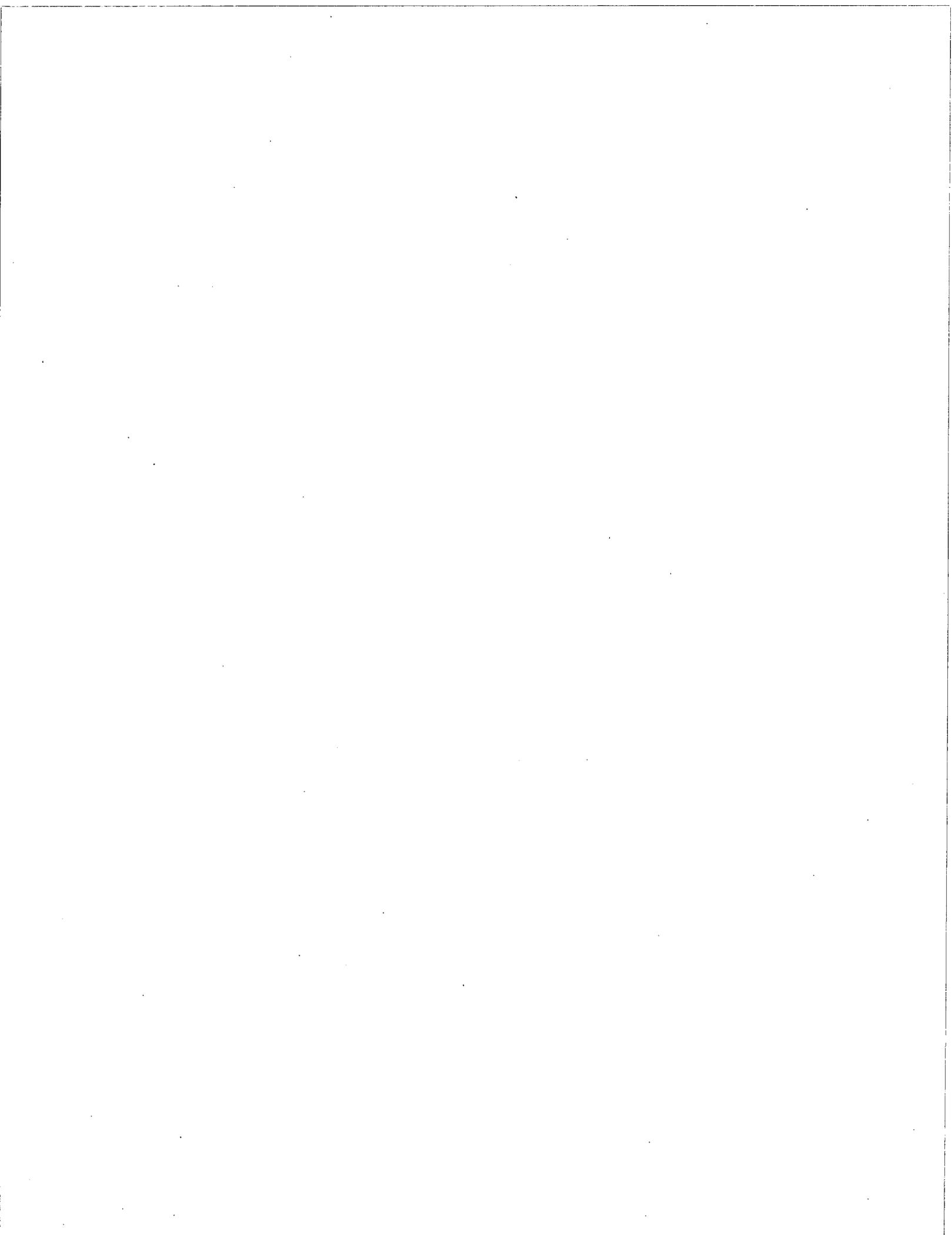
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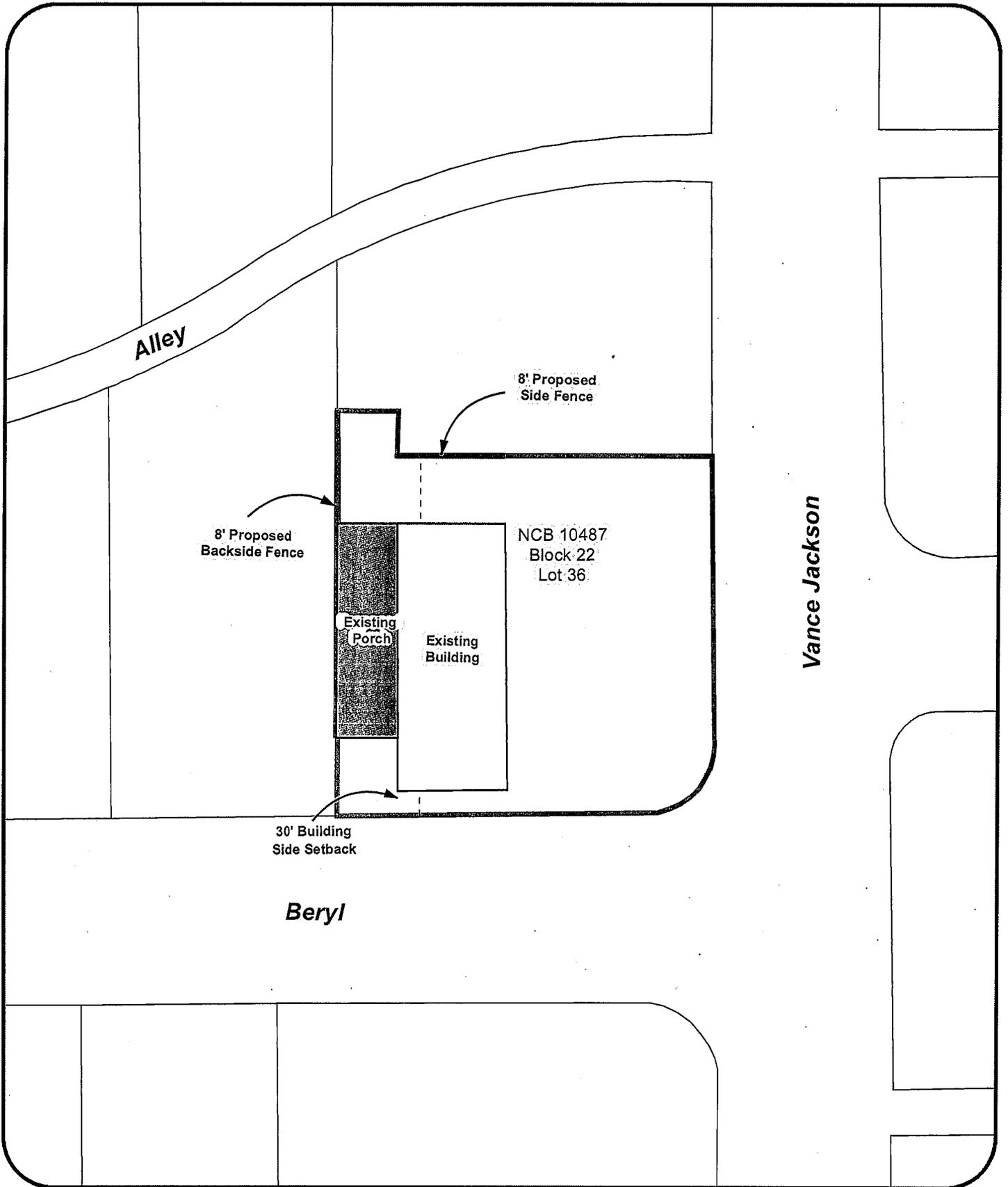


**SAINT ANTHONY  
CATHOLIC SCHOOL**  
701 N. W. 12th St.  
FT. WORTH,  
TX 76204

**Craig McAdams**  
ARCHITECT, SUC. 2  
501 N. W. 12th St.  
Ft. Worth, Texas  
76204  
214-558-3441  
craig@cmadams.com email

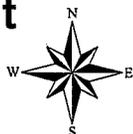
No.	Date	Revised/Revisions
1	03/27/2010	ISSUE S.D. DRAWING
2	04/13/2010	ISSUE S.D. DRAWING
3	04/23/2010	FOR C.A. PERMITS
4	05/03/2010	PERMITS REVIEW





**Board of Adjustment**

Plot Plan for  
**Case A-08-109**



Scale: 1" approx. = 40'  
 Council District 10

**2603 Vance Jackson**

City of San Antonio  
 Planning & Development Services Dept.  
 (10/21/2008) - PH

# Board of Adjustment - Case No. A-08-109

November 3, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, November 3, 2008** 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-Patrick Tijerina  
Lot 36, Block 22, NCB 10487  
2603 Vance Jackson  
Zoned: "C-2" Commercial District

The applicant is requesting a 1) 2-foot variance from the requirement that side and rear yard fences not exceed 6 feet in height, in order to keep an existing side and rear yard fence at a height of 8 feet, and 2) a complete variance from the requirement that a minimum 30-foot rear setback be maintained in C-2 zoning districts when abutting a residential use or zoning district, in order to keep an existing structure on the rear property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

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

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

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

Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_

Address/Direccion: \_\_\_\_\_

Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

( ) In Favor/A Favor

( ) In Opposition/En Oposicion

Comments/Comentarios: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

A-08-109



# CASE NO: A-08-109

Board of Adjustment – November 3, 2008

**Applicant:** Patrick Tijerina

**Owner:** Patrick Tijerina

**Request(s):** The applicant is requesting a **1)** 2-foot variance from the requirement that side and rear yard fences not exceed 6 feet in height, in order to keep an existing side and rear yard fence at a height of 8 feet, and **2)** a complete variance from the requirement that a minimum 30-foot rear setback be maintained in C-2 zoning districts when abutting a residential use or zoning district, in order to keep an existing structure on the rear property line.

**Legal Description:** Lot 36, Block 22, NCB 10487

**Address:** 2603 Vance Jackson

**Zoning:** "C-2" Commercial District

**Existing Use:** Restaurant/Bar

**Neigh. Assoc:** Dellview Area Neighborhood Association

**Neigh. Plan:** Greater Dellview Neighborhood Plan

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

**35-514 Fences:** Side and rear yard fences in commercial zoning districts shall be no taller than 6 feet.

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

**Background:** The subject property is located on the corner of Vance Jackson and Beryl, which is situated east of IH-10. The zoning of the surrounding properties varies, with C-3 and C-2 zoning directly north and south, R-4 to the west, and MF-33 and R-4 to the east. Commercial uses occupy the properties to the north and south along Vance Jackson, while single-family and multi-family uses are present to the east and west. A single-family residence occupies the property abutting to the west. The applicant is seeking the requested variances in order to keep the existing side and rear yard fence 8 feet in height along the entire west side property line and on a portion of the north property line and to keep a recently installed patio roof, which is protruding from the primary structure to the rear property line. The investigation is a result of a citizen complaint.

**Recommendation:** The intent of the maximum fence height requirement is to allow property owners to screen and secure their property while also maintaining openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. There do not appear to be any unique physical or topographic conditions on the subject property where the literal enforcement of the fence height restrictions would result in unnecessary hardship. While Staff acknowledges that a noise buffer would be a benefit for the property owners to the west (behind the subject property), this reason alone is not sufficient grounds for a variance. Staff recommends denial of the requested variance number 1.

The intent of the rear setback requirement for commercial districts is to provide a reasonable buffer to protect abutting residences from the noise, light, and traffic typically generated by commercial uses, to allow for air flow and light penetration, and to prevent the overcrowding of lots. The subject property does not appear to be characterized by any unique physical conditions where the literal enforcement of the rear setback requirement would result in unnecessary hardship. The structure in question that has triggered this variance request was built without permits and is currently the subject of a violation notice by the Planning and Development Services Department's Inspections Division for possible electrical violations. Staff recommends **denial** of variance number 2.

**Case Manager:** Jacob Floyd, Planner (210) 207-8318

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

**CASE INFORMATION**

Case #: **A-08-109**

Property Address: 2603 Vance Jackson

Zoning: C-2

Hearing Date: 10/20/08

**Type / Scope of BOA Request:**

A 2-foot variance from the UDC requirement to allow an 8-foot fence in the rear and side property yards and a complete variance from rear property line setback requirements.

**PLANNING PROGRAM / PROJECT OVERLAP**

Neighborhood Association(s): Dellview Area Neighborhood Association

Neighborhood or Community Plan: Greater Dellview Area Community Plan

Neighborhood Conservation District: n/a

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

**ANALYSIS STATEMENT**

The Community Plan does not specifically address fences and rear property setbacks, however, it does stress the importance of complying with City codes. Objective 6.1 addresses code compliance and states the promotion of "proper maintenance of public and private spaces and work with the City Code Compliance Department to mitigate code compliance infractions that affect neighborhood appearance" (pg. 62). The plan also specifies with Action Step 5.1.4 to "diminish occurrences of commercial encroachment into residential areas" (pg. 56). It should be made certain that in the event that commercial uses exist adjacent to residential properties that all city regulations be upheld to ensure the safety and well-being of nearby residential property owners.

**RECOMMENDATION**

Recommendation Pending Additional Analysis / Information \_\_\_\_\_

Support Request \_\_\_\_\_

Deny Request  X

**REVIEWER INFORMATION**

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Management Analyst

Date Review Completed: October 27, 2008

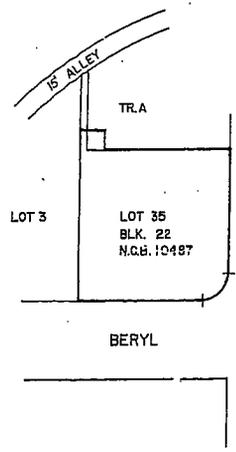
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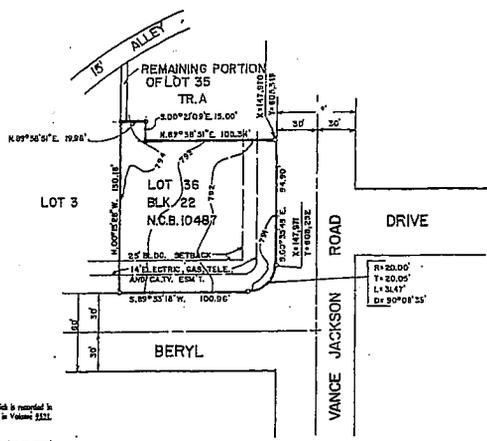
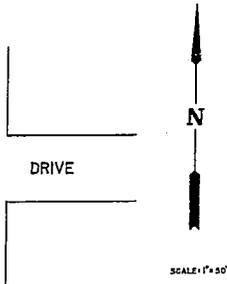
AMERICAN SURVEYING COMPANY  
3201 CHERRY RIDGE, SUITE 322  
SAN ANTONIO, TEXAS 78230  
(210) 341-1408



LOCATION MAP  
NOT TO SCALE



VANCE JACKSON ROAD DRIVE



REPLAT OF  
TIJERINA SUBDIVISION  
BEING LOT 36, BLK 22, N.C.B. 10487  
CONSISTING OF 0.323 ACRES  
CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS.

AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS TIJERINA SUBDIVISION WHICH IS RECORDED IN VOLUME 9528, PAGE 172 AND THE SOUTHWEST 15.32' x 15.00' OF TRACT A, N.C.B. 10487 AS RECORDED IN VOL. 3025, PG. 186, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Notarized by *Victor M. Garza*  
Notary Public, State of Texas  
My Commission Expires 08/27/97

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and appurtenances for electric and gas distribution and service facilities to the area depicted on this plat as "Tract A", "Tract B", "Tract C", "Tract D", "Tract E", "Tract F", "Tract G", "Tract H", "Tract I", "Tract J", "Tract K", "Tract L", "Tract M", "Tract N", "Tract O", "Tract P", "Tract Q", "Tract R", "Tract S", "Tract T", "Tract U", "Tract V", "Tract W", "Tract X", "Tract Y", "Tract Z", "Tract AA", "Tract AB", "Tract AC", "Tract AD", "Tract AE", "Tract AF", "Tract AG", "Tract AH", "Tract AI", "Tract AJ", "Tract AK", "Tract AL", "Tract AM", "Tract AN", "Tract AO", "Tract AP", "Tract AQ", "Tract AR", "Tract AS", "Tract AT", "Tract AU", "Tract AV", "Tract AW", "Tract AX", "Tract AY", "Tract AZ", "Tract BA", "Tract BB", "Tract BC", "Tract BD", "Tract BE", "Tract BF", "Tract BG", "Tract BH", "Tract BI", "Tract BJ", "Tract BK", "Tract BL", "Tract BM", "Tract 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STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN BY THIS PLAT  
IN RESPONSE TO SECTION 4, DAILY AUTHORIZED AGENT INDICATES TO THE USE  
OF THE PUBLIC RECORDS, ALL STREETS, ALLEYS, PARKS, WALKS, COURSES, DRAINS, EASE-  
MENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONDUCTIONS THEREON  
HEREBY EXPRESSED.  
*Victor M. Garza*  
DAILY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY OF THIS STATE PERSONALLY APPEARED *ANTHONY TIJERINA*  
INDIVIDUALLY, *TIJERINA*, known to me to be the person  
WHOSE NAME IS SUBMITTED TO THE RECORDS HEREIN, AND ACKNOWLEDGED TO  
ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONDUCTIONS THEREON  
EXPRESSED AND IN THE COUNTY HEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 22<sup>ND</sup> DAY OF *MAY*  
A.D. 1997.

Notarized by *Victor M. Garza*  
Notary Public, State of Texas  
My Commission Expires 08-27-1997

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM  
AN ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON BY SUPERVISOR ON THE FIELDS.  
*Victor M. Garza*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SHOWN TO AND SUBSCRIBED BEFORE ME THIS 22<sup>ND</sup> DAY OF *MAY*  
1997.  
Notarized by *Victor M. Garza*  
Notary Public, State of Texas  
My Commission Expires 08-27-1997

STATE OF TEXAS  
COUNTY OF BEXAR  
I, *Robert D. Green*, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY  
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE  
ON THE 22<sup>ND</sup> DAY OF *MAY*  
A.D. 1997 AT 10:51 A.M. AND WAS RECORDED THE 31<sup>ST</sup> DAY OF *Oct*  
A.D. 1997 AT 10:03 A.M. IN THE NUMBER OF *Deeds - Plat*  
OF BEXAR COUNTY, IN BOOK VOLUME 9530 ON PAGE 109  
IN TESTIMONY WHEREOF, I HAVE SET MY SEAL AND SIGNATURE OF OFFICE, THIS 21<sup>ST</sup>  
DAY OF *October* 1997.  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
*Robert D. Green*

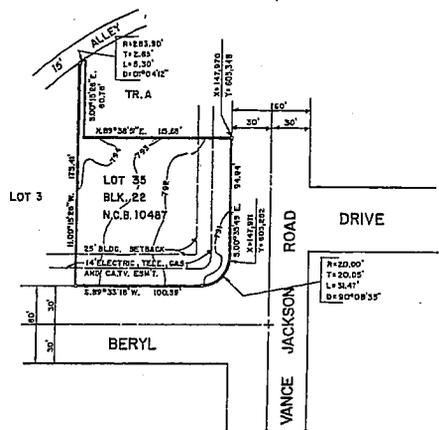
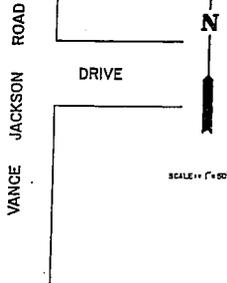
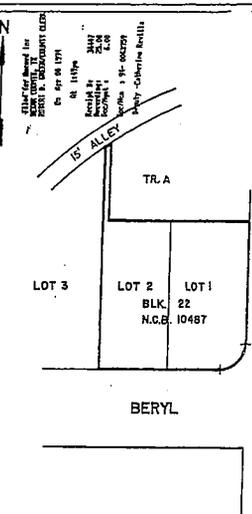
VOL. 9530 PG. 109

Book Vol. 9528 Page 172  
P. 0228A 0022

JOB ORDER NO. 171474

PLAT I.D.# 940275

**AMERICAN SURVEYING COMPANY**  
3201 CHERRY RIDGE, SUITE 322  
SAN ANTONIO, TEXAS 78230  
(210) 341-1408



**AREA BEING REPLATTED**

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS DELL VIEW ADDITION UNIT 5 WHICH IS RECORDED IN VOLUME 3025, PAGE 186 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**REPLAT ESTABLISHING TIJERINA SUBDIVISION**  
BEING LOT 35, BLK. 22, N.C.B. 10487  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IS PERSON OR PERSONS A DEED REFERRED ABOVE DENOTES TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, SPACING, CANALS, DITCHES AND OTHER PLACES THEREON SHOWN FOR THE PURPOSE AND CONVEYANCE THEREIN EXPRESSED.

*Robert D. Green*  
OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AFORESAID ON THIS DAY PERSONALLY APPEARED ROBERT D. GREEN OF THE COUNTY OF BEXAR, TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONVEYANCES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH.

*Robert D. Green*  
OWNER

The City of San Antonio as a part of its public and gas system (City Public Service Board) is hereby authorized the transmission and right-of-way for electric and gas distribution and service facilities in the area depicted on this plat as "Electric Company", "Gas Company", "Water Company", "Sewer Company", "Drainage Company", "Utility Company", and "Drainage Company" for the purpose of installing, maintaining, reconstructing, repairing, improving, protecting, and widening public highways or rights-of-way, electric, gas, water, sewer, or drainage lines, with the necessary appurtenances, together with the right of ingress and egress over public or adjacent land, to the right to install and maintain such lines and appurtenances and right-of-way when and for the purpose from said lands of those and other persons, or other appurtenances which together or any thereof will be sufficient to add lines or appurtenances thereto. It is agreed and understood that no building, structure, or other work to be placed within said right-of-way shall be placed thereon.

Any GPS instrument used resulting from modification required of GPS instrument, located within said instrument, due to performance of ground motion observations shall be returned to the person or persons named responsible for said ground changes or ground motion observations.

This plat of Tijerina Subdivision has been submitted to the City of San Antonio, Texas and is hereby approved by the Director of Planning in accordance with V.T.C.A. Local Government Code, Section 211.0045.

Dated this 16<sup>th</sup> day of MARCH, A.D., 1994.  
*D. P. ...*  
DIRECTOR OF PLANNING



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREIN BY SUPERVISOR ON THE GROUND.

*Victor M. Garza*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 16<sup>th</sup> DAY OF MARCH, 1994.

*Victor M. Garza*  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

Robert D. Green, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 16<sup>th</sup> DAY OF MARCH, A.D., 1994, AT 11:48 A.M., AND BEING RECORDED THE 11<sup>th</sup> DAY OF APRIL, A.D., 1994, IN THE RECORDS OF Public Plans OF BEXAR COUNTY, IN BOOK VOLUME 9528 ON PAGE 172.

BY TESTIMONY OF SAID COUNTY CLERK, IN WITNESS WHEREOF, I HAVE HEREON SET MY SEAL AND HAND AND AFFIXED MY SEAL OF OFFICE THIS 11<sup>th</sup> DAY OF APRIL, 1994.

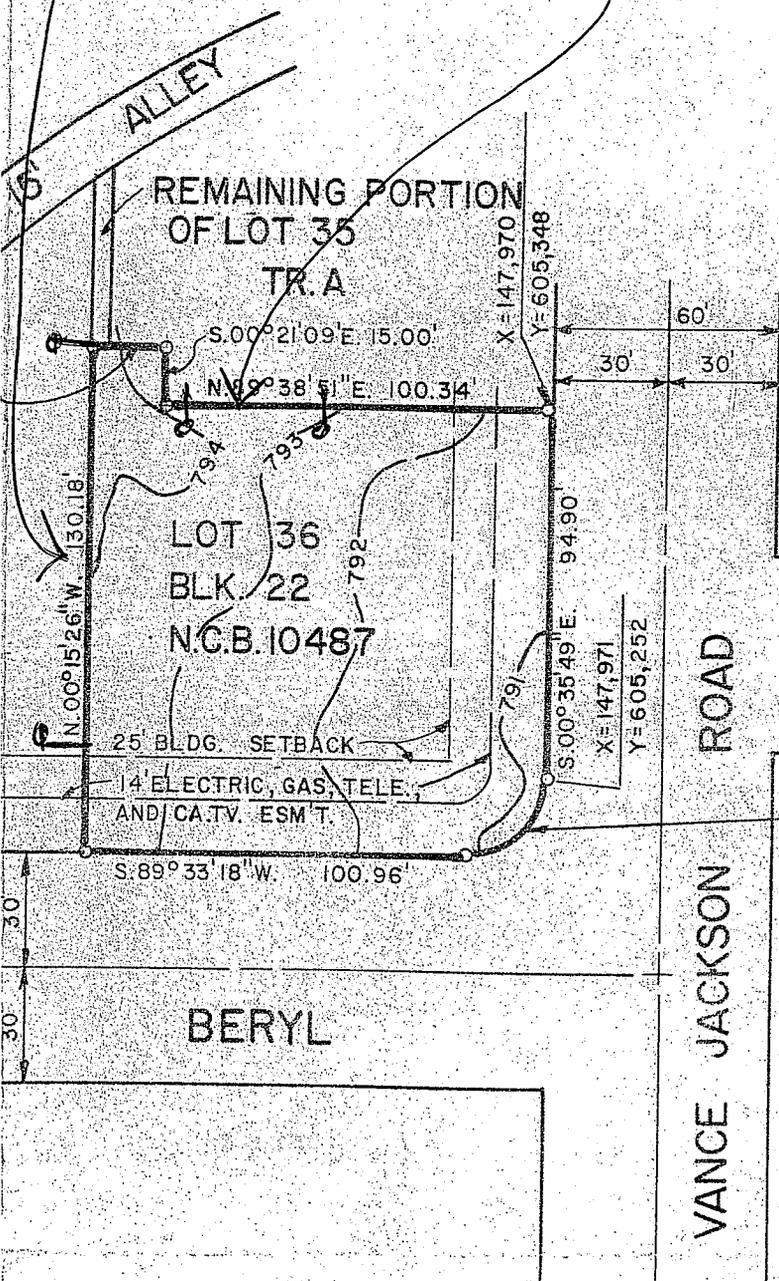
*Robert D. Green*  
COUNTY CLERK, BEXAR COUNTY, TEXAS



VOL. 9528 PG. 172

PLAT I.D.# 940435

8 Ft Fence  
on Back Side 100 Ft  
& Right Side - 35 Ft



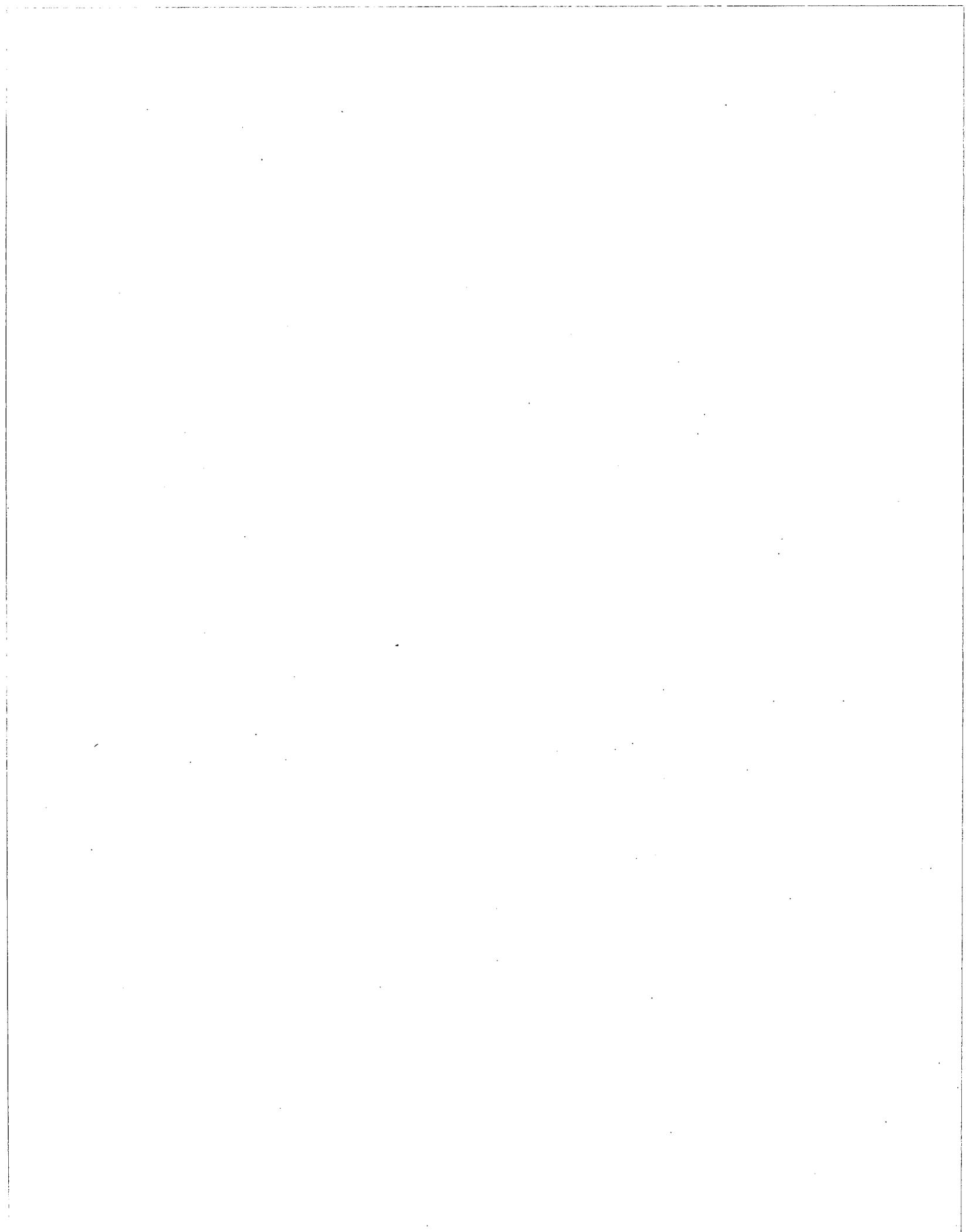
↑  
←  
→

REPLAT OF

# TIJERINA SUBDIVISION

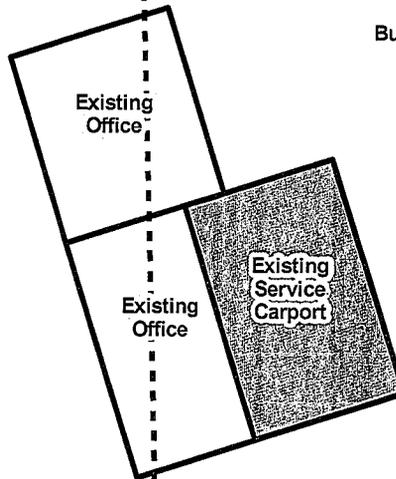
BEING LOT 36, BLK. 22, N.C.B. 10487

CONSISTING OF 0.323 ACRES



**Le Compte Place**

NE 87.89' of Lot 1 and all of Lots 2 & 3  
NCB 07780



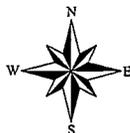
30 ft Side  
Building Setback

4' - 8" Between  
Service Carport  
and Property Line

Flores St S

**Board of Adjustment**

Plot Plan for  
**Case A-08-110**



Scale: 1" approx. = 20'  
Council District 5

**4606 Flores St S**

Planning and Development Services Dept  
City of San Antonio  
(10/06/2008 - E Hart)

# Board of Adjustment - Case No. A-08-110

October 20, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, October 20, 2008** 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- Juan P. Chapa

The northeast irregular 87.89 feet of Lot 1 and all of Lots 2 and 3, NCB 7780

4606 South Flores Street

Zoned: "C-3 NA" General Commercial Nonalcoholic Sales District

The applicant is requesting a 25-foot, 4-inch variance from the requirement that a minimum 30-foot rear setback be maintained in "C-3" zoning districts when abutting residential uses or zoning districts, in order to keep an existing structure 4 feet, 8 inches from the rear property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

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

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

Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_

Address/Direccion: \_\_\_\_\_

Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

( ) In Favor/A Favor

( ) In Opposition/En Oposicion

Comments/Comentarios: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A-08-110

**Octavia Place**

**Tommins Ave**

NCB 06721 - Block 003

102 118 122  
1R 1R 1R

NCB 07781 - Block 001

Commercial Use 1R 1R 1R 1R 1R  
103 105 107 109

School

NCB 07785 - Block 001

Meat Market

**LeCompte Place**

104 106 108 110  
1R 1R 1R 1R



Auto Repair

NCB 07780 - Block 003

Convenience Store 1R 1R

1R

Childrens Day Care

133

**Division Ave**

Restaurant

114 110 Comm Use  
1R 1R 1R

105 115

NCB 07786 - Block 002

**Morrill Ave**



**Board of Adjustment**

**Notification Plan for  
Case A-08-110**



**Legend**

Subject Property   
200' Notification Buffer 

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

Planning and Development Services Dept  
City of San Antonio  
(09/30/2008 - E Hart)

# CASE NO: A-08-110

Board of Adjustment – November 3, 2008

- Applicant:** Juan P. Chapa
- Owner:** Juan P. Chapa
- Request(s):** The applicant is requesting a 25-foot, 2-inch variance from the requirement that a minimum 30-foot rear setback be maintained in "C-3" zoning districts when abutting residential uses or zoning districts, in order to keep an existing structure 4 feet, 8 inches from the rear property line.
- Legal Description:** The northeast irregular 87.89 feet of Lot 1 and all of Lots 2 and 3, NCB 7780
- Address:** 4606 South Flores Street
- Zoning:** "C-3 NA" General Commercial Nonalcoholic Sales District
- Existing Use:** Auto Inspection Station
- Neigh. Assoc:** None
- Neigh. Plan:** South Central Community Plan

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

**35-310 Zoning District Purpose Statements and Design Regulations:** A minimum 30-foot rear setback is required in "C-3" zoning districts when abutting residential uses or zoning districts.

**Background:** The property is located on South Flores Street, bound by Le Compte Place to the north and Morrill Avenue to the south. The subject property is zoned C-3 NA, and is occupied by an auto inspection station. A mixture of R-6 and C-3 zoning exists around the subject property. The property abutting the rear portion of the subject property is occupied by a single family residence. Commercial zoning and uses, including a grocery store, sit to the immediate south. The applicant is seeking a variance in order to keep an existing structure that encroaches into the rear setback. No permits were obtained for the construction of the addition to the main structure. The structure was built after the demolition of the previous structure took place. The new addition sits in the same footprint as the previous addition.

**Recommendation:** The intent of the rear setback requirement for commercial districts is to provide a reasonable buffer to protect abutting residences from the noise, light, and traffic typically generated by commercial uses, to allow for air flow and light penetration, and to prevent the overcrowding of lots. The subject property does not appear to be characterized by any unique terrain features where the literal enforcement of the rear setback requirement would result in unnecessary hardship and the carport in question was built without the proper permits being obtained. Additionally, while the South Central San Antonio Community Plan does not specifically address carports and setbacks, meeting code requirements and diminishing the number of code violations within the area is referenced throughout the plan. Staff recommends **denial** of the requested variance.

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

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

**CASE INFORMATION**

Case #: **A-08-110**

Property Address: 4606 S. Flores

Zoning: C-3 NA

Hearing Date: 10/20/08

**Type / Scope of BOA Request:**

25-foot, 4-inch variance from the UDC requirement that a minimum 30-foot setback be maintained when adjacent to a residential zoning district, to allow a carport 4-feet, 8-inches from the rear property line.

**PLANNING PROGRAM / PROJECT OVERLAP**

Neighborhood Association(s): None

Neighborhood or Community Plan: South Central San Antonio Community Plan

Neighborhood Conservation District: n/a

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

**ANALYSIS STATEMENT**

The subject parcel is designated Mixed Use in the South Central San Antonio Community Land Use Plan. There is a mix of commercial properties of different levels of intensity to the north, west and south of the subject parcel. A low density residential property is located immediately to the east.

Carports and setbacks are not specifically referenced within the South Central San Antonio Community Plan, however, meeting code and diminishing the number of code violations within the area is referenced throughout the plan. The South Flores corridor in particular, is highlighted in the original 1999 Plan and in the 2005 update as an area in need of attention; landscaping, diverse businesses, rejuvenation of vacant structures, "to improve the negative image along the South Flores Corridor" (1999 Plan, pg. 15). The subject request does not uphold the intent of plan objectives to improve the aesthetics and development pattern along the South Flores corridor.

**RECOMMENDATION**

Recommendation Pending Additional Analysis / Information \_\_\_\_\_

Support Request \_\_\_\_\_

Deny Request  X

**REVIEWER INFORMATION**

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Management Analyst

Date Review Completed: September 25, 2008

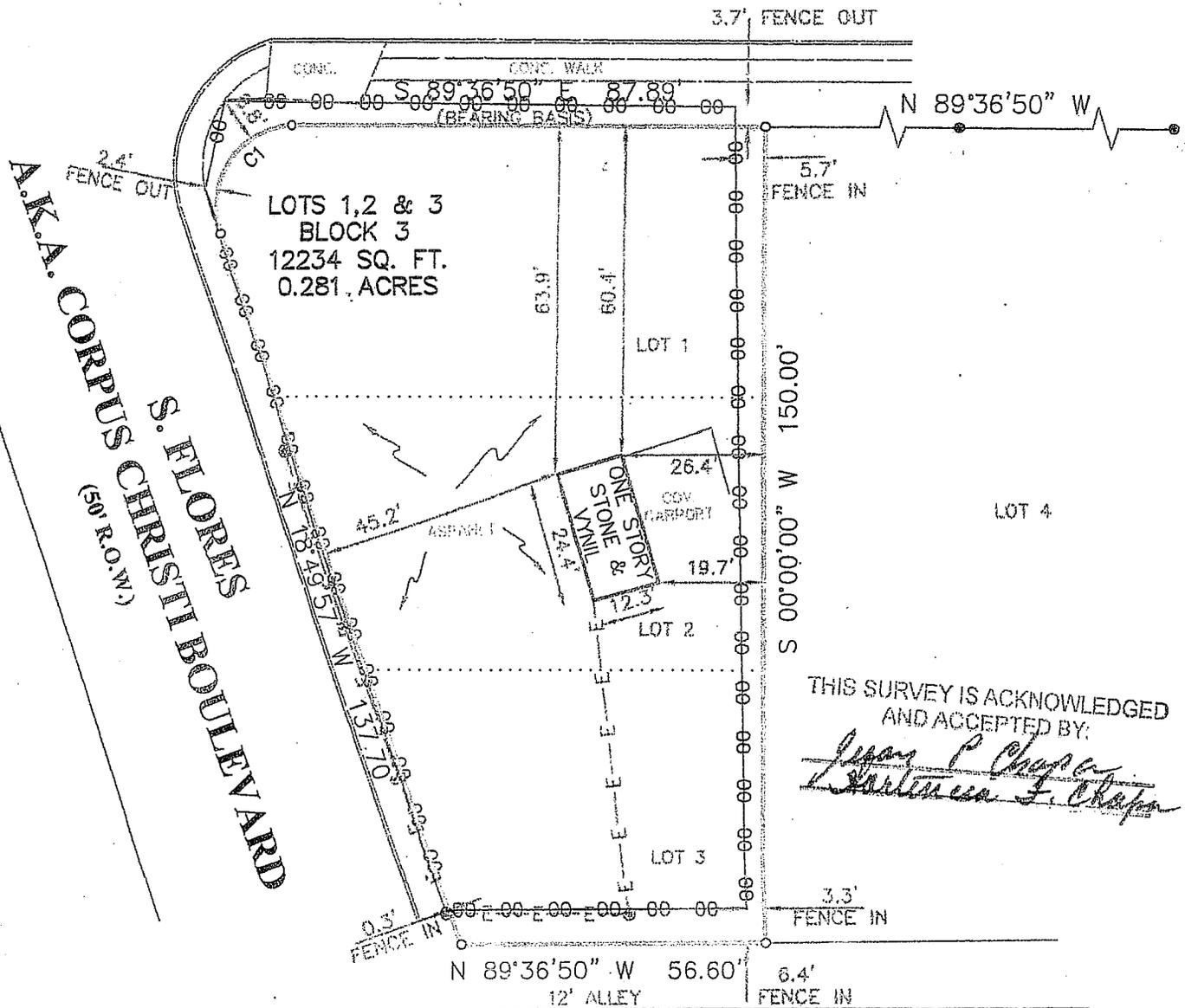
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	27.56'	23.84'	N 33°29'54" E	105°16'34"



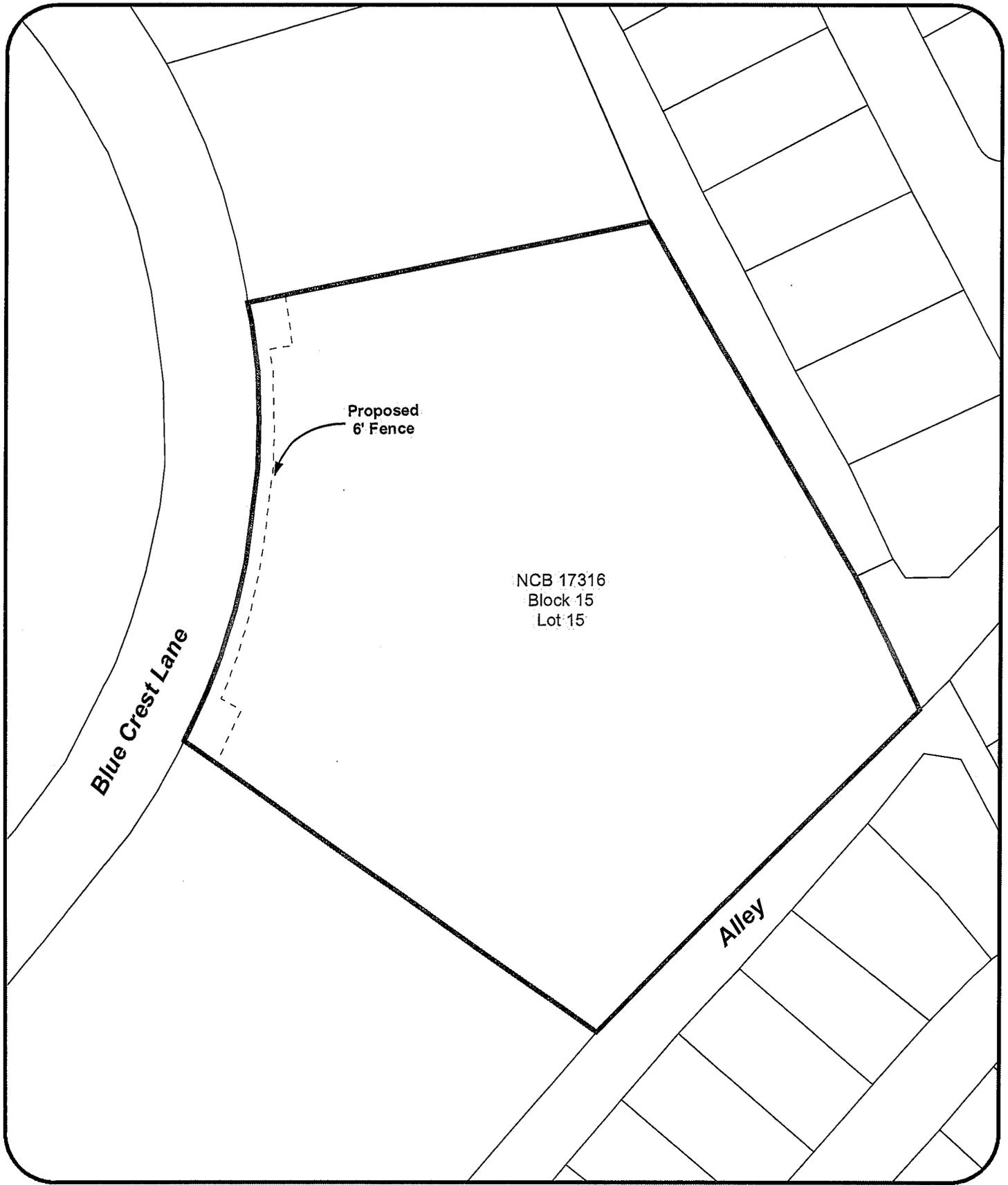
SCALE: 1"=30'

# LECOMTE PLACE

(50' R.O.W.)



THIS SURVEY IS ACKNOWLEDGED  
AND ACCEPTED BY:  
*Juan P. Chavez*  
*Barbara J. Chavez*



**Board of Adjustment**

Plot Plan for  
**Case A-08-111**



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

**1935 Blue Crest Ln.**

City of San Antonio  
Planning & Development Services Dept.  
(10/17/2008) - PH

# Board of Adjustment - Case No. A-08-111

**November 3, 2008**

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, November 3, 2008** 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 – Pape-Dawson Engineers, Inc.  
Lot 15, Block 15, NCB 17316  
1935 Blue Crest Lane  
Zoned: “BP” Business Park District

The applicant is requesting a 2-foot variance from the requirement that front yard fences not exceed 4 feet in height, 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. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

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

-----

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

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

Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_

Address/Direccion: \_\_\_\_\_

Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

( ) In Favor/A Favor

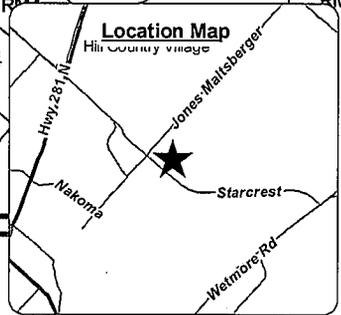
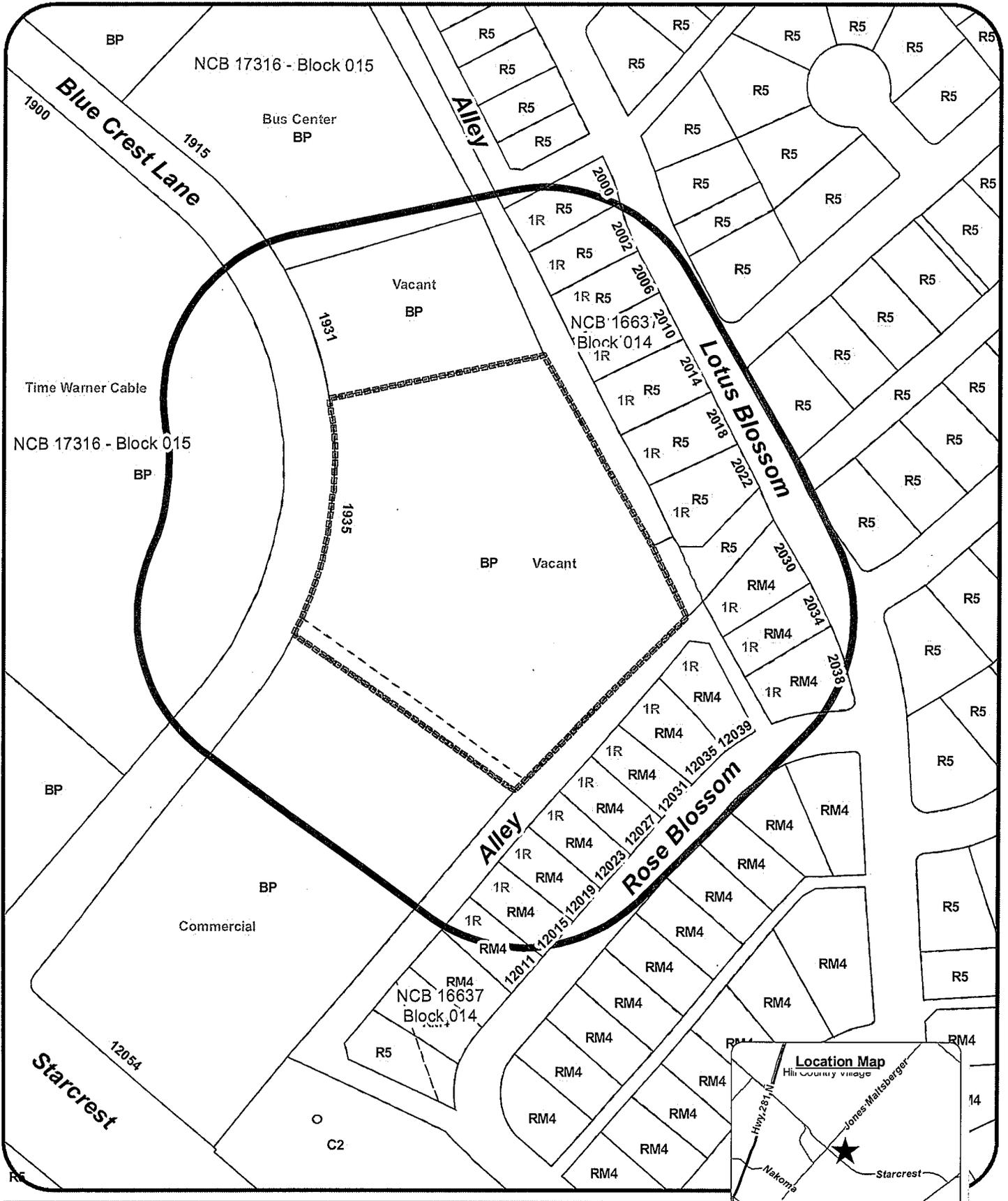
( ) In Opposition/En Oposicion

Comments/Comentarios: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**A-08-111**



**Board of Adjustment**  
**Notification Plan for**  
**Case A-08-111**



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

Scale: 1" approx. = 150'  
 City of San Antonio  
 Planning & Development Services Dept.  
 (10/17/2008) - PH

# CASE NO: A-08-111

Board of Adjustment – November 3, 2008

- Applicant:** Pape-Dawson Engineers, Inc.
- Owner:** Starcrest-Paragon Business Center, Ltd.
- Request(s):** The applicant is requesting a 2-foot variance from the requirement that front yard fences not exceed 4 feet in height, in order to erect a 6-foot tall predominantly open fence in the front yard.
- Legal Description:** Lot 15, Block 15, NCB 17316
- Address:** 1935 Blue Crest Lane
- Zoning:** "BP" Business Park District
- Existing Use:** Parking Lot – Under Construction
- Neigh. Assoc:** Blossom Park Neighborhood Association
- Neigh. Plan:** None

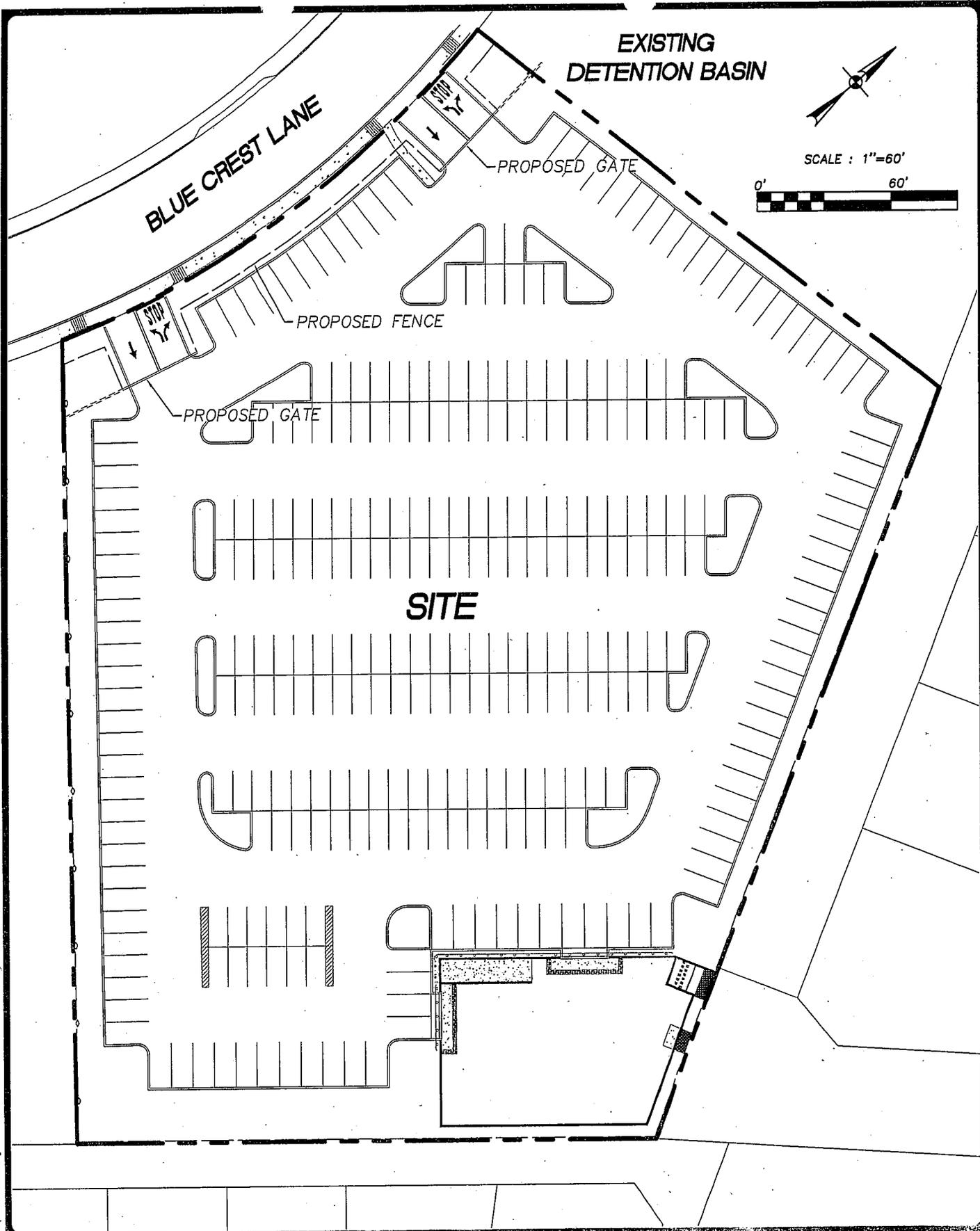
**Section of the City Code from which this variance is requested:**

**35-514 Fences:** Predominantly open front yard fences in commercial zoning districts or for commercial uses shall not exceed 4 feet in height.

**Background:** The subject property is located on Blue Crest Lane just north of Starcrest Drive in the Starcrest Business Center. The surrounding area is comprised of "BP" zoning immediately adjacent to the subject property to the north, south, and west; with "R-5" and "RM-4" zoning to the east. There are a number of fences similar to the proposed fence along this portion of Blue Crest Lane, with the majority located around parking lots. The applicant is seeking this variance in order to erect a 6-foot tall wrought-iron fence around a parking lot for an existing business.

**Recommendation:** The intent of the maximum fence height requirement is to allow property owners to screen and secure their property while also maintaining openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. Requests for variances to allow fences of similar design were granted by the Board of Adjustment for 1903 Blue Crest Lane on August 5, 2002 and 1900 Blue Crest Lane on September 16, 2002. The overall character of this portion of Blue Crest Lane is of commercial/business park type uses and related parking lots for vehicle storage. These parking lots typically have fences similar to that which the applicant is proposing around the perimeter of the property. It appears that the granting of this request would not be detrimental to the character of the area and would maintain the uniformity of the streetface along this portion of Blue Crest Lane, thereby observing the spirit and intent of the ordinance. Staff recommends **approval** of the requested variance.

**Case Manager:** Jacob Floyd, Planner (210) 207-8318



Date: Sep 22, 2008, 10:31am User ID: AProwest  
 File: K:\4032\14\Design\Exhibit\080911\Exhibit.dwg

JOB NO. 4032-14  
 DATE SEPTEMBER 2008  
 DESIGNER AKP  
 CHECKED GS DRAWN AKP  
 SHEET 1 of 1

**BLUE CREST PARKING LOT**  
**SAN ANTONIO, TEXAS**  
**SITE PLAN EXHIBIT**



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.0000  
 FAX: 210.375.9010



Date: Sep 22, 2008, 10:48am User ID: AProbst  
 File: K:\4032\14\Design\EXHIBIT\090922\encl.dwg

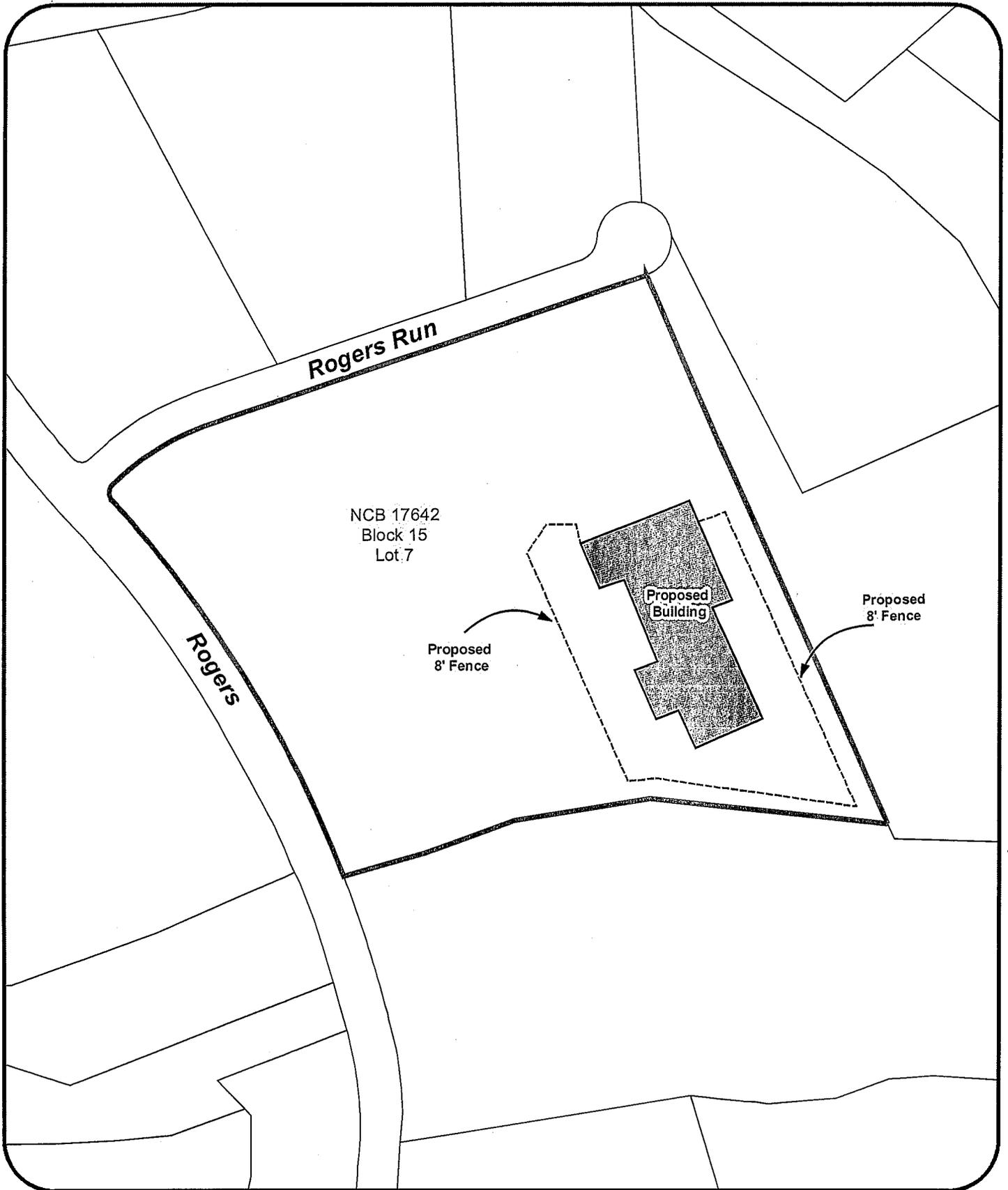
JOB NO. 4032-14  
 DATE SEPTEMBER 2008  
 DESIGNER AKP  
 CHECKED GS, DRAIN, AKP  
 SHEET 1 of 1

**BLUE CREST PARKING LOT**  
**SAN ANTONIO, TEXAS**  
**AERIAL EXHIBIT**

**PAPE-DAWSON**  
**ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.376.2000  
FAX: 210.376.2010

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN UNADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



**Board of Adjustment**

**Plot Plan for  
Case A-08-113**



Scale: 1" approx. = 250'  
Council District 6

**10010 Rogers Run**

City of San Antonio  
Planning & Development Services Dept.  
(10/15/2008) - PH

# Board of Adjustment - Case No. A-08-113

November 3, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, November 3, 2008** 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 – Joe Alvarez  
Lot 7, Block 15, NCB 17642  
10010 Rogers Run  
Zoned: "C-2" Commercial District

The applicant is requesting a 1) 4-foot variance from the requirement that front yard fences not exceed 4 feet in height, in order to erect an 8-foot tall chain link fence in the front yard; 2) a 2-foot variance from the requirement that side yard fences not exceed 6 feet in height in order to erect an 8-foot tall chain link fence in the side yards; 3) a 2-foot variance from the requirement that rear yard fences not exceed 6 feet in height in order to erect an 8-foot tall wrought iron fence in the rear yard; and 4) a complete variance from the requirement that fences shall not exceed one hundred (100) horizontal feet in length without meeting the development standards as outline in Chapter 35-514 (a) and (b).

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

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

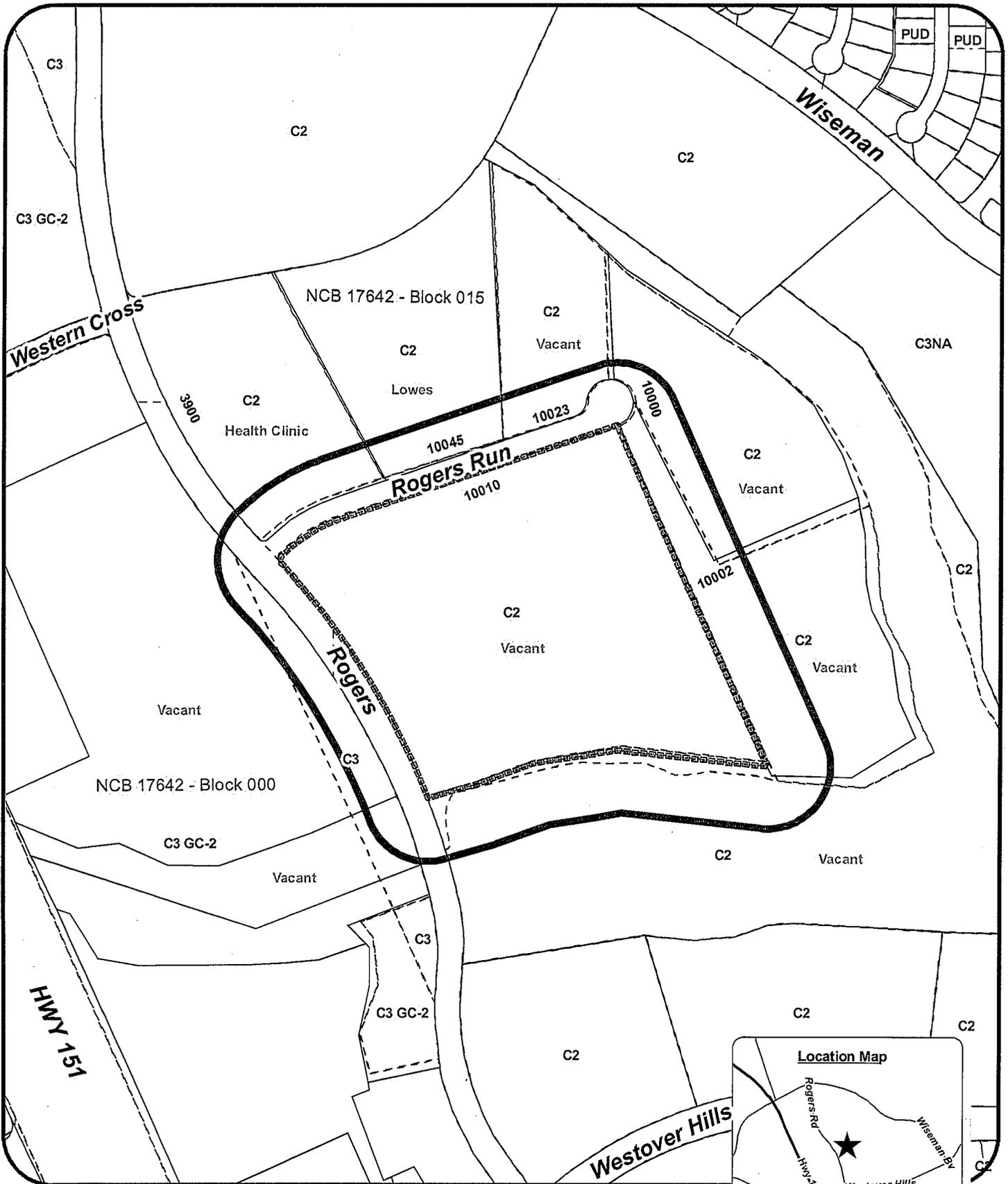
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If you wish to comment, please complete, clip out and return this portion of the notice prior to the date of the public hearing.

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

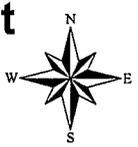
Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_  
Address/Direccion: \_\_\_\_\_  
Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

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

Comments/Comentarios: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Board of Adjustment**  
**Notification Plan for**  
**Case A-08-113**



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

Scale: 1" approx. = 400'  
 City of San Antonio  
 Planning & Development Services Dept.  
 (10/16/2008) - PH  
 Council District 6

# CASE NO: A-08-113

Board of Adjustment – November 3, 2008

**Applicant:** Joe Alvarez  
**Owner:** Frost National Bank

**Request(s):** The applicant is requesting **1)** a 4-foot variance from the requirement that predominantly open front yard fences not exceed 4 feet in height, in order to erect an 8-foot tall chain link fence in the front yard; **2)** a 2-foot variance from the requirement that side yard fences not exceed 6 feet in height in order to erect an 8-foot tall chain link fence in the side yards; **3)** a 2-foot variance from the requirement that rear yard fences not exceed 6 feet in height in order to erect an 8-foot tall wrought iron fence in the rear yard; and **4)** a complete variance from the requirement that fences shall not exceed one hundred (100) horizontal feet in length without meeting the development standards as outline in Chapter 35-514 (c).

**Legal Description:** Lot 7, Block 15, NCB 17642  
**Address:** 10010 Rogers Run Road  
**Zoning:** "C-2" Commercial District  
**Existing Use:** Commercial Building – Under Construction  
**Neigh. Assoc:** None  
**Neigh. Plan:** None

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

**35-514 Fences: (c)(1)** No fence or portion thereof, shall exceed one hundred (100) horizontal feet in length unless one (1) of the following architectural features visible from the paved surface of the street is provided as part of the fence: A) A column or pillar; or B) Articulation of the surface plane by incorporating plane projections or recesses having a depth of at least one (1) foot and extending a horizontal distance not less than three (3) or more than twenty (20) feet.

**35-514 Fences:** Open fences in front yards shall not exceed 4 feet in height.

**35-514 Fences:** Fences in side and rear yards shall not exceed 6 feet in height.

**Background:** The subject property is located on the city's northwest side just east of State Highway 151. The surrounding properties are primarily zoned "C-2", though "C-3" and "C-3 NA" zoning is also present to the west across Rogers Road and east along Wiseman Boulevard. The surrounding uses are generally commercial, under construction or vacant, with existing commercial activities present to the north and east. The applicant is requesting these variances in order to erect an 8-foot tall vinyl coated chain link fence around the parking areas and service drive of the facility and an 8-foot tall wrought iron fence along the rear of the property. The applicant has indicated that the fence is necessary for security purposes.

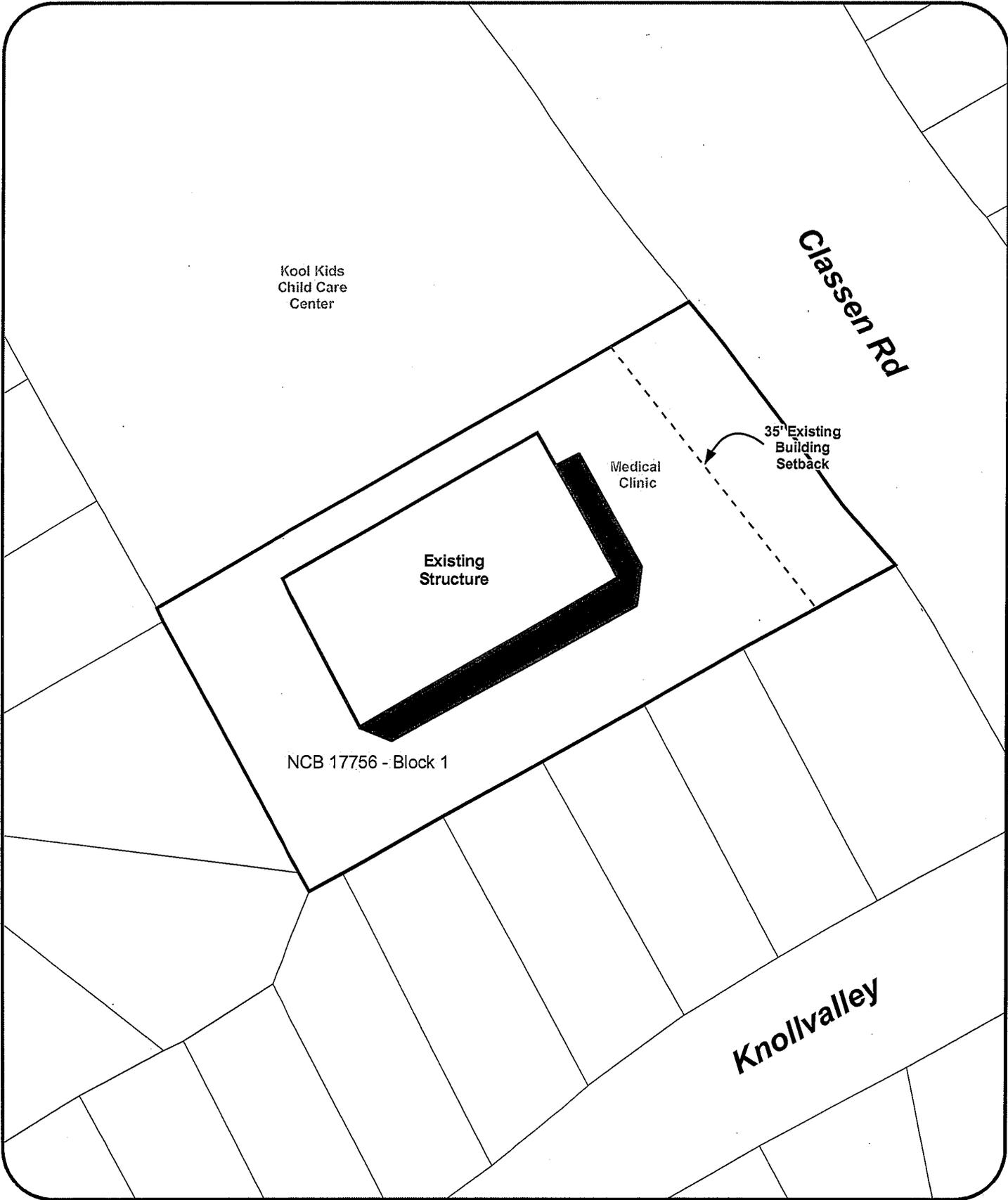
**Recommendation:** The intent of the maximum fence height requirement is to allow for openness, air flow, light penetration, and neighborhood uniformity. The subject property is largely undeveloped, as the current development is taking place on a portion of the lot, set back a significant distance from any street frontage. There do not appear to be any unique physical or

topographic conditions on the subject property where the literal enforcement of the fence height restrictions would result in unnecessary hardship. Additionally, a variance to allow an 8-foot tall chain link fence at this location may detract from the neighborhood uniformity goal in that there are a number of fences in the general area, all of which were erected using wrought iron. Staff recommends **denial** of the requested variances to the fence height requirements (variances #1, #2, and #3).

The intent of the requirement for one of the specified architectural features to be provided as part of a fence exceeding 100 horizontal feet in length is to allow property owners to adequately screen their property while maintaining a façade that does not detract from the streetscape and pedestrian friendliness of a neighborhood and to ensure the fence's structural soundness so that it will not lean over time.. In this case a fence of this length may be appropriate, considering the commercial nature of the surrounding properties and the location of the fence with respect to public frontage. Staff recommends **approval** of the requested variance (variance #4) from the requirement that fences not exceed 100 feet horizontal feet in length without meeting the development standards outlined in Chapter 35-514 (c).

**Case Manager:** Jacob Floyd, Planner (210) 207-8318





**Board of Adjustment**

**Plot Plan for  
Case A-09-001**



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

**16119 Classen Rd.**

City of San Antonio  
Planning and Development Services Department  
(10/20/2008)  
R.R.M.

# Board of Adjustment - Case No. A-09-001

November 3, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, November 3, 2008** 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 – North Central Propertiers, Ltd  
Lot 22, Block 1, NCB 17756  
16119 Classen Road  
Zoned: “O-1” Office District

The applicant is requesting a 42-foot variance from the requirement that a maximum 35-foot front setback be maintained in O-1 zoning districts, in order to keep a building seventy-seven (77) 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. You may contact Case Manager Jacob Floyd at 207-8318 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

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

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

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

Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_

Address/Direccion: \_\_\_\_\_

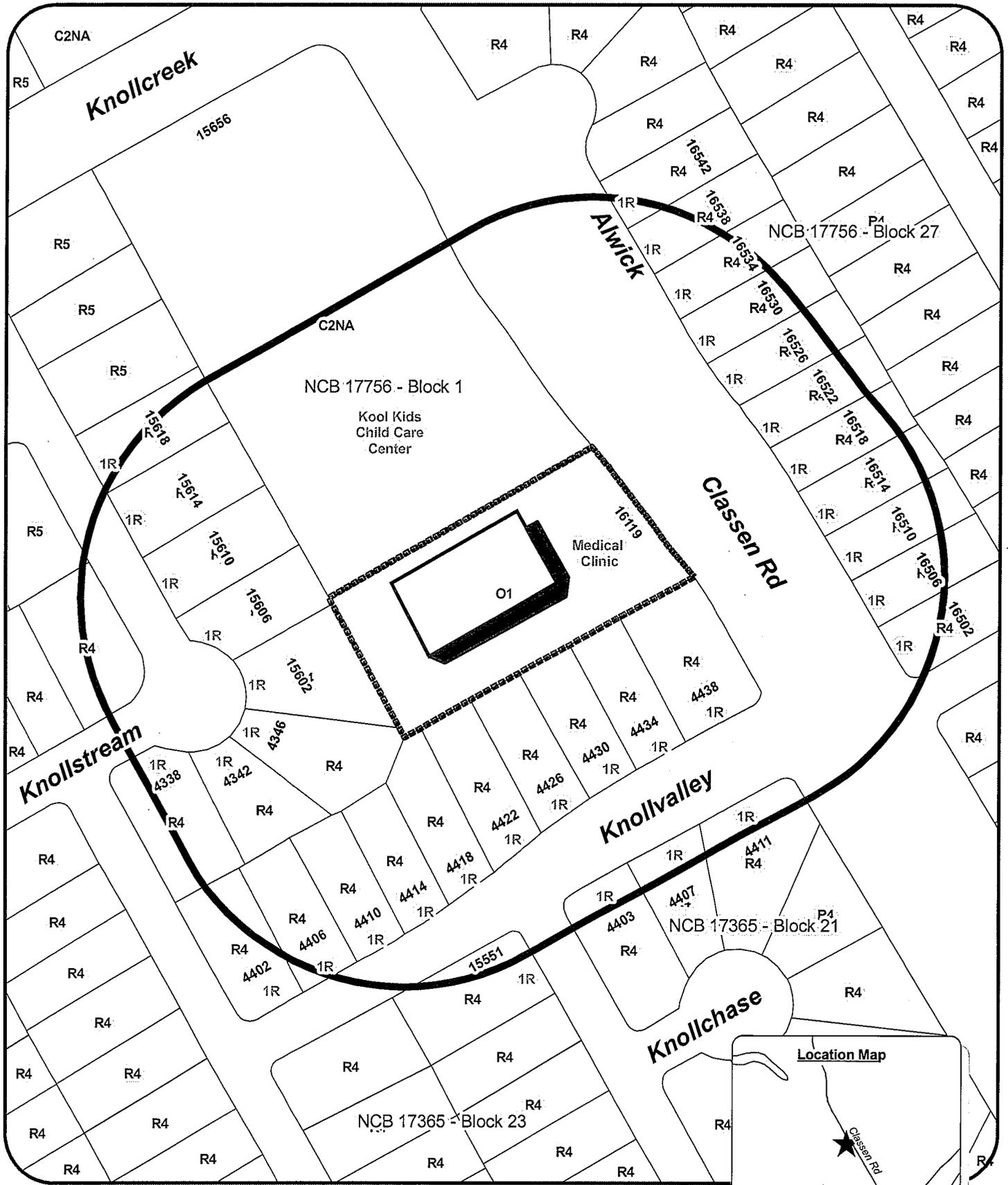
Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

( ) In Favor/A Favor

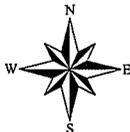
( ) In Opposition/En Oposicion

Comments/Comentarios: \_\_\_\_\_

**A-09-001**

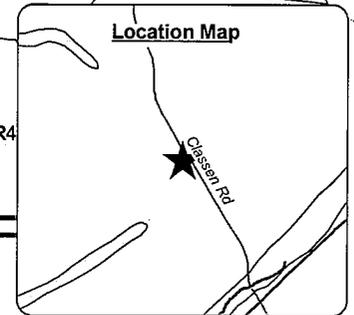


**Board of Adjustment**  
**Notification Plan for**  
**Case A-09-001**



**Legend**

- Subject Property
- 200' Notification Buffer
- Scale: 1" approx. = 100'
- Council District 10



City of San Antonio  
 Planning and Development Services Department  
 (10/20/2008)  
 R.R.M.

# CASE NO: A-09-001

Board of Adjustment – November 3, 2008

**Applicant:** North Central Properties, Ltd.

**Owner:** North Central Properties, Ltd.

**Request(s):** The applicant is requesting a 42-foot variance from the requirement that a maximum 35-foot front setback be maintained in O-1 zoning districts, in order to keep a building seventy-seven (77) feet from the front property line.

**Legal Description:** Lot 22, Block 1, NCB 17756

**Address:** 16119 Classen Road

**Zoning:** "O-1" Office District

**Existing Use:** Office Building

**Neigh. Assoc:** Knollcreek Home Owners Association

**Neigh. Plan:** None

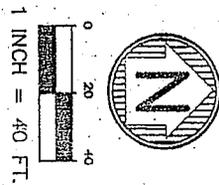
**Section of the City Code from which this variance is requested:**

**35-310 Zoning District Purpose Statements and Design Regulations:** A maximum front setback of 35 feet is required in "O-1" zoning districts.

**Background:** The subject property is located on the city's northeast side on Classen Road, just south of Knollcreek. The subject property is adjacent to single-family dwellings zoned "R-4" Residential Single-Family District to the southwest and southeast. A commercial daycare center is located immediately to the north on property zoned "C-2NA" Commercial Nonalcoholic Sales District. The applicant has indicated that the building on the subject property will operate as a medical clinic. The applicant has also stated that the building plan submitted for the building permit application includes the construction of a 42-foot long porch that will satisfy the setback requirement, however it is preferred that the porch not be constructed. Additionally, the building was constructed prior to the building permit being approved. This investigation is the result of a citizen complaint.

**Recommendation:** The intent of the front setback requirements is to create safer, pedestrian-oriented streetscapes by locating buildings close to the street and minimizing parking within the front yard. In this case, the location of the structure would not significantly harm the streetscape as there are no sidewalks along this portion of Classen Road. The overall character of the area is such that non-residential uses are set back a significant distance (in excess of 35 feet) from Classen Road. The subject property was previously zoned "R-4" Residential Single-Family District, with the "O-1" zoning having been applied January 27, 2008 by City Council at the request of the property owner. At that time an existing foundation on the property did not meet the maximum front setback requirement, but did conform to the previous zoning on the subject property. Additionally, the property to the north, at 15656 Classen Road, has parking in the front yard. A building meeting the 35-foot maximum front setback on the subject property may obstruct visibility from the parking lot of the property to the north and intersection of Knollvalley and Classen Road to the south. For these reasons, staff recommends **approval** of the requested variance.

**Case Manager:** Jacob Floyd, Planner (210) 207-8318



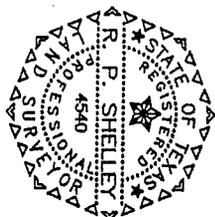
LEGEND

- 1/2" Iron Rod Found Unless Otherwise Noted
- 1/2" Iron Rod Set Unless Otherwise Noted
- ( ) Record Information
- ⊕ Utility Pole
- ⊗ Water Meter
- ⊙ Sewer Cleanout
- ⊕ Fire Hydrant
- ⊖ GUY WIRE
- ⊕ Irrigation Valve
- ⊖ Overhead Electric
- ⊖ Fence

CURVE	LENGTH	RADIUS	DELTA
C1	6.17	743.00	0°28'33"
C2	123.61	657.00	10°46'48"
	(123.61)	(657.00)	(10°46'49")

# Sightline Surveying

17635 Henderson Pass No. 1015  
 San Antonio, Texas 78232  
 Office (210) 288-9077 Fax (210) 588-4382  
 EMAIL: rshelley@gmail.com



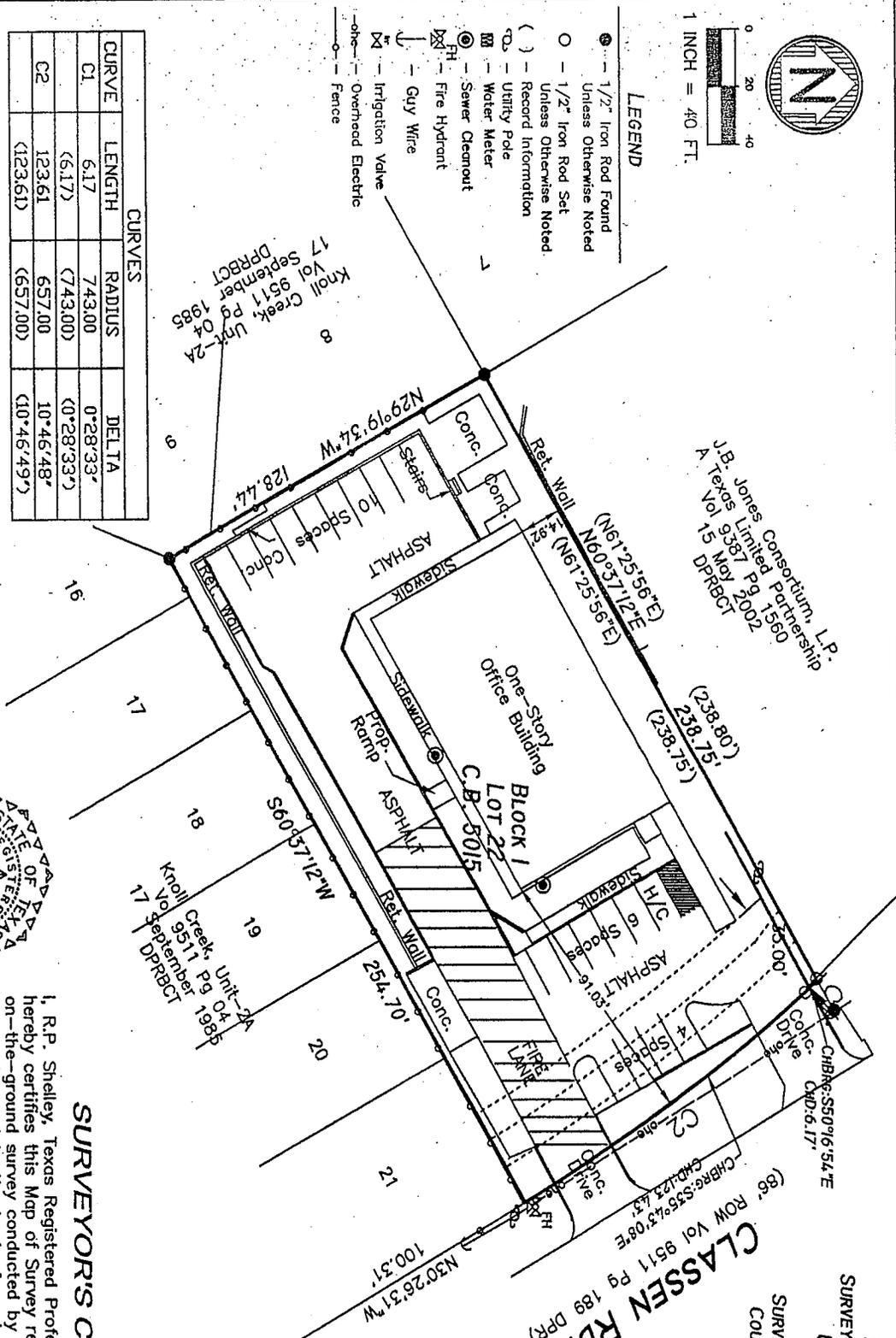
R.P. Shelley, Texas Registered Professional Land Surveyor No. 4540

## SURVEYOR'S CERTIFICATE

I, R.P. Shelley, Texas Registered Professional Land Surveyor No. 4540, hereby certifies this Map of Survey reflects the results of an on-the-ground survey conducted by personnel working under my supervision and to the best of my knowledge is true and accurate and substantially complies with the Rules and Regulations and Standards of Practice as adopted by the Texas State Board of Professional Land Surveying.

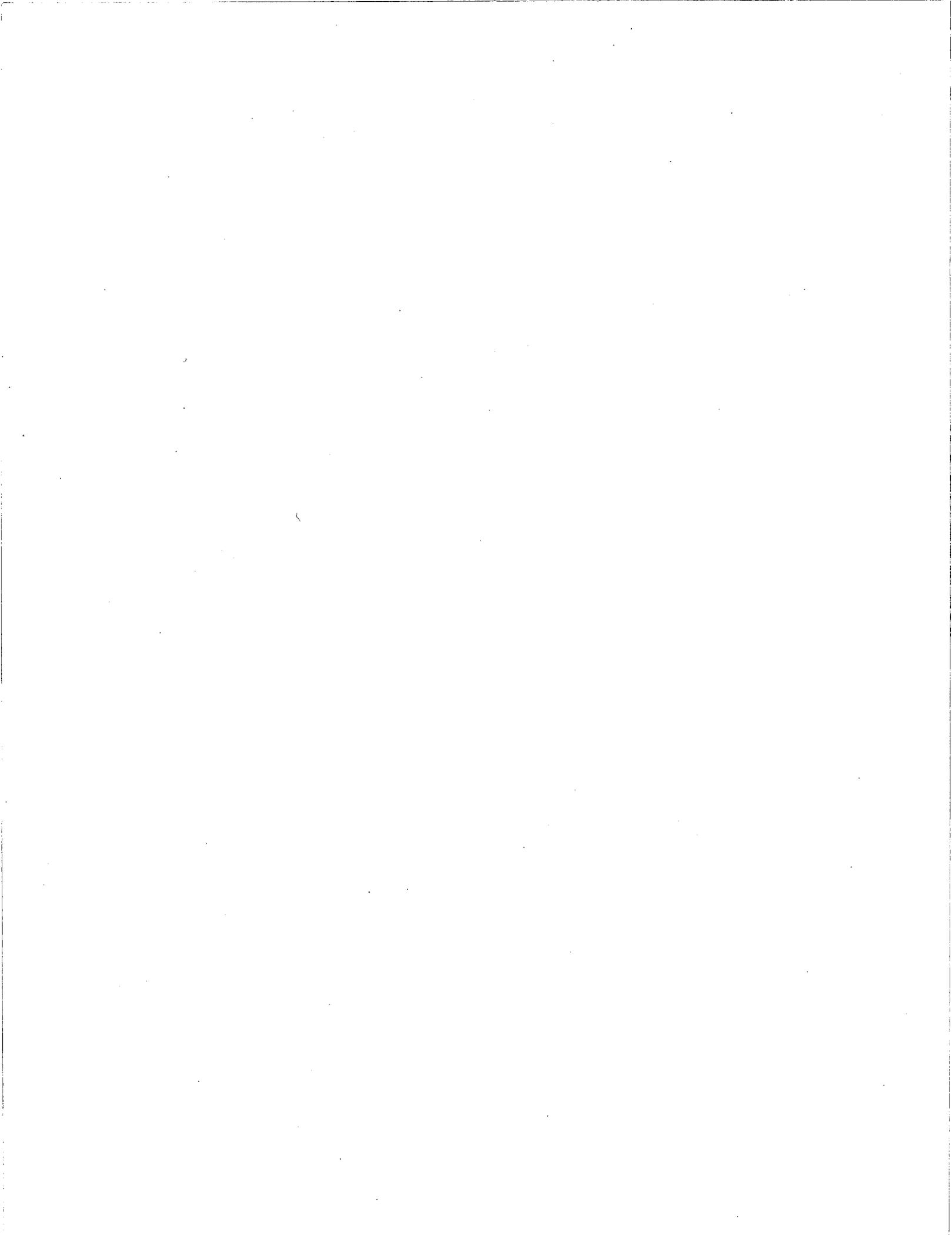
BOUNDARY AND IMPROVEMENT  
 SURVEY OF LOT 22, BLOCK 1, KNOLL CREEK  
 UNIT 5 SUBDIVISION SITUATED  
 IN THE THOMAS JACKSON  
 SURVEY NO. 323, ABSTRACT NO. 384,  
 COUNTY BLOCK 5015, SAN ANTONIO,  
 BEXAR COUNTY, TEXAS

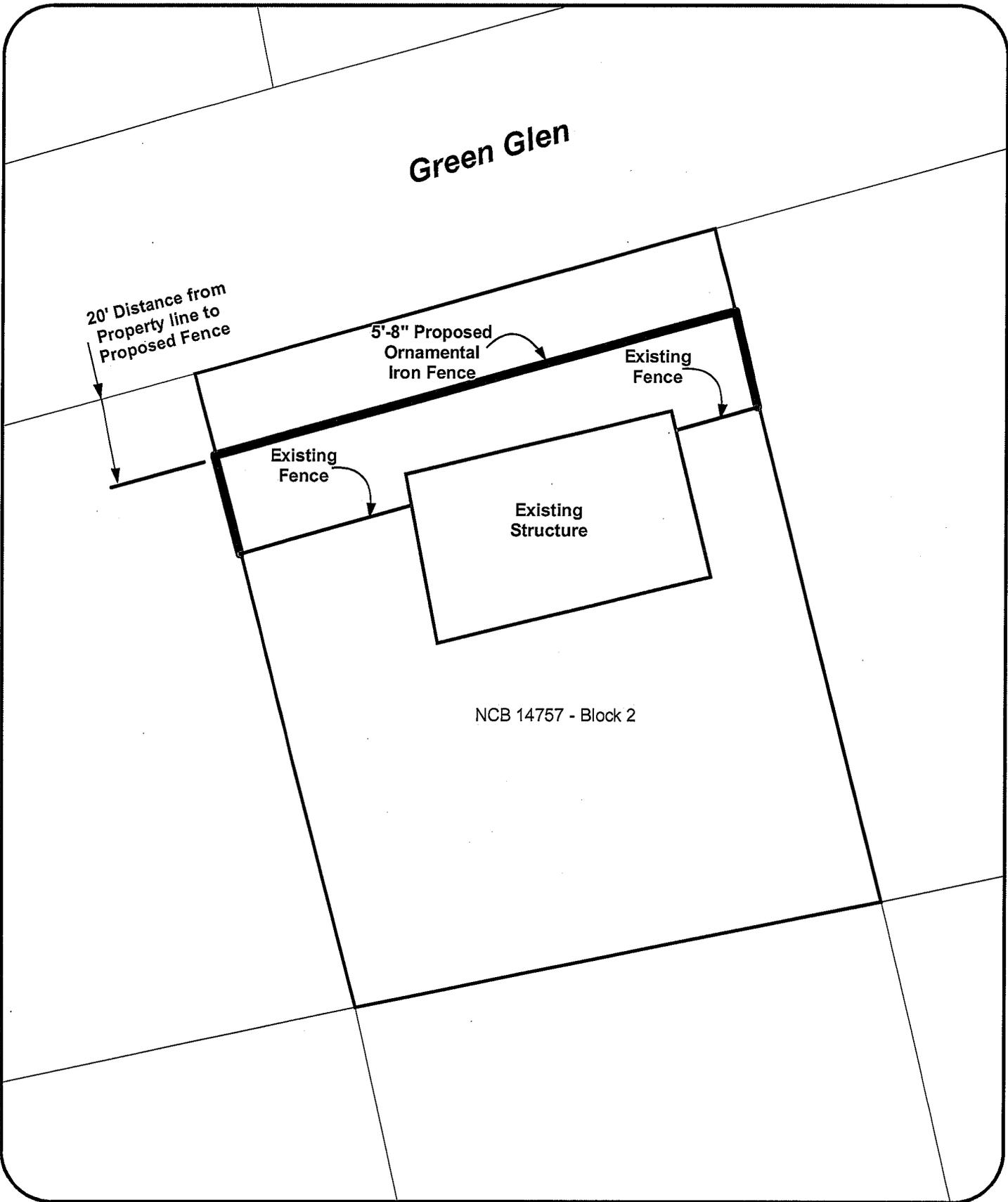
J.B. Jones Consortium, L.P.  
 A Texas Limited Partnership  
 Vol 9387 Pg 1560  
 15 May 2002  
 DPRBCT



**CLASSEN RD.**  
 ROW Vol 9511 Pg 188 DPR

Knoll Creek, Unit-2A  
 Vol 9511 Pg 04  
 17 September 1985  
 DPRBCT





**Green Glen**

20' Distance from  
Property line to  
Proposed Fence

5'-8" Proposed  
Ornamental  
Iron Fence

Existing  
Fence

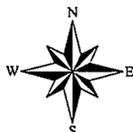
Existing  
Fence

Existing  
Structure

NCB 14757 - Block 2

**Board of Adjustment**

**Plot Plan for  
Case A-09-002**



Scale: 1" approx. = 80'  
Council District 8

**7418 Green Glen Dr.**

City of San Antonio  
Planning and Development Services Department  
(10/29/2008)  
R.R.M.

# Board of Adjustment - Case No. A-09-002

November 3, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, November 3, 2008** 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 – Eli A. Torres

Lot 11, Block 2, NCB 14757

7418 Green Glen Drive

Zoned: “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District

The applicant is requesting a Special Exception for an ornamental-iron front yard fence, in order to erect a 6-foot tall ornamental-iron 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. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

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

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

Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_

Address/Direccion: \_\_\_\_\_

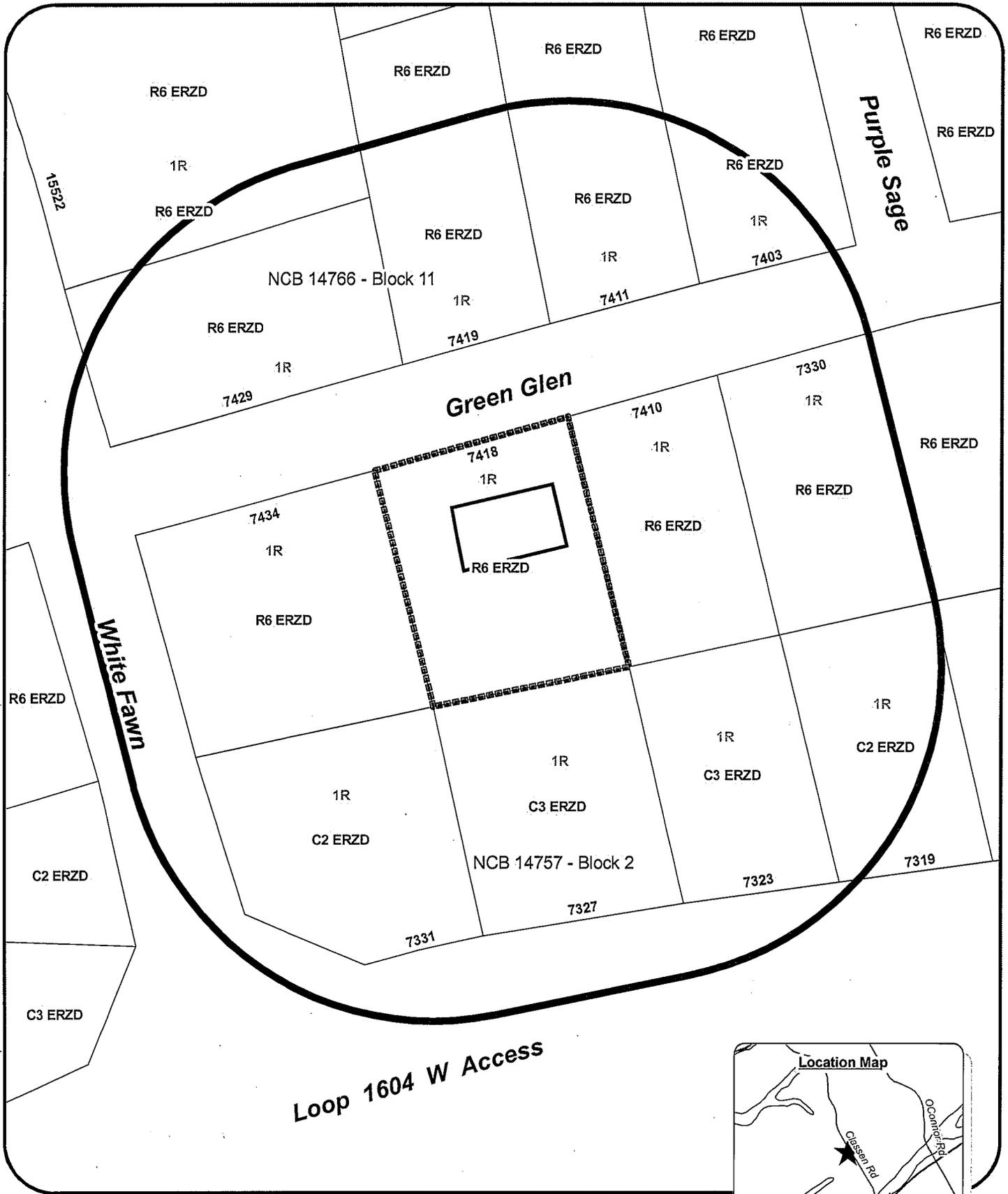
Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

( ) In Favor/A Favor

( ) In Opposition/En Oposicion

Comments/Comentarios: \_\_\_\_\_

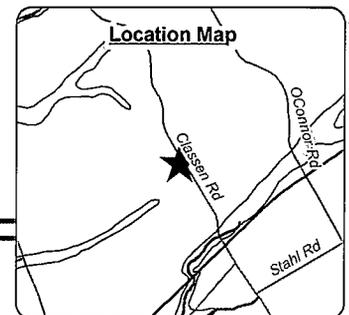
A-09-002



**Board of Adjustment**  
**Notification Plan for**  
**Case A-09-002**



**Legend**  
 Subject Property [dashed rectangle symbol]  
 200' Notification Buffer [thick black line symbol]  
 Scale: 1" approx. = 80'  
 Council District 8



City of San Antonio  
 Planning and Development Services Department  
 (10/20/2008)  
 R.R.M.

# CASE NO: A-09-002

Board of Adjustment – November 3, 2008

**Applicant:** Eli A. Torres

**Owner:** Eli A. Torres

**Request(s):** The applicant is requesting a Special Exception for in order to erect a 6-foot tall ornamental-iron fence in the front yard.

**Legal Description:** Lot 11, Block 2, NCB 14757

**Address:** 7418 Green Glen Drive

**Zoning:** "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District.

**Existing Use:** Single-Family Residence

**Neigh. Assoc:** Hills and Dales Neighborhood Association

**Neigh. Plan:** None

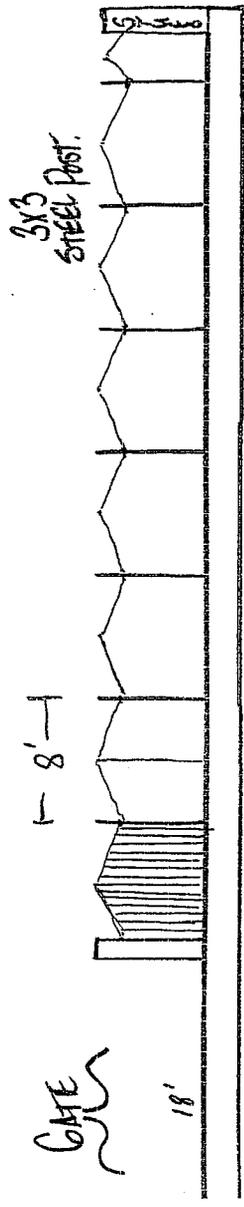
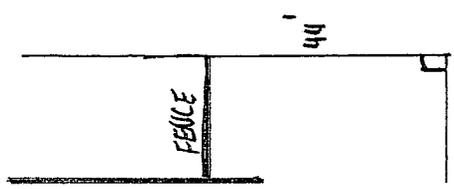
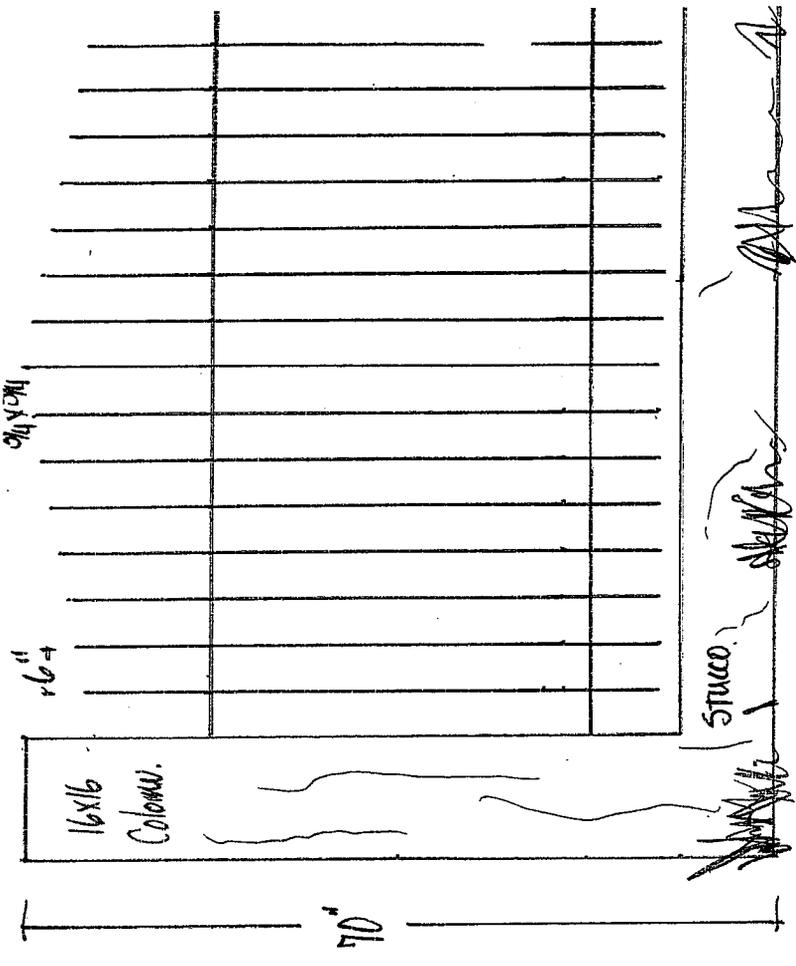
**Section of the City Code from which this variance is requested:**

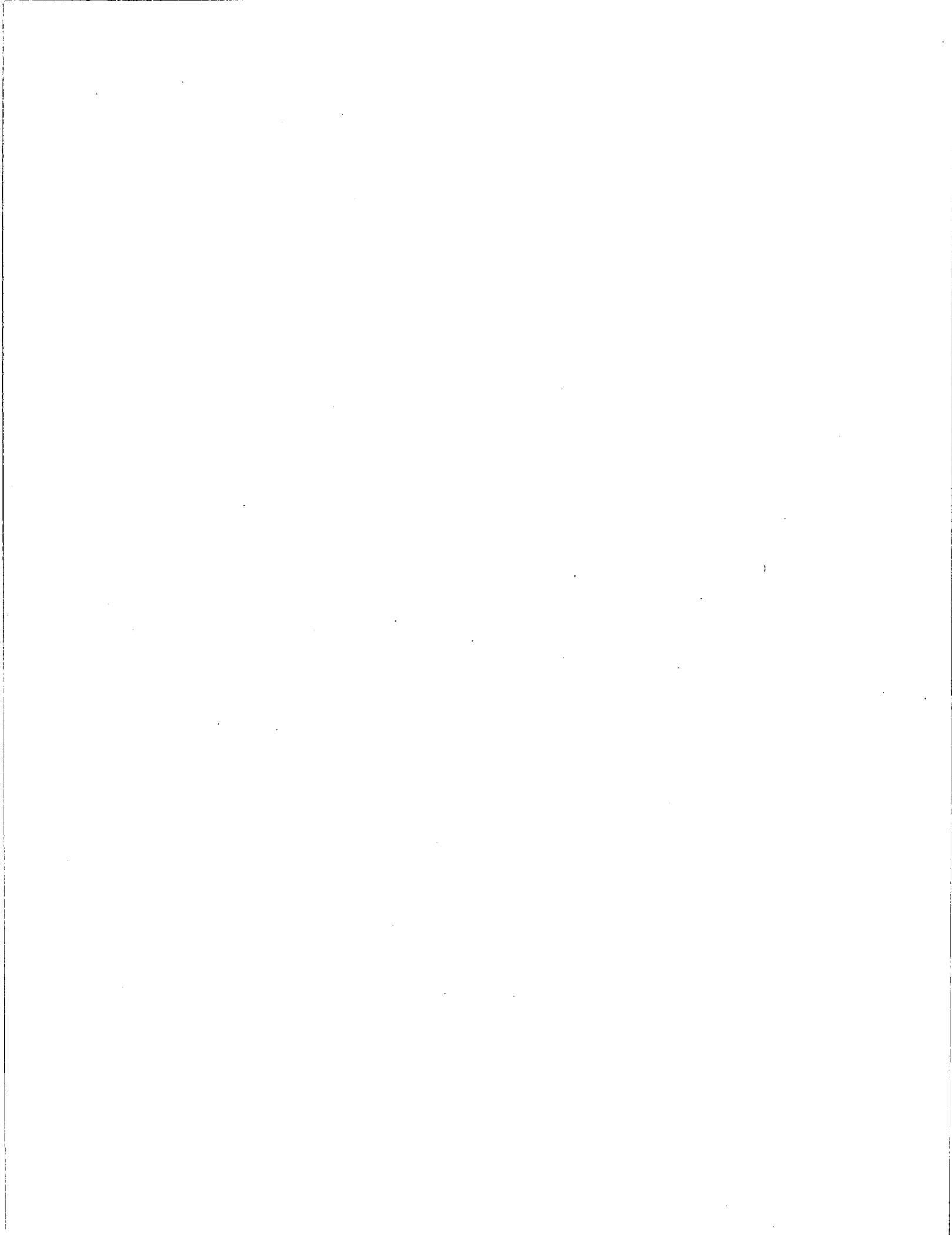
**35-399.04 Ornamental-Iron Front Yard Fences:** Ornamental-iron fences between four (4) and six (6) feet in height may be allowed on residential lots, but only after consideration and approval of a Special Exception by the Board of Adjustment.

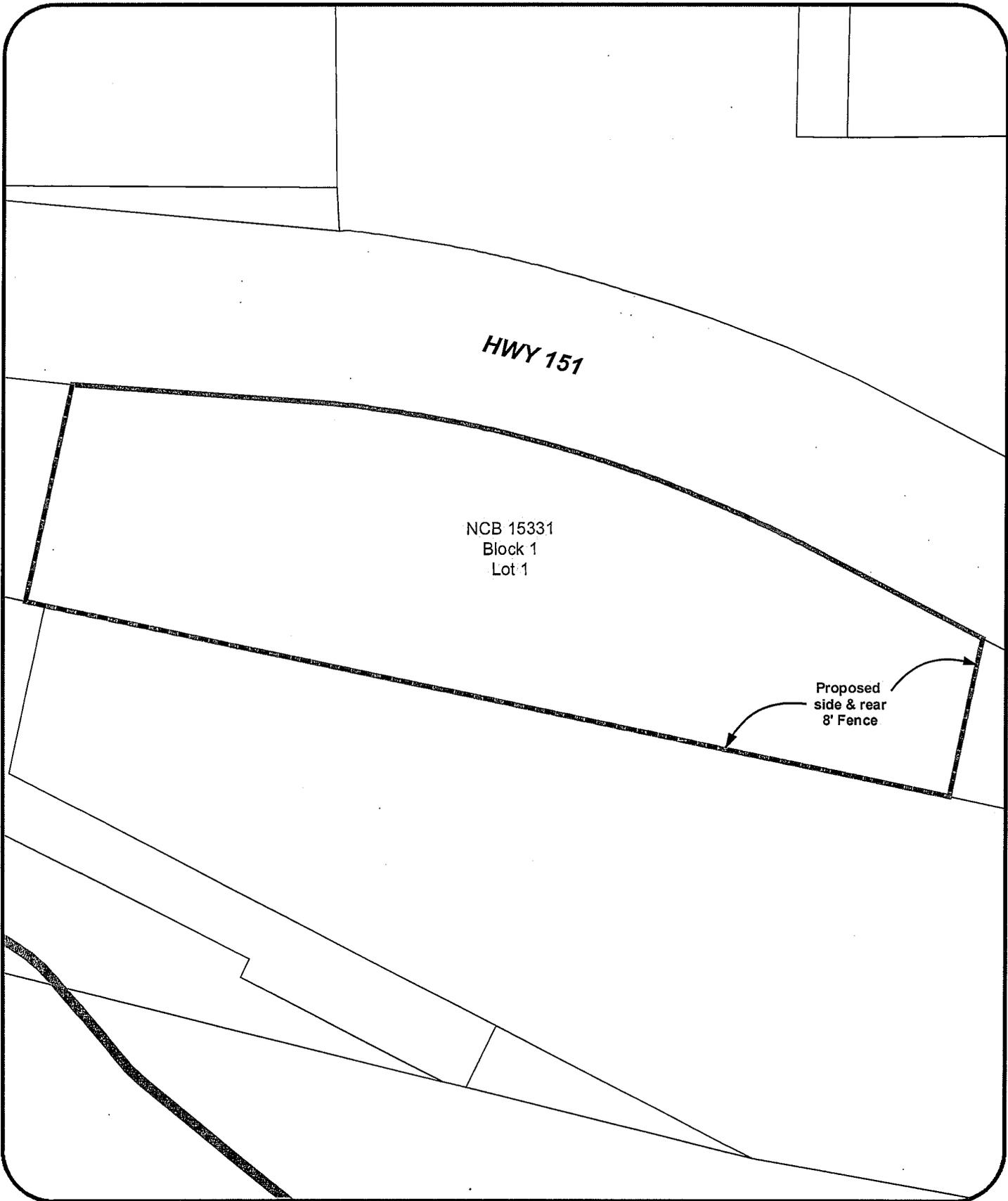
**Background:** The subject property is located on Green Glen Drive, bound by White Fawn Drive to the west and Babcock Road to the east. The subject property is zoned R-6 and is currently occupied by a single family residence. Single family zoning and uses surround the subject property on all sides. The applicant is requesting a special exception in order to erect a 6 foot tall ornamental front-yard fence. According to the site plan supplied by the applicant, it appears that the proposed fence would meet all of the criteria necessary for the Special Exception.

**Recommendation:** The intent of the maximum fence height requirement in front yards is to allow property owners to screen and secure their property while also maintaining openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. In addition, fence height in front yards is limited because the presence can detract from the streetscape and pedestrian friendliness of a neighborhood. The applicant has agreed to construct the fence to meet all of the limitations, conditions and restrictions set forth in Section 35-399.04 of the UDC. (A copy of the application indicating this is attached with this packet.) Also, there appear to be other residences on the same block that have similar front yard fences. The size and scale of the fence the applicant is constructing appears to be consistent with existing conditions in the area. Staff is recommending **approval** of the Special Exception request.

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







**Board of Adjustment**

Plot Plan for  
**Case A-09-003**



Scale: 1" approx. = 250'  
Council District 6

**6400 S.H. 151**

City of San Antonio  
Planning & Development Services Dept.  
(10/20/2008) - PH

# Board of Adjustment - Case No. A-09-003

November 3, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, November 3, 2008** 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 – Pape-Dawson Engineers, Inc.

Lot P-8, Block 58, NCB 15331 or Lot 1, Block 1, NCB 15331 (currently being replatted)  
6400 Block of Texas Highway 151

Zoned: "I-1 GC-2" General Industrial Highway 151 Gateway Corridor Overlay District

The applicant is requesting **1)** a variance from the Highway 151 Gateway Corridor Overlay District Plan requirement that exterior wall finishes shall be constructed of concrete, brick, stone, glass or their equivalent, in order to erect a structure that will have a façade of primarily sheet metal material as its exterior wall finish, and **2)** a 2-foot variance from the requirement that fences in the side and rear yards not exceed 6 feet in height, in order to erect an 8-foot fence.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Mike Farber at 207-3074 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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

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

Whether or not you attend this public hearing, please complete and return the cut-out portion below to the Development Services Department, 1901 South Alamo Street, San Antonio, Texas 78204. Thank you.

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

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

Name/Nombre: \_\_\_\_\_ Telephone/Telefono: \_\_\_\_\_

Address/Direccion: \_\_\_\_\_

Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

( ) In Favor/A Favor

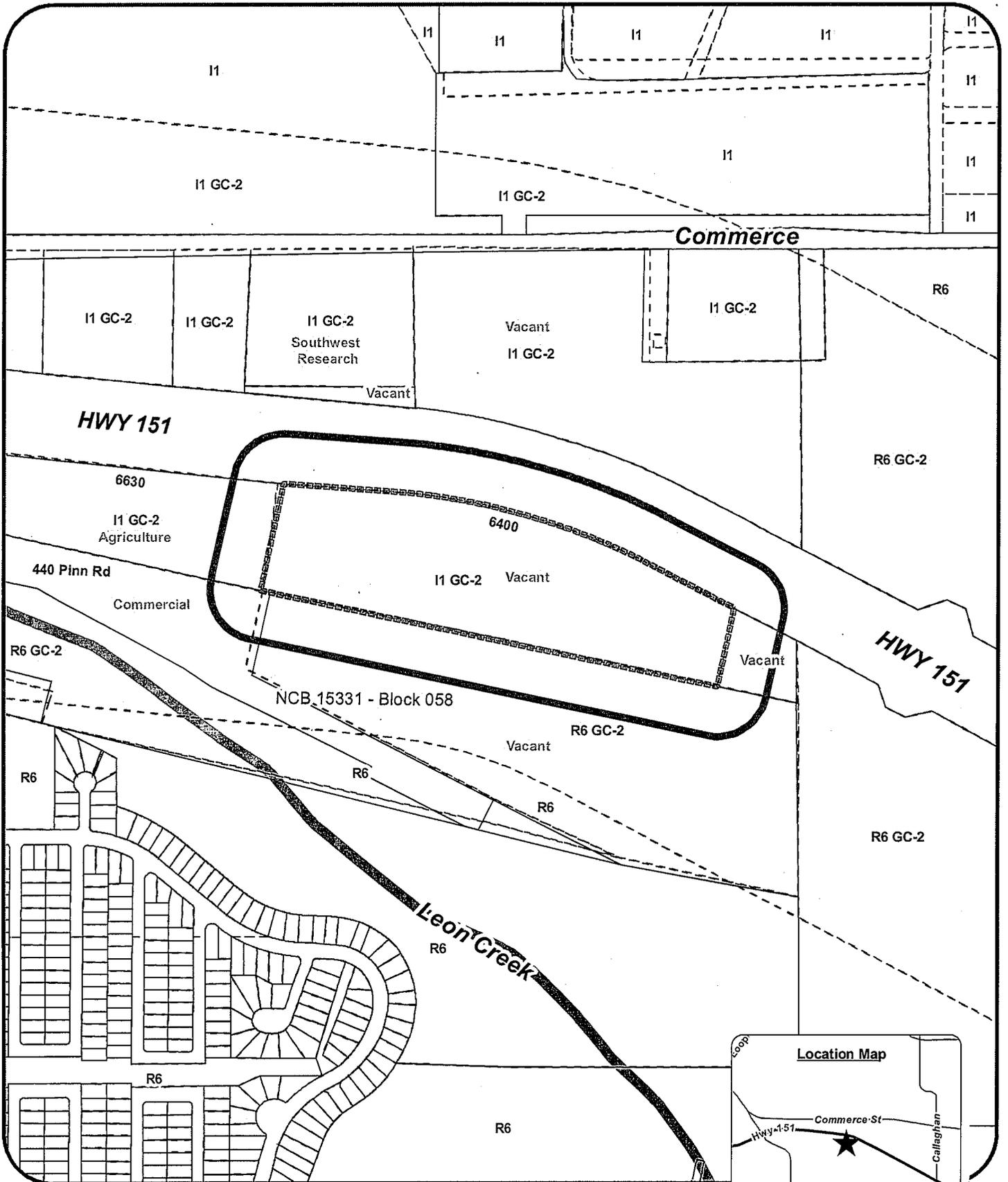
( ) In Opposition/En Oposicion

Comments/Comentarios: \_\_\_\_\_

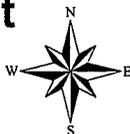
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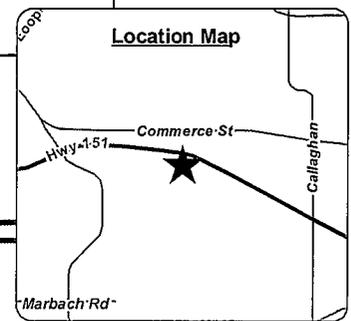
A-09-003



**Board of Adjustment**  
**Notification Plan for**  
**Case A-09-003**



**Legend**  
 Subject Property   
 200' Notification Buffer 



Scale: 1" approx. = 500'  
 Council District 6  
 City of San Antonio  
 Planning & Development Services Dept.  
 (10/20/2008) - PH

# CASE NO: A-09-003

Board of Adjustment – November 3, 2008

**Applicant:** Pape-Dawson Engineers, Inc.

**Owner:** SWL Enterprise, Inc.

**Request(s):** The applicant is requesting **1)** a variance from the Highway 151 Gateway Corridor Overlay District Plan requirement that exterior wall finishes shall be constructed of concrete, brick, stone, glass or their equivalent, in order to erect a structure that will have a façade of primarily sheet metal material as its exterior wall finish, and **2)** a 2-foot variance from the requirement that fences in the side and rear yards not exceed 6 feet in height, in order to erect an 8-foot tall fence.

**Legal Description:** Lot P-8, Block 58, NCB 15331 (Lot 1, Block 1, NCB 15331 - currently being replatted)

**Address:** 6400 Block of Texas Highway 151

**Zoning:** "I-1 GC-2" General Industrial Highway 151 Gateway Corridor Overlay District

**Existing Use:** Air Separation Facility

**Neigh. Assoc:** None

**Neigh. Plan:** None

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

**Highway 151 Gateway Corridor Overlay District Development Standards, Building Materials:**

All building elevations facing a dedicated public street right of way within the Corridor District shall be of finished masonry or its equivalent. Exterior wall finishes shall be constructed of concrete, brick, stone, glass or their equivalent (including hardiplank, stucco and brick veneer) and should feature earth tone colors. Concrete masonry units (CMU) and/or Exterior Insulation and Finish Systems (EIFS) may be used for up to 25% of a building elevation visible from a dedicated public street right of way when used in combination with other approved building materials.

**35-514 Fences:** Side and rear yard fences in industrial zoning districts shall be no taller than 6 feet when abutting a residential zoning district or use.

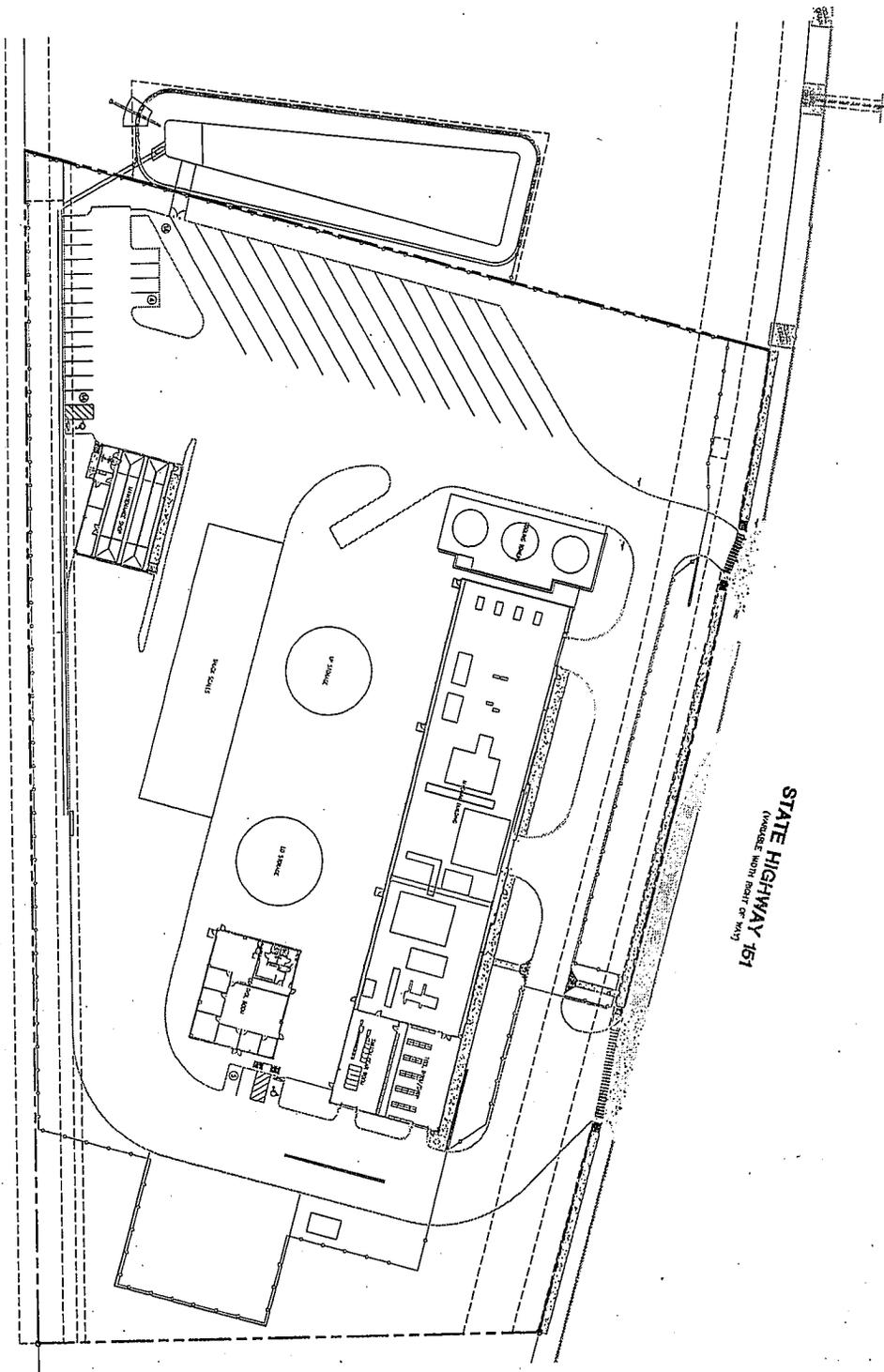
**Background:** The subject property is located just off Highway 151, near the intersection of Pinn Road and Highway 151. The subject property is zoned I-1 GC-2 and is currently vacant, save the air separation facility infrastructure that currently exists on the subject property. I-1 zoning exists to the west of the subject property, and R-6 zoning exists to the south and east. The parcels zoned R-6 are currently vacant. The proposed structure is an air separation facility, which produces the atmospheric industrial gases nitrogen, oxygen and argon using air and electrical power as raw materials. The applicant is seeking a variance from the GC-2 Corridor standards for building materials in order to erect a facility which would have a façade composed primarily of sheet metal. Additionally, the applicant is seeking a variance from the fence height standards in order to erect an 8 foot tall fence along the perimeter of the subject property. On April 3, 2008, a permit was issued for the construction of the foundation only for the facility that is to be built on the subject

property (a copy of the pertinent building review can be found in the packet). Staff noticed what appear to be two large storage tanks already in place upon the initial site visit to the subject property. No permits have been granted for the construction of said storage tanks.

**Recommendation:** The intent of the Highway 151 Gateway Corridor Overlay District Development Standards is to preserve, protect and enhance areas of high tourist and visitor visibility and safeguard San Antonio's heritage by preventing the despoliation of views that reflect important elements of the City's cultural, natural, historic and economic fabric. The applicant has not indicated any hardship that would inhibit the inclusion of the required building materials as per the guidelines set forth in the Highway 151 Gateway Corridor Overlay District Development Standards. Furthermore, there are existing facilities in the GC-2 Overlay District that conform to the building standards therein. The addition of a facility such as the one proposed by the applicant that does not conform to these standards would detract from the precedent already set forth by the existing structures.

The intent of the maximum fence height requirement is to allow property owners to screen and secure their property while also maintaining openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. While there are no topographic or physical constraints where the literal enforcement of the fence height standards would result in an unnecessary hardship, an 8-foot fence may be warranted due to the nature of the proposed use at this location given its proximity adjacent to residentially zoned property. While the likelihood of single-family residential uses being erected to the west is questionable, the current zoning is a factor that should be considered and additional screening would be beneficial. A variance is not required for an 8 foot tall front yard fence in this instance, as the subject property is zoned I-1, and an existing right-of-way (Highway 151) separates the subject property from the adjacent parcel across Highway 151. Staff is recommending **denial** of the variance request from the Highway 151 Gateway Corridor Overlay District Development Standards and **approval** of the fence height variance request.

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



STATE HIGHWAY 161  
(SHOULDER WITH ROAD OR WAY)

NEIGHBORHOOD AND URBAN DESIGN DIVISION  
BOARD OF ADJUSTMENT CASE REVIEW FORM

**CASE INFORMATION**

Case #: A-09-003

Hearing Date: November 3, 2008

Type / Scope of BOA Request:

Applicant is requesting **1)** a variance from the Highway 151 Gateway Corridor 2 Overlay District requirement that exterior wall finishes shall be constructed of concrete, brick, stone, glass or their equivalent, in order to erect a structure that will have a façade of primarily sheet metal material as its exterior wall finish, and **2)** a 2-foot variance from the requirement that fences in the side and rear yards not exceed 6-feet in height, in order to erect an 8-foot fence.

**PLANNING PROGRAM / PROJECT OVERLAP**

Neighborhood Association (name or n/a): None

Neighborhood or Community Plan (name or n/a): None

Neighborhood Conservation District (name or n/a): None

Corridor Overlay District (name or n/a): Highway 151 GC-2

**ANALYSIS STATEMENT**

The applicant is requesting a variance from GC-2 standards to construct a building with an exterior façade of primarily sheet metal material. The second request is for a variance from UDC fence standards to allow an 8-foot fence in the side and rear yards.

The overall purpose of the corridor overlay districts is to preserve, protect and enhance areas of high tourist and visitor visibility and safeguard San Antonio's heritage by preventing the despoliation of views of areas and buildings that reflect important elements of the City's cultural, natural, historic and economic fabric. The building materials requirement serves an aesthetic function by providing motorists with more subtle and visually appealing landscape.

The GC-2 Corridor standards for building materials are as follows:

- All building elevations facing a dedicated public street right of way within the Corridor District shall be of finished masonry or its equivalent. Exterior wall finishes shall be constructed of concrete, brick, stone, glass or their equivalent (including hardiplank, stucco and brick veneer) and should feature earth tone colors. Concrete masonry units (CMU) and/or Exterior Insulation and Finish Systems (EIFS) may be used for up to 25% of a building elevation visible from a dedicated public street right of way when used in combination with other approved building materials.
- Concrete finish shall be profiled, sculptured, fluted, textured, exposed aggregate, of varied design depths and shapes, integral colors, deep relief designs or other architectural concrete finish approved by the Planning Director.
- Metals may be used on roofs, canopies or awnings; balconies and railings; windows, doors and their framing; and in areas not visible from a dedicated public street right of way. Metals may also be used to provide accents to the primary building materials on the structure, such as exposed structural members.
- Mirrored glass with a reflectance of more than 20% is prohibited.

The applicant points to no conditions whereby the literal enforcement of the ordinance would cause an unnecessary hardship for the property and none were observed on-site. The Corridor Overlay standards provide several building material options and are not meant to be so restrictive in nature as to create a burden for property owners. In addition, staff offered to meet with the developer to discuss options, but received no response.

As with the building materials variance request, the applicant provides no evidence that the literal enforcement of the maximum fence height requirement will result in unnecessary hardship. In the application, the applicant does not point to any conditions or circumstances that would warrant the granting of the requested variances and none were observed on-site.

In addition to the building materials, the applicant has failed to demonstrate compliance with the following GC-2 site and building design standards:

- **LANDSCAPING** – A type D bufferyard is required along the southern property line (abutting R-6 zoning district)
- **SCREENING** - 1) Mechanical equipment and outside storage areas are required to be completely screened from public view. Screening may be achieved by construction of a solid wall of rock, stone, stucco or brick with wooden or metal gates, evergreen plant materials with irrigation of landscaped earthen berms. Fuel storage tank, electric transformers, cooling towers, nitrogen and oxygen tanks, roof top mechanical equipment including ventilation fans and all other outside equipment must be screened. 2) Plans show loading doors on the northern elevation of the compressor building. Loading doors must be located to the rear or sides of buildings and screened from public view. East elevation loading doors require screening.
- **INTERNAL SIDEWALKS** - A minimum 6 foot wide continuous pedestrian circulation system shall connect all buildings within a site as well as connecting to any existing or planned circulation system to site. Internal sidewalk shown is less than 6 feet wide and does not connect all buildings or provide connection to abutting lots.
- **LIGHTING** - Exterior light fixtures shall be shielded with a cut-off less than 90 degrees. It appears fixtures F4 and F7 do not utilize a cut-off hood. Please verify all exterior fixtures will be shielded.

When the applicant submitted a foundation-only permit for the nitrogen and oxygen storage tank foundations in March 2008, Staff advised the applicant to contact the Planning Department to discuss the GC-2 site and building design standards. Although Staff could not know the full scope of the project based on the limited amount of information submitted with the foundation-only plans, Staff recognized that screening large storage tanks would require special attention to the project design and urged the applicant to meet at this early point. As previously stated, the applicant did not respond and instead proceeded to submit plans for the buildings and cooling tower foundations that included multiple violations to the GC-2 requirements and constructed the nitrogen and oxygen tanks without an approved permit.

Even if these variances are granted, the applicant will not be permitted to proceed with construction until the remaining denial comments are addressed through modifications to the design or through the granting of additional variances by the Board of Adjustment.

## **RECOMMENDATION**

Recommendation Pending Additional Analysis / Information \_\_\_\_\_

Support Request \_\_\_\_\_

Deny Request XX

Alternate \_\_\_\_\_ Explain: \_\_\_\_\_

**REVIEWER INFORMATION**

Neighborhood Planner Reviewing: Andrea Gilles

Date Review Completed: 10/23/2008

Report Date 10/24/2008 10:23 AM

Submitted By

Page 1

Act # 644893 A/P # 1487062 Act Type NEIGHBORHD PLANNING DEPT-NEIGHBORHD REVIEW

**Property Information**

Parcel 485677  
Location 6400 STATE HWY 151 / BLDG 5

**Application Information**

Type COMBLDGGENCOMMERCIAL SINGLE BUILDING Priority 35 Type of Work NEW Dept of Commerce COMMER  
Square Footage 2349.00 Declared Valuation 43000.00 A/P Name ASU TECHNOLOGY  
Desc of Work COOLING TOWERS FOR AIR SEPERATION PLANT / PERMIT IS FOR PAD FOR COOLING TOWERS ONLY. NO M.E.P. ON THIS PHASE  
OF PROJECT. NO M.E.P. PERMITS TO BE ISSUED. 8-20-08 GK.

**Initial Review**

Issued Date/Time 08/18/2008 15:32 Issued By RG06477  System Generated  
Scheduled Date/Time Scheduled By  Waived  
Department PLN Assigned To MT13587

**Review Results**

Reviewed By MT13587  Denied Suspense Date 08/28/2008  
Start Date/Time 08/28/2008 13:41 Completed Date/Time 08/28/2008 13:41 Actual Time 0.00

**Comments**

No Comments

**Problems**

Violation	BLDGGENERAL	Description	BUILDING GENERAL COMMENTS
Recorded Date	08/28/2008 00:00	Recorded By	MT13587
Resolved Date		Resolved By	
Status		Status Date	
Comments	The following comments pertain to the Highway 151 Gateway Corridor Overlay District (GC-2). For questions regarding these comments or the GC-2 site and building development standards, please contact Michael Taylor @ 207-0145 or michael.taylor@sanantonio.gov.		
Violation Text	- None -		
Violation	BLDGGENERAL	Description	BUILDING GENERAL COMMENTS
Recorded Date	08/28/2008 00:00	Recorded By	MT13587
Resolved Date		Resolved By	
Status		Status Date	
Comments	Please address comments on AP# M1482625		
Violation Text	- None -		

**Log**

No Log Information

**Condition of Approvals**

Condition	STORMWAT	Application Date	08/18/2008 15:07	Approval Date	08/18/2008 15:08
Assigned		Applied By	RG06477	Approved By	RG06477
Approval	VERFD	<input checked="" type="checkbox"/> System Generated		<input type="checkbox"/> Supervisor Required	
Comments					
Condition	TIA	Application Date	08/18/2008 15:07	Approval Date	08/18/2008 15:08
Assigned		Applied By	RG06477	Approved By	RG06477
Approval	VERFD	<input checked="" type="checkbox"/> System Generated		<input type="checkbox"/> Supervisor Required	
Comments					
Condition	FIREFLOW	Application Date	08/18/2008 15:07	Approval Date	08/18/2008 15:08
Assigned		Applied By	RG06477	Approved By	RG06477
Approval	VERFD	<input checked="" type="checkbox"/> System Generated		<input type="checkbox"/> Supervisor Required	
Comments					

## Code Violations

Condition 3398M

Assigned to, TX 78283-3966  
Approval VERFD

Application Date 08/18/2008 15:07

Applied By RG06477

 System Generated

Approval Date 08/18/2008 15:08

Approved By RG06477

 Supervisor Required

## Comments

Report Date 10/24/2008 10:23 AM

Condition PLANCOCRE

Submitted By

Application Date 08/18/2008 15:07

Approval Date

Approved By

 Supervisor Required

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## Assigned

## Approval

## Comments

## History

Review #	644870	Act Type	ZONING	#	1	Department	SDZON	Status	Incomplete	<input type="checkbox"/> Waived
Scheduled			Started			Completed		Due		
Comments										
Review #	644880	Act Type	BUILDING	#	1	Department	SDPLN	Status	Denied	<input type="checkbox"/> Waived
Scheduled			Started	08/29/2008 14:56		Completed	08/29/2008 14:56	09/22/2008 00:00		
Comments										
Review #	644881	Act Type	SAWS	#	1	Department	SAWS	Status	Approved	<input checked="" type="checkbox"/> Waived
Scheduled			Started	08/20/2008 08:23		Completed	08/20/2008 08:23	08/28/2008 00:00		
Comments	(actually rec'd permit on 8/20 not 8/18) Property is not over the erzd, waived by SAWS Aquifer Protection(Id), please contact SAWS Mains and Sewer at 233-2009									
Review #	644882	Act Type	DRAINAGE	#	1	Department	RD	Status	Approved	<input type="checkbox"/> Waived
Scheduled	09/12/2008 08:10		Started	09/24/2008 10:17		Completed	09/24/2008 10:17	09/12/2008 00:00		
Comments	9/24/08 KMR  Drainage reviewed under plat# 080271									
Review #	644883	Act Type	ELECTRIC	#	1	Department	SDPLN	Status	Incomplete	<input checked="" type="checkbox"/> Waived
Scheduled			Started	08/20/2008 08:21		Completed	08/20/2008 08:59	08/20/2008 00:00		
Comments	T/C LORI ORR PERMIT IS FOR PAD FOR COOLING TOWERS ONLY. NO M.E.P. ON THIS PHASE OF PROJECT. NO M.E.P. PERMITS TO BE ISSUED.									
Review #	644884	Act Type	FIRE	#	1	Department	SDFIR	Status	Approved	<input type="checkbox"/> Waived
Scheduled			Started	09/22/2008 08:57		Completed	09/22/2008 08:57	09/22/2008 00:00		
Comments										
Review #	644885	Act Type	MECHANICAL	#	1	Department	SDPLN	Status	Incomplete	<input checked="" type="checkbox"/> Waived
Scheduled			Started	08/20/2008 08:54		Completed	08/20/2008 08:55	08/20/2008 00:00		
Comments	T/C LORI ORR PERMIT IS FOR PAD FOR COOLING TOWERS ONLY. NO M.E.P. ON THIS PHASE OF PROJECT. NO M.E.P. PERMITS TO BE ISSUED.									
Review #	644886	Act Type	PLUMBING	#	1	Department	SDPLN	Status	Incomplete	<input checked="" type="checkbox"/> Waived
Scheduled			Started	08/20/2008 08:58		Completed	08/20/2008 08:58	08/20/2008 00:00		
Comments	T/C LORI ORR PERMIT IS FOR PAD FOR COOLING TOWERS ONLY. NO M.E.P. ON THIS PHASE OF PROJECT. NO M.E.P. PERMITS TO BE ISSUED.									
Review #	644887	Act Type	TRAFFIC	#	1	Department	SDENG	Status	Approved	<input type="checkbox"/> Waived
Scheduled			Started	09/08/2008 09:08		Completed	09/08/2008 09:08	09/05/2008 00:00		
Comments										
Review #	644888	Act Type	SIDEWALK	#	1	Department	SDENG	Status	Approved	<input type="checkbox"/> Waived
Scheduled			Started	09/08/2008 09:07		Completed	09/08/2008 09:07	09/05/2008 00:00		
Comments										
Review #	644889	Act Type	TREE	#	1	Department	SDENV	Status	Approved	<input type="checkbox"/> Waived
Scheduled	09/15/2008 09:22		Started	09/15/2008 09:22		Completed	09/15/2008 09:22	09/05/2008 00:00		
Comments	TREES WERE REVIEWED DURING PLATTING AND UNDER AP# 1482590. SITE WAS DESIGNATED AS AN A4									

Report Date 10/24/2008 10:23 AM

Submitted By

History

Review # 644890 Act Type LANDSCAPE # 1 Department DSDENV Status Denied  Waived  
Scheduled 09/15/2008 09:24 Started 09/15/2008 09:24 Completed 09/15/2008 09:24 09/05/2008 00:00  
Comments

Review # 644891 Act Type IRRIGATION # 1 Department DSDENV Status Approved  Waived  
Scheduled 09/16/2008 11:57 Started 09/16/2008 11:57 Completed 09/16/2008 11:57 09/05/2008 00:00  
Comments  
Irrigation Plan Review: review shows compliance with City of San Antonio, Unified Development Code (Water meter to be irrigation only as required by SAWS.)

IRRIGATION WAS REVIEWED UNDER AP# M1482625

Review # 644892 Act Type FLOOD # 1 Department RWD Status Denied  Waived  
Scheduled 09/12/2008 08:10 Started 09/24/2008 10:17 Completed 09/24/2008 10:17 09/12/2008 00:00  
Comments

This building is on a property that is in the FEMA 100-year floodplain. Per UDC; a Floodplain Development Permit (FPDP) is required for this development. Please submit a floodplain Development Permit application. The FLOOD REVIEW hold will be released after the FPDP is processed.

Contact K M Rahman (Milton) @ 210-207-7820, e-mail:k.rahman@sanantonio.gov if you have any questions regarding these comments.

Review # 644893 Act Type NEIGHBORHD # 1 Department RLN Status Denied  Waived  
Scheduled Started 08/28/2008 13:41 Completed 08/28/2008 13:41 08/28/2008 00:00  
Comments

Board Members

Name Title  
Comments

No board member data

Valuation Review

Calculated Valuation Actual Valuation

There are no valuation records

Asset Review

Asset	From Type	Unit ID	To Type	Unit ID	#
Comments					

There are no assets for this review

Activity Review Details

Detail HEALTH COO QUESTIONS Modified By RG06477 Modified Date/Time 08/18/2008 14:57  
Comments  
No Comments

Report Date 10/24/2008 10:23 AM

Submitted By

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Health COO Questions

HEALTH DEPARTMENT QUESTIONNAIRE: (Check all that apply.)

Food/Custodial:

- Will food/beverages be sold/served/prepared/stored on premise?
- Will there be a school/childcare/after-school program on premise?
- Will there be a nursing home on premise?

Environmental:

- Will there be a pool/hot tub on premise?
- Will there be a nail/beauty salon on premise?
- Is this a tattoo parlor?
- Is this a funeral home?
- Will this facility have a spray booth or crematorium on premise?
- Will this facility have mobile homes?

Detail REQUIRED INSPECTIONS

Modified By KC07193

Modified Date/Time 09/22/2008 09:00

Comments

No Comments

Reqd Inspections

- |                   |                                     |                       |                          |                            |                                     |                              |                          |
|-------------------|-------------------------------------|-----------------------|--------------------------|----------------------------|-------------------------------------|------------------------------|--------------------------|
| <b>Building</b>   | <input checked="" type="checkbox"/> | <b>Landscape</b>      | <input type="checkbox"/> | <b>Special Inspections</b> | <input checked="" type="checkbox"/> | <b>Tree</b>                  | <input type="checkbox"/> |
| Foundation        | <input checked="" type="checkbox"/> | Landscape Pre         | <input type="checkbox"/> | Special Inspns Report      | <input checked="" type="checkbox"/> | Tree Pre                     | <input type="checkbox"/> |
| Frame             | <input type="checkbox"/>            | Landscape Fencing     | <input type="checkbox"/> | Special Inspns Review      | <input checked="" type="checkbox"/> | Tree Fencing                 | <input type="checkbox"/> |
| Final             | <input checked="" type="checkbox"/> | Landscape Final       | <input type="checkbox"/> | <b>Universal Design</b>    |                                     | Fencing Follow Up            | <input type="checkbox"/> |
| Insulation        | <input type="checkbox"/>            | <b>Sidewalk</b>       |                          | Univ. Design Rough-In      | <input type="checkbox"/>            | Tree Final                   | <input type="checkbox"/> |
| <b>Disability</b> |                                     | Sidewalk Pre Final    | <input type="checkbox"/> | Univ. Design Final         | <input type="checkbox"/>            | Oak Wilt                     | <input type="checkbox"/> |
| Disability        | <input type="checkbox"/>            | Sidewalk Final        | <input type="checkbox"/> |                            |                                     | Mitigation                   | <input type="checkbox"/> |
| <b>Fire</b>       |                                     | <b>Traffic</b>        |                          |                            |                                     | <b>Site</b>                  |                          |
| Alarm             | <input type="checkbox"/>            | Traffic Pre Final     | <input type="checkbox"/> |                            |                                     | Plumbing                     | <input type="checkbox"/> |
| Lane              | <input type="checkbox"/>            | Traffic Final         | <input type="checkbox"/> |                            |                                     | Construction Pre             | <input type="checkbox"/> |
| Main              | <input type="checkbox"/>            | <b>Pedestrian</b>     |                          |                            |                                     | Construction Final           | <input type="checkbox"/> |
| Knox Box          | <input type="checkbox"/>            | Pedestrian Protection | <input type="checkbox"/> |                            |                                     | <b>Neigh. Conserv. Dist.</b> |                          |
| Sprinkler         | <input type="checkbox"/>            | <b>Streetscape</b>    |                          |                            |                                     | Frame                        | <input type="checkbox"/> |
| Final             | <input checked="" type="checkbox"/> | Streetscape Pre       | <input type="checkbox"/> |                            |                                     | Final                        | <input type="checkbox"/> |
|                   |                                     | Streetscape           | <input type="checkbox"/> |                            |                                     |                              |                          |
|                   |                                     | Streetscape Final     | <input type="checkbox"/> |                            |                                     |                              |                          |

Detail TREE PRESERVATION DETAILS

Modified By RG06477

Modified Date/Time 08/18/2008 15:07

Comments

No Comments

Report Date 10/24/2008 10:23 AM

Submitted By

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Tree Permit Details

Tree Permit Details

Permit/Affidavit Type A4  
Ordinance Year 2006  
If A3 Exemption is from 1997 Ordinance,  
please enter Vested Rights  
Permit # ----->  
Development Stage NEWS  
# of Lots-Residential 0  
# of Acres-Commercial 20  
Tree Diameter-Mitigation (in.) 0  
Tree Diameter-Certification Credits (in.) 0  
Public Funding?  
In ETJ?  
For Environmental Review Only  
Site/Plat Permit: 1482590

Significant Trees Survey

Ground  
Ttl in. < 6" 0 Preserve 0 % Preserved 0  
Ttl in. > 6" 0 Preserve 0 % Preserved 0

-----Tree Stand Delineation-----

-----Tree Canopy-----

Total Area 0  
Preserve 0  
% Preserved 0  
Total Canopy 0  
Preserve 0  
% Preserved 0

Heritage Trees

Total in. 0 Preserve 0 % Preserved 0

If Mitigation required,

Warranty Information

Warranty?   
If yes, list # of trees 0

Variance Information

Variance?

Grid  
Mitigation Method

There are no items in this list

Detail ZONE INFORMATION

Modified By RG06477

Modified Date/Time 08/18/2008 15:32

Comments

No Comments

Zone Information

Non Conforming Zone Approved?

Grid  
Zone Date Added

There are no items in this list

Report Date 10/24/2008 10:23 AM

Submitted By

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Commercial Building

Type of Permit	PARTIAL	Greater than 100 KVA Single Phase or 150 KVA Three Phase	N	Impervious Cover Sq Ft	1
Site/Tree Permit #		Clear Span over 24 Ft	N	Lot Size Sq Ft	0
Partial Construction		Food/Alcohol ?	N	Existing Area Sq Ft	0
Site Work	Y Shell	SOB?	N	Additional Area Sq Ft	0
Foundation	Y Interior Finish Out	Whse?	N	Total Area Sq Ft	2349
Framing	Remodel			Allowable Area Sq Ft	0
For Partial or Full Construction				Total Height in Ft	0
Addition		Modular Building?	Y	Total # of Stories	1
Energy				# of Stories Affected	0
% Of Glazing	0			# of Stories Added	0
R Value of Walls	0			Height to Highest Floor	0
R Value of Roof	0			Number of Dwellings	0
R Value of Floors	0	Public Funding ?	N	Fire Alarm Required	
U Factor of Glazing	0	Architect. Barriers #		Fire Sprinkler Required	
Plans Stamped		Plat #	080271	Inc in Allowable Area	

Use Details		
Bldg Use:	Occ Grp	Occ Load

MANCHEMI	F2	0
----------	----	---

Grid Construction

VB

Certification #  
Certif. #

There are no items in this list