

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

Cliff Morton Development and Business Services Center  
1901 South Alamo Street

**Monday, December 1, 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	Vacant

1. 1:00 PM Board Room – Public Hearing Call to Order.
2. Roll Call.
3. Pledges of Allegiance.
4. **A-08-105:** The request of James and Judy Mastin, for a 16-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 a carport 3 feet, 1 inch from the front property line, 2711 Woodline Street.

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5. **A-09-008:** The request of Joe F. Condarco, for a 3-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to keep an existing 6-foot tall solid screen front yard fence, 302 Hot Wells.
6. **A-09-009:** The request of Westover RTF 2, L.P., for 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 predominantly open front yard fence and 2) a 2-foot variance from the requirement that side and rear yard fences not exceed 6 feet in height, in order to erect an 8-foot tall predominantly open side and rear yard fence, 5200 Rogers Road.

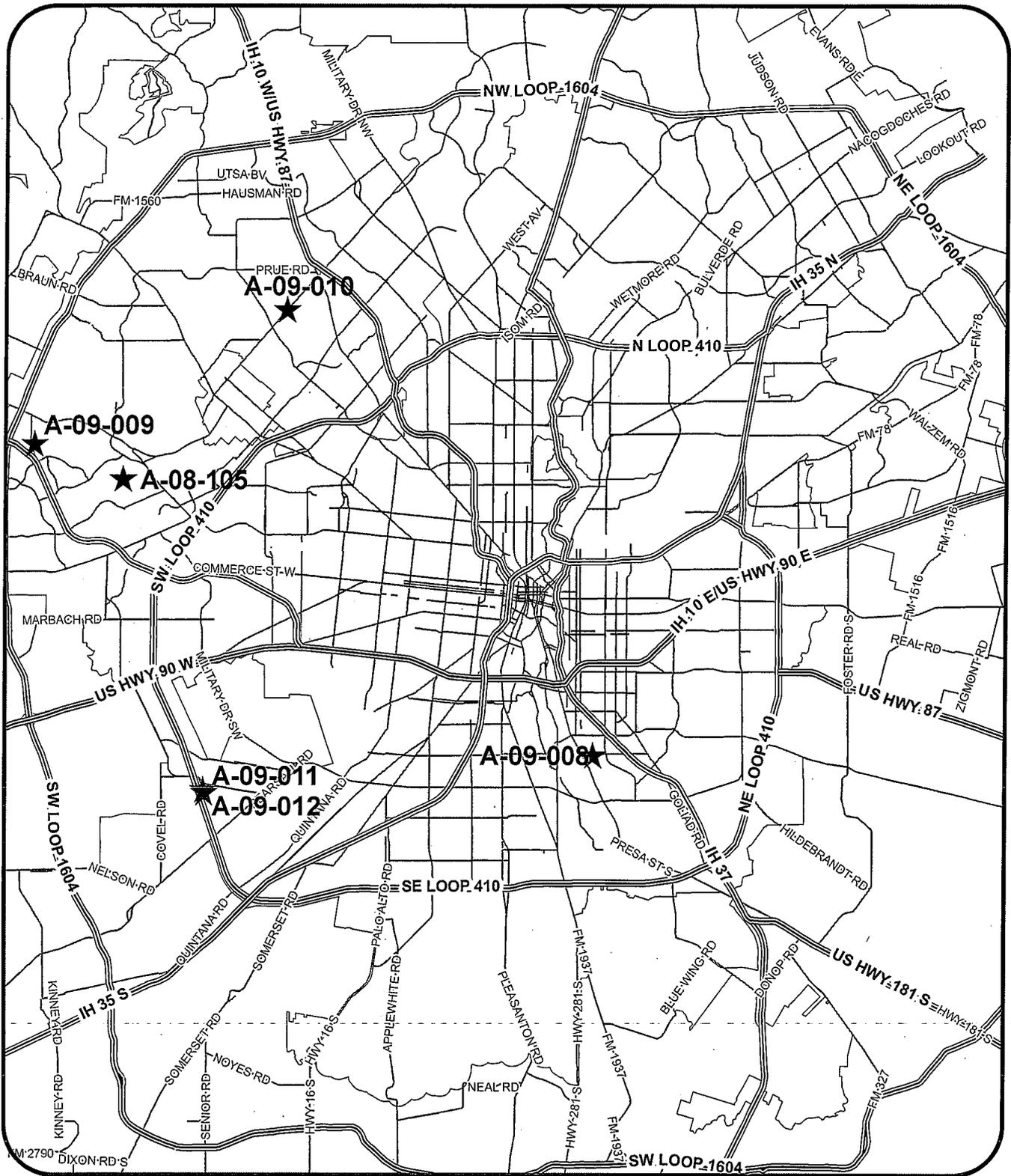
7. **A-09-010:** The request of Sioco Realty, L.L.C. for 1) a 5-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to erect an 8-foot tall solid screen front yard fence and 2) a 2-foot variance from the requirement that side yard fences shall not exceed 6 feet in height, in order to erect an 8-foot tall side yard fence, 9465 Huebner Road.
8. **A-09-011:** The request of 410 Freedom Hills Partner, L.P., for a 61-square foot variance from the requirement that lots zoned "R-5" be a minimum of 5,000 square feet in size, in order to allow an existing lot to remain 4,939 square feet in size, 6735 Freedom Ridge.
9. **A-09-012:** The request of 410 Freedom Hills Partners, L.P., for a 439-square foot variance from the requirement that lots zoned "R-5" be a minimum of 5,000 square feet in size, in order to allow an existing lot to remain 4,561 square feet in size, 6726 Freedom Oaks.
10. Approval of the minutes from the regular meeting on November 17, 2008.
11. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
12. **Adjournment**

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

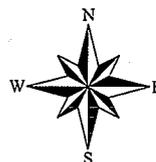
**ACCESSIBILITY STATEMENT**

This meeting site is accessible to persons with disabilities. Parking is available. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight[48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



# Board of Adjustment

Subject Property Locations  
Cases for December 1, 2008



Produced by the City of San Antonio  
Planning and Development Services Department  
(11/24/2008 - J FLOYD)

# CASE NO: A-08-105

Board of Adjustment – December 1, 2008

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

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

**Request(s):** A 16-foot, 11-inch variance from the requirement that a 20-foot platted front setback be maintained (recorded in Volume 1058, Page 445 of the Bexar County Land Records), in order to keep a carport 3 feet, 1 inch 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

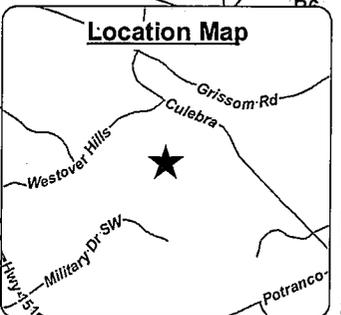
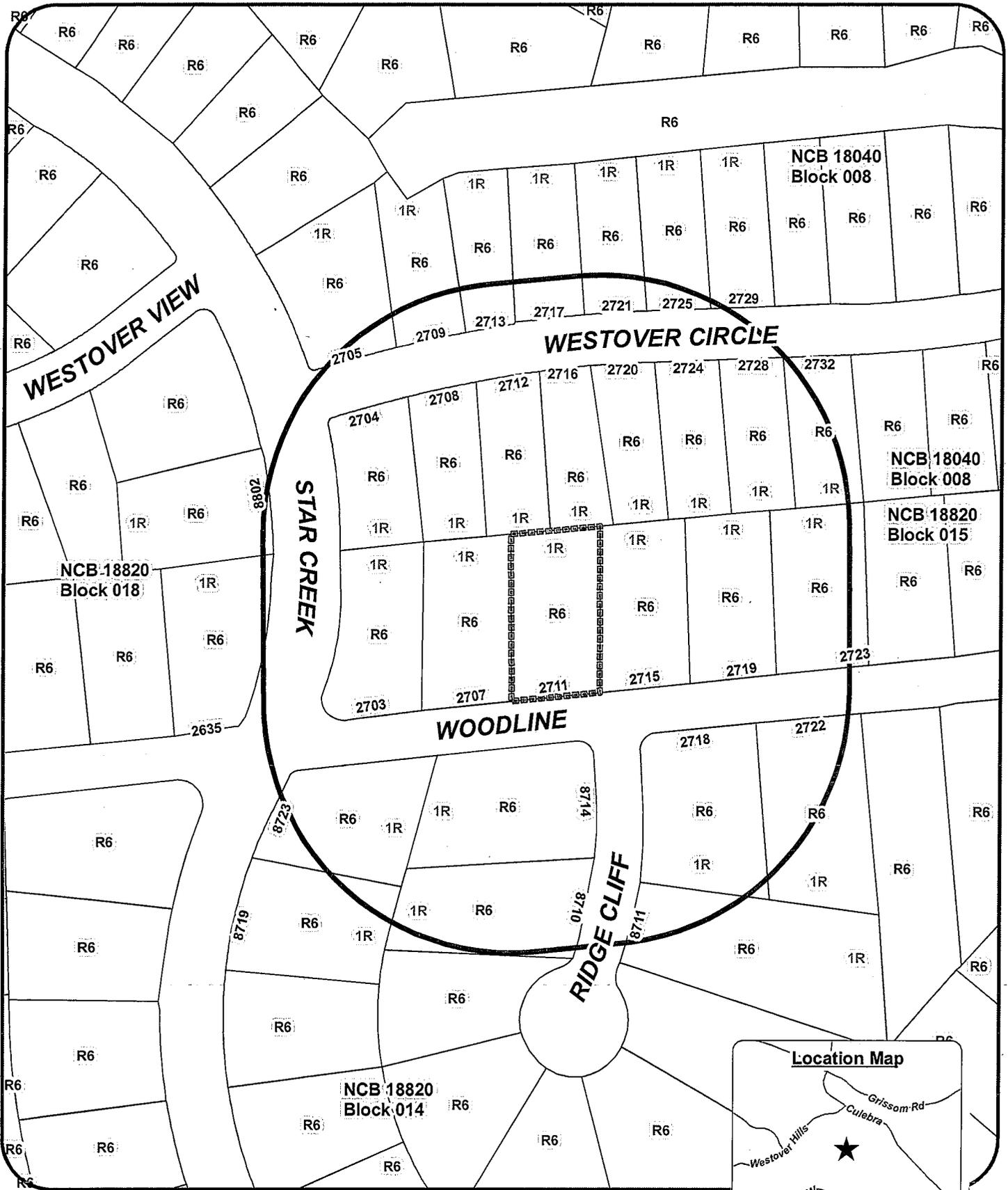
**Section of the City Code from which the variance is requested:**

**35-516 (o) Setback 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 a variance in order to keep an existing uncompleted carport that encroaches into the platted front setback. Staff has surmised that the intent of this platted setback is to ensure the scalability of structures with the neighborhood due to language in the neighborhood's deed restrictions, which expired on February 13, 2008. The carport was built by a contractor, and no permits have been issued for the construction of the carport. This variance request is the result of the applicant discovering that the contractor failed to obtain the required permits.

**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 features or special conditions inherent to the property where the literal enforcement of the platted front setback requirements would result in an unnecessary hardship. Neighborhood scale was established when the platted front setback of 20 feet was adopted. While carports are not prohibited in this neighborhood, Staff believes that the existing carport on the subject property is out-of-scale given the size of the lot and the intent of the platted setback. Therefore, Staff recommends **denial** of the requested variance.

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



**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)

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

December 1, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 1, 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 a 16-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 3 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

NCB 18820  
Block 15  
Lot 3

Existing  
Residence

Existing Carport

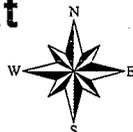
Platted  
20' Setback

3'1" between  
Carport & front Property Line

Woodline

**Board of Adjustment**

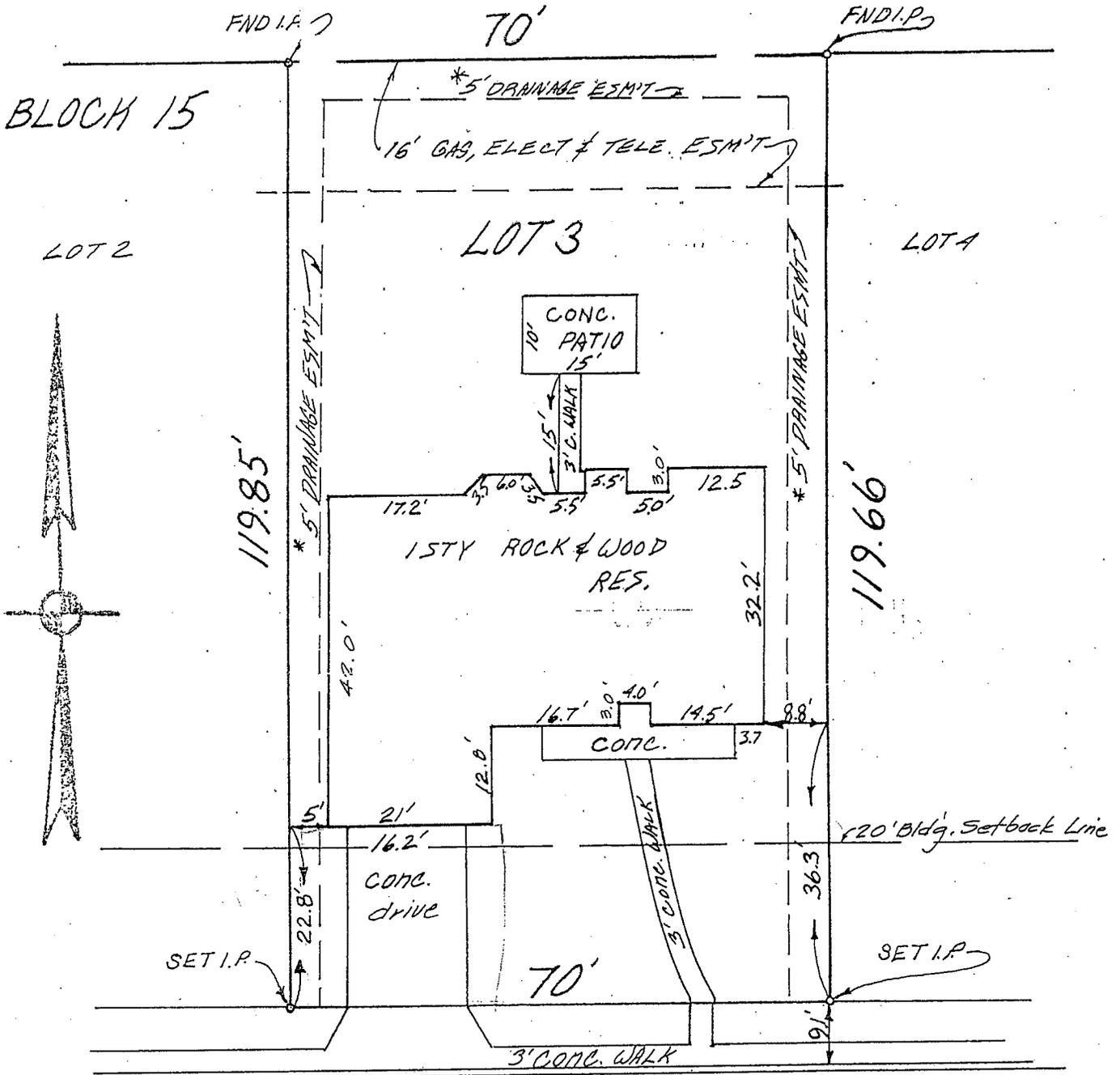
Plot Plan for  
**Case A-08-105**



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

**2711 Woodline**

City of San Antonio  
Planning & Development Services Dept.  
(11/13/2008) - PH



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

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

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

SUB'D. TIMBER RIDGE UNITS 5

VOL. 8100 PG. 6

ADDRESS 2711 WOODLINE DR.

BEXAR CO.  
TEXAS

Reference \* REST. VOL. 1058 Pg. 445

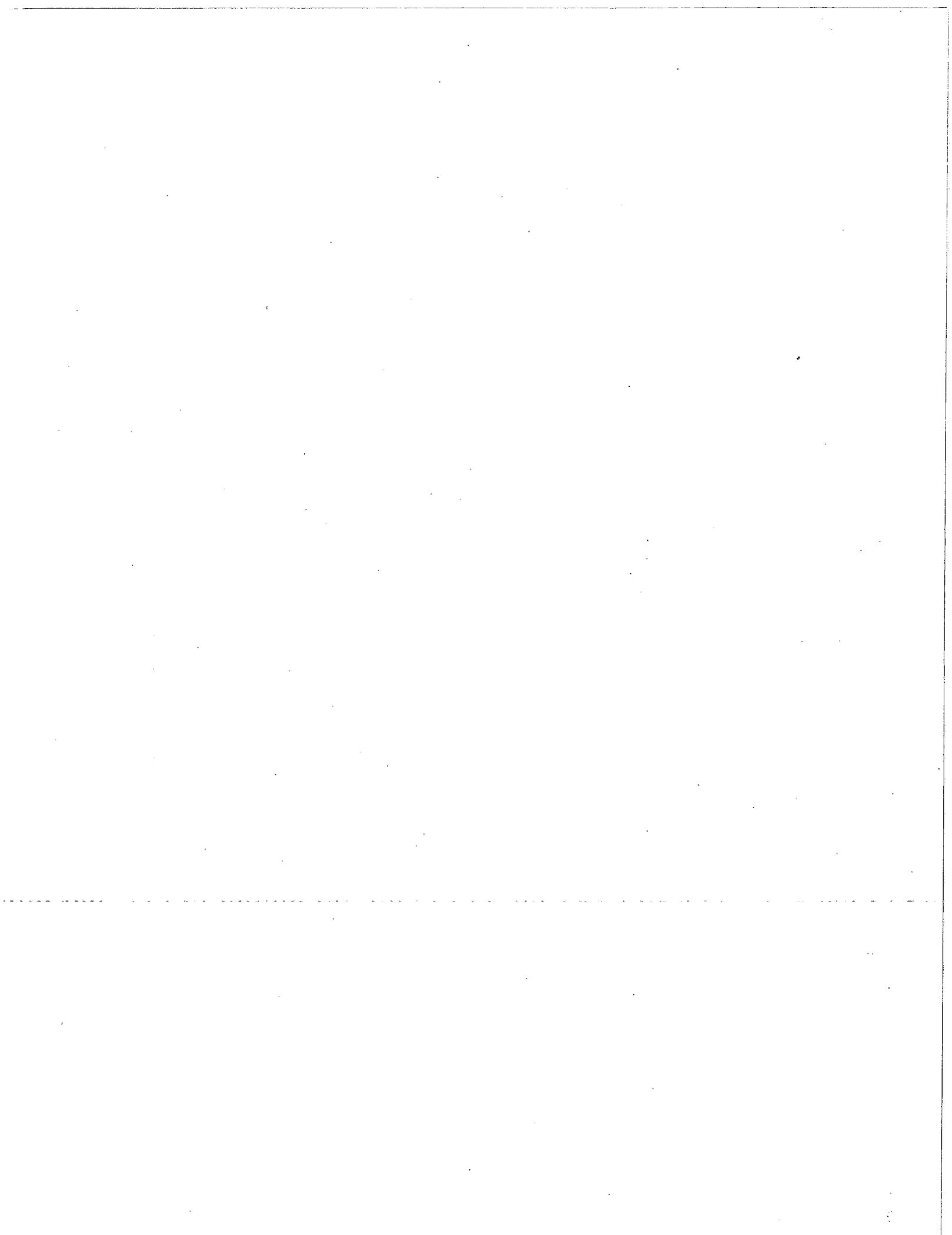


I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT  
ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY  
SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR  
ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT  
ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS  
SHOWN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

This 15TH day of JUNE, 19 83 A.D.

*Gaylord E. Reaves*

revised June 22, 1983.



# CASE NO: A-09-008

Board of Adjustment – December 1, 2008

**Applicant:** Joe F. Condarco  
**Owner:** Joe F. Condarco  
**Request(s):** A 3-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to keep an existing 6-foot tall solid screen front yard fence.  
**Legal Description:** The east 42.8 feet of Lot 2, Block 11, NCB 7636  
**Address:** 302 Hot Wells Boulevard  
**Zoning:** "MF-33" Multi-Family District  
**Existing Use:** Single-Family Residence  
**Neigh. Assoc:** Hot Wells Neighborhood Association  
**Neigh. Plan:** South Central Neighborhood Plan

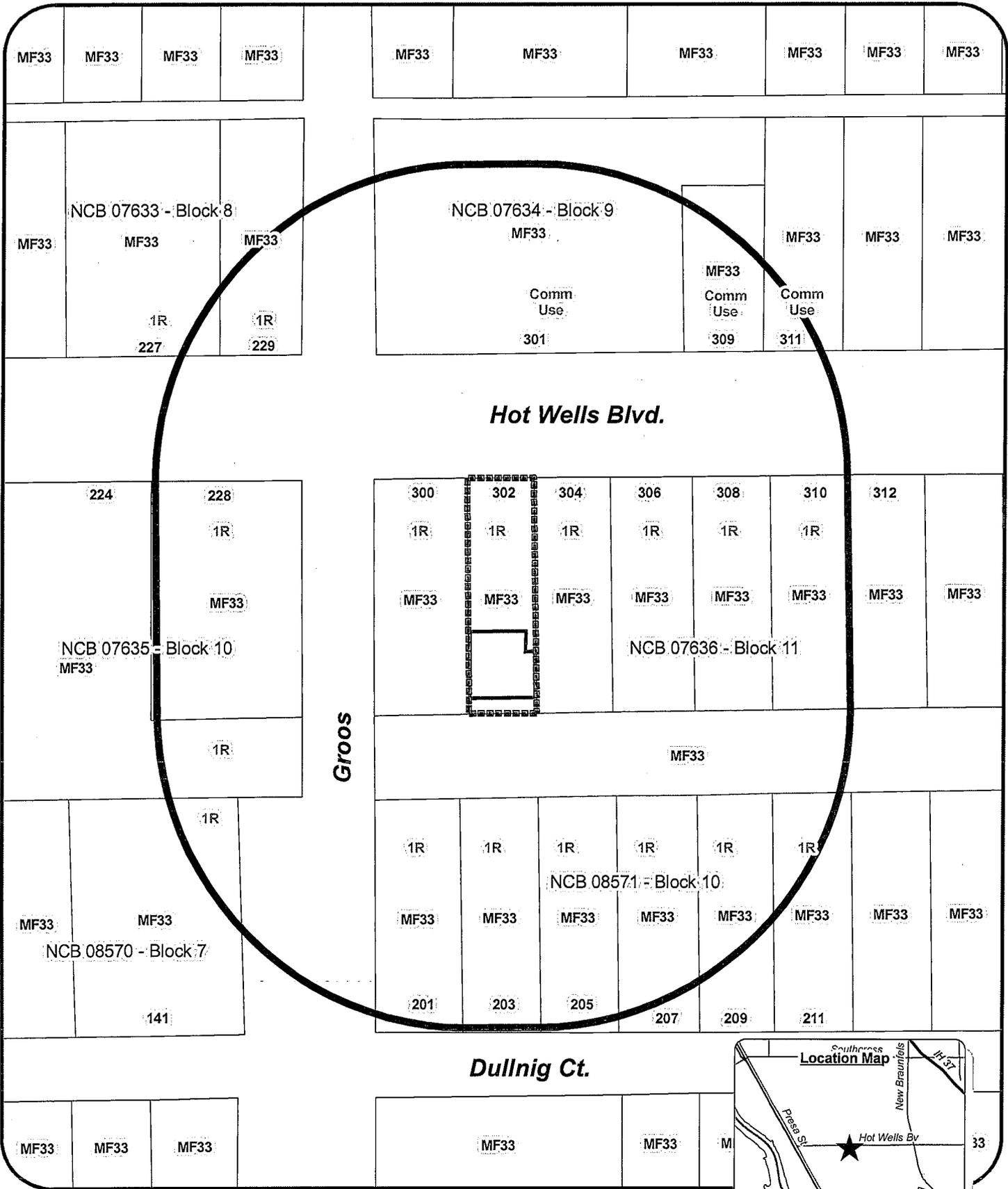
**Section of the City Code from which the variance is requested:**

**35-514 Fences:** The maximum height for a front-yard solid screen fence shall not exceed 3 feet in height.

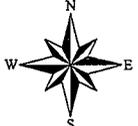
**Background:** The property is located on Hot Wells Boulevard, near the intersection of Hot Wells and Groos. The subject property is zoned MF-33 and is occupied by a single-family residence. MF-33 zoning surrounds the subject property, with the surrounding uses being single-family residences, save a church directly across the street. The applicant is seeking a variance in order to keep an existing front yard fence that exceeds the maximum allowable height by three feet, for a total height of six feet. No permits have been issued for the construction of the fence. The investigation was the result of a citizen complaint.

**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. There does not appear to be any unique terrain feature inherent to the property where the literal enforcement of the fence height requirements in front yards would result in an unnecessary hardship. The front yard fence on the subject property was constructed without permits. Also, it appears that visibility for vehicles backing out of the driveway on the neighboring property at 300 Hot Wells is greatly diminished by the presence of the fence in question, thus creating a hazardous condition for both pedestrians and vehicular traffic alike on Hot Wells Boulevard. Staff therefore recommends **denial** of the requested variance.

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



**Board of Adjustment**  
**Notification Plan for**  
**Case A-09-008**



**Legend**  
 Subject Property   
 200' Notification Buffer   
 Scale: 1" approx. = 80'  
 Council District 3



City of San Antonio  
 Planning and Development Services Department  
 (11/06/2008)  
 R.R.M.

# Board of Adjustment - Case No. A-09-008

December 1, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 1, 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 F. Condarco  
The East 42.8 feet of Lot 2, Block 11, NCB 7636  
302 Hot Wells  
Zoned: "MF-33" Multi-Family District

The applicant is requesting a 3-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to keep an existing 6-foot tall solid screen front yard 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.

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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

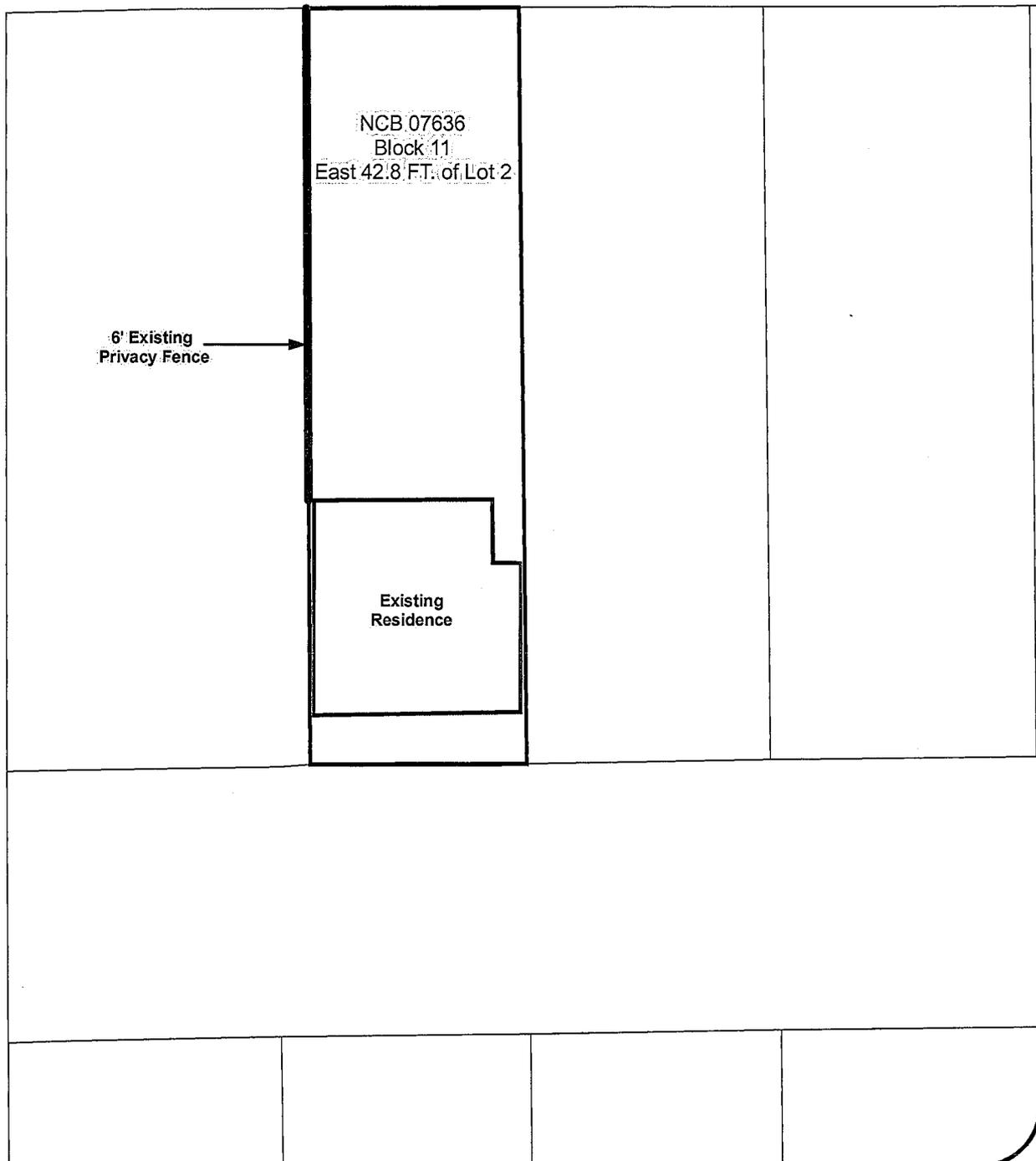
( ) In Opposition/En Oposicion

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

A-09-008

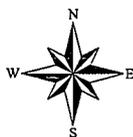
**Hot Wells Blvd.**

**Groos**



**Board of Adjustment**

**Plot Plan for  
Case A-09-008**



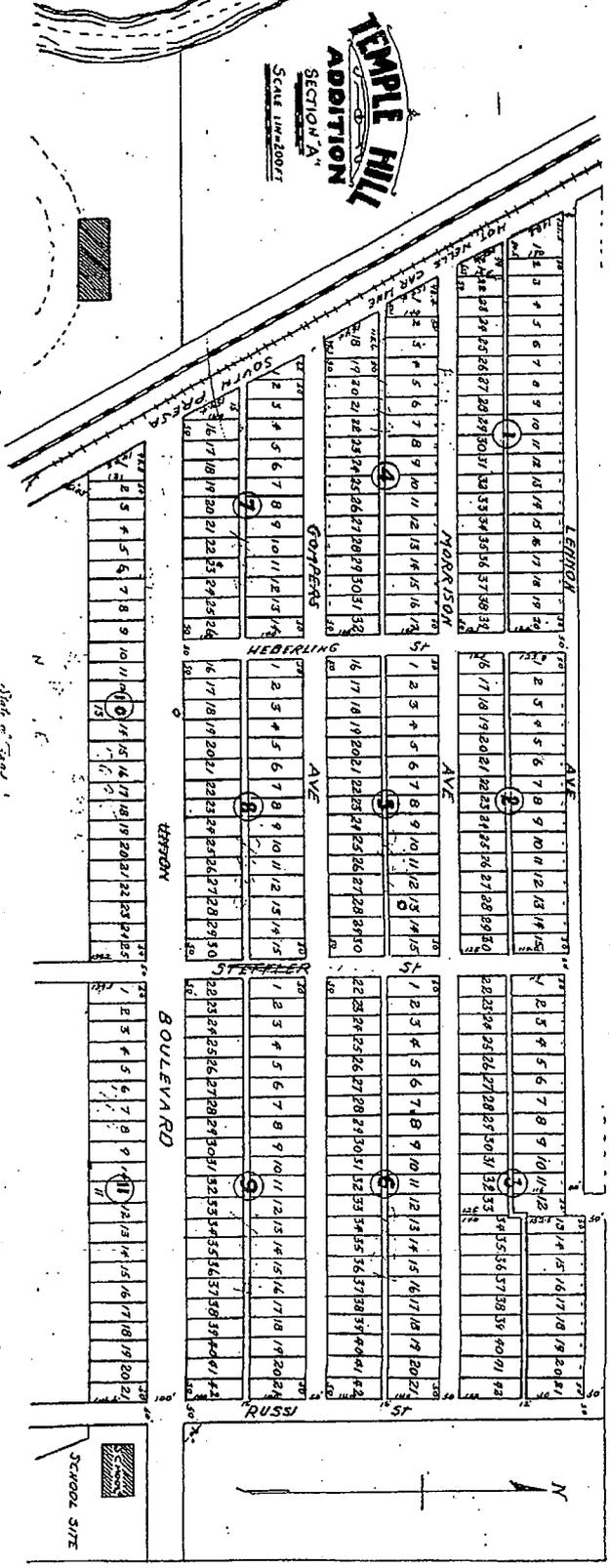
Scale: 1" approx. = 30'  
Council District 3

**302 Hot Wells Blvd.**

City of San Antonio  
Planning and Development Services Department  
(11/06/2008)  
R.R.M.



No. 93780



Map of Town of Temple Hill, Section 1A, showing the Temple Hill Addition. The lots are numbered in a grid pattern. A school site is indicated at the bottom. A north arrow is present. A scale of 1 inch = 200 feet is provided.

**Scale of Plat:** From map the acreage of each lot is shown. The acreage of each lot is shown in the plat. The acreage of each lot is shown in the plat. The acreage of each lot is shown in the plat.

**Notes:** The map shows the Temple Hill Addition. The lots are numbered in a grid pattern. A school site is indicated at the bottom. A north arrow is present. A scale of 1 inch = 200 feet is provided.

# CASE NO: A-09-009

Board of Adjustment – December 1, 2008

**Applicant:** Westover RTF 2, L.P.

**Owner:** Westover RTF 2, L.P.

**Request(s):** 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 predominantly open front yard fence and 2) a 2-foot variance from the requirement that side and rear yard fences not exceed 6 feet in height, in order to erect an 8-foot tall predominantly open side and rear yard fence.

**Legal Description:** Lot 3, Block 48, NCB 17642

**Address:** 5200 Rogers Road

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

**Existing Use:** Data Center Under Construction

**Neigh. Assoc:** None

**Neigh. Plan:** None

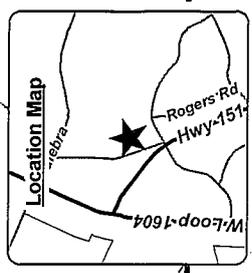
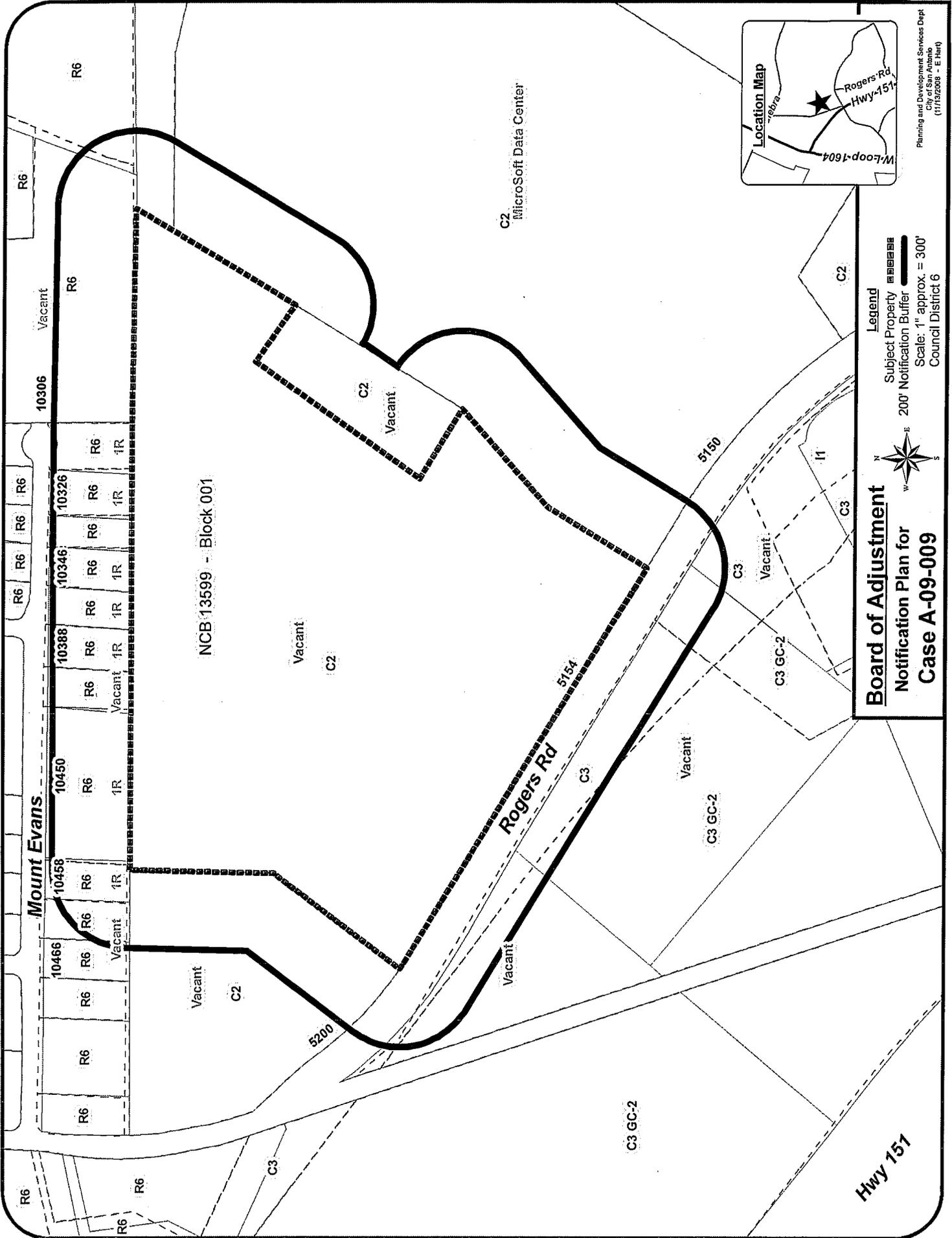
**Section of the City Code from which these variances are requested:**

**35-514 Fences:** Open fences in front yards shall not exceed 4 feet in height. 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 zoned "C-2" to the east and west, "C-3 GC-2" and "C-3" to the south, and "R-6" to the north. These lots are mostly vacant, save the Microsoft Data Center immediately to the east and the single-family residences occupying the lots zoned "R-6" to the north. The subject property is being developed as a data center, for which the proposed fence will be erected to a total length of approximately 5,353 linear feet.

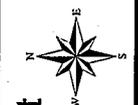
**Recommendation:** The intent of the maximum fence height requirement is to allow for openness, air flow, light penetration, and neighborhood uniformity. While there do not appear to be any unique physical or topographic conditions on the subject property where the literal enforcement of the fence height restrictions would result in unnecessary hardship, there are a number of fences of similar design in the surrounding area. One such fence encompasses the neighboring Microsoft office building that is situated adjacent to the east. Staff believes that the granting of these variances would not be detrimental to neighborhood uniformity, but would actually conform to the overall character of the area. Staff recommends **approval** of the requested variances.

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



Planning and Development Services Dept  
 City of San Antonio  
 (210) 204-0000 - E Fax

**Legend**  
 Subject Property [Solid Line]  
 200' Notification Buffer [Dashed Line]  
 Scale: 1" approx. = 300'  
 Council District 6



**Board of Adjustment**  
**Notification Plan for**  
**Case A-09-009**

NCB 13599 - Block 001

C2  
 MicroSoft Data Center

Mount Evans

Rogers Rd

Hwy 151

10466 R6  
 10458 R6  
 10450 R6  
 10388 R6  
 10346 R6  
 10326 R6  
 10306 Vacant R6

10466 R6  
 10458 R6  
 10450 R6  
 10388 R6  
 10346 R6  
 10326 R6  
 10306 Vacant R6

10466 R6  
 10458 R6  
 10450 R6  
 10388 R6  
 10346 R6  
 10326 R6  
 10306 Vacant R6

10466 R6  
 10458 R6  
 10450 R6  
 10388 R6  
 10346 R6  
 10326 R6  
 10306 Vacant R6

10466 R6  
 10458 R6  
 10450 R6  
 10388 R6  
 10346 R6  
 10326 R6  
 10306 Vacant R6

10466 R6  
 10458 R6  
 10450 R6  
 10388 R6  
 10346 R6  
 10326 R6  
 10306 Vacant R6

10466 R6  
 10458 R6  
 10450 R6  
 10388 R6  
 10346 R6  
 10326 R6  
 10306 Vacant R6

10466 R6  
 10458 R6  
 10450 R6  
 10388 R6  
 10346 R6  
 10326 R6  
 10306 Vacant R6

10466 R6  
 10458 R6  
 10450 R6  
 10388 R6  
 10346 R6  
 10326 R6  
 10306 Vacant R6

10466 R6  
 10458 R6  
 10450 R6  
 10388 R6  
 10346 R6  
 10326 R6  
 10306 Vacant R6

5200

5154

5150

11'

C3 GC-2

C3 GC-2

C3 GC-2

C3 GC-2

C3 GC-2

C3 GC-2

C2

C2

C2

C2

C2

R6

R6

C3

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

1R

R6

# Board of Adjustment - Case No. A-09-009

December 1, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 1, 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-Westover RTF 2, L.P.  
Lot 3, Block 48, NCB 17642  
5200 Rogers Road  
Zoned: "C-2" Commercial District

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 predominantly open front yard fence and 2) a 2-foot variance from the requirement that side and rear yard fences not exceed 6 feet in height, in order to erect an 8-foot tall predominantly open side and rear yard fence.

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

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

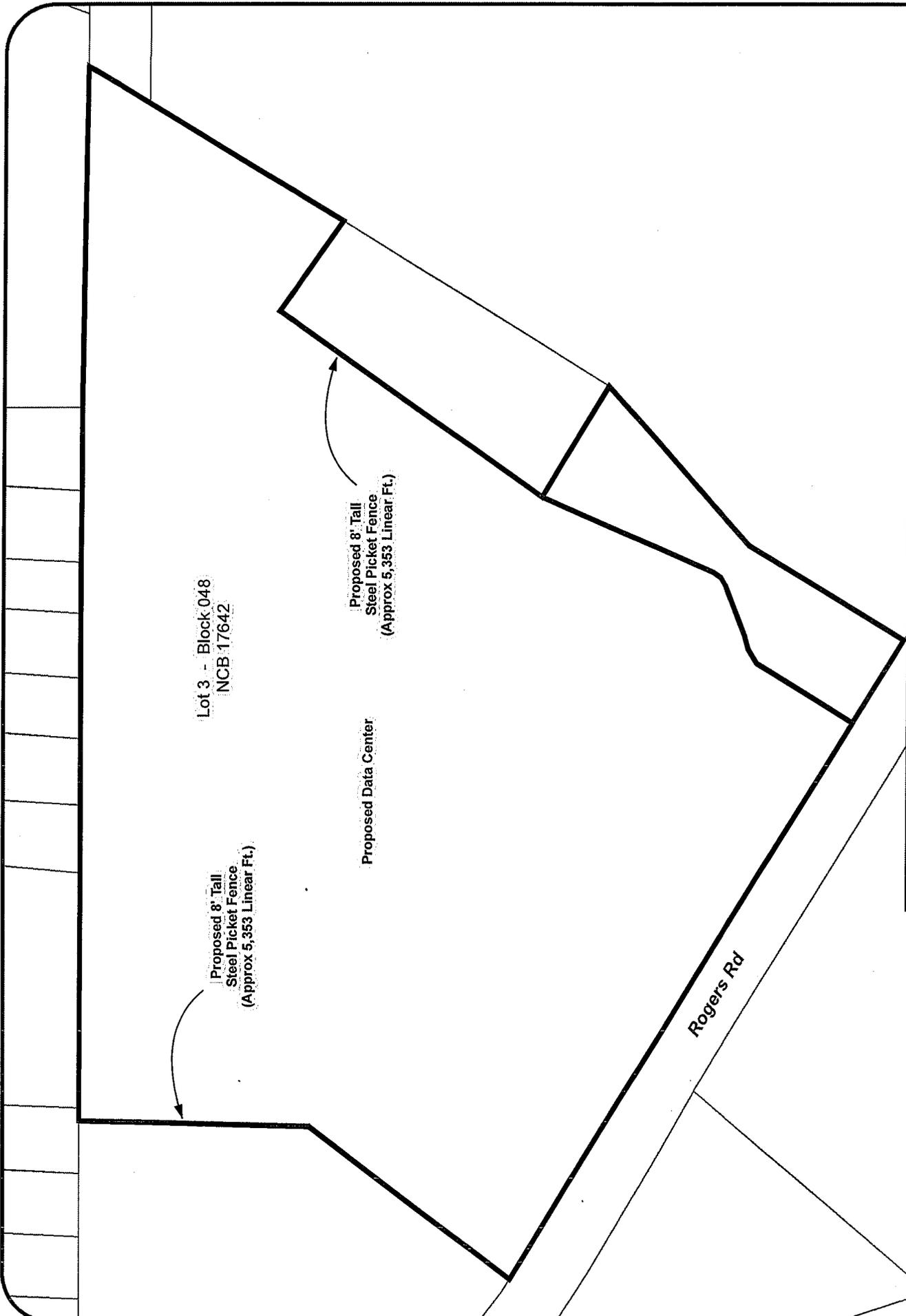
Lot/Lote: \_\_\_\_\_ Block/Cuadra: \_\_\_\_\_ NCB: \_\_\_\_\_

( ) In Favor/A Favor

( ) In Opposition/En Oposicion

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

A-09-009



Lot 3 - Block 048  
NCB 17642

Proposed 8' Tall  
Steel Picket Fence  
(Approx 5,353 Linear Ft.)

Proposed 8' Tall  
Steel Picket Fence  
(Approx 5,353 Linear Ft.)

Proposed Data Center

Rogers Rd

**Board of Adjustment**  
Plot Plan for  
**Case A-09-009**

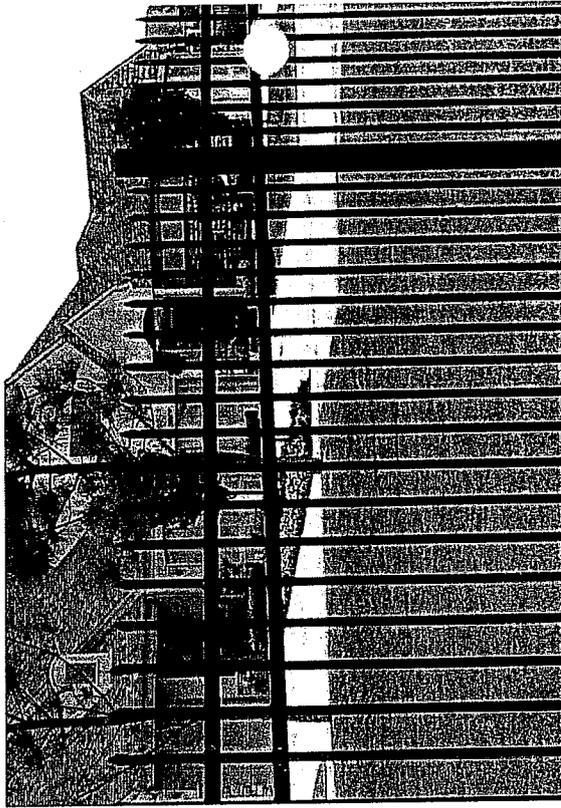
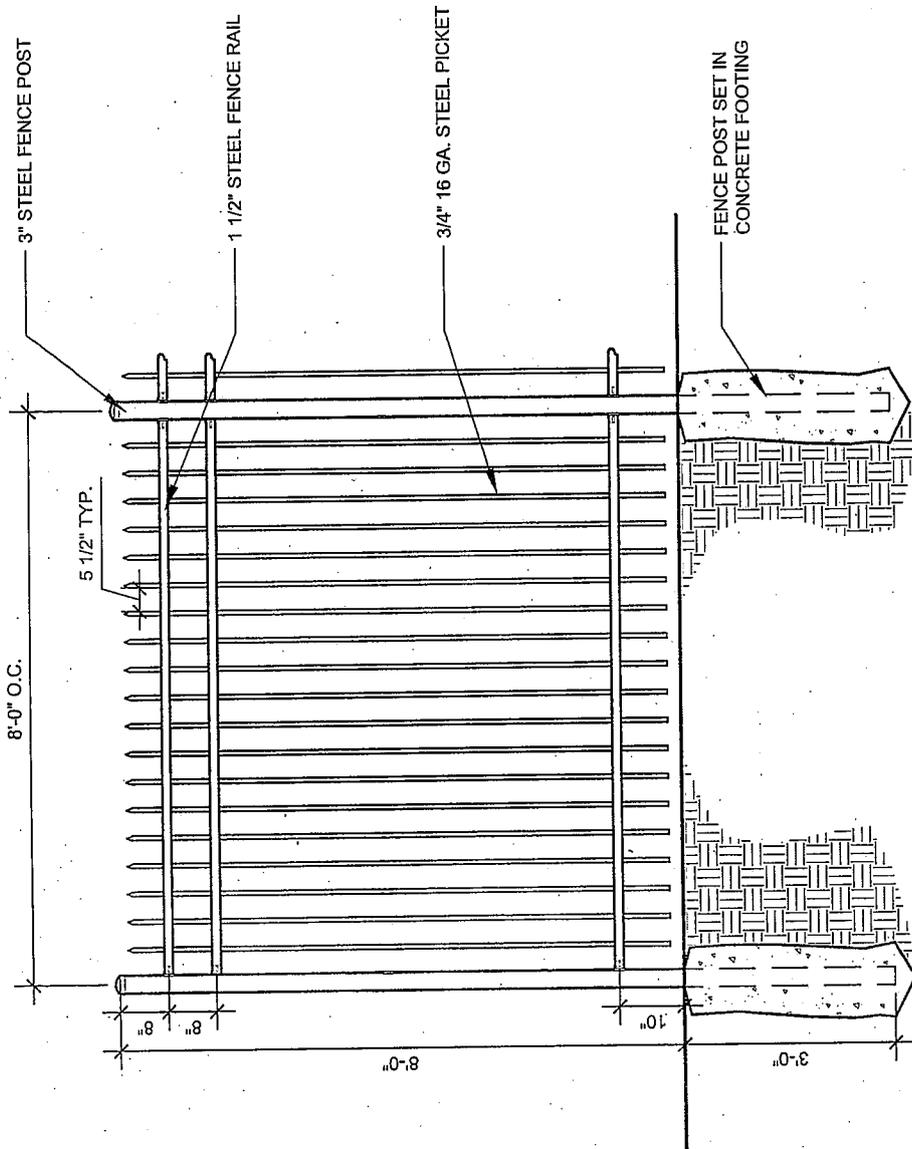


Scale: 1" approx. = 200'  
Council District 6

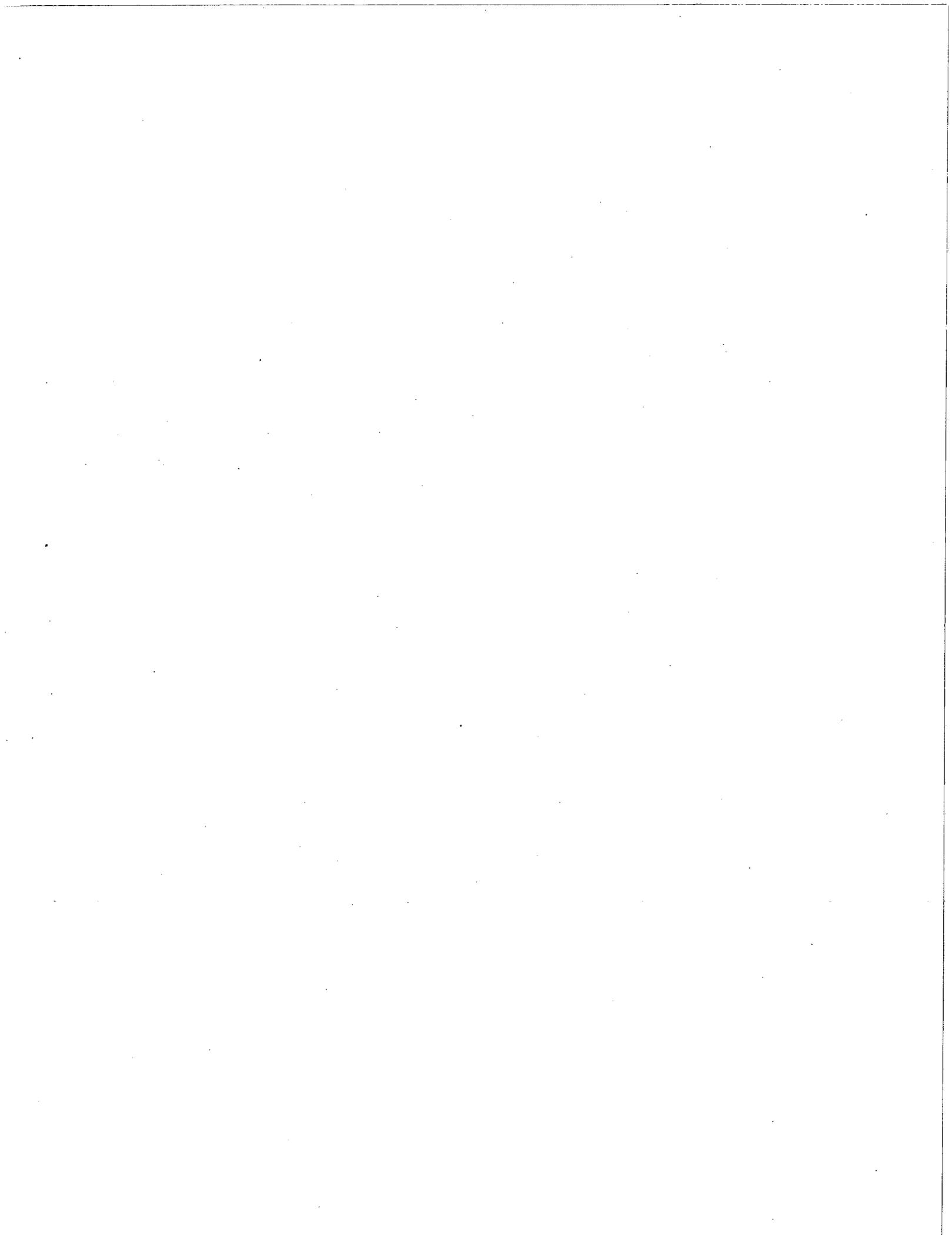
**5154 Rogers Rd**  
Planning and Development Services Dept  
City of San Antonio  
(11/13/2008 - E Hart)







**STREAM RTF II**  
 FENCE ELEVATION



# CASE NO: A-09-010

Board of Adjustment – December 1, 2008

**Applicant:** Sioco Realty, L.L.C.

**Owner:** Sioco Realty, L.L.C.

**Request(s):** 1) a 5-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to erect an 8-foot tall solid screen front yard fence and 2) a 2-foot variance from the requirement that side yard fences shall not exceed 6 feet in height, in order to erect an 8-foot tall side yard fence.

**Legal Description:** The northwest irregular 377.96 feet of Lot 11, Block 2, NCB 14702

**Address:** 9465 Huebner Road

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

**Existing Use:** Medical Cardiology Building

**Neigh. Assoc:** Oakland Estates Neighborhood Association

**Neigh. Plan:** Oakland Estates Neighborhood Plan

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

**35-514 Fences:** The maximum height for a front-yard solid screen fence shall not exceed 3 feet in height. The maximum height for a side-yard fence shall not exceed 6 feet in height.

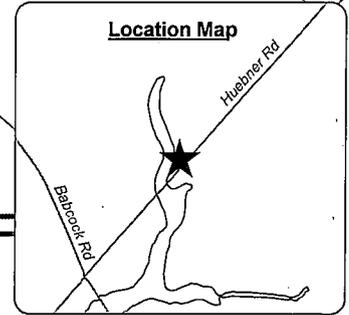
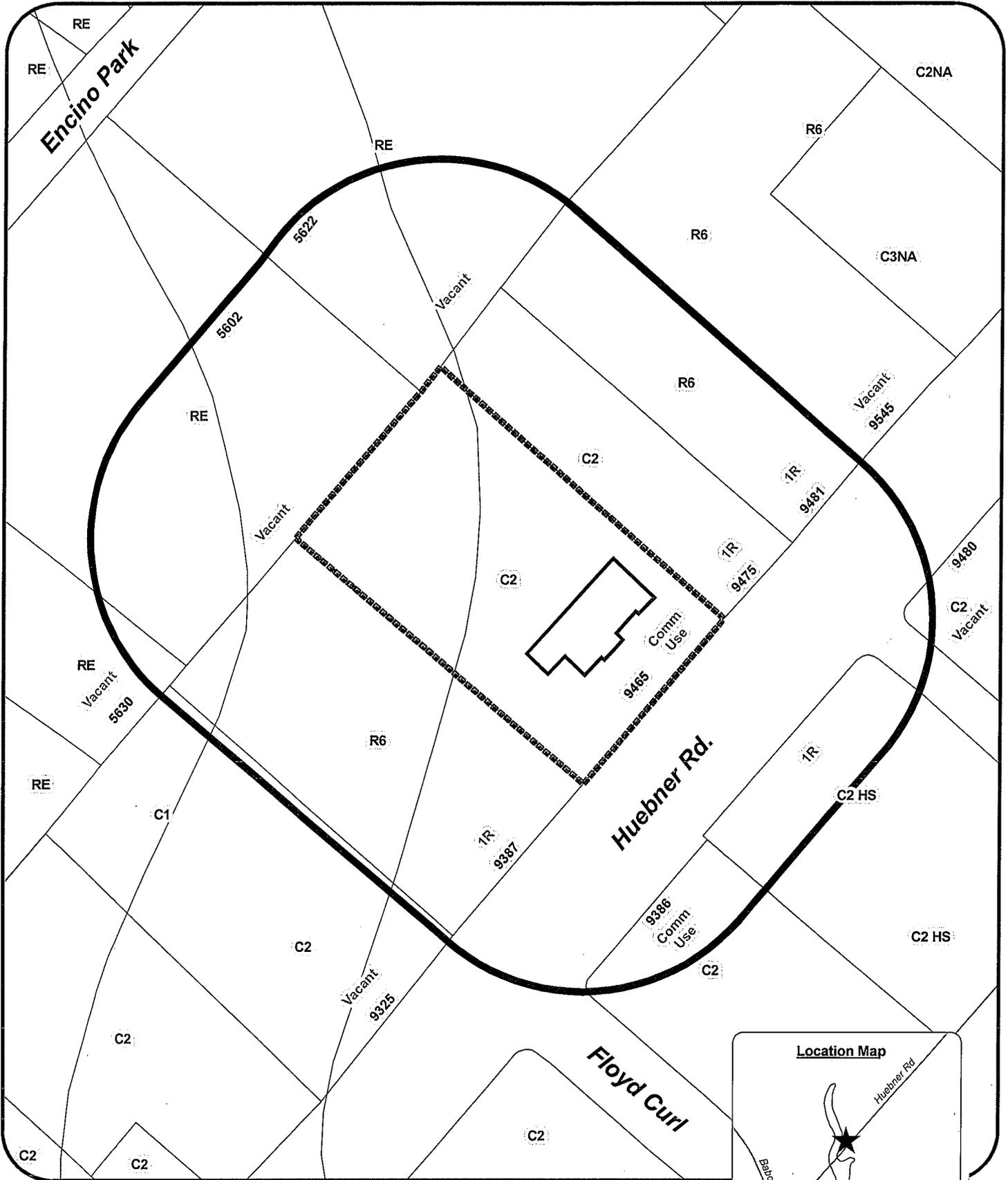
**Background:** The property is located on Huebner Road, near the intersection of Floyd Curl and Huebner Road. The subject property is zoned C-2 and is occupied by a newly built medical cardiology building. C-2 zoning exists on the lot to the immediate north, and that lot is occupied by a taxidermy service. RE zoning exists to the west, and a vacant house sits on the R-6 zoned property to the immediate south. The applicant is seeking a variance in order to erect an 8 foot tall stucco pre-cast cement fence along the side and front property lines.

**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. The request for an eight-foot tall fence in the front yard of this property is unique in that there appears to be a significant difference in the slope of the land between the subject property and the property directly to the north, thus creating a topographic hardship on the property. Because of the grade of said slope, the addition of an eight foot tall fence in the front yard along the east property line would be level with the existing six foot tall fence on the adjacent property. Staff believes that the addition of the eight foot tall front yard fence would do little to detract from the overall neighborhood character, and would support a uniform appearance between the subject property and the adjacent lot. Staff therefore recommends **approval** of the front yard variance request.

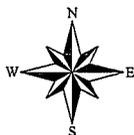
Upon site inspection, it appeared that the difference in grade mentioned in relation to the first request diminished along the side yard of the property. Thus, it would seem that the addition of an 8 foot tall fence along the side property line would result in an incongruity in height between the adjacent fence and the subject property fence, as no topographic hardship appears to exist along

the side property line. Also, a portion of this fence along the southern property line has already been erected and is six feet in height. The addition of an eight foot fence along the northern property line would detract from the uniformity of the fence height already established on the opposite property line. Staff therefore recommends **denial** of the side yard variance request.

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



**Board of Adjustment**  
**Notification Plan for**  
**Case A-09-010**



**Legend**  
 Subject Property   
 200' Notification Buffer   
 Scale: 1" approx. = 120'  
 Council District 8

City of San Antonio  
 Planning and Development Services Department  
 (11/13/2008)  
 R.R.M.

# Board of Adjustment - Case No. A-09-010

December 1, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 1, 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-Sioco Realty, L.L.C.

The northwest irregular 377.96 feet of Lot 11, Block 2, NCB 14702

9465 Huebner Road

Zoned: "C-2" Commercial District

The applicant is requesting **1)** a 5-foot variance from the requirement that front-yard solid screen fences shall not exceed 3 feet in height, in order to erect an 8-foot tall solid screen front yard fence and **2)** a 2-foot variance from the requirement that side-yard fences shall not exceed 6 feet in height, in order to erect an 8-foot tall side yard 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.

-----  
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

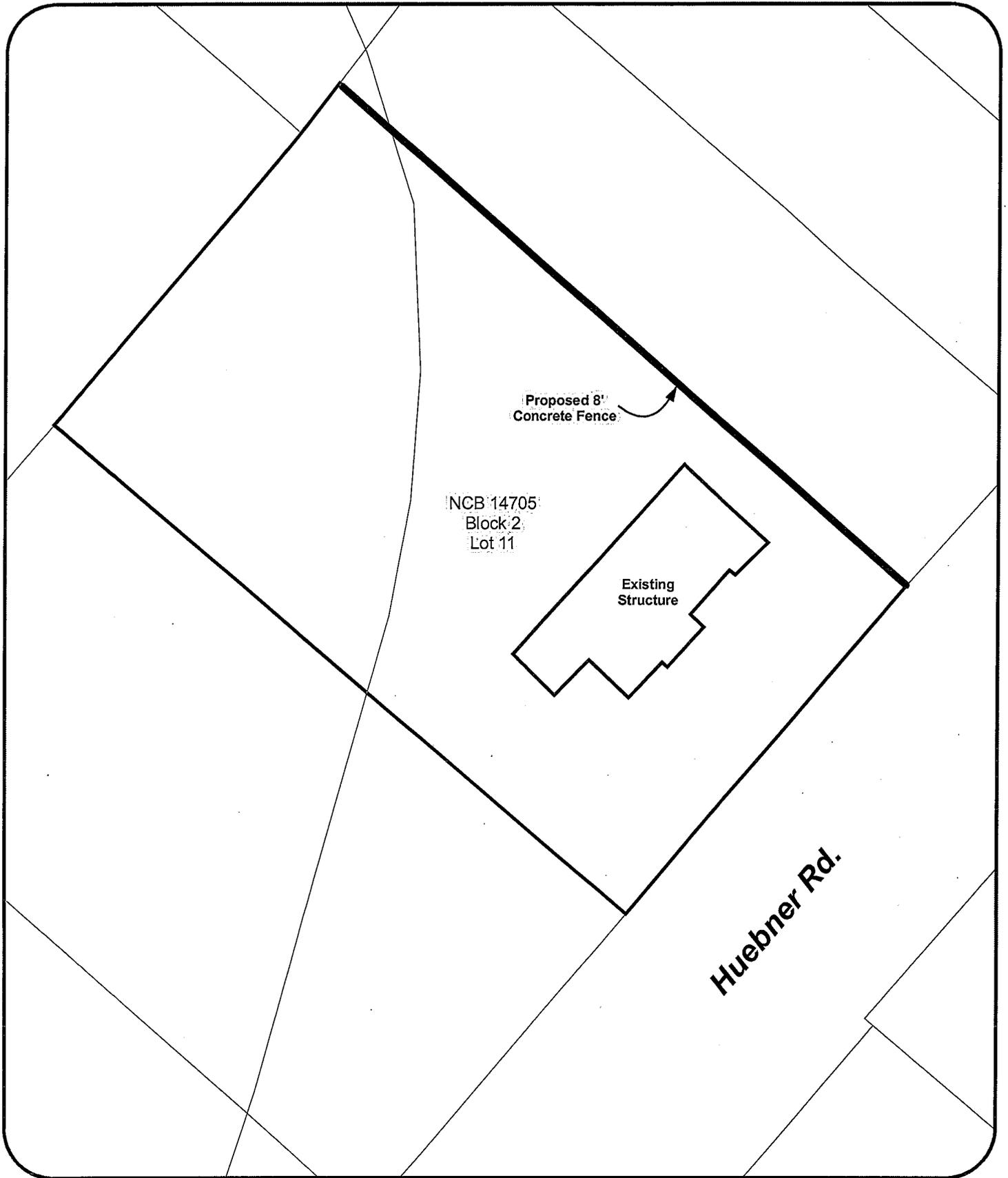
Comments/Comentarios: \_\_\_\_\_

\_\_\_\_\_

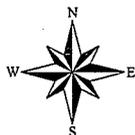
\_\_\_\_\_

\_\_\_\_\_

A-09-010



**Board of Adjustment**  
Plot Plan for  
**Case A-09-010**



Scale: 1" approx. = 60'  
Council District 8

**9465 Huebner Rd.**

City of San Antonio  
Planning and Development Services Department  
(11/13/2008)  
R.R.M.

NEIGHBORHOOD AND URBAN DESIGN DIVISION  
BOARD OF ADJUSTMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-09-010

Hearing Date: December 1, 2008

**Type / Scope of BOA Request:**

Applicant is requesting 2-foot variance from the UDC Sec 35-514 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): Oakland Estates

Neighborhood or Community Plan (name or n/a): Oakland Estates Neighborhood Plan

Neighborhood Conservation District (name or n/a): N/A

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

ANALYSIS STATEMENT

ANALYSIS STATEMENT

The 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 fencing standards is to separate, protect, and enhance residential, commercial, and industrial properties. The height requirement serves as a regulatory function by providing a city-wide standard, and in part, create a visually appealing landscape.

In Section III Part A of the Oakland Estates Neighborhood Plan the installation of a solid wall or fencing is encouraged between commercial uses. However, in Section III Part B it is expressly stated that, "There will be enforcement of city building and compliance codes regarding any commercial and residential construction."

During the site preparation and construction, the parcel was graded to a difference of 2 feet lower than the adjacent parcel. This is evident by the exposed roots along the shared fence line. This seems to be a self-imposed hardship and not a natural topographical constraint for which the literal enforcement of the ordinance would cause an unnecessary hardship for the property owner.

RECOMMENDATION

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

Support Request \_\_\_\_\_ Deny Request XX

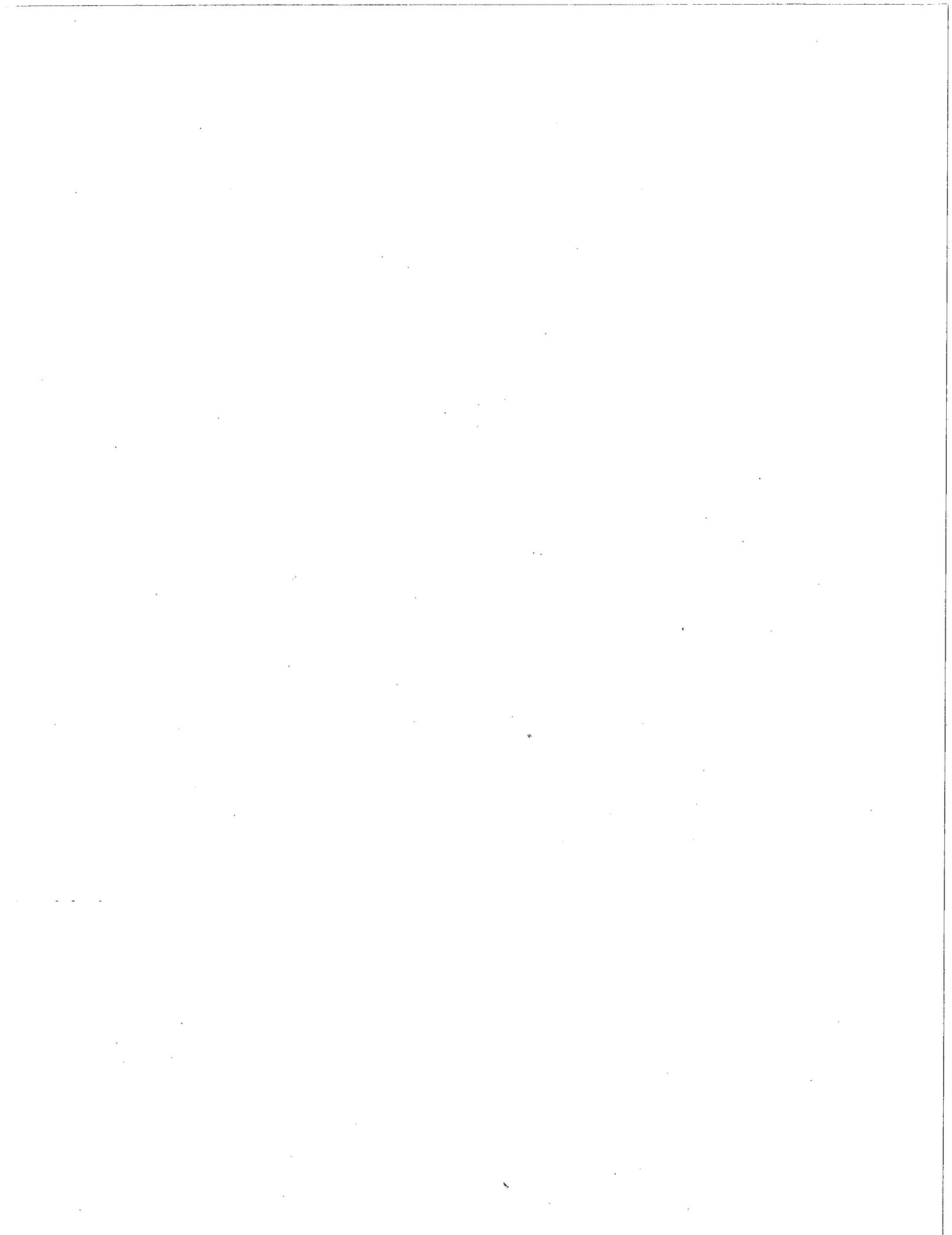
Alternate \_\_\_\_\_ Explain: \_\_\_\_\_

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Brad Smilgin

Date Review Completed: 11/14/2008





# CASE NO: A-09-011

Board of Adjustment – December 1, 2008

**Applicant:** 410 Freedom Hills Partners, Ltd.  
**Owner:** Main Street, Ltd.  
**Request(s):** A 61-square foot variance from the requirement that lots zoned "R-5" be a minimum of 5,000 square feet in size, in order to allow an existing lot to remain 4,939 square feet in size.  
**Legal Description:** Lot 9, Block 148, NCB 15228  
**Address:** 6735 Freedom Ridge  
**Zoning:** "R-5" Residential Single-Family District  
**Existing Use:** Vacant  
**Neigh. Assoc:** People Active in Community Effort  
**Neigh. Plan:** United Southwest Community Plan

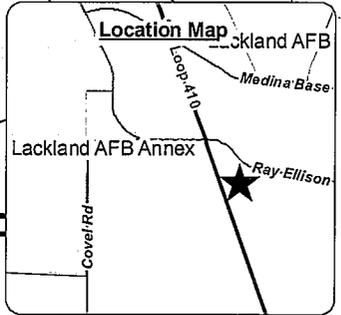
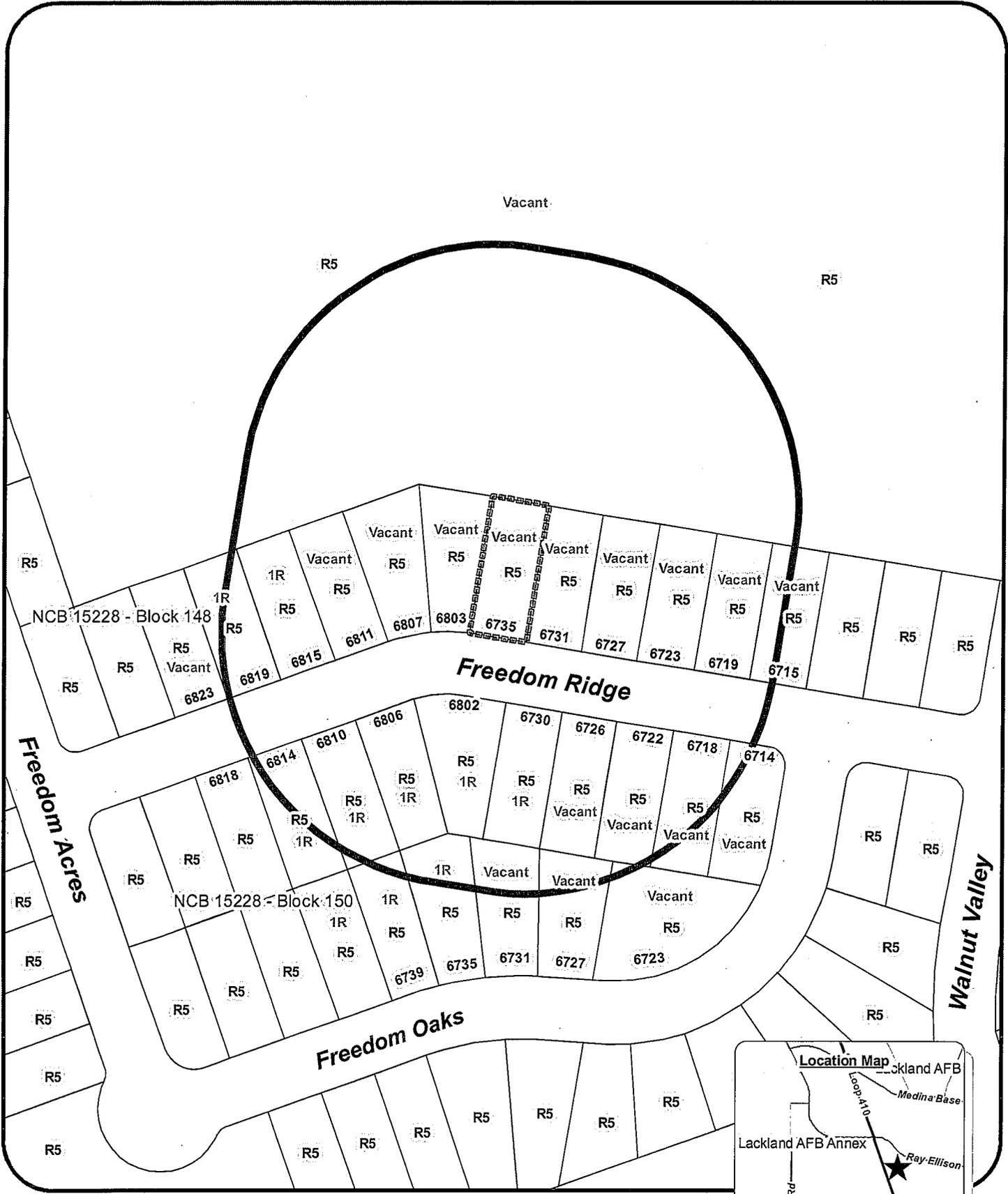
**Section of the City Code from which this variance is requested:**

**35-310 Zoning District Purpose Statements and Design Regulations:** A minimum lot area of 5,000 square feet is required for lots in "R-5" zoning districts.

**Background:** The subject property is located on a vacant parcel of land in a residential neighborhood on the city's southwest side. The surrounding zoning is entirely "R-5" and the lots are a mixture of vacant and single-family residential parcels. The plat for this subdivision was approved by the Planning Commission on September 27, 2005 and recorded October 6, 2006 with the lot sized as it exists. The applicant is requesting this variance in order to keep a substandard lot at its current size.

**Recommendation:** The intent of the minimum lot area requirement for a single-family residence is to maintain enough space that would allow for openness, air flow, light penetration, neighborhood uniformity, and help achieve a reasonable amount of open space and density desired in residential environments. The subject neighborhood is characterized by lots of varying sizes. The applicant applied for and was denied a building permit on October 8, 2008 because a review of the plans showed that the lot did not meet the minimum lot size required by the "R-5" zoning district. Upon platting the subdivision in which the property is located, it would appear that the applicant did not provide a sufficient amount of land for the zoning of this parcel; thus, the hardship would be deemed as self-created. However, as the variance requested is incremental in nature staff does not believe that the granting of this variance would alter the character of the neighborhood. Additionally, it does not appear that the granting of the variance would allow the development of this property in a way that would be inconsistent with any other provisions of this ordinance, nor would it injure the appropriate use or conformity of adjacent properties. Staff recommends **approval** of the requested variance.

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



**Board of Adjustment**  
**Notification Plan for**  
**Case A-09-011**



**Legend**  
 Subject Property   
 200' Notification Buffer 

Scale: 1" approx. = 100'  
 Council District 4

City of San Antonio  
 Planning & Development Services Dept.  
 (11/17/2008) - PH

# Board of Adjustment - Case No. A-09-011

December 1, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 1, 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 – 410 Freedom Hills Partners, Ltd.  
Lot 9, Block 148, NCB 15228  
6735 Freedom Ridge  
Zoned: “R-5” Residential Single-Family District

The applicant is requesting a 61-square foot variance from the requirement that lots zoned “R-5” be a minimum of 5,000 square feet in size, in order to allow an existing lot to remain 4,939 square feet in size.

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

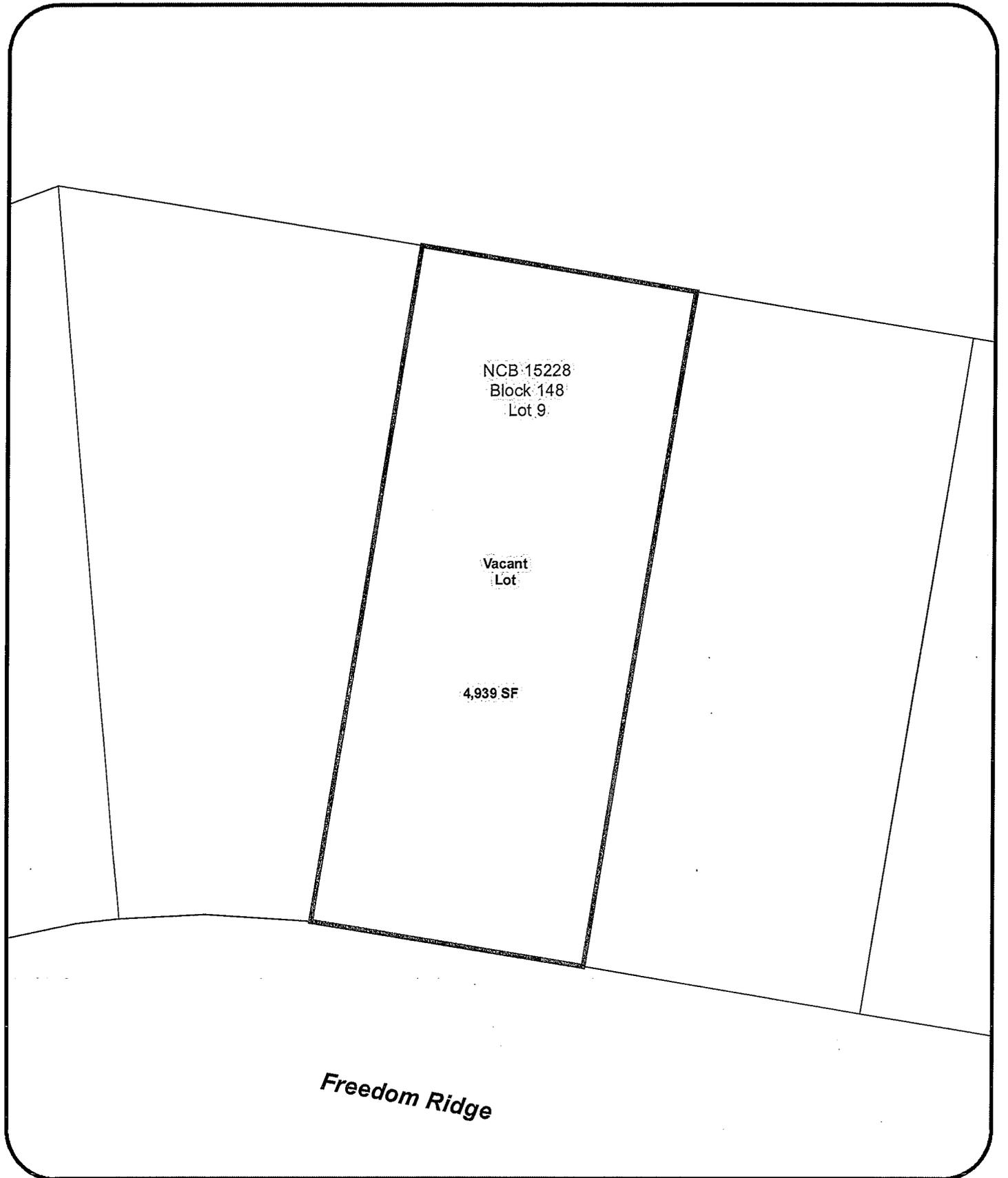
( ) In Opposition/En Oposicion

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

\_\_\_\_\_

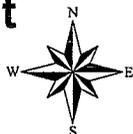
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A-09-011



**Board of Adjustment**

Plot Plan for  
**Case A-09-011**



Scale: 1" approx. = 20'  
Council District 4

**6735 Freedom Ridge**

City of San Antonio  
Planning & Development Services Dept.  
(11/14/2008) - PH

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

**CASE INFORMATION**

Case #: **A-09-011**

Property Address: 6735 Freedom Ridge

Zoning: R-5

Hearing Date: 12/01/08

**Type / Scope of BOA Request:**

61 square foot variance from the required 5,000 square foot minimum lot size for a parcel zoned R-5

**PLANNING PROGRAM / PROJECT OVERLAP**

Neighborhood Association(s): People Active in Neighborhood Effort Neighborhood Association

Neighborhood or Community Plan: United Southwest Community Plan

Neighborhood Conservation District: n/a

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

**ANALYSIS STATEMENT**

The subject parcel is designated Low-Density Residential in the Community Land Use Plan, which is composed of single-family houses on individual lots. Accessory dwelling units are allowed however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Related zoning districts may include RD, RE, R-20, NP-15, NP-10, NP-8, R-6, R-5 and R-4.

The Community Plan does not specifically address lot size. The subject parcel is part of a subdivision within which all lots are zoned R-5. The property in question is not a stand-alone property but one that is surrounded by R-5 zoned lots. Given that the parcel is surrounded by R-5 zoning, is part of a larger subdivision, and the variance request to the lot size is minimal, staff recommends approval.

**RECOMMENDATION**

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

Support Request   X  

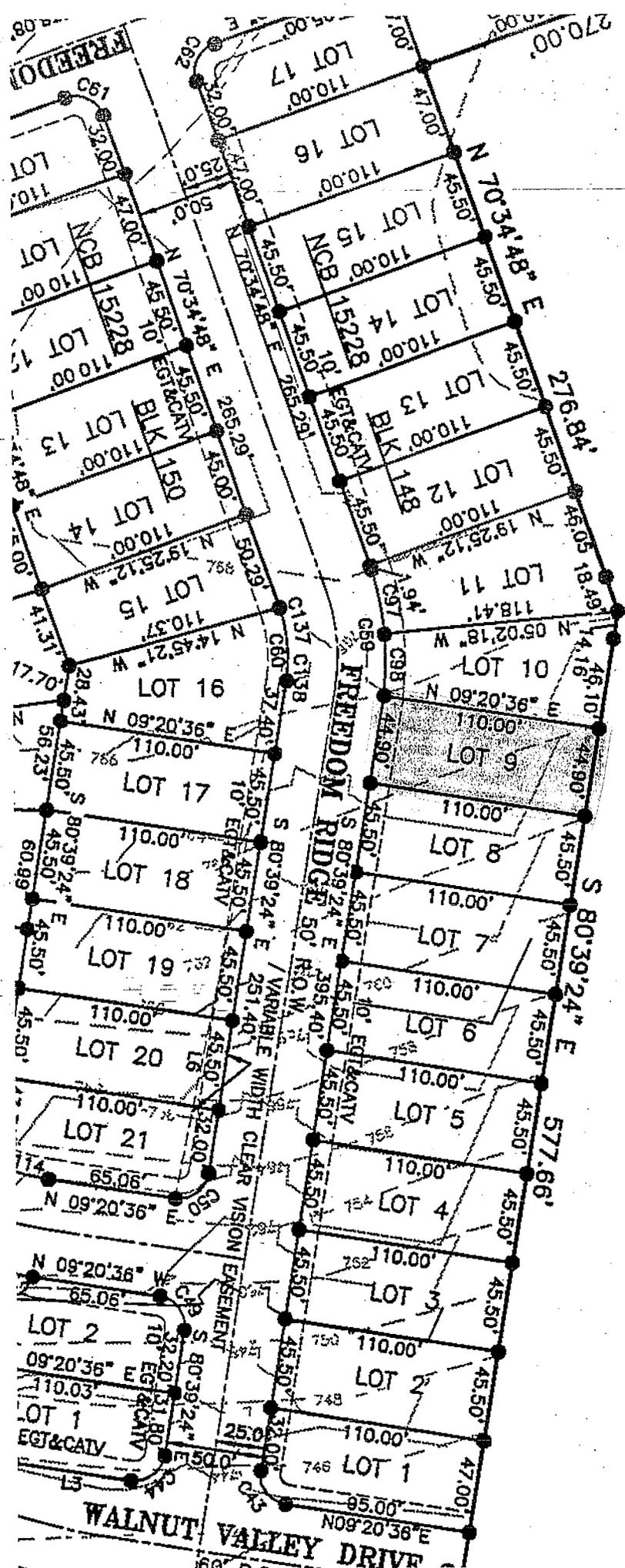
Deny Request \_\_\_\_\_

**REVIEWER INFORMATION**

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Management Analyst

Date Review Completed: November 20, 2008



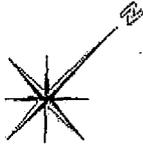


N 70°34'48" E  
 410 FREEDOM HILLS PARTNERS, LTD  
 VOL. 11462, PG. 758

UNPLATTED  
 REMAINDER OF  
 41.685 ACRES

- 1/2" IRON ROD FOUND
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR

  
 RECORD IN NAVIGABLE  
 PUBLIC STATE OF TEXAS  
 COUNTY RECORD EXPIRES:  
 FEB. 8, 2008



**PLAN ASSIGNMENT**

- FINANCE SET
- CITY OF
- MAIN STREET OFFICE COPY
- FOUNDATION ENGINEER (SE)
- SUPERINTENDENT
- PLUMBING ENGINEER (SE)
- FRAMING ENGINEER (SE)
- ELECTRICIAN

**BUYER OPTIONS / UPGRADES**

- MASSIVE BOX
- MASSIVE FOUNDATIONAL LOT
- MASSIVE TRAIL
- MASSIVE 1000
- 2ND FLOOR WITH 10' WALKWAYS
- 2ND FLOOR GARAGE TRAIL
- 2ND FLOOR
- 2ND FLOOR WITH 4.4 STUDY
- 2ND FLOOR
- LOFT
- 2ND FLOOR WITH LOFT
- BOOKSHELF (1)
- 10' WALKWAY
- CONTRACT
- ELEVATION 'A'
- ELEVATION 'B'
- ELEVATION 'C'
- APPROACH - WALKWAY
- APPROACH - LOT

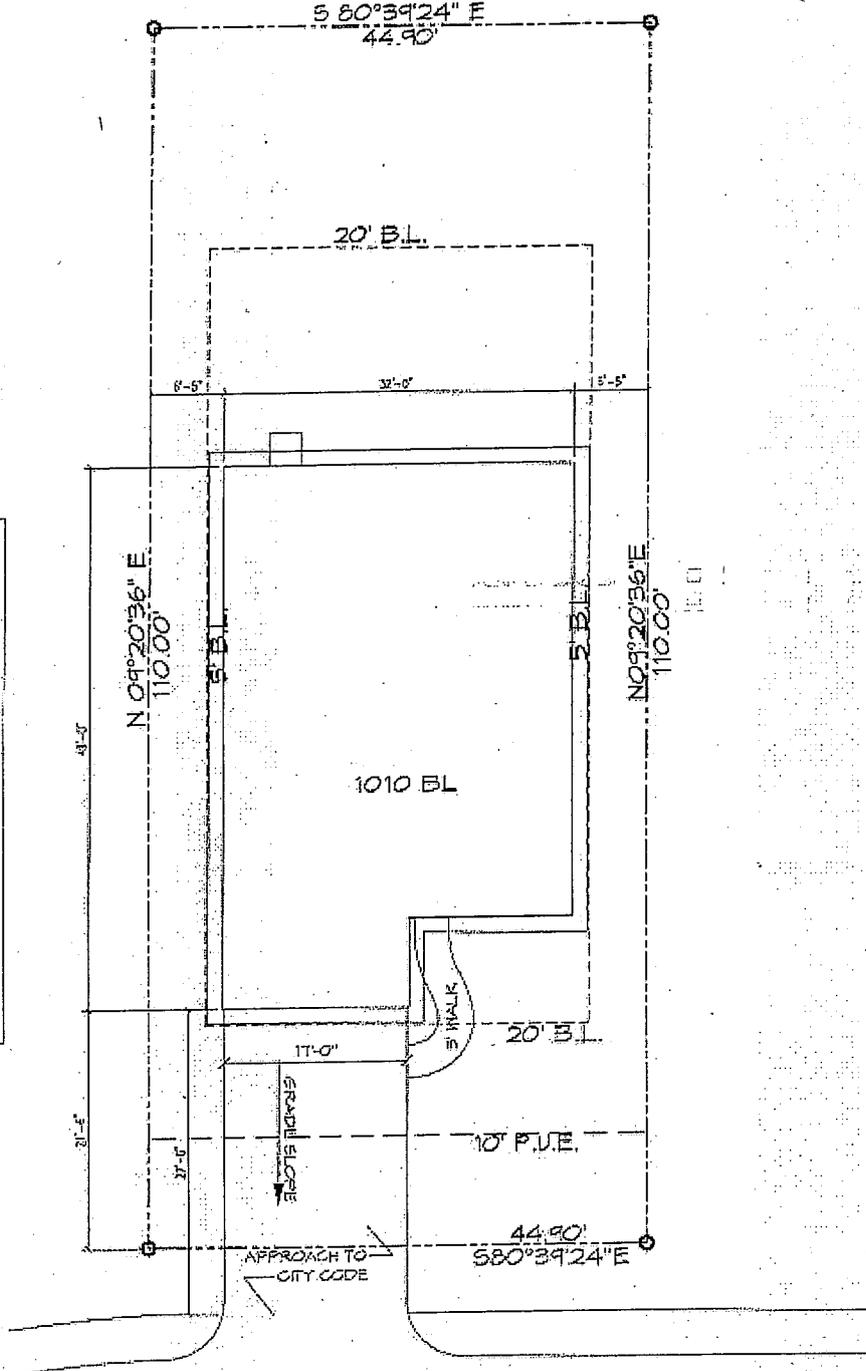
**NOTE:**  
FINISH FLOOR ELEVATION  
MAY VARY, TO OBTAIN  
A MAX. 14% GRADE FOR  
DRIVEWAY SLOPE.

**NOTE:**  
EXPANDED JOINTS @ 10'-0"  
O.C. FROM GARAGE TO  
APPROACH, WITH CENTER-  
LINE JOINT (TYPICAL)

**NOTE:**  
ALL EXPANSION JOINTS SHALL BE  
CONCRETE JOINTS WITH 1/2" X  
1/2" X 1/2" JOINT RODS.  
LOCATION OF JOINTS SHALL BE  
DETERMINED BY THE ENGINEER  
BUT SHALL BE AT LEAST 10'-0"  
FROM WALLS.

**TABLE OF CONTENTS**

- SP-11 SITE PLAN
- SP-12 FOUNDATION
- SP-13 FOUNDATION DETAILS
- SP-14 COVER SHEET
- SP-15 FLOOR PLAN NOTES
- SP-16 FLOOR PLAN DIMENSIONS
- SP-17 FLOOR PLAN DIMENSIONS
- SP-18 EXTENSION & FINISHES
- SP-19 GENERAL DETAIL SHEET
- SP-20 DETAILS
- SP-21 ROOF AND CEILING PLAN



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- SP-20 DETAILS
- SP-21 ROOF AND CEILING PLAN

3735 FREEDOM RIDGE  
**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**TOTAL LOT SIZE: 4081 S.F.**

**MASONRY CALCULATION**

TOTAL WALL SURFACE	4081 S.F.
MASONRY WALL SURFACE	1000 S.F.
REFERENCE MASONRY	28 S.F.

**LEGAL DESCRIPTION**

LOT 11 BLOCK 114 SECTION 12 TOWNSHIP 11 N. RANGE 12 E.

# CASE NO: A-09-012

Board of Adjustment – December 1, 2008

**Applicant:** 410 Freedom Hills Partners, Ltd.  
**Owner:** 410 Freedom Hills Partners, Ltd.  
**Request(s):** A 439-square foot variance from the requirement that lots zoned "R-5" be a minimum of 5,000 square feet in size, in order to allow an existing lot to remain 4,561 square feet in size.  
**Legal Description:** Lot 7, Block 149, NCB 15228  
**Address:** 6726 Freedom Oaks  
**Zoning:** "R-5" Residential Single-Family District  
**Existing Use:** Vacant  
**Neigh. Assoc:** People Active in Community Effort  
**Neigh. Plan:** United Southwest Community Plan

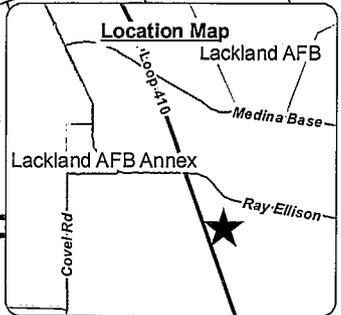
**Section of the City Code from which this variance is requested:**

**35-310 Zoning District Purpose Statements and Design Regulations:** A minimum lot area of 5,000 square feet is required for lots in "R-5" zoning districts.

**Background:** The subject property is located on an undeveloped parcel of land in a residential neighborhood on the city's southwest side. The surrounding zoning is entirely "R-5" and the lots are a mix of undeveloped and single-family residential parcels. The plat for this subdivision was approved by the Planning Commission on September 27, 2005 and recorded October 6, 2006, with the lot sized as it currently exists. The applicant is requesting this variance in order to keep a substandard lot at its current size.

**Recommendation:** The intent of the minimum lot area requirement for a single-family residence is to maintain enough space that would allow for openness, air flow, light penetration, neighborhood uniformity, and help achieve a reasonable amount of open space and density desired in residential environments. The subject neighborhood is characterized by lots of varying sizes. Upon platting the subdivision in which the property is located, it would appear that the applicant did not provide a sufficient amount of land for the zoning of this parcel; thus, the hardship would be deemed as self-created. Furthermore, the lots immediately adjacent to the subject property exceed the minimum lot size required in "R-5" zoning districts. The excessive square footage on the adjacent lots could be replatted into the subject property in order to provide the necessary lot area. There do not appear to be any circumstances unique to the property justifying the granting of a variance and the request is not incremental. Staff recommends **denial** of the requested variance.

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



**Board of Adjustment**  
**Notification Plan for**  
**Case A-09-012**



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

Scale: 1" approx. = 100'  
 Council District 4

City of San Antonio  
 Planning & Development Services Dept.  
 (11/17/2008) - PH

# Board of Adjustment - Case No. A-09-012

December 1, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 1, 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 – 410 Freedom Hills Partners, Ltd.  
Lot 7, Block 149, NCB 15228  
6726 Freedom Oaks  
Zoned: “R-5” Residential Single-Family District

The applicant is requesting a 439-square foot variance from the requirement that lots zoned “R-5” be a minimum of 5,000 square feet in size, in order to allow an existing lot to remain 4,561 square feet in size.

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-09-012**

**Freedom Oaks**

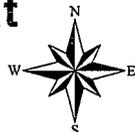
4,561 SF

Vacant  
Lot

NCB 15228  
Block 149  
Lot 7

**Board of Adjustment**

Plot Plan for  
**Case A-09-012**



Scale: 1" approx. = 20'  
Council District 4

**6726 Freedom Oaks**

City of San Antonio  
Planning & Development Services Dept.  
(11/14/2008) - PH

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

**CASE INFORMATION**

Case #: **A-09-012**

Property Address: 6726 Freedom Oaks

Zoning: R-5

Hearing Date: 12/01/08

**Type / Scope of BOA Request:**

439 square foot variance from the required 5,000 square foot minimum lot size for a parcel zoned R-5

**PLANNING PROGRAM / PROJECT OVERLAP**

Neighborhood Association(s): People Active in Neighborhood Effort Neighborhood Association

Neighborhood or Community Plan: United Southwest Community Plan

Neighborhood Conservation District: n/a

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

**ANALYSIS STATEMENT**

The subject parcel is designated Low-Density Residential in the Community Land Use Plan, which is composed of single-family houses on individual lots. Accessory dwelling units are allowed however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Related zoning districts may include RD, RE, R-20, NP-15, NP-10, NP-8, R-6, R-5 and R-4.

The Community Plan does not specifically address lot size. The subject parcel is part of a subdivision within which all lots are zoned R-5. One other parcel within the subdivision is under the 5,000 square foot minimum lot size required, however the lot size difference is much less than the request for this particular parcel. Given the size of the variance request on this lot, meeting setback requirements at the time of development is a concern. Staff suggests an alternate recommendation to rezone the property to R-4 or to have the plat amended.

**RECOMMENDATION**

Support Request  X

Deny Request

Alternate Recommendation: Rezone the property to R-4 or amend the existing plat

**REVIEWER INFORMATION**

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Management Analyst

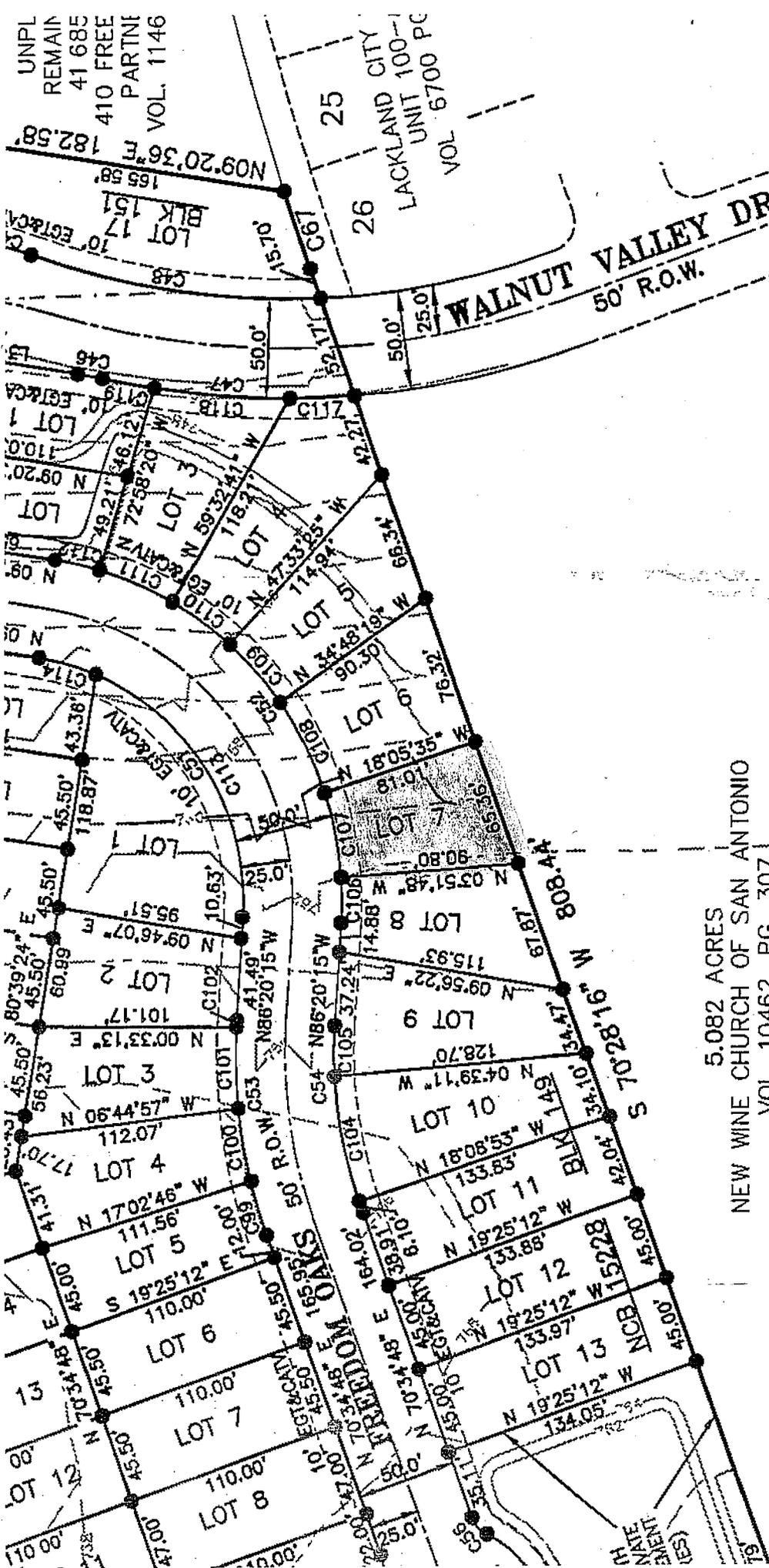
Date Review Completed: November 20, 2008

UNPL  
REMAIN  
41 685  
410 FREE  
PARTNE  
VOL. 1146

N09°20'36"E 182.58'

25  
LACKLAND CITY  
UNIT 100-  
VOL. 6700 PC

WALNUT VALLEY DRIVE  
50' R.O.W.



5.082 ACRES  
NEW WINE CHURCH OF SAN ANTONIO  
VOL 10462, PG. 307  
O.R.B.C.T.

DATE  
NATE  
EMENT  
(ES)

PLAT NO. 060587

STATE OF TEXAS  
COUNTY OF BEAR  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH AN AGENT, HAS BEEN ADVISED AS TO THE NATURE AND EXTENT OF ALL RIGHTS, EASEMENTS, ENCUMBRANCES, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION OF THE DEVELOPER.

BY: *[Signature]*  
GENERAL PARTNER  
BY: *[Signature]*  
EXECUTIVE VICE PRESIDENT, S & K DEVELOPMENT COMPANY, INC.

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE ORIGINAL SURVEY MADE ON THE GROUND BY:  
*[Signature]*  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 91777

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION OF THE DEVELOPER.

BY: *[Signature]*  
GENERAL PARTNER  
BY: *[Signature]*  
EXECUTIVE VICE PRESIDENT, S & K DEVELOPMENT COMPANY, INC.

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TO: THE CITY OF SAN ANTONIO  
FROM: K.D. ENGINEERING, L.L.C.  
SUBDIVISION PLAT ESTABLISHING  
FREEDOM HILL UNIT-1

FOR A 11.46 ACRE (48,920 S.F.) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 11462, PLATS 060587, BEAR COUNTY, TEXAS.

DATE: 11/12/2008  
BY: *[Signature]*  
SECRETARY  
K.D. ENGINEERING, L.L.C.  
1709 GRANDSTAND DRIVE  
SAN ANTONIO, TEXAS 78238  
OFFICE: 210-706-9133 FAX: 210-298-5237

DATE: 11/12/2008  
BY: *[Signature]*  
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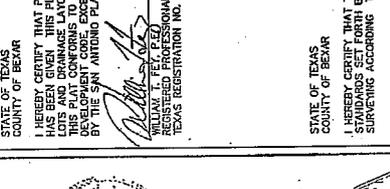
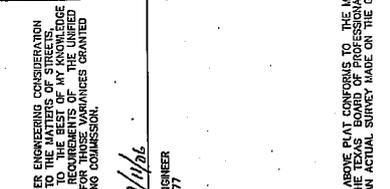
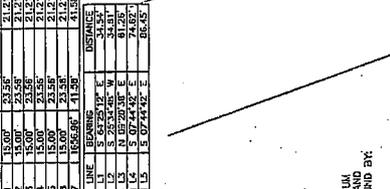
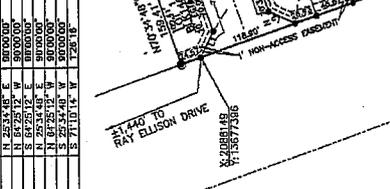
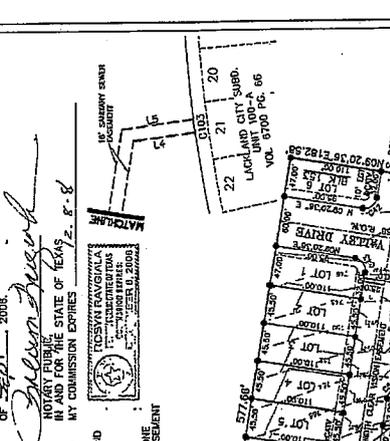
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UNPLATED  
REAR EASEMENT  
40 FREEDOM HILLS  
PARTNERS, LTD  
VOL. 11462, PG. 758

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Table with columns: CURVE, BEARS, ABS. LENGTH, CHORD BEARING, DEGEN. ANGLE, CHORD LENGTH, CHORD BEARING, DEGEN. ANGLE. Rows C01 through C18.

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**PLAN ASSIGNMENT**

- MUNICIPAL SET (1 OF 2)
- CITY SET (1 OF 2)
- MANUFACTURE OFFICE COPY
- FOUNDATION SUBCONTRACTOR (2)
- MECHANICAL
- ELECTRICAL SUBCONTRACTOR
- PLUMBING SUBCONTRACTOR
- PAINTING
- ROOFING

**BUYER-OPTIONS / UPGRADES**

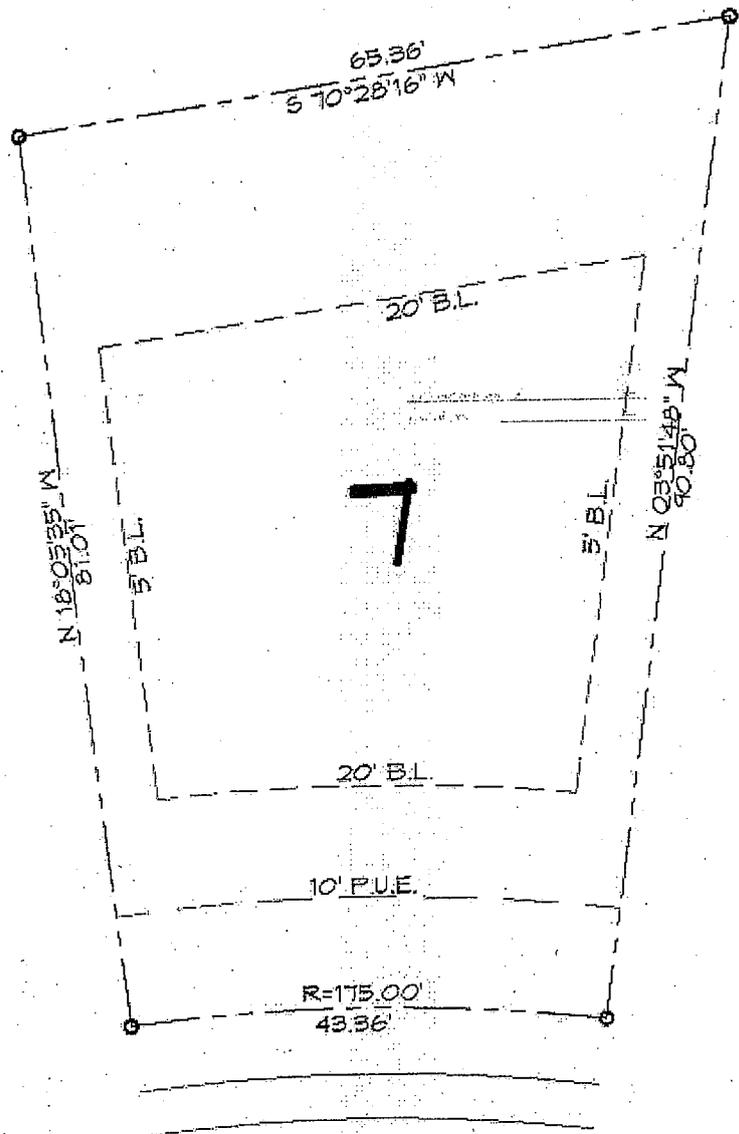
- MASONRY
- MASONRY FOR CORNER LOT
- MASONRY TIES
- MASONRY LOGS
- MIN. ANCHORAGE / ELEVATION
- MIN. ANCHORAGE TO
- RAVINE
- CONCRETE
- FOUNDATION & CONCRETE
- 4 BEDROOM
- LOFT
- WATER CATCHER LOGS
- CONCRETE (1)
- CONCRETE (2)
- PREPLACE
- FOUNDATION "A"
- FOUNDATION "B"
- FOUNDATION "C"
- FOUNDATION "RIGHT"
- FOUNDATION "LEFT"

NOTE:  
FINISH FLOOR ELEVATION  
MAY VARY TO OBTAIN  
A MAX. 14% GRADE FOR  
DRIVEWAY SLOPE.

NOTE:  
EXPANDED JOISTS @ 16" O.C.  
O.C. FROM GARAGE TO  
APPROACH WITH CENTER-  
LINE JOINT, TYPICAL.

NOTE:  
CALCULATED INCLUDING CONCRETE  
WITH 4" MIN. COVER AND 1/2" DIA.  
REINFORCING BARS.  
MINIMUM OF 10% OF GARAGE  
ELEVATION SHALL BE MAINTAINED  
AND 2% MIN. SLOPE TO THE NEAR  
WALLS SHALL BE MAINTAINED.

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A-12	FLOOR PLAN ELECTRICAL
A-13	FLOOR PLAN PLUMBING
A-14	EXTERIOR ELEVATIONS
A-15	CONCRETE DETAIL SHEET
A-16	DETAILS
S-21	ROOF MID-CELLING PLAN



APPROXIMATE COVER	
TOTAL LOT AREA	412.54
ALLOWABLE COVERAGE	144.00
REMAINING	268.54
CONCRETE	1.00
OTHER	1.00
TOTAL APPROXIMATE COVER	146.00

LOT 7 BLOCK 149

**SITE PLAN**

SCALE: 1" = 30'

MASONRY CALCULATION	
TOTAL WALL SURFACE	10000 S.F.
PERCENTAGE WALL SURFACE	24.5% S.F.
PERCENTAGE MASONRY	24.5%

LEGAL DESCRIPTION

LOT 7 BLOCK 149  
SECTION 14, TOWNSHIP 14S, RANGE 14E

SP-11

FREEDOM HILLS  
LOT 7 BLOCK 149  
LOT 7 B.L. 149



PLAN NO:  
X-XXXX - 25%

DATE: 11/11/11