

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, December 15, 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 – Public Hearing Call to Order.
2. Roll Call.
3. Pledges of Allegiance.
4. **A-08-069:** The request of Overland Partners, for a 3-foot, 6-inch variance from the requirement that side and rear-yard fences in “C-3” zoning districts shall not exceed 6 feet in height and a 1-foot, 6-inch variance from the requirement that side and rear-yard fences in “I-2” zoning districts shall not exceed 8 feet in height, in order to erect a side and rear-yard fence up to 9 feet, 6 inches tall, 711 North Frio Street.
5. **A-09-007:** The request of Lola M. Roberts, for 1) a 1-foot, 5-inch variance from the requirement that a minimum 5-foot side setback be maintained in “R-6” zoning districts, in order to keep an existing carport 3 feet, 7 inches from the west side property line and 2) a 3-foot variance from the requirement that accessory structures be set back a minimum of 5 feet from a side property line, in order to keep an existing accessory structure 2 feet from the west side property line, 3118 Laura Lee Way.

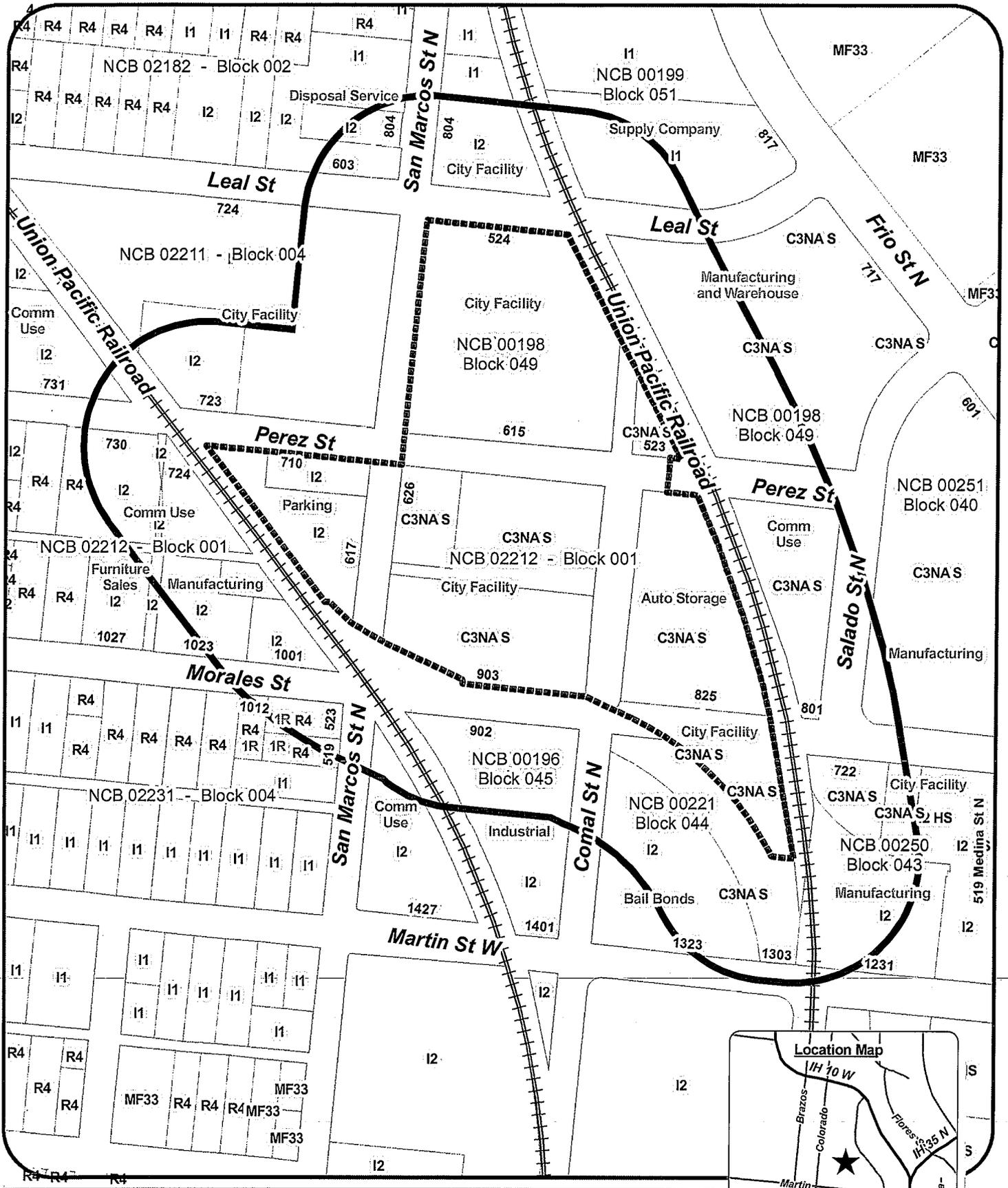
6. **A-09-013:** The request of Dos Gauchos, L.P., for a 12-foot, 6-inch variance from the requirement that a minimum 30-foot platted front setback be maintained (recorded in Volume 6800, Page 159 of the Bexar County Land Records), on order to keep an structure 17 feet, 6 inches from the front property line, 2022 South Daniel Cloud.
7. **A-09-015:** The request of Rodney D. Miller, for a 5-foot variance from the requirement that side and rear yard fences shall not exceed 6 feet in height, in order to keep an existing 11-foot tall side and rear yard fence, 8102 Boughwood.
8. **A-09-016:** The request of Cottonwood Blue Swan H, LLC, for a 2-foot variance from the requirement that a minimum 25-foot platted setback be maintained (recorded in Volume 7100, Page 22 of the Bexar County Land Records) in order to keep an existing structure 23 feet from the front property line, 11710 Parliament Drive.
9. **A-09-017:** The request of Aetna Sign Group, Inc., for a 60-foot variance from the requirement that signs be spaced at least 150 feet apart, in order to allow two entry wall signs to be spaced 90 feet apart, 1723 North Loop 1604 East or 1910 East Sonterra Boulevard.
10. Consideration of **Sign Master Plan No. 08-019**, Legacy Shopping Center-revised, located at Loop 1604 and US Hwy 281.
11. Consideration of **Sign Master Plan No. 08-020**, 281/Brookhollow, located at Kenley Place and US Hwy 281.
12. Approval of the minutes from the regular meeting on December 1, 2008.
13. Staff Report.
 - Status report on denied cases.
 - Motion Language Update
14. 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.
15. **Adjournment**

Note: The City of San Antonio Board of Adjustment Agenda can be found on the Internet at: 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
Notification Plan for
Case A-08-069



Legend
 Subject Property 
 200' Notification Buffer 
 Scale: 1" approx. = 200'
 Council District 5

CASE NO: A-08-069

Board of Adjustment – December 15, 2008

Applicant: Overland Partners
Owner: City of San Antonio
Request(s): A 3-foot, 6-inch variance from the requirement that side and rear-yard fences in "C-3" zoning districts shall not exceed 6 feet in height and a 1-foot, 6-inch variance from the requirement that side and rear-yard fences in "I-2" zoning districts shall not exceed 8 feet in height, in order to erect a side and rear-yard fence up to 9 feet, 6 inches tall.

Legal Description: Arbitrary Lot A through Lot C, Block 49, NCB 198; Lot 3 through Lot 14 Block 49, NCB 198; Lot P-101, Block 48, NCB 219; Lot 1 through Lot 5, Block 1, NCB 2212; 13 feet wide alley within Block 1, NCB 2212; Lots 22 through Lot 23, Block 1, NCB 2212, Lot 1 through Lot 6, Block 47, NCB 197; Lot A-8, Block 47, NCB 197; Lot A-47, Block 46, NCB 220; Lot 7 through Lot 10, Block 44, NCB 221; North San Marcos Street from the south right of way line of Perez Street to the north right of way line of Morales Street, Comal Street from the south right of way line of Perez Street to the north right of way line of Morales Street and from the north right of way line of Perez Street to the west property line of the Union Pacific Railroad, Perez Street from the east right of way line of North San Marcos Street to the west right of way line of North Salado Street or Lot 27, Block 1, NCB 2212 (pending re-plat)

Address: 711 North Frio Street
Zoning: "I-2" Heavy Industrial District and "C-3NA S" General Commercial, Nonalcoholic Sales District with a Specific Use Authorization for a Human Services Campus
Existing Use: Vacant Industrial Structures, Vacant Warehousing
Neigh. Assoc: Prospect Hill Neighborhood Association
Neigh. Plan: None

Section of the City Code from which this variance is requested:
35-514 Fences: Fences in side and rear-yards shall not exceed 6 feet in height in "C-3" zoning districts and 8 feet in height in "I-2" districts.

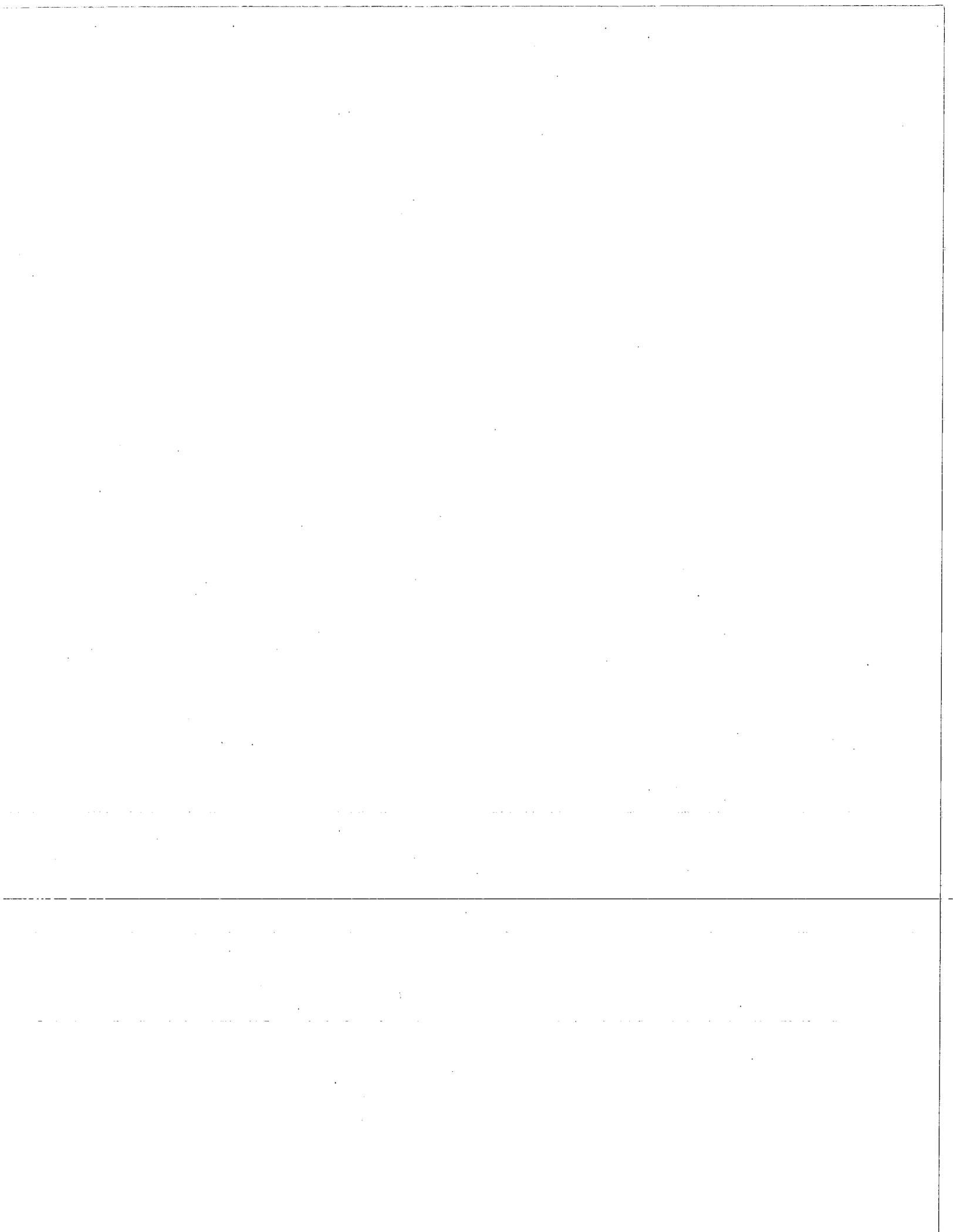
Background: The subject property (Haven for Hope campus) is located just west of the central business district on Frio Street, bound by West Martin Street to the South, Leal Street to the North, North Frio Street and North Salado Street to the East, and North San Marcos Street and the Kerrville Subdivision of the Union Pacific Railroad to the West. Industrial uses abut the subject property to the North, South, and West, with Commercial, Multi-Family Residential, and Single-Family Residential uses adjacent as well. The Bexar County Detention Facility is located immediately south of the subject property, across West Martin Street.

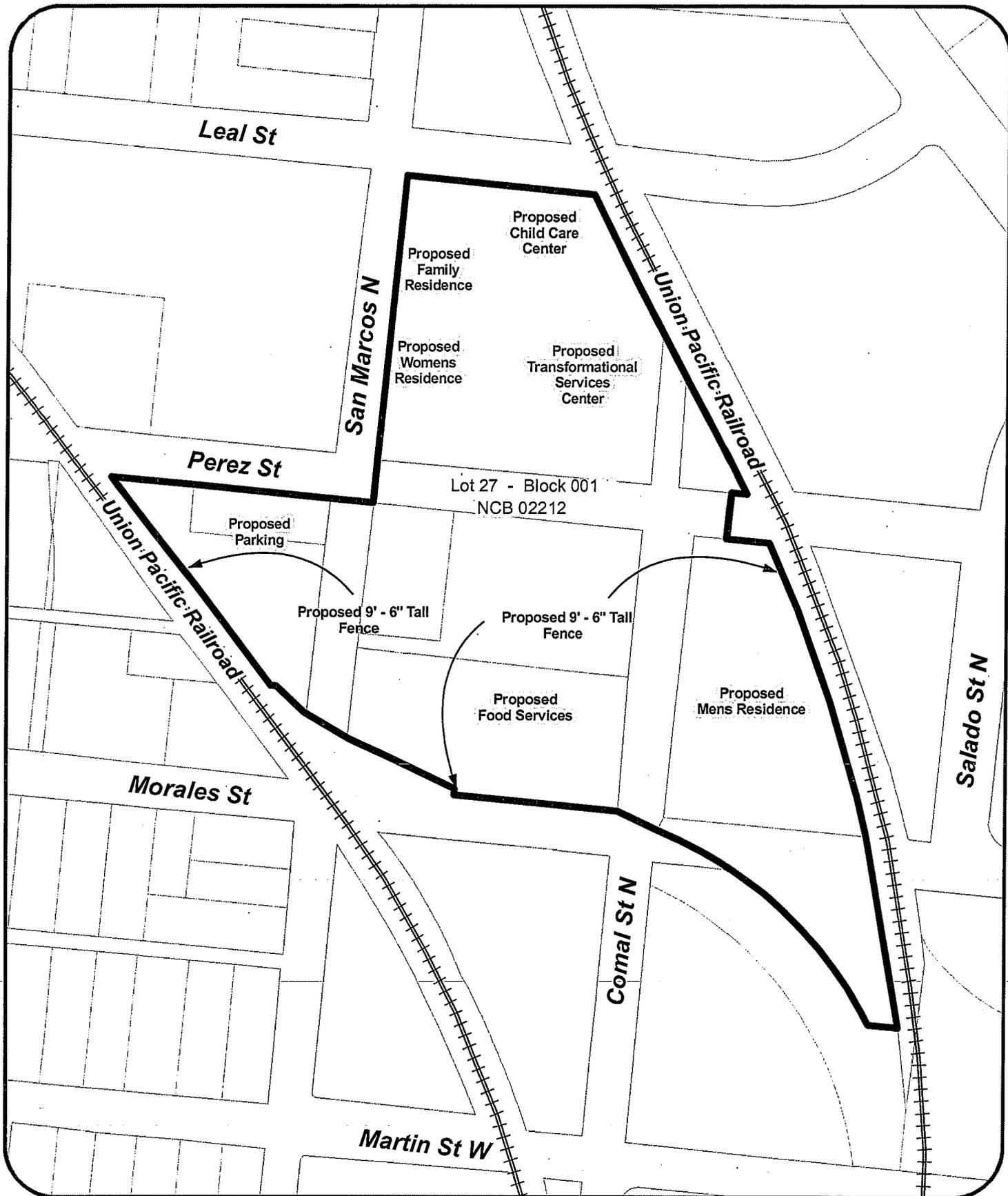
The applicant is requesting this variance in order to erect a 7-foot tall perimeter fence along Perez Street, which is on the west side of the site, along the Union Pacific right-of-way; on both sides of

the site north of Morales Street; and along Leal Street, along the northern portion of the site. The applicant is also requesting this variance in order to erect a proposed 9-foot, 6-inch tall perimeter courtyard fence will be erected along the Union Pacific rights-of-way, on the southern portion of the site, between Morales Street and West Martin Street.

Recommendation: The intent of the maximum fence height requirement is to allow for openness, air flow, light penetration, and neighborhood uniformity. While the subject property is not characterized by unique topographic conditions where to the literal enforcement of the fence height requirements would create a hardship, the unique use of the subject property, as well as its configuration and proximity to the Union Pacific Railroad tracks, create a situation that staff believes justifies a fence height in excess of that allowed by right. Furthermore, many adjacent properties are characterized by 8-foot tall perimeter fences, particularly along the railroad tracks. Staff believes that the erection of the proposed fence would provide the security and screening desired by the applicant, without negatively affecting the surrounding area. Staff recommends **approval** of the requested variance.

Project Planner: Jacob Floyd, Planner (210)207-8318





Board of Adjustment

**Plot Plan for
Case A-08-069**



Scale: 1" approx. = 150'
Council District 5

711 N. Frio

Planning and Development Services Dept
City of San Antonio
(12/02/2008 - E Hart)

Board of Adjustment - Case No. A-08-069

December 15, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 15, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Overland Partners

Arbitrary Lot A through Lot C, Block 49, NCB 198, Lot 3 through Lot 14 Block 49, NCB 198, Lot P-101, Block 48, NCB 219, Lot 1 through Lot 5, Block 1, NCB 2212, 13 feet wide alley within Block 1, NCB 2212, Lot 22 through Lot 23, Block 1, NCB 2212, Lot 1 through Lot 6, Block 47, NCB 197, Lot A-8, Block 47, NCB 197, Lot A-47, Block 46, NCB 220, Lot 7 through Lot 10, Block 44, NCB 221, North San Marcos Street from the south right of way line of Perez Street to the north right of way line of Morales Street, Comal Street from the south right of way line of Perez Street to the north right of way line of Morales Street and from the north right of way line of Perez Street to the west property line of the Union Pacific Railroad, Perez Street from the east right of way line of North San Marcos Street to the west right of way line of North Salado Street or Lot 27, Block 1, NCB 2212 (pending re-plat)

711 North Frio Street

Zoned: "I-2" Heavy Industrial District and "C-3 NA S" General Commercial, Nonalcoholic Sales District with a Specific Use Authorization for a Human Services Campus

The applicant is requesting a 3-foot, 6-inch variance from the Unified Development Code standard that side and rear-yard fences shall not exceed the 6 feet in height, in order to erect a 9-foot, 6-inch tall side and rear 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 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: _____

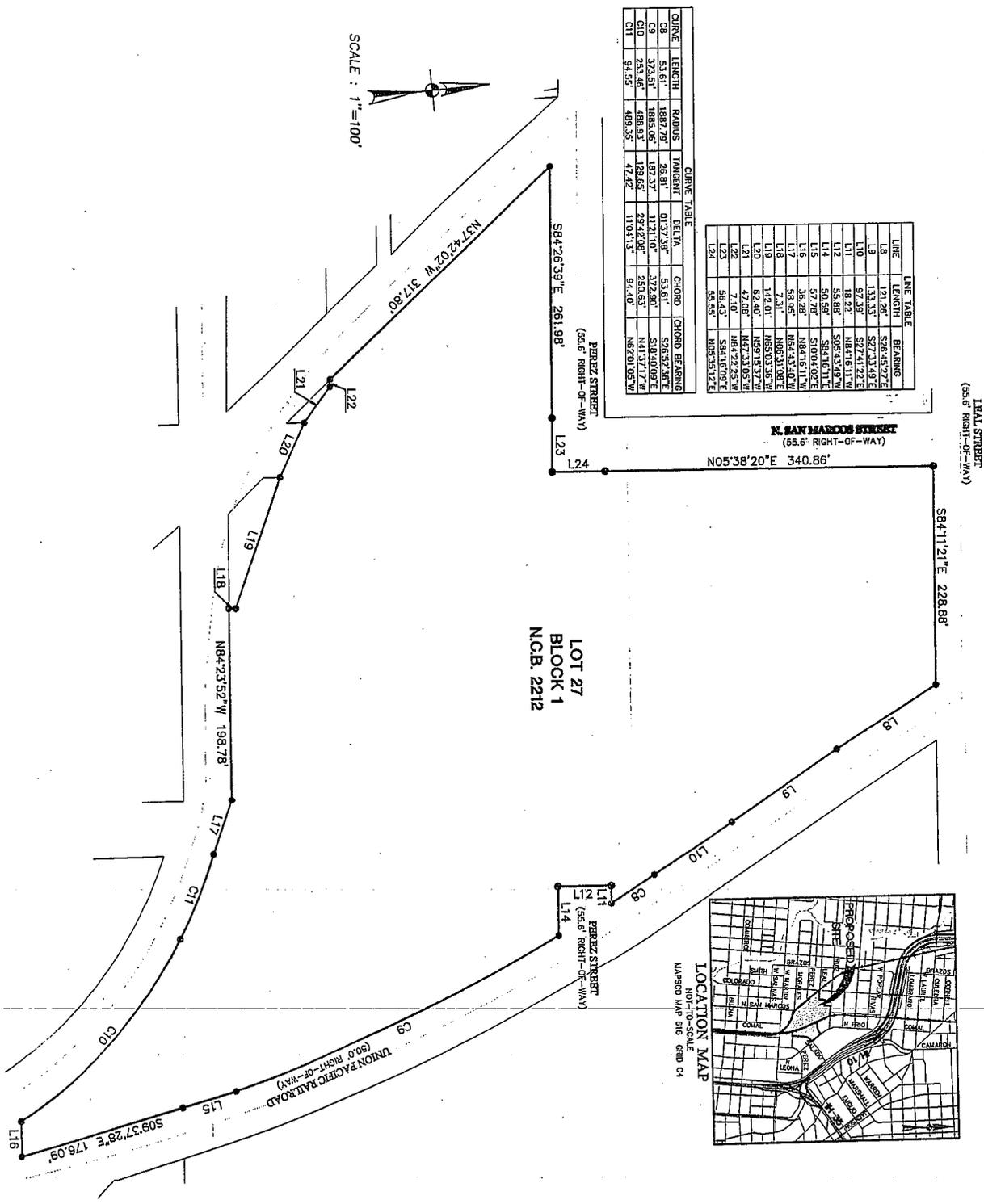
Address/Direccion: _____

Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____



CHORD TABLE

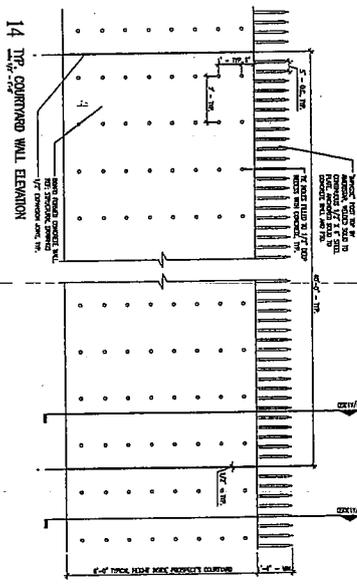
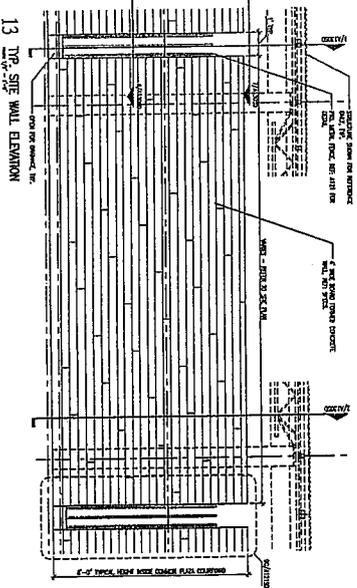
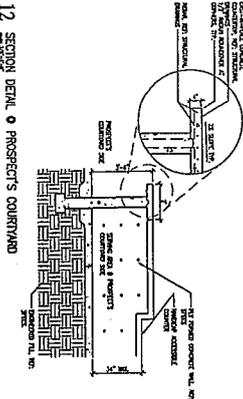
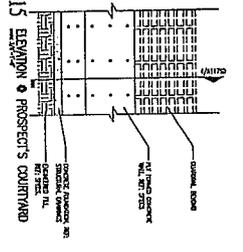
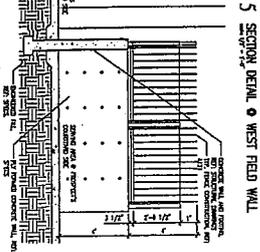
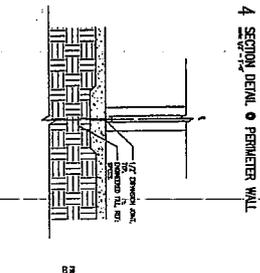
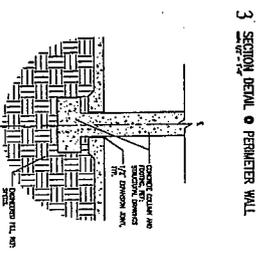
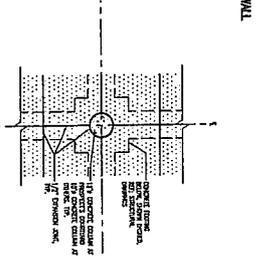
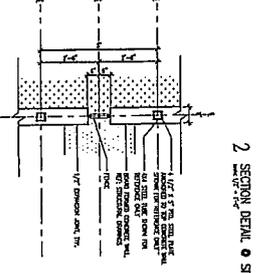
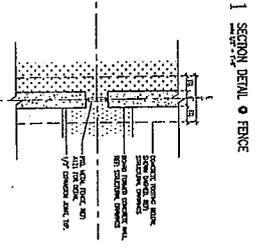
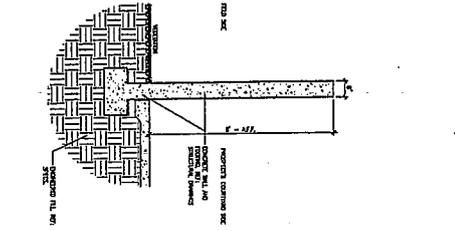
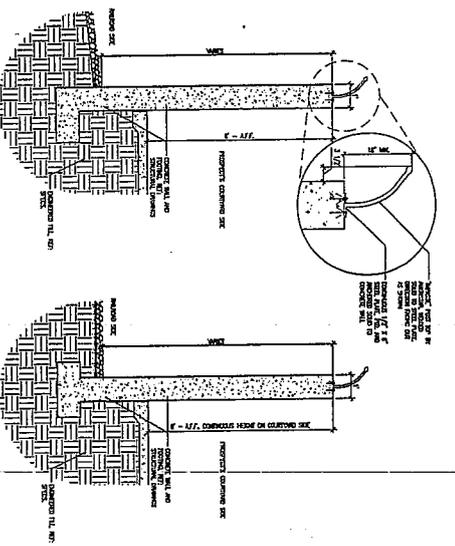
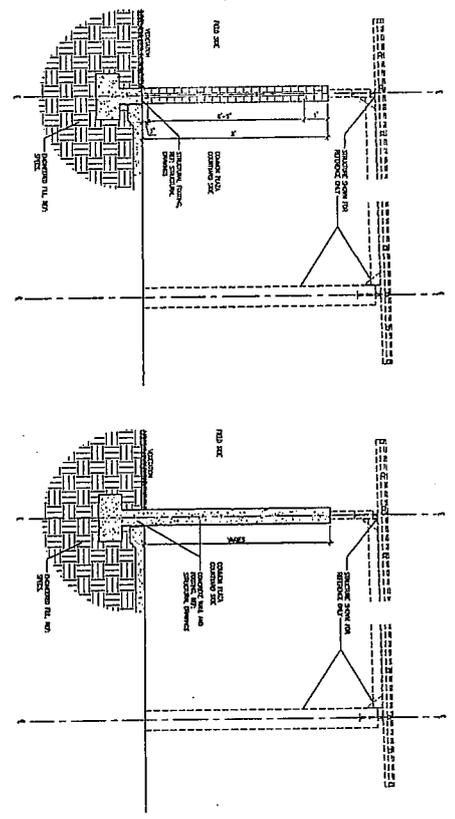
CHORD	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C8	53.61'	1887.78'	26.81'	01°32'38"	S28.52°26'E
C9	223.46'	1885.06'	182.27'	11°21'10"	S18.40°09'E
C10	253.46'	488.93'	129.65'	29°42'08"	N41.37°17'W
C11	94.55'	488.93'	47.42'	17°04'13"	N62.01°05'W

LINE TABLE

LINE	LENGTH	BEARING
L8	121.26'	S28.45°27'E
L9	133.33'	S27.33°49'E
L10	97.36'	S27.41°27'E
L11	18.22'	N84.16°11'W
L12	58.88'	S68.43°48'W
L14	50.58'	S84.16°11'E
L15	57.78'	S100.02'E
L16	36.28'	N84.16°11'W
L17	28.31'	N86.31°06'E
L18	142.01'	N59.15°37'W
L19	52.40'	N47.33°05'W
L20	47.08'	N84.16°09'E
L21	7.10'	S84.16°09'E
L22	58.43'	N05.35°17'E
L23	58.43'	N05.35°17'E
L24	58.43'	N05.35°17'E



LOCATION MAP
NOT TO SCALE
MAPSHEET 616 GRID C4



OVERLAND
ARCHITECTS

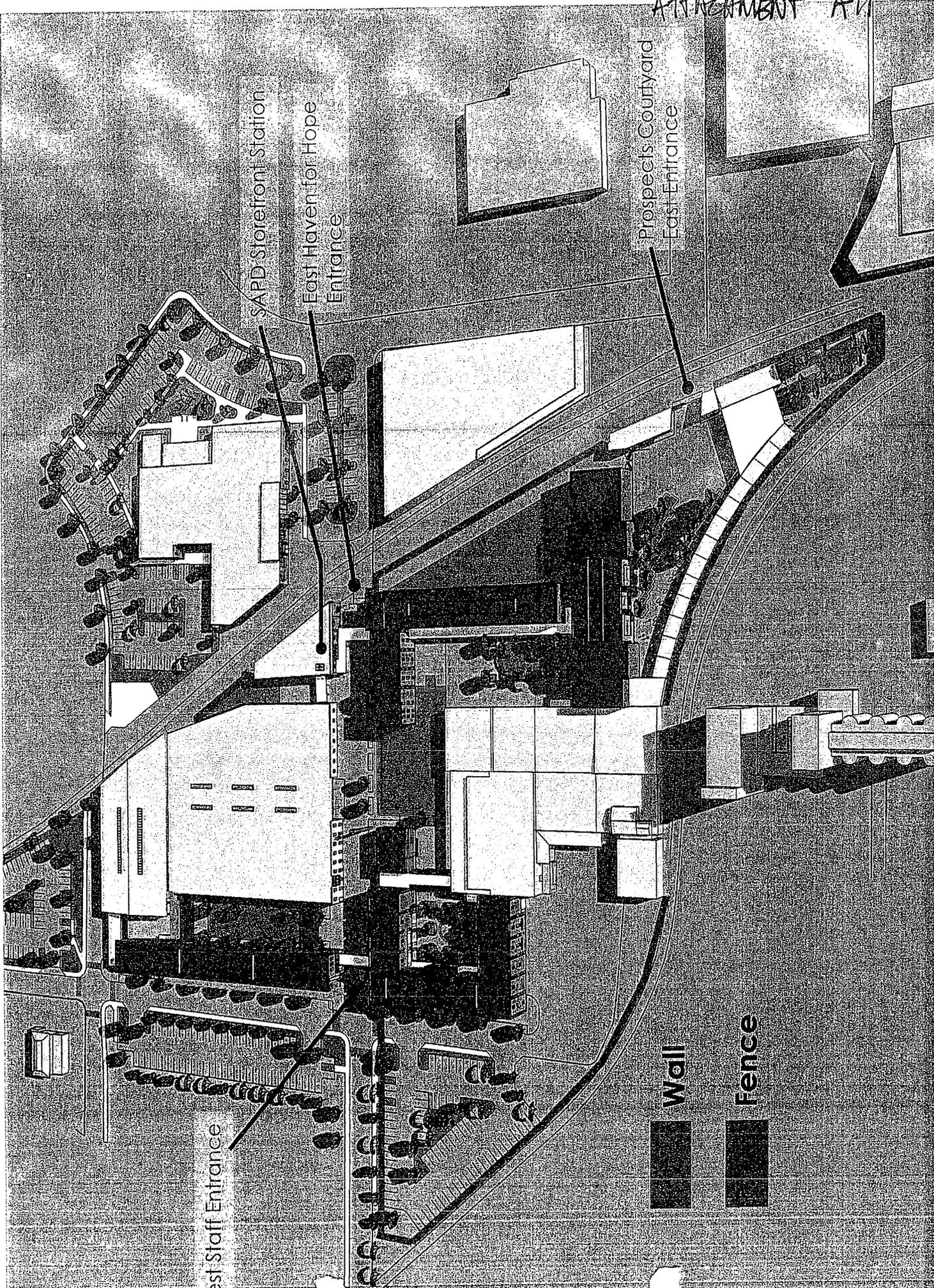
KEY PLAN

CONTRACT NO. 02-27-000-B

HAVEN FOR HOPE
711 NORTH Frio
SAN ANTONIO, TEXAS
SITE DEVELOPMENT BID PACKAGE

NO.	DESCRIPTION	DATE
1	PREPARED BY ARCHITECT	11/14/15
2	REVISION	
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A130SD
11/14/15



SAPD storefront Station

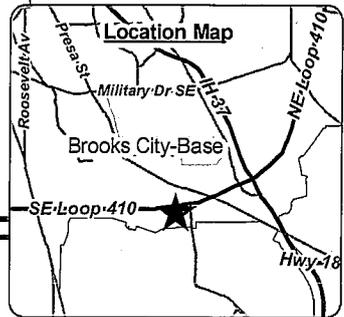
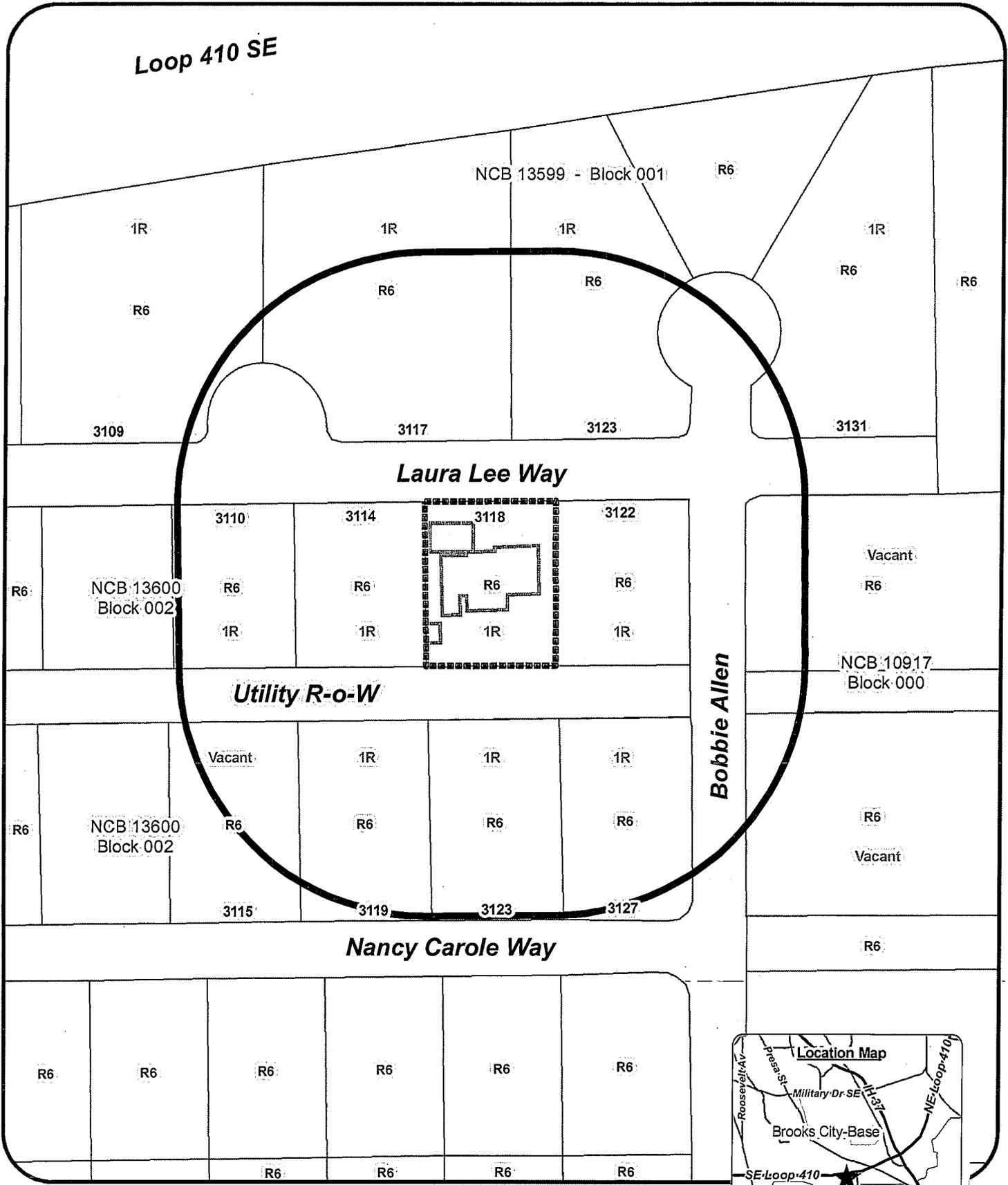
East Haven for Hope Entrance

Prospect's Courtyard East Entrance

West Staff Entrance

Wall

Fence



Board of Adjustment
Notification Plan for
Case A-09-007



Legend
 Subject Property 
 200' Notification Buffer 
 Scale: 1" approx. = 100'
 Council District 3

CASE NO: A-09-007

Board of Adjustment – December 15, 2008

Applicant: Lola Roberts

Owner: Lola Roberts

Request(s): 1) A 1-foot, 5-inch variance from the requirement that a minimum 5-foot side setback be maintained in "R-6" zoning districts, in order to keep an existing carport 3 feet, 7 inches from the west side property line and 2) a 3-foot variance from the requirement that accessory structures be set back a minimum of 5 feet from a side property line, in order to keep an existing accessory structure 2 feet from the west side property line.

Legal Description: Lot 8, Block 2, NCB 13600

Address: 3118 Laura Lee Way ADDRESS 3118 LAURA LEE WAY

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

Existing Use: Single-Family Residence

Neigh. Assoc: McCreless Meadows Neighborhood Association

Neigh. Plan: City South Community Plan

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

35-310 Zoning District Purpose Statements and Design Regulations: A minimum 5-foot side setback shall be maintained in "R-6" zoning districts.

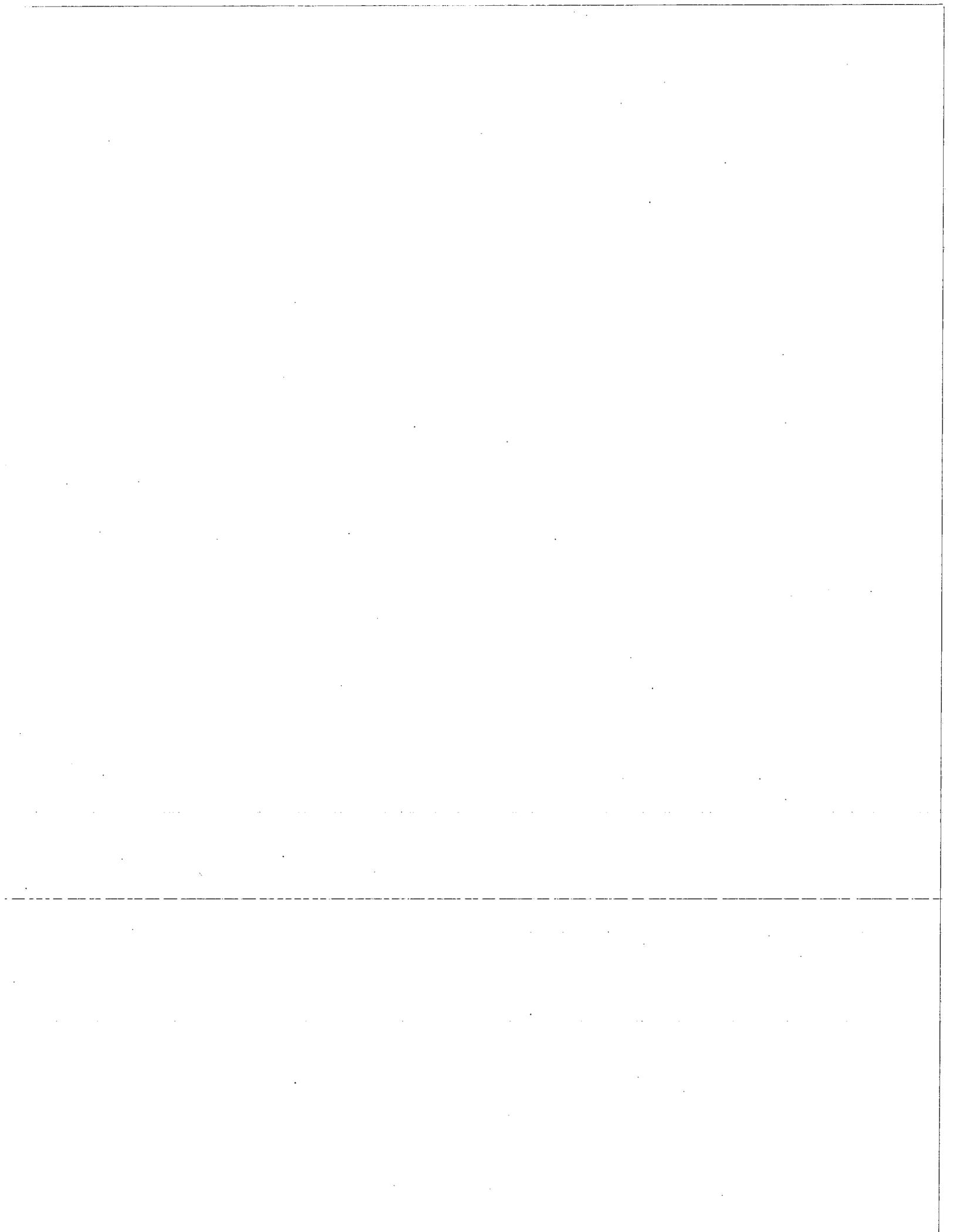
Background: The subject property is located in an established single-family residential neighborhood on the city's southeast side, just south of South East Loop 410. The surrounding properties are zoned "R-6" and are occupied by single-family residences, save the large parcels of vacant land to the east. The applicant is requesting these variances in order to keep an existing carport 3 feet, 7 inches from the west side property line and an existing accessory structure 2 feet from the west side property line. The carport in question was built without permits and this investigation is the result of a citizen complaint. The applicant has since applied for the necessary permit. Upon the initial site visit by staff, it was noted that the accessory structure in the rear yard did not meet the required side setback. The accessory structure in question currently sits 2 feet from the west side property line.

Recommendation: The intent of the 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. There does not appear to be any unique terrain feature inherent to the property where the literal enforcement of the side setback requirements would result in an unnecessary hardship. There are no carports present on the surrounding properties, nor does it appear that carports are prevalent in the neighborhood as a whole. The City South Community Plan does not specifically address carports, however adherence to setbacks are included as an appropriate additional design standard "that would address residential structures located within the district." For these reasons, staff recommends **denial** of the requested variance for the carport.

Accessory structures are common throughout the neighborhood, with many encroaching into the required side setbacks. However, staff believes that the prevalence of accessory structures of questionable legitimacy does not justify the granting of a variance in this case. Staff recommends **denial** of the requested variance for the accessory structure.

Should the Board grant the applicant's request for a variance to the setback required for the accessory structure, the applicant has been made aware of the necessity of the construction of a firewall along the length of the structure. This is a requirement as per International Residential Code for One- and Two-Family Dwellings – Section R302.1: Exterior Walls (Table R302.1).

Project Planner: Jacob Floyd, Planner (210) 207-8318



Laura Lee Way

5 ft Side
Carport Setback

3' - 7" Between Existing Carport
and Side Property Line

Existing Carport
(35'W x 23'D)

Existing Residence

2' - 0" Between Existing Accessory
Structure and Side Property Line

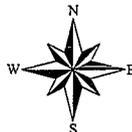
Existing
Accessory
Structure

Lot 8 - Block 002
NCB 13600

Utility R-o-W

Board of Adjustment

Plot Plan for
Case A-09-007



Scale: 1" approx. = 20'
Council District 3

3118 Laura Lee Way

Planning and Development Services Dept
City of San Antonio
(11/20/2008 - E Hart)

Board of Adjustment - Case No. A-09-007

December 15, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 15, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Lola M. Roberts
Lot 8, Block 2, NCB 13600
3118 Laura Lee Way
Zoned: “R-6” Residential Single-Family District

The applicant is requesting 1) a 1-foot, 5-inch variance from the requirement that a minimum 5-foot side setback be maintained in “R-6” zoning districts, in order to keep an existing carport 3 feet, 7 inches from the west side property line and 2) a 3-foot variance from the requirement that accessory structures be set back a minimum of 5 feet from a side property line, in order to keep an existing accessory structure 2 feet from the west 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.

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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-09-007

NEIGHBORHOOD AND URBAN DESIGN DIVISION
BOARD OF ADJUSTMENT CASE REVIEW FORM

CASE INFORMATION

Case #: A-09-007

Property Address: 3118 Laura Lee Way

Zoning: R-6

Hearing Date: 15 December 2008

Type / Scope of BOA Request:

- 1) 1-foot 5-inch variance from the UDC requirement that a carport be setback a minimum of 5-feet front the side property line to allow an existing carport 3-feet 7-inches from the side property line, and
- 2) a 2-foot variance to keep an existing shed 3-feet from the back side property line.

PLANNING PROGRAM / PROJECT OVERLAP

Neighborhood Association: McCreless Meadows Neighborhood Association

Neighborhood or Community Plan: City South Community Plan

Neighborhood Conservation District: n/a

Corridor Overlay District : n/a

ANALYSIS STATEMENT

The subject parcel is designated Urban Living land use in the Community Land Use Plan. Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point.

The Community Plan does not specifically address carports; however, in the Land Use District Standards Section of the Urban Design Chapter of the Plan, setbacks are included as an appropriate additional design standard "that would address residential structures located within the district" (pg. 71).

The requested variance is contrary to the Urban Design recommendations in the Community Plan. In addition, it does not seem that there are any extenuating topographical constraints or similar issues related to the subject parcel for which the literal enforcement of the ordinance would result in unnecessary hardship.

RECOMMENDATION

Recommendation Pending Additional Analysis / Information _____

Support Request _____

Deny Request X

REVIEWER INFORMATION

Neighborhood Planner Reviewing: Andrea Gilles, Sr. Management Analyst

Date Review Completed: 11/20/2008

PLOT PLAN

FOR
BLDG PERMITS

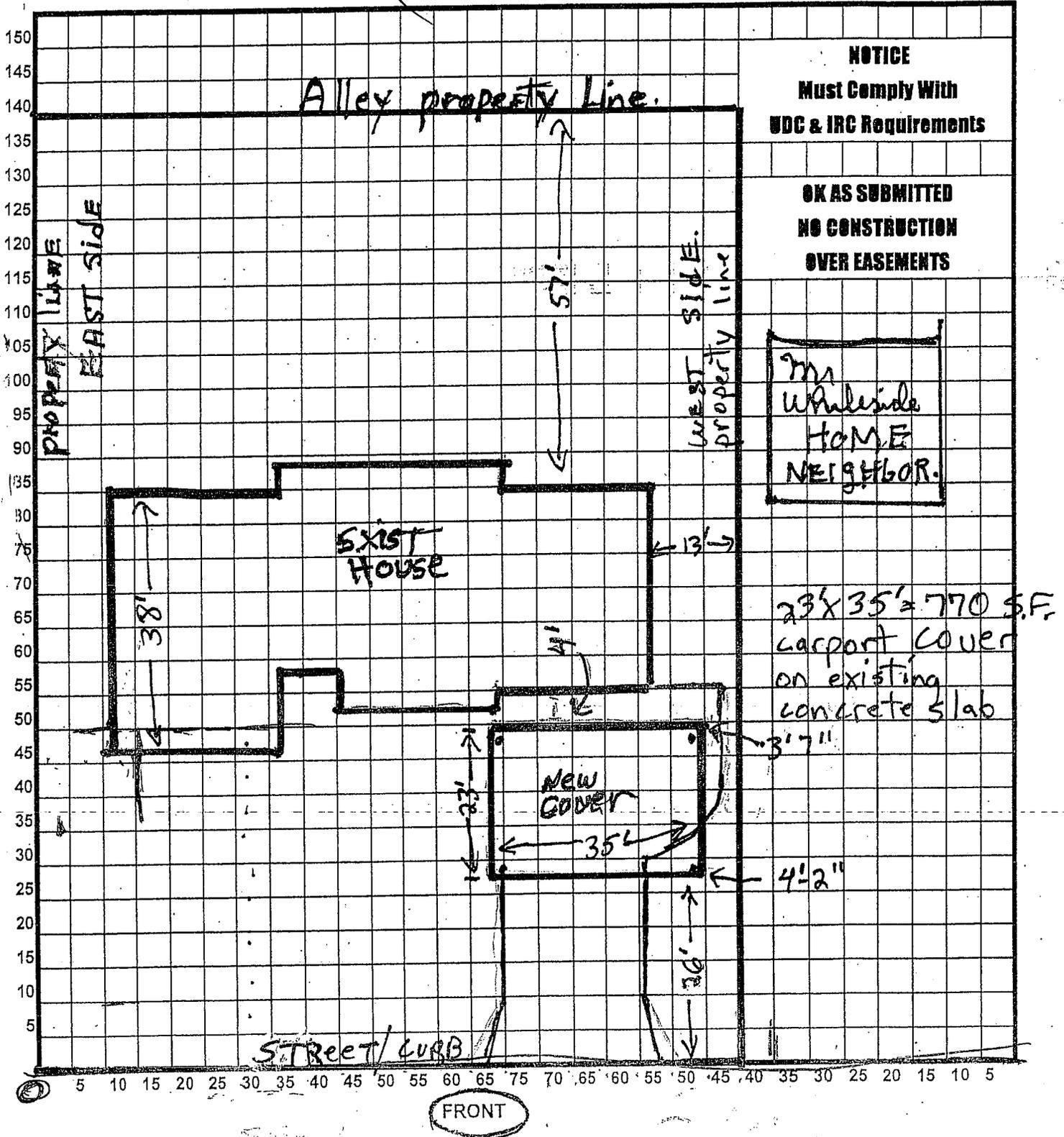
Address 3118 Laura Lee way
S.A. TX - 78223

Lot 8

Block 2

NCB 13600

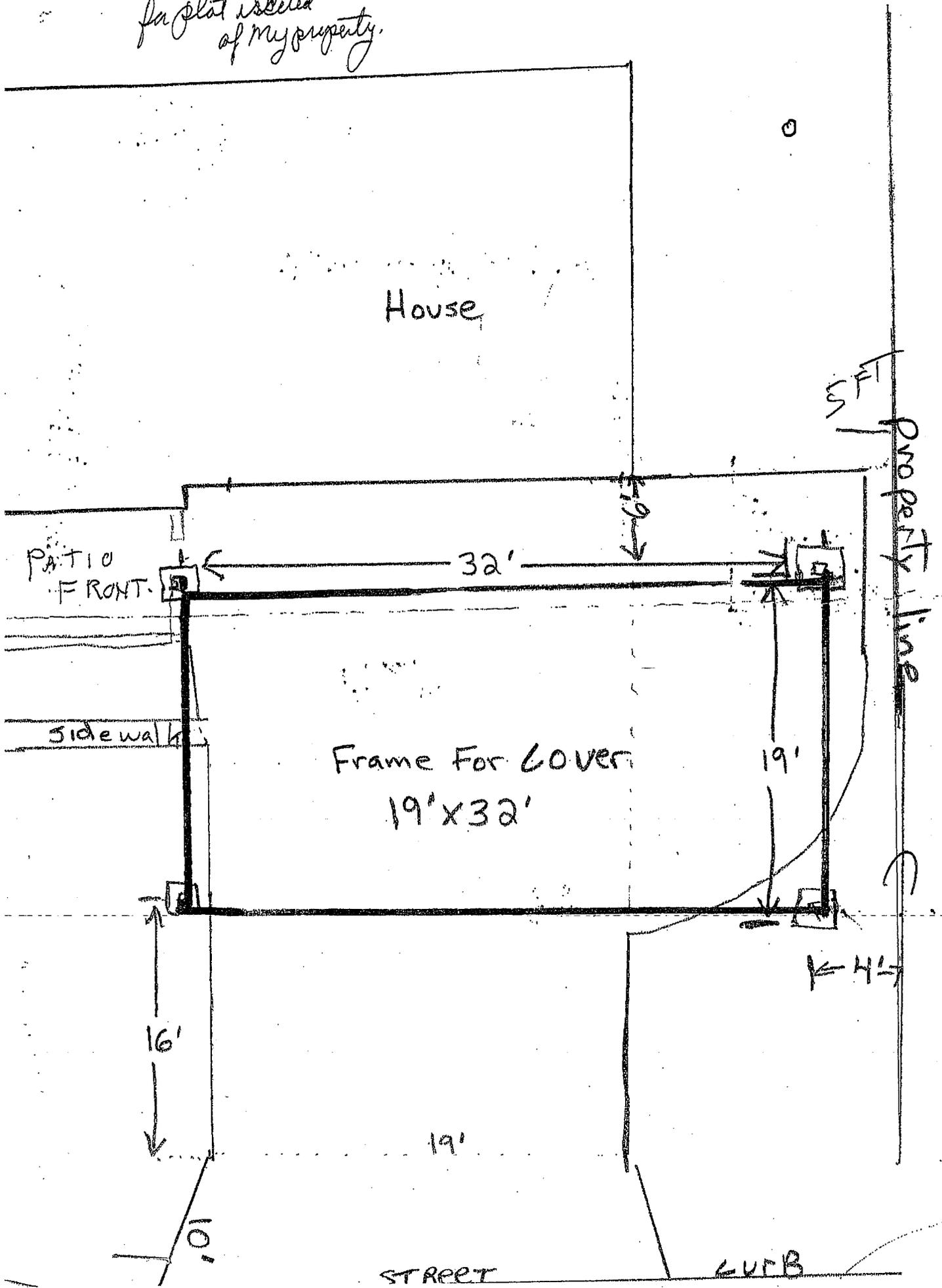
REAR



I certify that the above plot plan shows all improvements on this property

Repair apprai 23118 Laura Lee
for plat issued
of my property.

pg #1

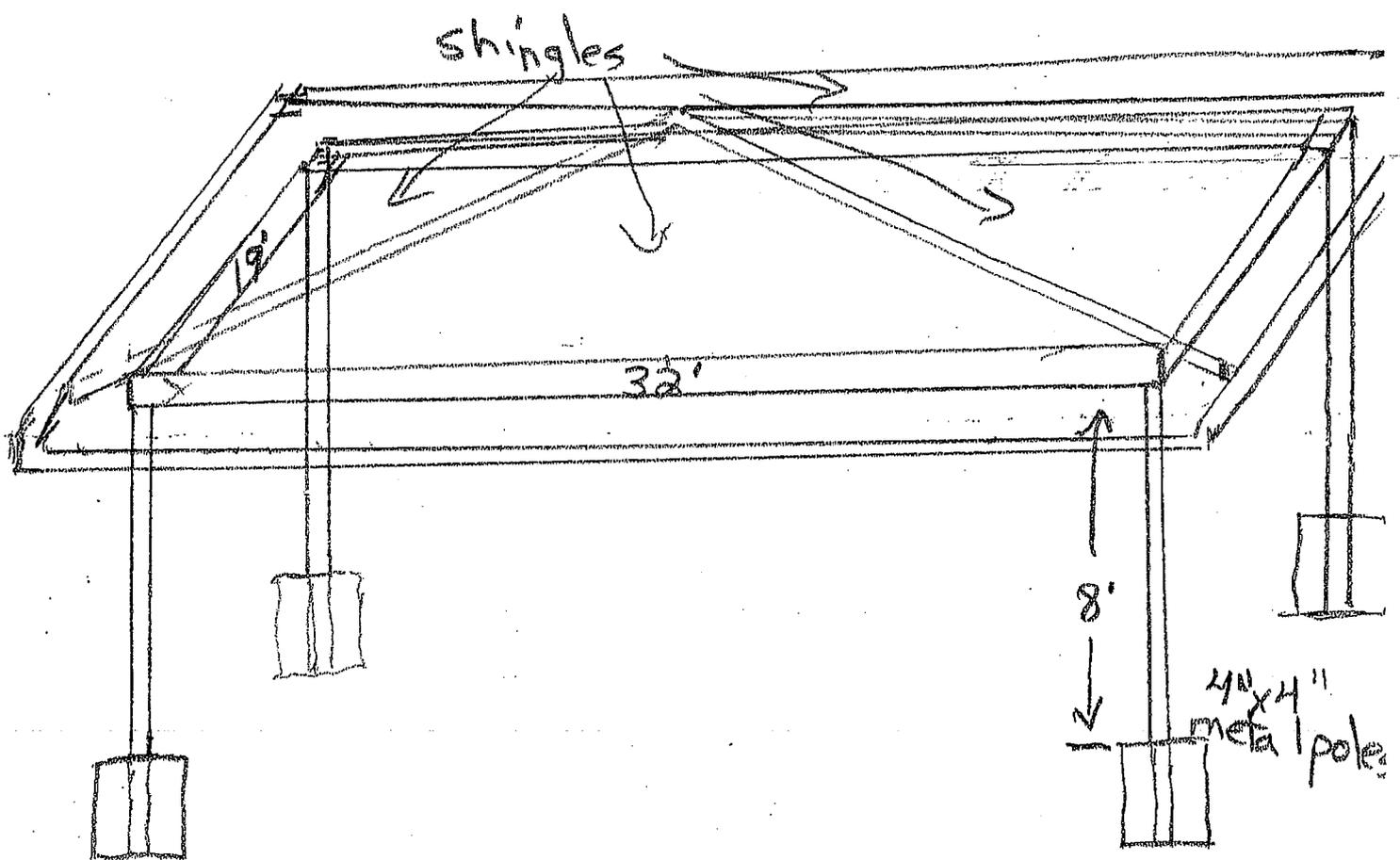


Pg #2

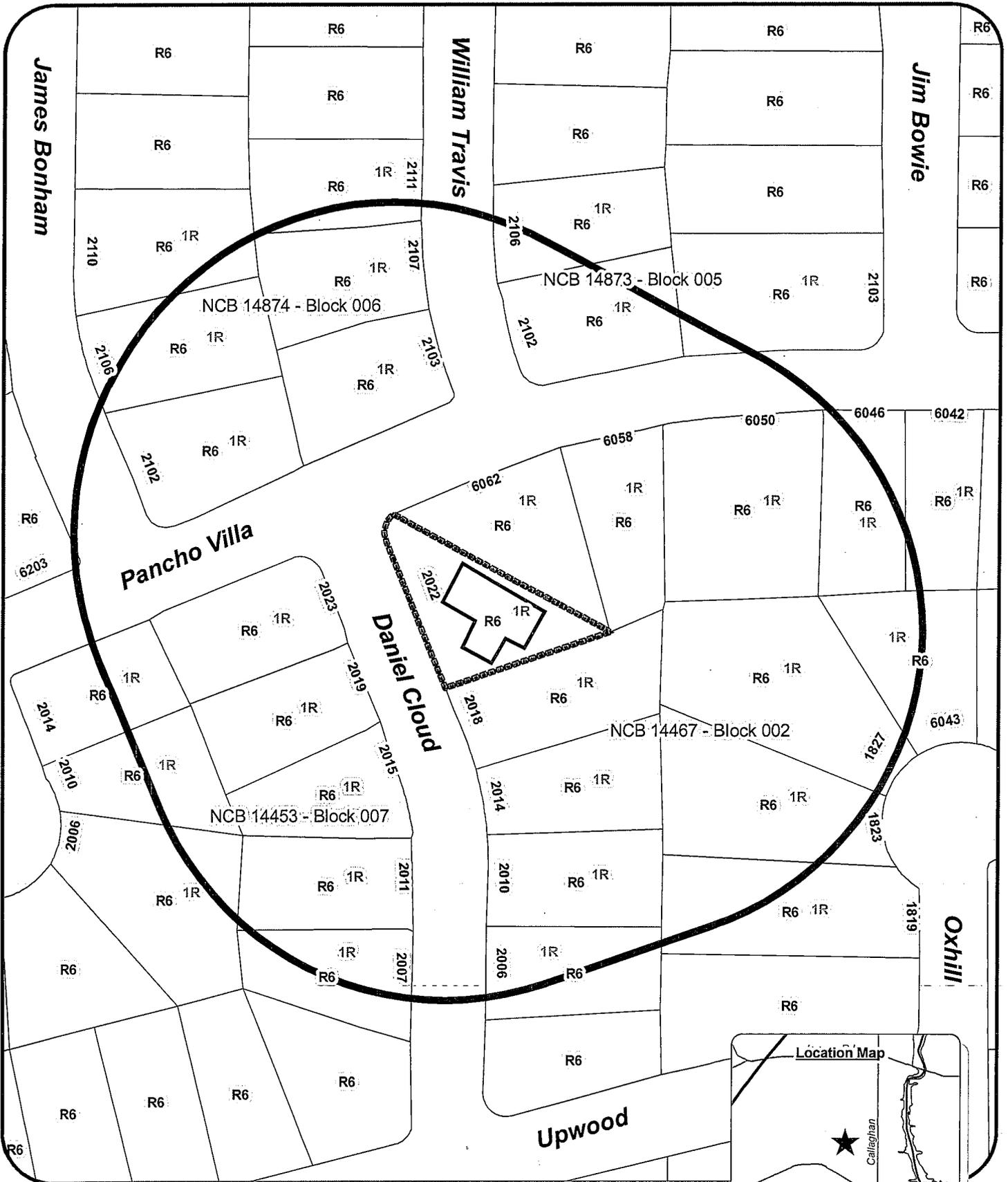
4" x 12" metal Beam Frame

19' x 32'

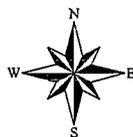
Hip roof.



conc. 18" x 18"
piers
24" deep

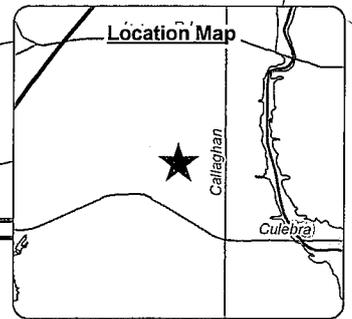


Board of Adjustment
Notification Plan for
Case A-09-013



Legend

- Subject Property
- 200' Notification Buffer
- Scale: 1" approx. = 80'
- Council District 6



City of San Antonio
 Planning and Development Services Department
 (11/07/2008)
 R.R.M.

CASE NO: A-09-013

Board of Adjustment – December 15, 2008

Applicant: Dos Gauchos, L.P.

Owner: Dos Gauchos, L.P.

Request(s): A 12-foot, 6-inch variance from the requirement that a minimum 30-foot platted setback be maintained (recorded in Volume 6800, Page 159 of the Bexar County Land Records), in order to keep a structure 17 feet, 6 inches from the front property line.

Legal Description: Lot 29, Block 2, NCB 14467

Address: 2022 South Daniel Cloud

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

Existing Use: Single-Family Residence

Neigh. Assoc: None

Neigh. Plan: None

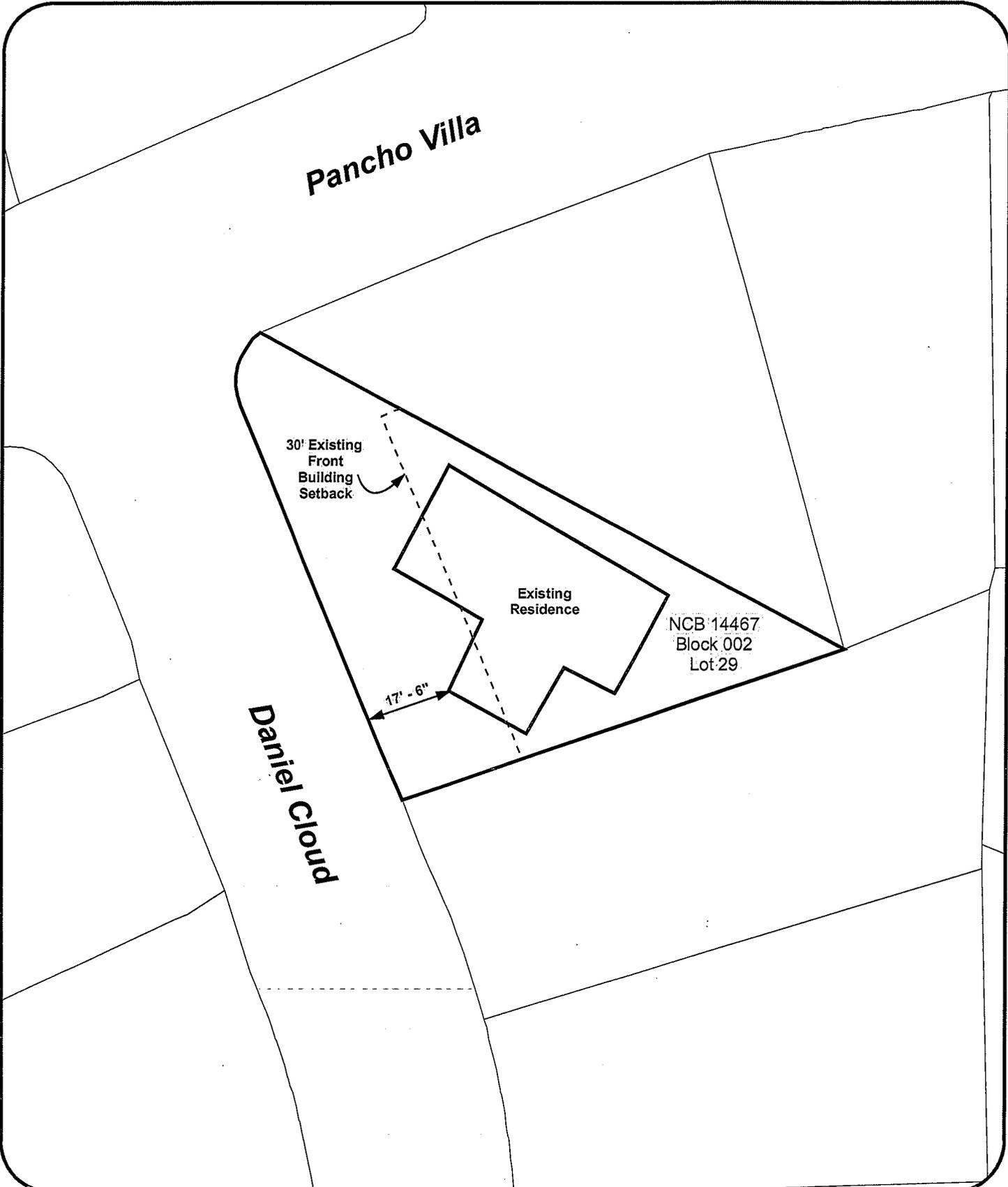
Section of the City Code from which the variance is requested:

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 at the intersection of Daniel Cloud and Pancho Villa. The subject property is zoned R-6 and is occupied by a single-family residence. R-6 zoning completely surrounds the subject property, with the surrounding uses being single-family residences. The applicant is seeking a variance in order to keep an existing structure that encroaches into the platted front setback. The structure was built in 2005, and it appears that the proper permits were obtained prior to construction. According to the applicant, the setback encroachment was brought to his attention by a realty company. Said company informed the applicant that due diligence must be conducted prior to listing the house for sale, which would include attempting to obtain a variance from the platted setbacks.

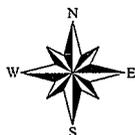
Recommendation: The intent of the front setback requirements are to allow for air flow, light penetration, neighborhood uniformity, to prevent the overcrowding of lots, and to maintain a reasonable amount of open space that is desired in single-family residential neighborhoods. In this case, it appears that the subject property was platted in an unusual manner, creating a triangular shape that is unique to the block-face on which it sits. It seems that the development of a structure similar in scale to the surrounding structures could not take place if the front platted setback were to be enforced. Staff believes that, in this case, due to the irregular lot shape and size, that the literal enforcement of the platted front setback would create place an undue hardship on the property owner. Also, this hardship does not appear to have been self created in that the property was legally replatted in March of 1972 thus, legitimizing the irregular lot shape. Staff therefore recommends approval of the requested variance.

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



Board of Adjustment

Plot Plan for
Case A-09-013



Scale: 1" approx. = 30'
Council District 6

2022 Daniel Cloud

City of San Antonio
Planning and Development Services Department
(11/25/2008)
R.R.M.

Board of Adjustment - Case No. A-09-013

December 15, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 15, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant- Dos Gauchos, L.P.
Lot 29, Block 2, NCB 14467
2022 South Daniel Cloud
Zoned: "R-6" Residential Single-Family District

The applicant is requesting a 12-foot, 6-inch variance from the requirement that a minimum 30-foot platted front setback be maintained (recorded in Volume 6800, Page 159 of the Bexar County Land Records), in order to keep a structure 17 feet, 6 inches 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.

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: _____

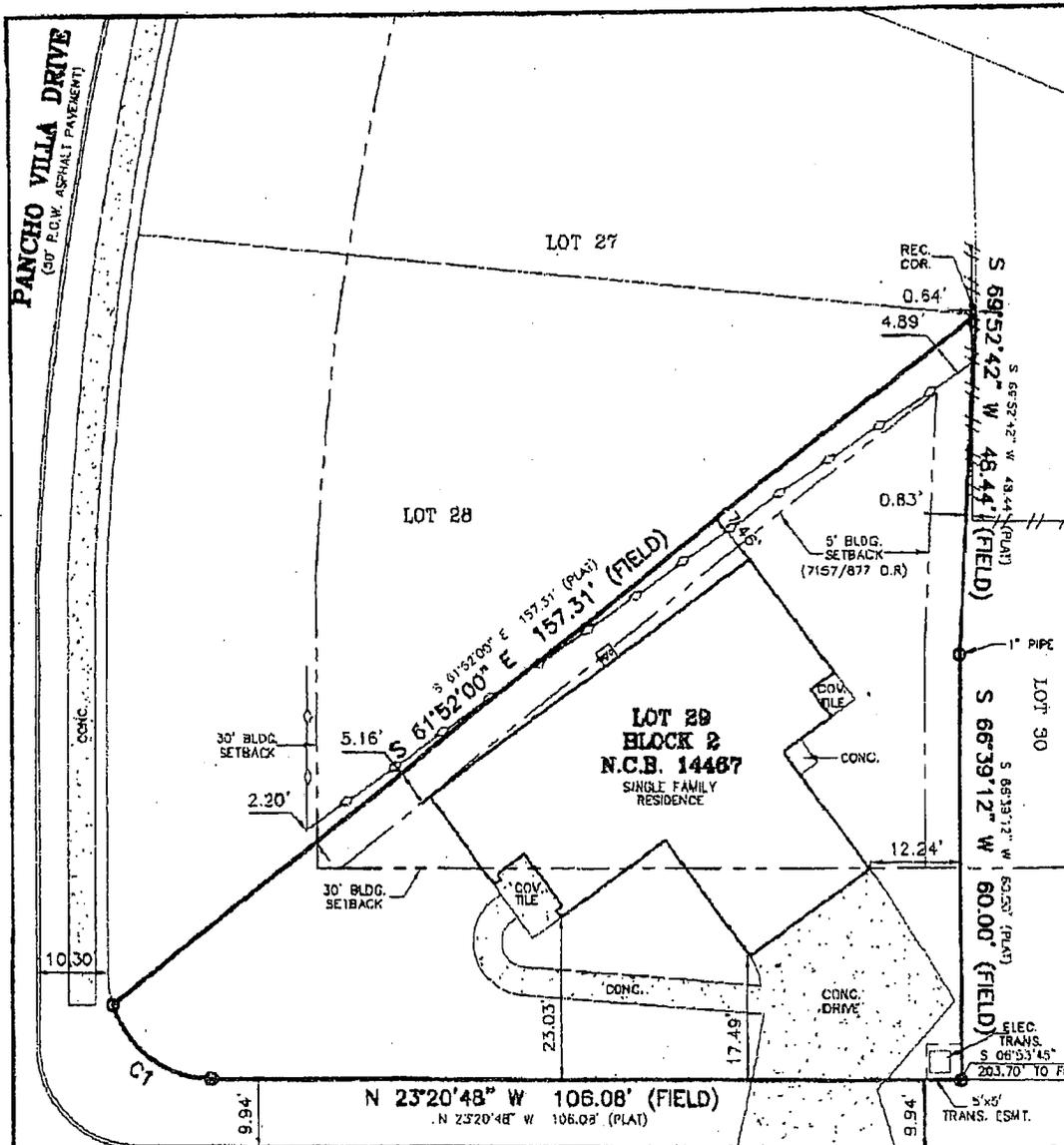
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-09-013

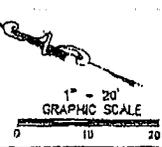


DANIEL CLOUD STREET
 (50' R.O.W. ASPHALT PAVEMENT)
 (PLATTED AS: DANIEL CLOUD DRIVE)
 (51' SIGN: DANIEL CLOUD DR.)

LEGEND:

—+— WOOD FENCE	⊙ POWER POLE
—x— CHAIN LINK FENCE	⊕ FIRE HYDRANT
—x— BARBED WIRE FENCE	⊙ FND 1" IRON ROD
⊕ WROUGHT IRON FENCE	⊙ 1/2" IR TO BE SET
⊕ FND FENCE POST	⊗ SET "X" ON CONC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	15.00'	18.88'	17.65'



BUYER: ANTONIO ROMO, SANDY ROMO		ADDRESS: 2022 DANIEL-CLOUD STREET
TITLE COMPANY: FIDELITY NATIONAL TITLE		G.F. NO.: 08-410C50.39
LOT: 29	BLOCK: 2	N.C.B.: 14467
SUBDIVISION: ALAMO HILLS, UNIT-3		
CITY: SAN ANTONIO	COUNTY: BEXAR	STATE: TEXAS
PLAT RECORDED IN: VOLUME 6800, PAGE 159 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOLUME	PAGE	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 7157	PAGE 822	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME	PAGE	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME	PAGE	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME	PAGE	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME	PAGE	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

SOUTH CENTRAL SURVEYORS OF TEXAS

P.O. BOX 100442
 SAN ANTONIO, TEXAS 78201
 PHONE: 210-534-6700
 FAX: 210-534-8673

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
 2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSURED.
 4) SET PINS WITH 1/2" CAP TO BE COMPLETED AFTER RECEIPT OF FINAL PAYMENT.

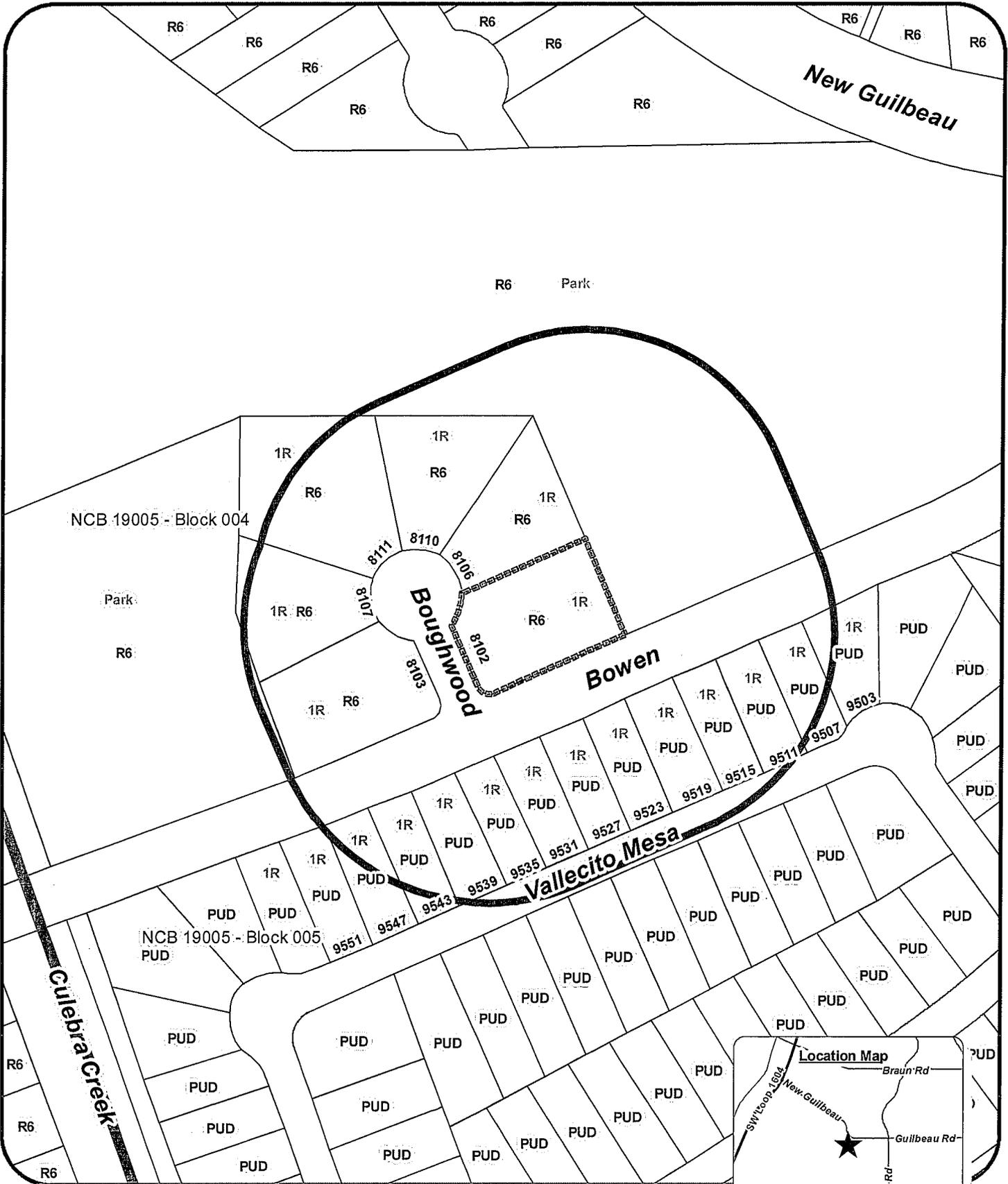


STATE OF TEXAS
 COUNTY OF BEXAR

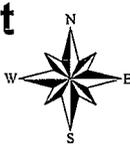
I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS ACCORDING TO AN ABOVE GROUND SURVEY OF THE PROPERTY DONE UNDER MY SUPERVISION ON THIS, THE 29TH DAY OF OCTOBER 2008 A.D.

Peter Aguirre
 PETER A. AGUIRRE, R.P.L.S. 5484

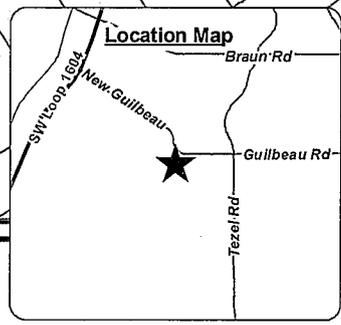
DRAWN BY: G.F.	JOB NO: 8-3718-003	FIELD WORK COMP.: OCTOBER 28, 2008
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Board of Adjustment
Notification Plan for
Case A-09-015



Legend
 Subject Property 
 200' Notification Buffer 



Scale: 1" approx. = 120'
 City of San Antonio
 Planning & Development Services Dept.
 (11/26/2008) - PH

CASE NO: A-09-015

Board of Adjustment – December 15, 2008

Applicant: Rodney D. Miller
Owner: Rodney D. Miller
Request(s): A 5-foot variance from the requirement that side and rear-yard fences shall not exceed 6 feet in height, in order to keep an existing 11-foot tall side and rear yard fence.
Legal Description: Lot 7, Block 4, NCB 19005
Address: 8102 Boughwood
Zoning: "R-6" Residential Single-Family District
Existing Use: Single-Family Residence
Neigh. Assoc: None
Neigh. Plan: None

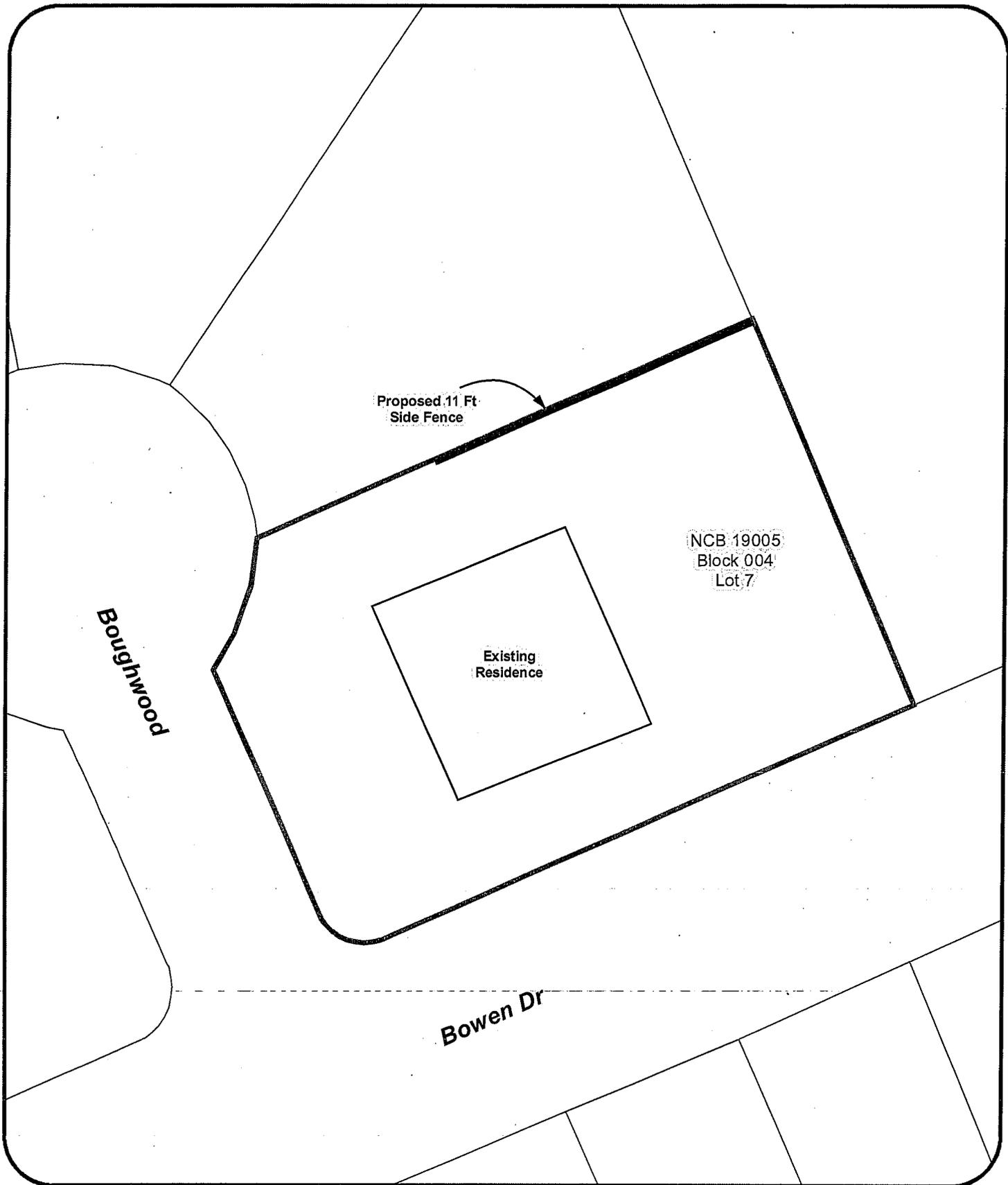
Section of the City Code from which the variance is requested:

35-514 Fences: The maximum height for side and rear-yard solid screen fences shall not exceed 6 feet in height.

Background: The property is located at the intersection of Boughwood and Bowen Drive. The subject property is zoned R-6 and is occupied by a single-family residence. R-6 zoning surrounds the subject property, with the surrounding uses being primarily single-family residences. A park sits adjacent to the subject property to the east, and is also zoned R-6. The applicant is seeking a variance in order to keep an existing 11-foot tall side and rear yard fence. No permits were obtained for the construction of said fence. The investigation was initiated by a citizen complaint.

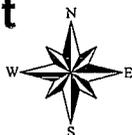
Recommendation: The intent of the maximum fence height requirement in front yards is to allow property owners to screen and secure their property while also maintaining openness, air flow, light penetration, neighborhood uniformity and safe visual clearance. There does not appear to be any unique terrain feature inherent to the property where the literal enforcement of the fence height requirements in side and rear-yards would result in an unnecessary hardship. The fence in question was constructed without permits. The applicant has not demonstrated that a physical or topographical hardship exists, and points out that the fence was erected to remedy a dispute with a neighbor. Staff recommends **denial** of the requested variance.

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



Board of Adjustment

Plot Plan for
Case A-09-015



Scale: 1" approx. = 30'
Council District 6

8102 Boughwood

City of San Antonio
Planning & Development Services Dept.
(12/05/2008) - PH

Board of Adjustment - Case No. A-09-015

December 15, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 15, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Rodney D. Miller
Lot 7, Block 4, NCB 19005
8102 Boughwood
Zoned: “R-6” Residential Single-Family District

The applicant is requesting a 5-foot variance from the requirement that side and rear yard fences shall not exceed 6 feet in height, in order to keep an existing 11-foot tall side and rear 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-09-015

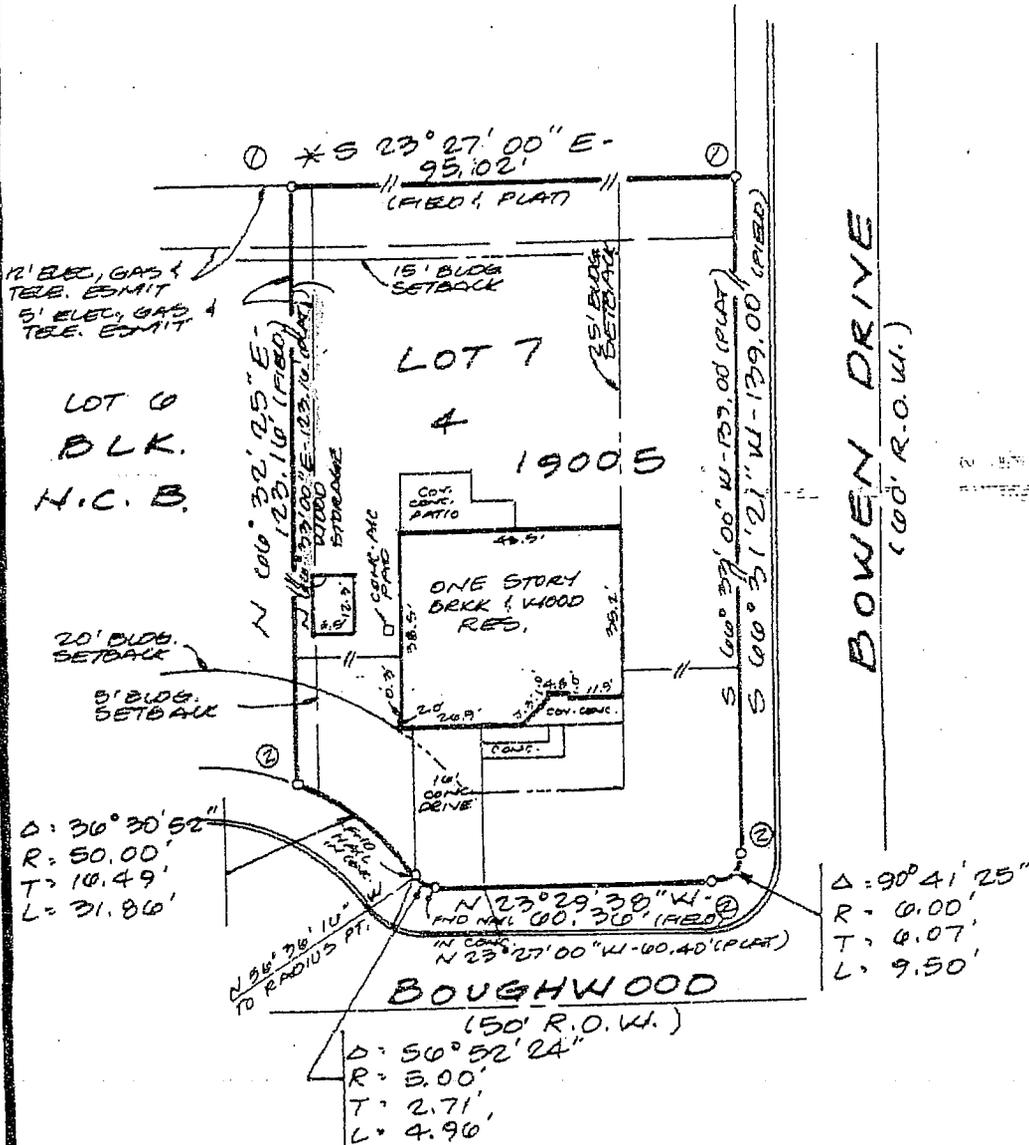
THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, DALLAS, TEXAS; FLOOD BOUNDARY MAP NUMBER 4401000400E AS DATED FEB. 14, 1974

① = FOUND IRON BAR

② = SET IRON BAR

* = REFERENCE BEARING FROM SUBDIVISION PLAT (SEE TITLE). ALL OTHER BEARINGS ARE RELATIVE TO THIS BEARING.

NORTH
SCALE: 1"=50'



AREA: 0.308 ACRE
(13,424 SQUARE FEET)

SURVEY OF
LOT 7, BLOCK 4
NEW CITY BLOCK 19005
NEW TERRITORIES
UNIT 1A
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

WE, SINCLAIR & ASSOC., INC. HAVE MADE A SURVEY OF THE FOREGOING PROPERTY AND WE CERTIFY THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCUMBRANCES EXCEPT AS SHOWN.

BY: *Lehuell T. Sinclair*
LEHUEL T. SINCLAIR
PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: OCTOBER 27, 1998

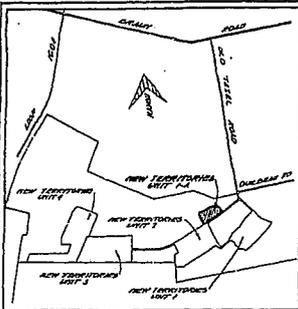


PLAT REFERENCE: VOL. 8000 PG. 77
DEED REFERENCE: VOL. 3090 PG. 818
DEED REFERENCE: VOL. 3040 PG. 1851
DEED REFERENCE: VOL. 2410 PG. 440

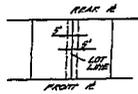
BUYER: RODNEY D. MILLER
ADDRESS: 8102 BOUGHWOOD
G.F. NO. 43005325-099JAC

S

SINCLAIR & ASSOC., INC.
8028 VANTAGE ST. 228
SAN ANTONIO, TEXAS 78230
210-341-4518
5986340



LOCATION MAP



TYPICAL SIDE LOT LINE EASEMENTS

SUBDIVISION PLAT OF NEW TERRITORIES UNIT 1-A

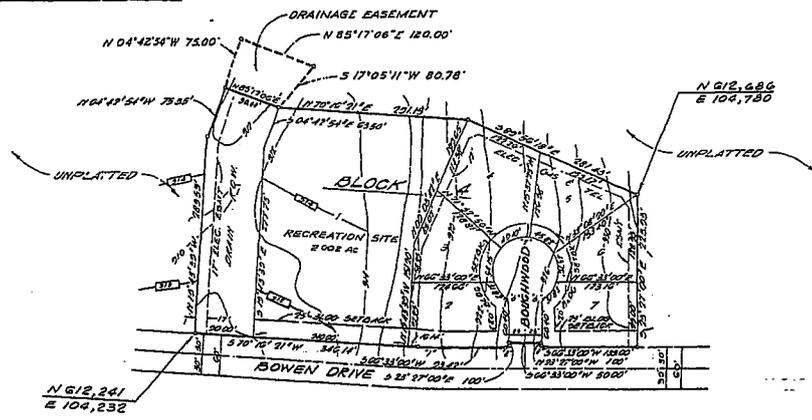
BEING 4.847 ACRES OUT OF THE DOMINGO PERRY SURVEY IN 120 ABSTRACT IN 318 COUNTY BLOCK IN 4471, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED
MARSHALL COPPELAND
 OWNER SAM G. PARNES, VICE - PRES

STATE OF TEXAS
 COUNTY OF BEXAR
 I, **SAM G. PARNES**, REGISTERED PROFESSIONAL SURVEYOR, BEING ONE OF THE OWNERS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADOPTING THIS PLAT AS THE SAME HAS BEEN PREPARED AND CONSIDERED BY ME, HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECT AND THAT I AM A DULY LICENSED SURVEYOR UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF November A.D. 1978
 STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE, AND TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.
Walter H. ...
 REGISTERED PROFESSIONAL ENGINEER
 SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF November A.D. 1978
 STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT I AM A DULY LICENSED SURVEYOR UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF November A.D. 1978
 STATE OF TEXAS
 COUNTY OF BEXAR
 THE PLAT OF **NEW TERRITORIES UNIT 1-A** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS 17 DAY OF November A.D. 1978
 BY **Marjorie ...**
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR
 I, **...** COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 17 DAY OF November A.D. 1978 AT ... M AND DULY RECORDED IN THE BOOK OF SAID COUNTY, IN BOOK NO. ... ON PAGE ...
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 17 DAY OF November A.D. 1978
 COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY ... DEPUTY

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS STREET AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATING THE LATERALS AND SERVICE LINES FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE INCLUDING THE PUBLIC UTILITIES OF THIS PLAT TO ELECTRIC, GAS, AND TELEPHONE UTILITIES. THESE LATERALS AND SERVICE LINES SHALL BE LOCATED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO'S CITY ENGINEERING DEPARTMENT'S "STANDARD SPECIFICATIONS FOR THE DESIGN, INSTALLATION, AND CONSTRUCTION OF STREETS, SIDEWALKS, CURBS, GUTTERS, DRAINAGE, AND UTILITIES" WHICH ARE ADOPTED BY THE CITY OF SAN ANTONIO'S CITY ENGINEERING DEPARTMENT. THE CITY OF SAN ANTONIO'S CITY ENGINEERING DEPARTMENT'S "STANDARD SPECIFICATIONS FOR THE DESIGN, INSTALLATION, AND CONSTRUCTION OF STREETS, SIDEWALKS, CURBS, GUTTERS, DRAINAGE, AND UTILITIES" SHALL BE APPLIED TO THIS PLAT AND SHALL BE A PART OF THE INSTRUMENTS WHICH CONSTITUTE THIS PLAT. THE CITY OF SAN ANTONIO'S CITY ENGINEERING DEPARTMENT'S "STANDARD SPECIFICATIONS FOR THE DESIGN, INSTALLATION, AND CONSTRUCTION OF STREETS, SIDEWALKS, CURBS, GUTTERS, DRAINAGE, AND UTILITIES" SHALL BE APPLIED TO THIS PLAT AND SHALL BE A PART OF THE INSTRUMENTS WHICH CONSTITUTE THIS PLAT.



LEGEND:
 EXISTING CONTOUR ——— 914
 FINISHED CONTOUR ——— 922

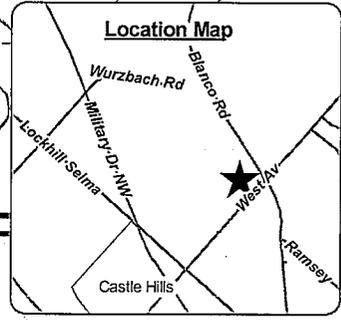
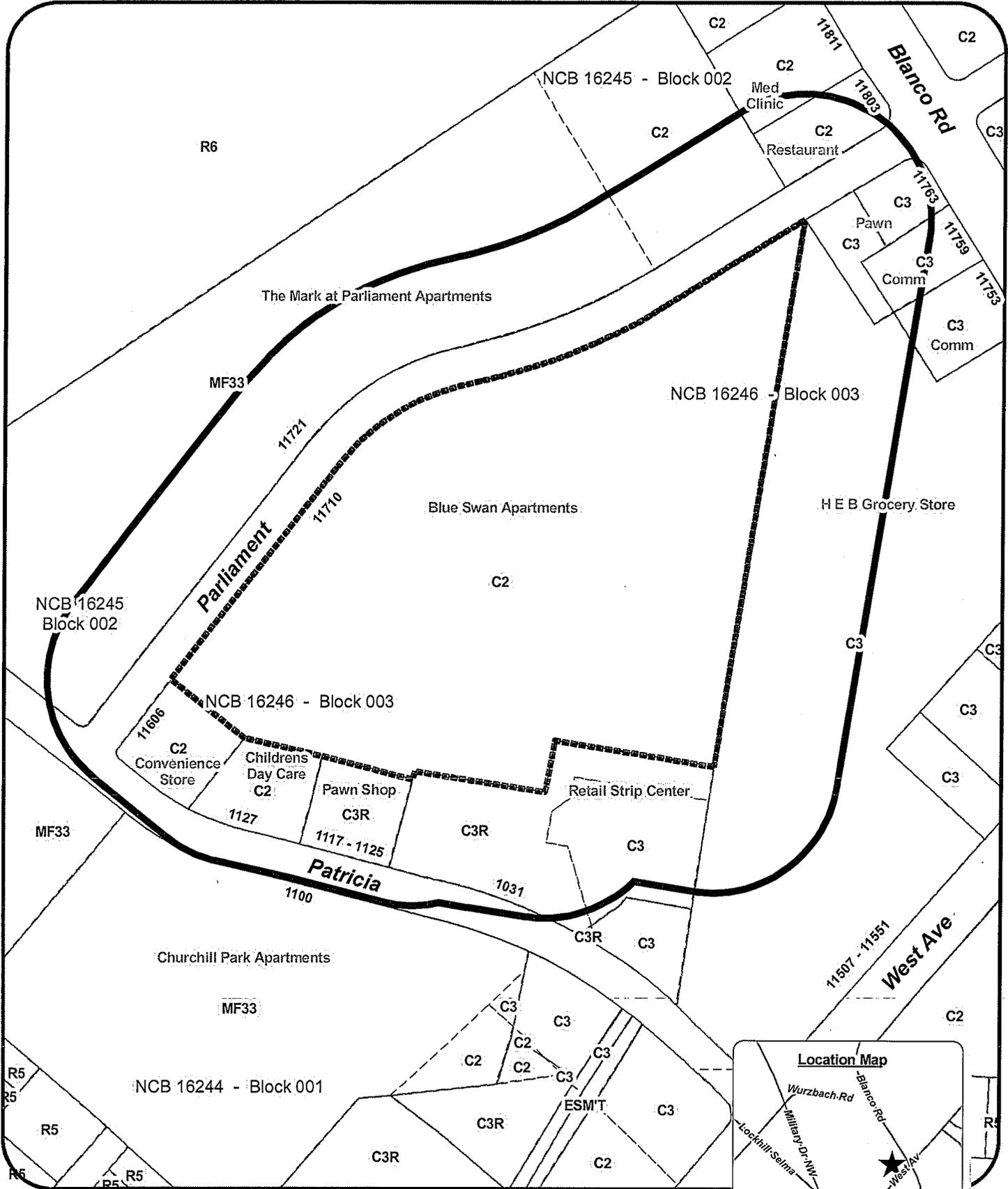
CURVE DATA			
NO.	CHORD	DELTA	LENGTH
1	200.00	100.00	314.16
2	200.00	100.00	314.16
3	200.00	100.00	314.16
4	200.00	100.00	314.16

ROTATE 0°54'00" CLOCKWISE TO CORRESPOND TO "X" - "Y" COORDINATES

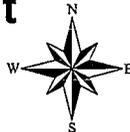
Filed for record 27 March A. D. 19 79 at 2:47 o'clock P. M.
 Recorded & Indexed April A. D. 19 79 at 2:02 o'clock P. M.
ROBERT D. GREEN
 County Clerk, Bexar County, Texas
 BY ... Deputy

MAGINA, BOSE, COPELAND & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 SAN ANTONIO, TEXAS
 19238





Board of Adjustment
Notification Plan for
Case A-09-016



Legend
 Subject Property [dashed line symbol]
 200' Notification Buffer [thick black line symbol]
 Scale: 1" approx. = 200'
 Council District 5

CASE NO: A-09-016

Board of Adjustment – December 15, 2008

Applicant: Cottonwood Blue Swan H, LLC

Owner: Cottonwood Blue Swan H, LLC

Request(s): A 2-foot variance from the requirement that a minimum 25-foot platted setback be maintained (recorded in Volume 7100, Page 22 of the Bexar County Land Records) in order to keep an existing structure 23 feet from the front property line.

Legal Description: The Northeast Irregular 873.87 Feet of Lot 2, Block 3, NCB 16246

Address: 11710 Parliament Drive

Zoning: "C-2" Commercial District

Existing Use: Multi-Family Residences

Neigh. Assoc: None

Neigh. Plan: None

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

35-310 (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 subject property is located on the city's north side; surrounded by a mixture of mixed commercial and multi-family residential uses. The property is zoned "C-2" and is occupied by multi-family residences. The subject property was previously zoned "B-2" Business District, which allowed multi-family uses. Multi-family residential uses are present to the north across Parliament Drive and to the south across Patricia, while commercial uses abut the property to the south along Patricia. The applicant is seeking a variance in order to keep existing multi-family residential structures that encroach into the platted setback. The platted front setback was established July 20, 1973. The buildings were built subsequent to the platting of this parcel, with the buildings errantly encroaching slightly into the platted front setback.

Recommendation: The intent of the front setback requirements are to allow for air flow, light penetration, safe visual clearance and neighborhood uniformity. The subject property is currently zoned "C-2" which would not require a front setback, if not for the platted setback. The property across Parliament Drive, also occupied by multi-family residences, appears to be set back a distance similar to the structures in question. Staff does not believe that the granting of this variance would alter the essential character of the neighborhood, due to the inconsiderable nature of the request and the fact that the encroachment has existed from the time the apartment complex opened. Furthermore, it does not appear that the granting of this variance would create a hindrance to the vision of drivers or pedestrians along this portion of Parliament Drive. Staff recommends **approval** of the requested variance.

Project Planner: Jacob Floyd, Planner (210) 207-8318

Existing
Mark at Parliament Apartments

Parliament

2' - 0" Setback
Encroachment

0' - 6" Setback
Encroachment

Existing
Blue Swan Apartments

Existing
Blue Swan Apartments

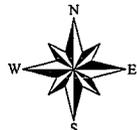
Existing
Blue Swan Apartments

25' Building Setback

25' Building Setback

Lot 2 - Block 003
NCB 16246

Board of Adjustment
Plot Plan for
Case A-09-016



Scale: 1" approx. = 50'
Council District 9

11710 Parliament

Planning and Development Services Dept
City of San Antonio
(12/02/2008 - E Hart)

Board of Adjustment - Case No. A-09-016

December 15, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 15, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Cottonwood Blue Swan H, LLC
Lot 2, Block 3, NCB 16246
11710 Parliament Drive
Zoned: “C-2” Commercial District

The applicant is requesting a 2-foot variance from the requirement that a minimum 25-foot platted setback be maintained (recorded in Volume 7100, Page 22 of the Bexar County Land Records) in order to keep an existing structure 23 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.

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: _____

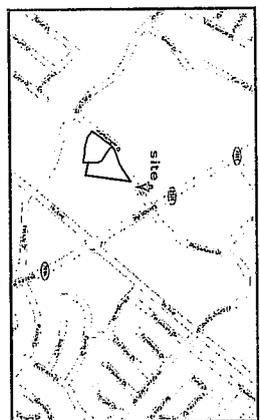
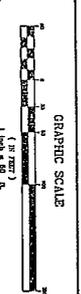
Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

() In Favor/A Favor

() In Opposition/En Oposicion

Comments/Comentarios: _____

A-09-016



- LEGEND**
- 1. EXISTING BUILDINGS
 - 2. EXISTING DRIVEWAYS
 - 3. EXISTING DRIVEWAYS
 - 4. EXISTING DRIVEWAYS
 - 5. EXISTING DRIVEWAYS
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 - 100. EXISTING DRIVEWAYS

FLOOD NOTE:

1. FLOOD ZONE MAPS ARE AVAILABLE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AT 400 AND PENNSYLVANIA AVENUE, WASHINGTON, D.C. 20543.

2. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

3. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF AGRICULTURE (TDA) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

4. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF COMMUNITY DEVELOPMENT (TDCD) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

5. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF HEALTH SERVICES (TDHS) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

6. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF CRIMINAL JUSTICE (TDCJ) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

7. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF EDUCATION (TDE) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

8. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF ENERGY (TDEI) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

9. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF ENVIRONMENTAL QUALITY (TDEQ) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

10. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF GEOGRAPHIC INFORMATION SYSTEMS (TDGIS) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

11. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF INFORMATION SYSTEMS (TDIS) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

12. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF INSURANCE (TDI) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

13. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF LICENSING (TDL) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

14. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF METEOROLOGY (TDM) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

15. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF NATURAL RESOURCES (TDNR) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

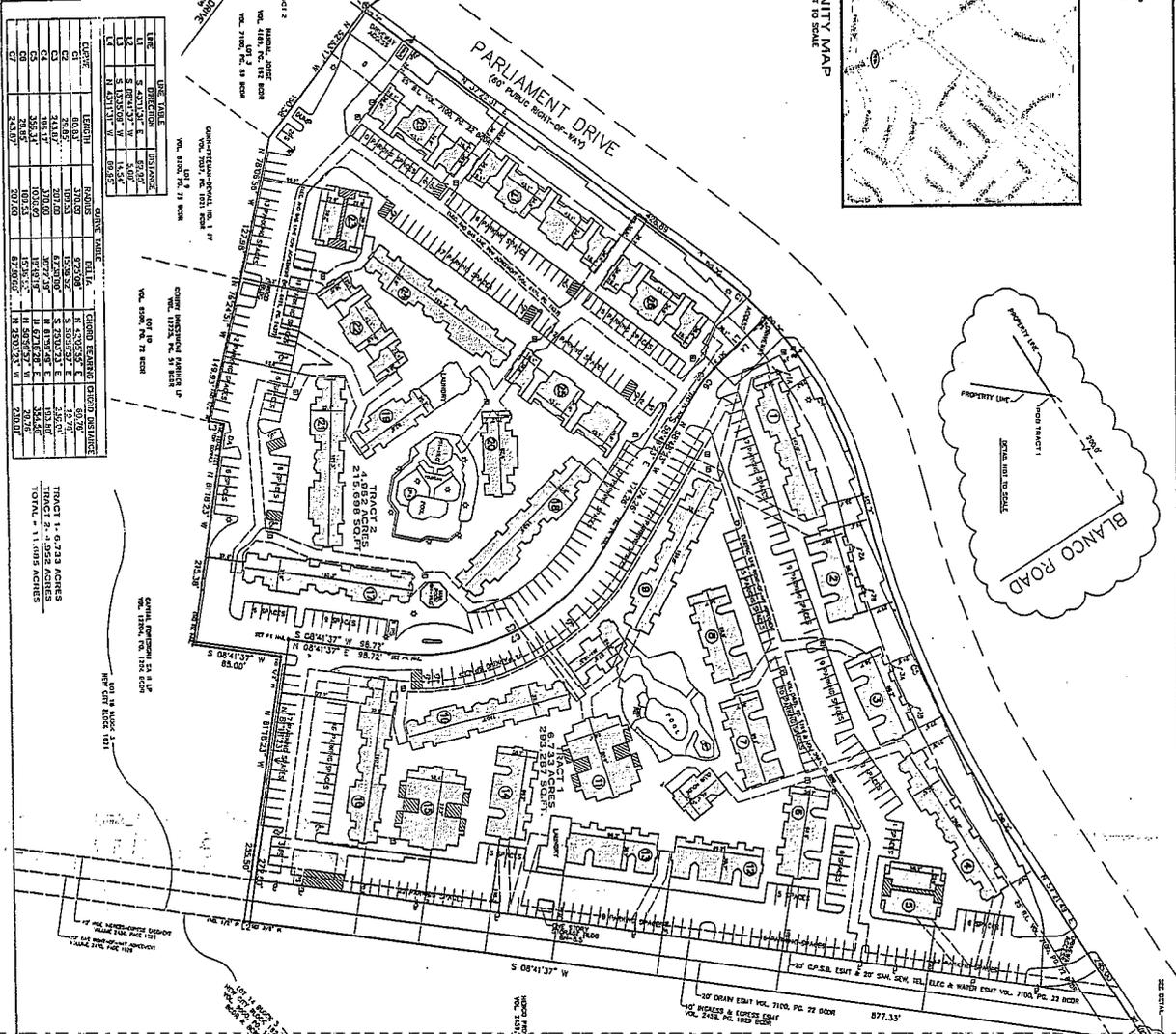
16. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF PUBLIC SAFETY (TDPS) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

17. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF REAL ESTATE (TDR) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

18. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF REVENUE (TDR) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

19. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF SOCIAL SERVICES (TDSS) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.

20. FLOOD ZONE MAPS ARE AVAILABLE FROM THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) AT 1700 WEST WASHINGTON STREET, AUSTIN, TEXAS 78768.



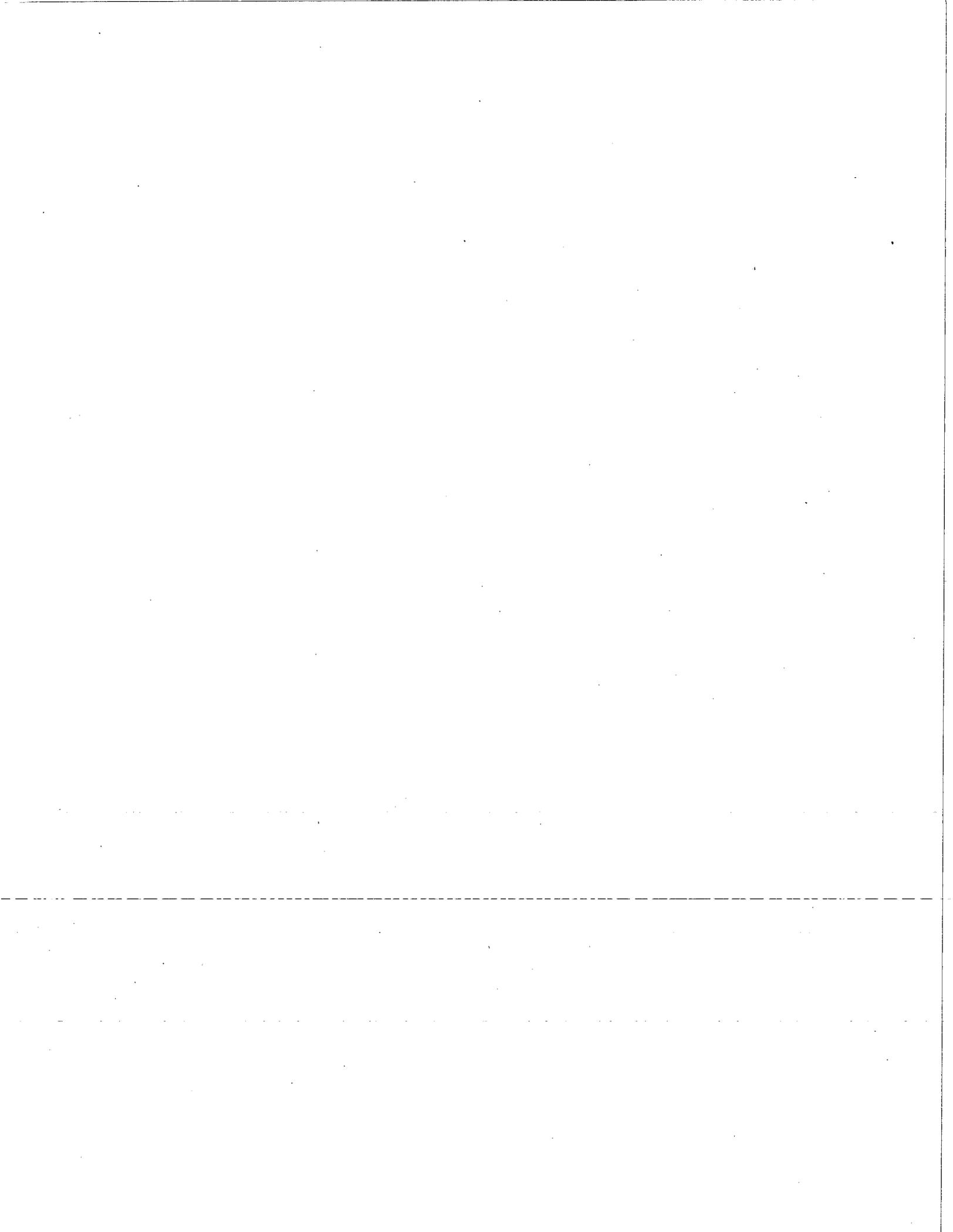
TRACT	AREA (SQ. FT.)	AREA (ACRES)
TRACT 1 - 4,373 ACRES	189,100	4.373
TRACT 2 - 3,982 ACRES	173,000	3.982
TOTAL - 11,405 ACRES	525,000	11.405

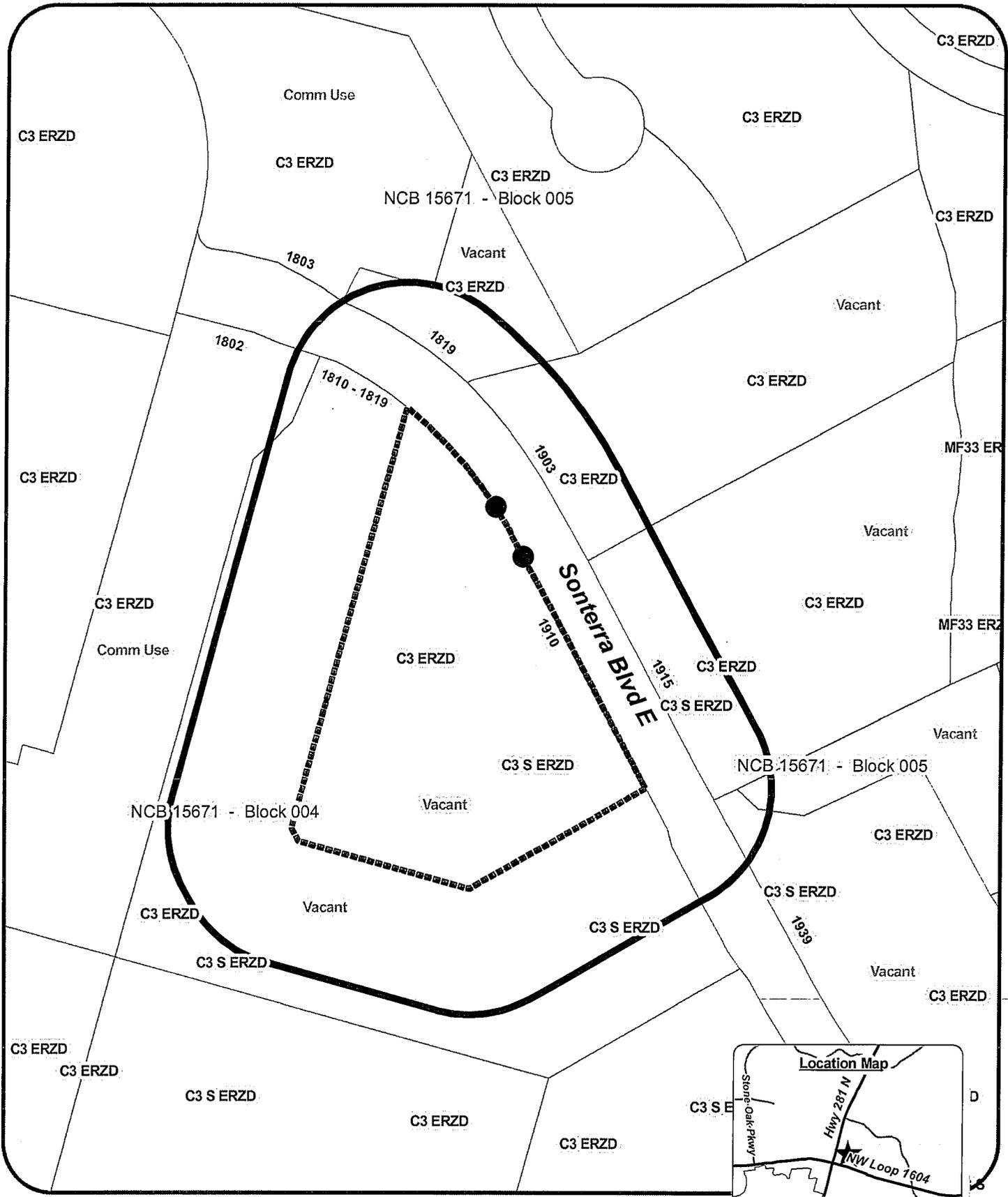
"ALTA/MACSM LAND TITLE SURVEY OF"

BEING A 6.273 ACRE TRACT OF LAND, BEING A PORTION OF LOT 2, BEING A CITY BLOCK 1624E, PARLIAMENT SQUARE SUBDIVISION, ACCORDING TO THE MAP OR PLAN THEREOF, RECORDED IN VOLUME 7100, PAGE 22, DEED AND PLAN RECORDS OF BEXAR COUNTY, TEXAS.

BEING A 4.932 ACRE TRACT OF LAND, BEING A PORTION OF LOT 2, BEING A CITY BLOCK 1624E, PARLIAMENT SQUARE SUBDIVISION, ACCORDING TO THE MAP OR PLAN THEREOF, RECORDED IN VOLUME 7100, PAGE 22, DEED AND PLAN RECORDS OF BEXAR COUNTY, TEXAS.

LANDSCO, L.P.
 11881 Richardson Road, Suite 100, Houston, Texas 77024
 OFFICE (281) 556-1202 FAX (281) 556-1616
 CIRCLE 200 ON CARD





Board of Adjustment
Notification Plan for
Case A-09-017



Legend
 Subject Property [dashed line]
 200' Notification Buffer [thick solid line]
 Scale: 1" approx. = 200'
 Council District 9

CASE NO: A-09-017

Board of Adjustment – December 15, 2008

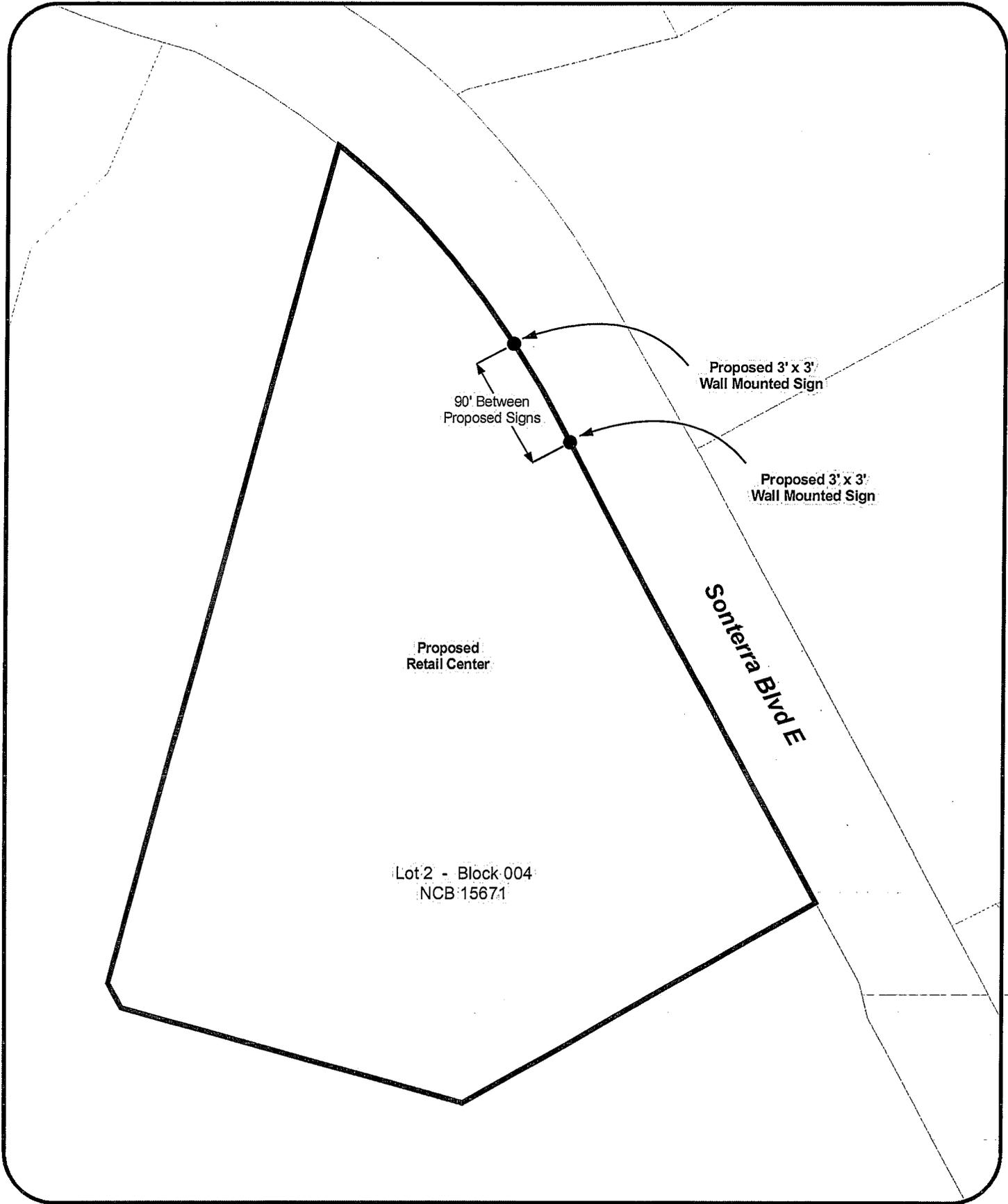
Applicant: Aetna Sign Group, Inc.
Owner: Santikos Legacy, Ltd.
Request(s): A 60-foot variance from the requirement that signs be spaced at least 150 feet apart, in order to allow two entry wall signs to be spaced 90 feet apart.
Legal Description: Lot 2, Block 4, NCB 15671
Address: 1723 North Loop 1604 East or 1910 East Sonterra Boulevard
Zoning: "C-3 ERZD" General Commercial Edwards Recharge Zone Overlay District
Existing Use: Vacant
Neigh. Assoc: None
Neigh. Plan: None

Section of the City Code from which these variances are requested:
28-239 (C) (2): One (1) freestanding sign shall be permitted for each one hundred fifty (150) feet of street frontage.

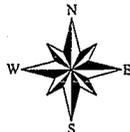
Background: The subject property is located on the city's north side on East Sonterra Boulevard and just north of Loop 1604. Neighboring properties are occupied by commercial uses and vacant property zoned "C-3 ERZD". The subject parcel is part of a larger development, known as "Legacy", located to the south of East Sonterra Boulevard. This development has an existing Sign Master Plan agreement. The spacing variance is to allow for two entry wall signs to be placed at both sides of an entry to the development. The Board of Adjustment approved a similar spacing scheme for eight other signs at four other ingress/egress locations for this development. The developer is intending to amend their Sign Master Plan agreement for this development. The amended Sign Master Plan agreement would include these two entry signs, in addition to, four additional monument signs in exchange for the ability to install a large scale pylon sign.

Recommendation: The 'Legacy Shopping Center', through an existing Sign Master Plan agreement, maintains an innovative and conservative approach to the use of on-premise signage. This Development continues to grow and has conveyed the need for additional sign placements. This variance request is in conjunction with a pending revision to the existing Sign Master Plan that has been accepted by the City. Therefore, staff is recommending **approval** of this variance request.

Chief Sign Inspector: David Simpson (210) 207-8289
Project Planner: Jacob Floyd (210) 207-8318



Board of Adjustment
Plot Plan for
Case A-09-017



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

1910 Sonterra Blvd E

Planning and Development Services Dept
City of San Antonio
(12/02/2008 - E Hart)

Board of Adjustment - Case No. A-09-017

December 15, 2008

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, December 15, 2008** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Aetna Sign Group, Inc.
Lot 2, Block 4, NCB 15671
1723 North Loop 1604 East or 1910 East Sonterra Boulevard
Zoned: “C-3 ERZD” General Commercial Edwards Recharge Zone Overlay District

The applicant is requesting a 60-foot variance from the requirement that signs be spaced at least 150 feet apart, in order to allow two entry wall signs to be spaced 90 feet apart.

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.

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

Name/Nombre: _____ Telephone/Telefono: _____

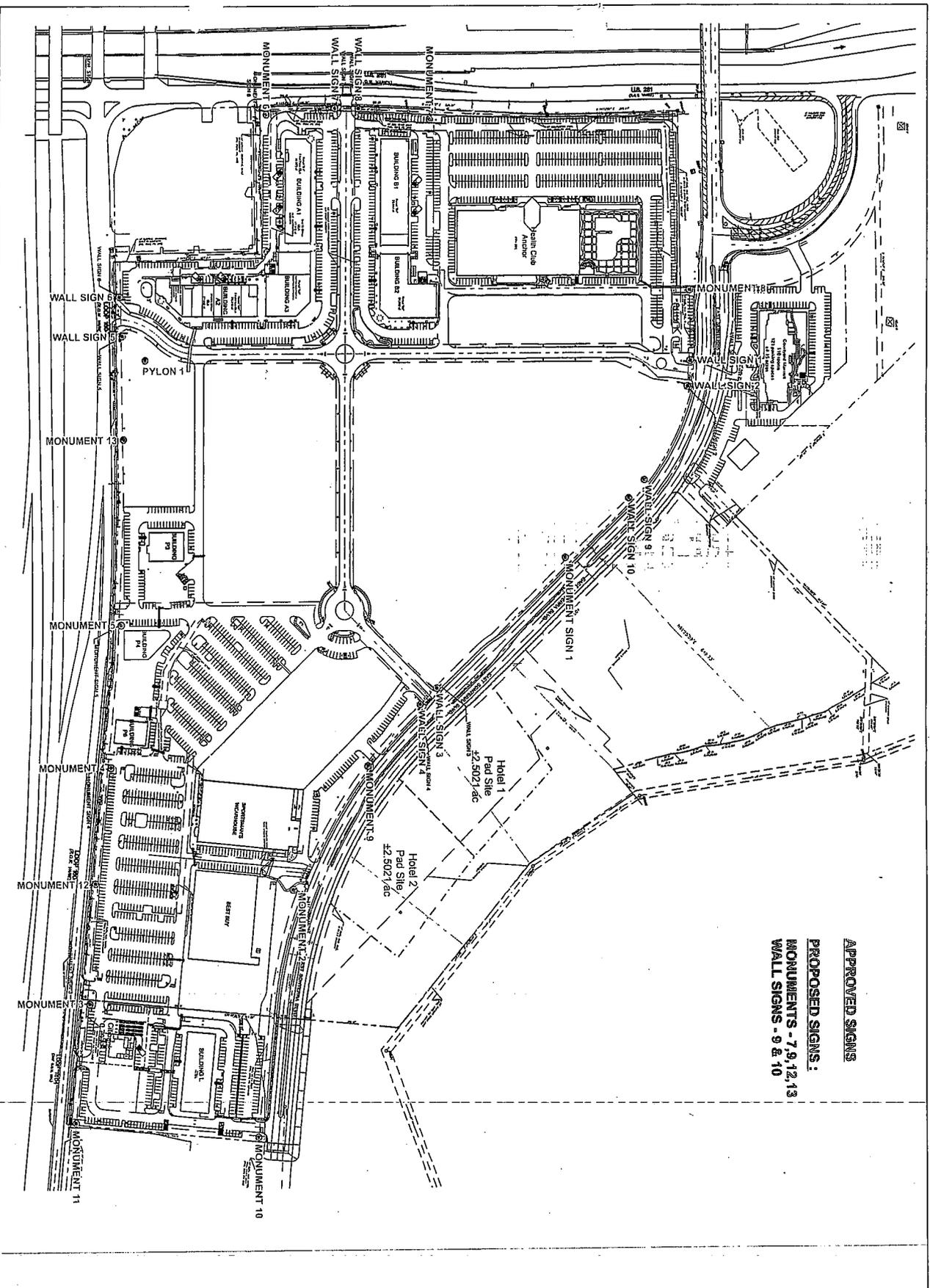
Address/Direccion: _____

Lot/Lote: _____ Block/Cuadra: _____ NCB: _____

In Favor/A Favor In Opposition/En Oposicion

Comments/Comentarios: _____

A-09-017



APPROVED SIGNS

PROPOSED SIGNS:

MONUMENTS - 7,9,12,13
WALL SIGNS - 9 & 10



300 Austin Hwy., Ste. 100 San Antonio, TX 78209
 Ph: (210) 826-2900 Fax: (210) 471-2333
 www.aetnasingn.com

CLIENT	LEGACY
ADDRESS	1604/291
CITY	SAN ANTONIO, TEXAS
SALESPERSON	JENNIFER MANNING
DATE	11-10-08
DESIGNER	ARIBERTO VILLELA
DWG.#	6213.3A
FILE#	ART/DWG/MISC/6213_LEGACY
Revision History:	

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Unpublished Work, Aetna Sign Group, LTD. All rights reserved. This is an original drawing created by Aetna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aetna Sign Group, LTD. It may be used in conjunction with the project being planned for you by Aetna Sign Group, LTD., but not otherwise.

You are not authorized to show this drawing to anyone outside your organization, nor is it to be reproduced, used, copied, or exhibited in any fashion.

Violation of any of the above shall subject the violator(s) to all statutory and common law damages available to Aetna Sign Group, LTD., including, but not limited to, the value of man hours incurred in the production of this design, attorney's fees, and any and all other costs incurred by Aetna Sign Group, LTD. in the enforcement of its copyrights.

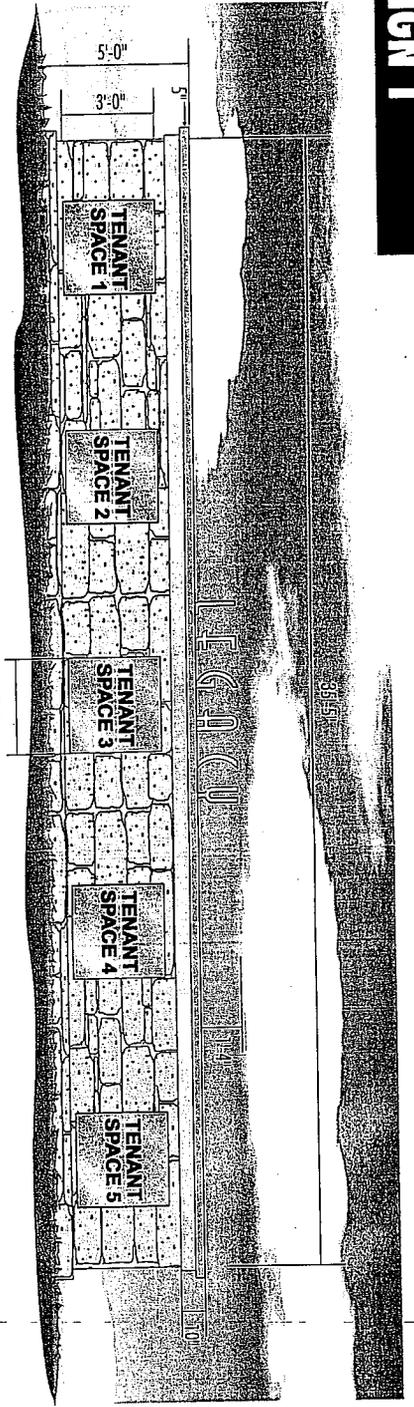
All signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer.

Note: Aetna will supply transformers, boxes, disconnects, switches & wires, hardware to accomplish installation.

National Building Codes now states all signs that utilize neon transformers sized at 7,500 volts and up must utilize UL2161 (SEI) transformers. This type of transformer must have a dedicated electrical (SEI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact your Aetna Sign Group representative if you need additional information.

(finish)

WALL SIGN 1



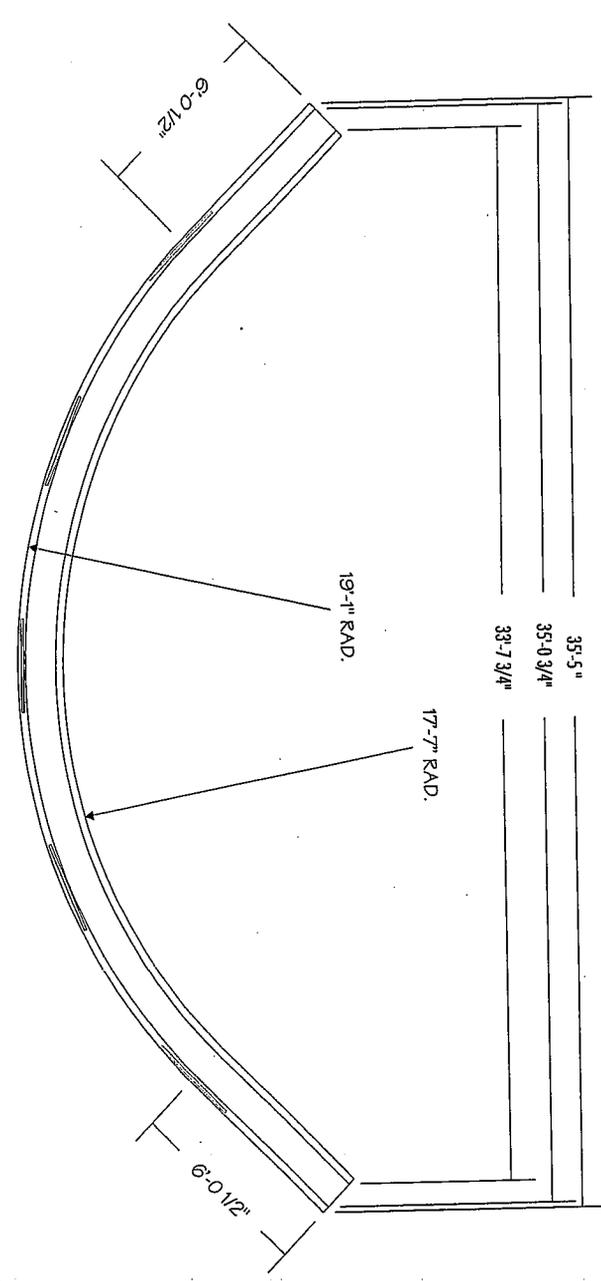
Front View - Scale: 1/4" = 1'-0"

Specifications:
Manufacture and install one (1) S/F Monument Sign As Shown.
Roof cap, alum. construction, Matthews Silver.

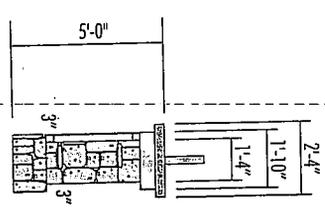
"LEGACY"
Alum. Letters w/ 3" returns painted Matthews Silver pin mounted from bottom to stone base.

3'-0"
Tenant panels- alum. construction, painted Matthews Silver, backed with plexi, stud mounted w/ 2" stand-offs to monument structure.

Stone structure and footing by others.



Side View - Scale: 1/4" = 1'-0"



CLIENT	LEGACY
ADDRESS	1604/281
CITY	SAN ANTONIO, TEXAS
SUPERVISOR	JENNIFER DECKER
DATE	4-22-05
DESIGNER	ARBUJO NUNEZA
DRWG #	6213 2A
FILE-ARX/DRWG/MS/C2213_LEGACY	
Revision History	5-13-05, 6-24-05, 7-1-05, 7-9-05, 7-14-05, 7-14-05, 7-18-05

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Unpublished Work. Aethna Sign Group, LTD. All rights reserved. This is an original drawing created by Aethna Sign Group, LTD. It is submitted for your personal use; however, it shall at all times remain the property of Aethna Sign Group, LTD. It may be used in connection with the project being planned for you by Aethna Sign Group, LTD, but not otherwise.

You are not authorized to show this drawing to anyone outside your organization, nor is it to be reproduced, used, copied, or exhibited in any fashion.

Violation of any of the above shall subject the violator(s) to all attorney and common law damages available to Aethna Sign Group, LTD., from this time forward. In the event of any other costs incurred by you or your Sign Group, LTD. in the enforcement of this copyright.

All signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer.

Note: Aethna will supply transformers, boxes, disconnects, switches & fuses. Installers are to provide all other necessary hardware to accomplish installation.

National Building Codes: new styles of signs that utilize neon transformers sized at 7,500 volts and the type of transformers must have a dedicated electrical (GF) circuit with ground for the transformers to work. You are responsible to have the proper electrical service to the sign location. Please contact your Aethna Sign Group representative if you need additional information.

(inches)