

**CITY OF SAN ANTONIO**  
**Board of Adjustment**  
**Regular Meeting Agenda**

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

**Monday, July 2, 2007**

**Board of Adjustment Board Members**

|                  |               |                   |                |
|------------------|---------------|-------------------|----------------|
| Rene Balderas    | District 1    | Paul Klein        | District 6     |
| Edward Hardemon  | District 2    | Mary Rogers       | District 7     |
| Helen Dutmer     | District 3    | Andrew Ozuna      | District 8     |
| Gerald Yarbrough | District 4    | Michael Gallagher | District 10    |
| Laura Lizcano    | District 5    | Gene Camargo      | District Mayor |
|                  | Mike Villyard | District 9        |                |
|                  | Chairman      |                   |                |

- I. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Pledges of Allegiance.**
- III. **A-07-037PP:** The request of JP Morgan Chase Bank for a 1 off-street parking space variance from the requirement that a maximum of 31 off-street parking spaces be provided for a 4,400 square-foot building situated in the Edwards Recharge Zone District, in order to allow 32 off-street parking spaces, 3659 East Evans Road.
- IV. **A-07-063PP:** The request of Angela Adams for a Special Exception to operate a one-operator beauty shop in a residential area, 4118 North Hein Street.
- V. **A-07-055:** The request of Janie V. Hinojosa for **1)** a 3-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 7-foot tall predominantly open fence in the front yard, and **2)** a 3-foot variance from the requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep a 6-foot tall solid screen fence in the front yard, 4231 Pleasanton Road.
- VI. **A-07-059:** The request of Brenda Vasquez for a 3-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 6-foot tall predominantly open fence with a 7-foot tall gate post in the front yard, 1119 Rayburn Drive.
- VII. **A-07-067:** The request of Frances Cisneros for **1)** a Special Exception to operate a one-operator beauty shop in a residential area, **2)** a 5-foot variance from the requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep an existing carport 15 feet from the front property line, and **3)** a 2-foot, 2-inch variance from the requirement that a

minimum 5-foot side setback be maintained in “R-4” zoning districts, in order to keep the same carport 2 feet, 10 inches from the west side property line, 507 Creath Place.

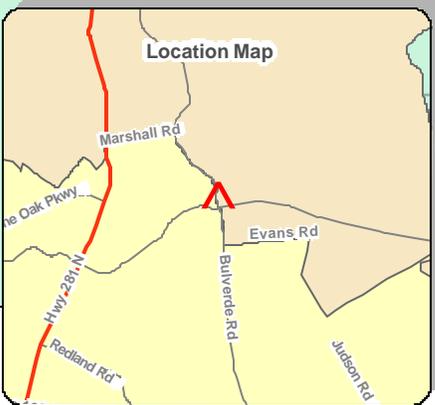
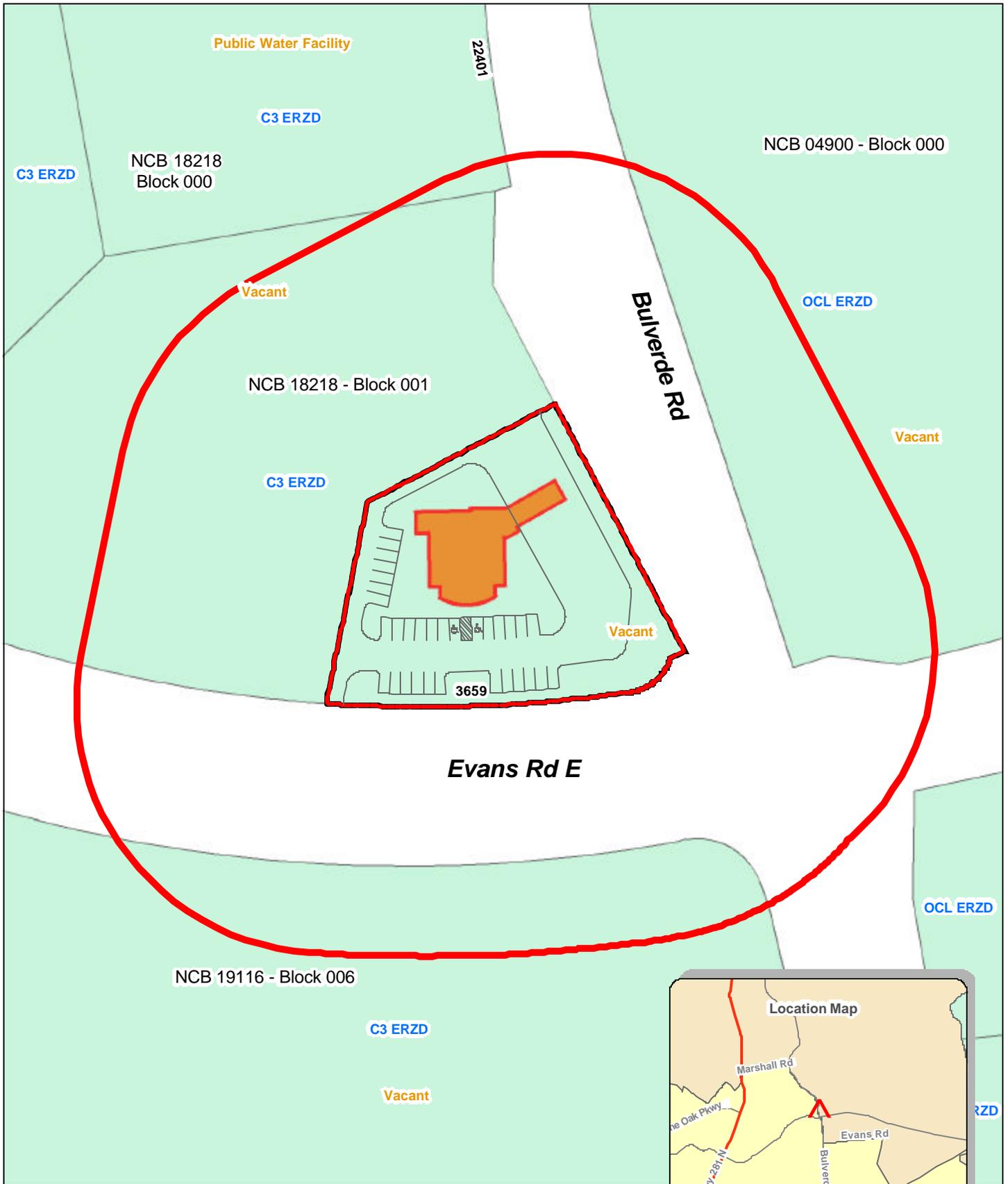
- VIII. **A-07-068:** The request of Juan Portugal for a 3-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 6-foot tall predominantly open fence with a 7-foot tall gate post in the front yard, 4214 Moonlight Way.
- IX. **A-07-069:** The request of Jose and Neri Matutes for a Special Exception to erect a 6-foot tall ornamental-iron fence in the front yard, 202 Sprucewood Lane.
- X. **A-07-070:** The request of Marie V. Perez for a 13-foot variance from the requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep an existing carport 7 feet from the front property line, 11419 Rousseau Street.
- XI. **A-07-071:** The request of Phillis J. Swanson for a 3-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 6-foot tall predominantly open fence with a 7-foot tall driveway gate in the front yard, 4215 Moonlight Way.
- XII. **Presentation of new evidence and a request by JPMorgan Chase Bank to re-open Case Number A-07-035 and waive the 1-year time limitation for an appeal for property addressed at 815 Evans Road.**
- XIII. **Approval of the minutes from the regular meetings on April 16, 2007.**
- XIV. **Staff Report.**
- XV. **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.
- XVI. **Adjournment.**

**Note:** The City of San Antonio Board of Adjustment Agenda is 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 207-6944 or 207-0132 to check the status of a case.

#### **Accessibility Statement**

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



**Board of Adjustment**  
**Notification Plan for**  
**Case A-07-037**



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

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

Produced by the City of San Antonio  
 Development Services Department  
 (06/15/2007)

# Board of Adjustment - Case No. A-07-037PP

July 2, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, July 2, 2007** 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 – JPMorgan Chase Bank  
Part of Lot 31, Block 1, NCB 18218  
3659 East Evans Road  
Zoned: “C-3 ERZD” Commercial Edwards Recharge Zone District

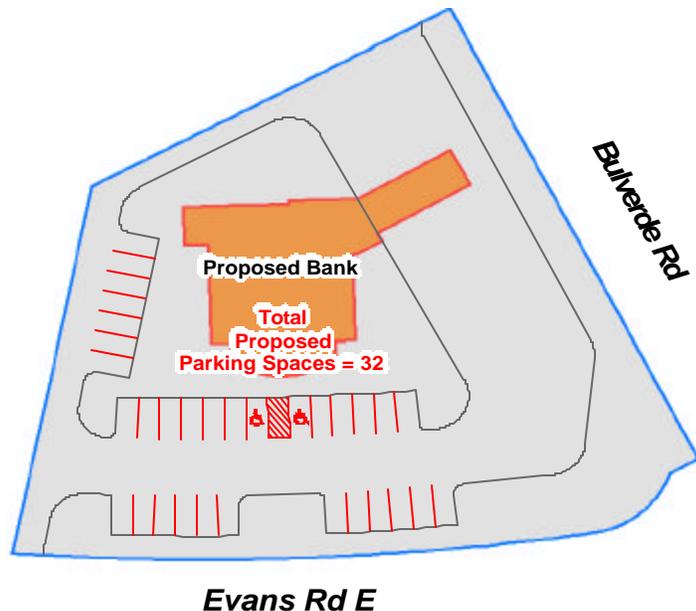
The applicant is requesting a 1 off-street parking space variance from the Unified Development Code requirement that a maximum of 31 off-street parking spaces be provided for a 4,400 square-foot building situated in the ERZD, in order to allow 32 off-street parking spaces.

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

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

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



Part of Lot 31  
NCB 18218 - Block 001

**Board of Adjustment**

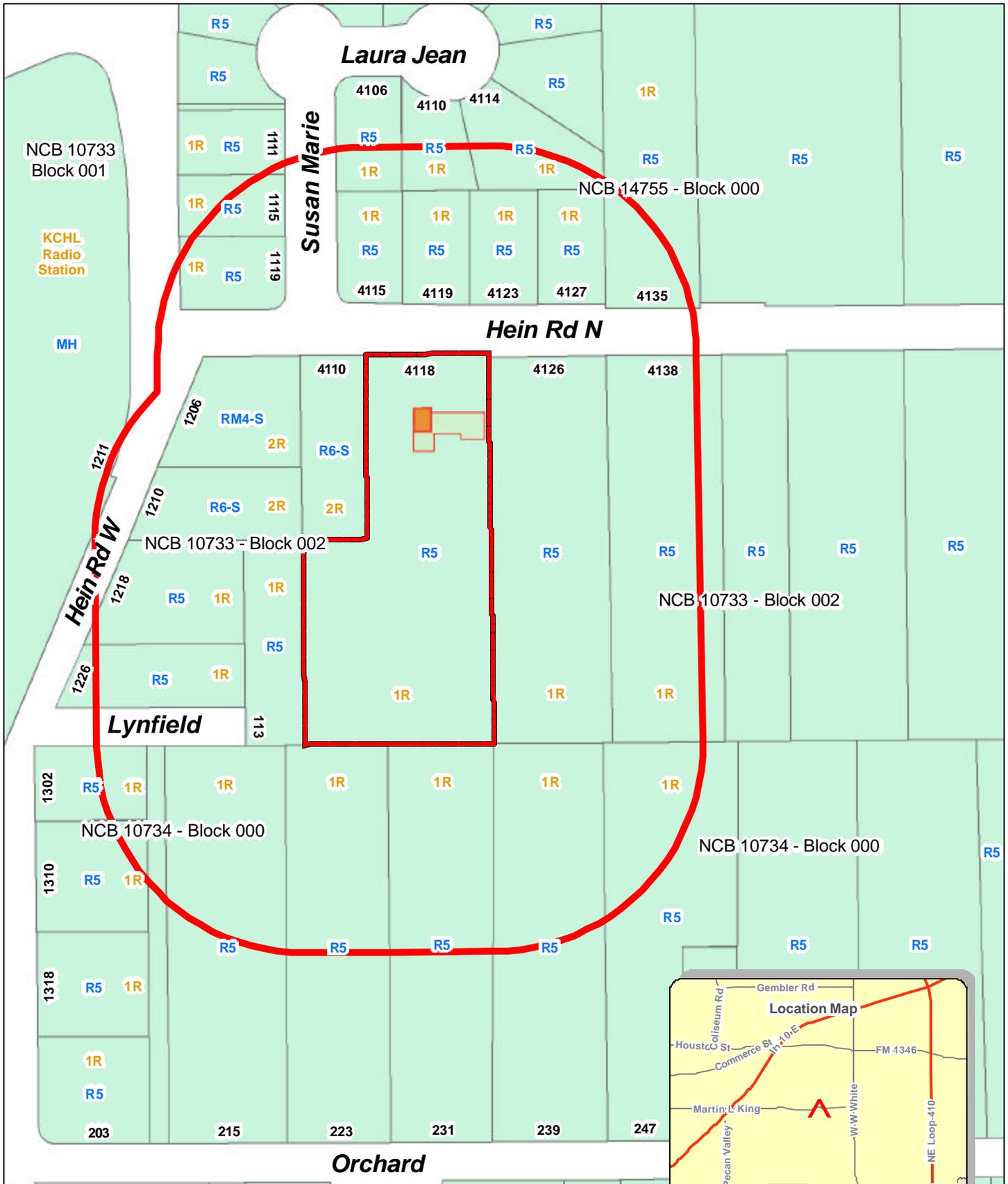
**Plot Plan for  
Case A-07-037**



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

**3659 Evans Rd E**

Produced by the City of San Antonio  
Development Services Department  
(06/15/2007)



**Board of Adjustment**  
**Notification Plan for**  
**Case A-07-063**



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



Scale: 1" approx. = 120'  
 Council District 2

Produced by the City of San Antonio  
 Development Services Department  
 (06/07/2007)

# Board of Adjustment - Case No. A-07-063PP

July 2, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, July 2, 2007** 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 – Angela Adams  
Lots C, D, I, J and K, Block 2, NCB 10733  
4118 North Hein Road  
Zoned: “R-5” Residential Single-Family District

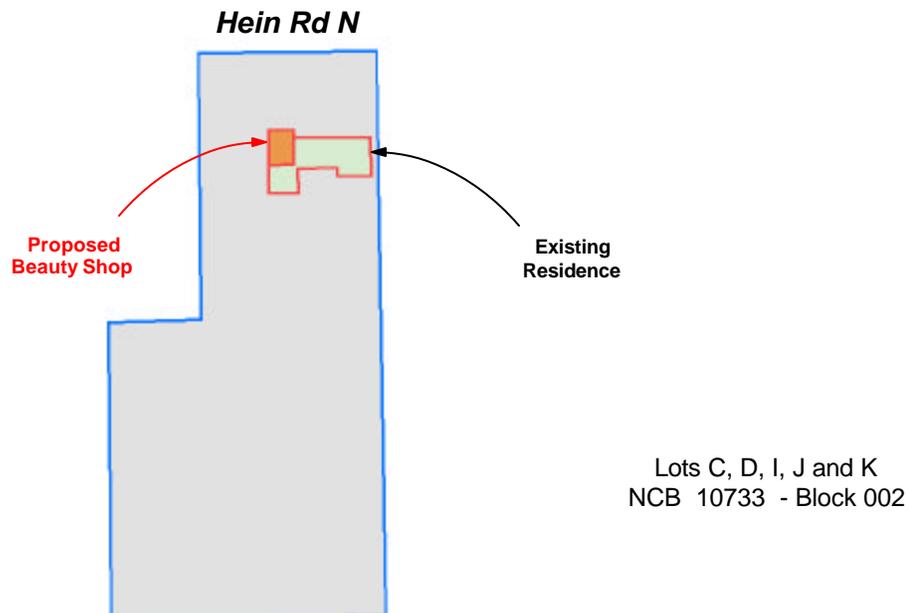
The applicant is requesting a Special Exception, as required in the Unified Development Code, to operate a one-operator beauty shop in a residential area.

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

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**Board of Adjustment**

**Plot Plan for  
Case A-07-063PP**



Scale: 1" approx. = 120'  
Council District 2

**4118 Hein Rd N**

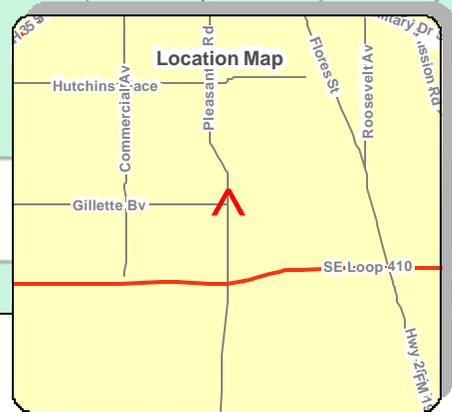
Produced by the City of San Antonio  
Development Services Department  
(06/05/2007)



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



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



Scale: 1" approx. = 100'  
 Council District 3

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

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

July 2, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, July 2, 2007** 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 – Janie V. Hinojosa  
Lot 22, NCB 13016  
4231 Pleasanton Road  
Zoned: “R-6” Residential Single-Family District

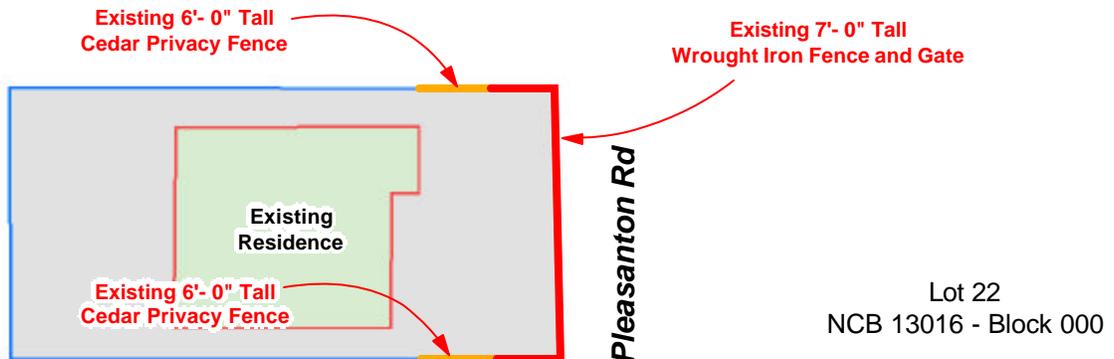
The applicant is requesting **1)** a 3-foot variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 7-foot tall predominantly open fence in the front yard, and **2)** a 3-foot variance from the Unified Development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

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

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**Board of Adjustment**  
**Plot Plan for**  
**Case A-07-055**



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

**4231 Pleasanton Rd**

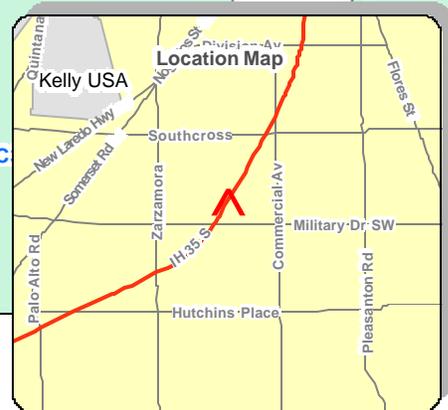
Produced by the City of San Antonio  
Development Services Department  
(06/11/2007)

McCauley Ave

IH 35 S

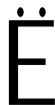
Logwood Ave

Rayburn



**Board of Adjustment**

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



**Legend**

Subject Property 

200' Buffer 

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

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

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

July 2, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, July 2, 2007** 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 – Brenda Vasquez  
Lot 5, NCB 9728  
1119 Rayburn Drive  
Zoned: “R-4” Residential Single-Family District

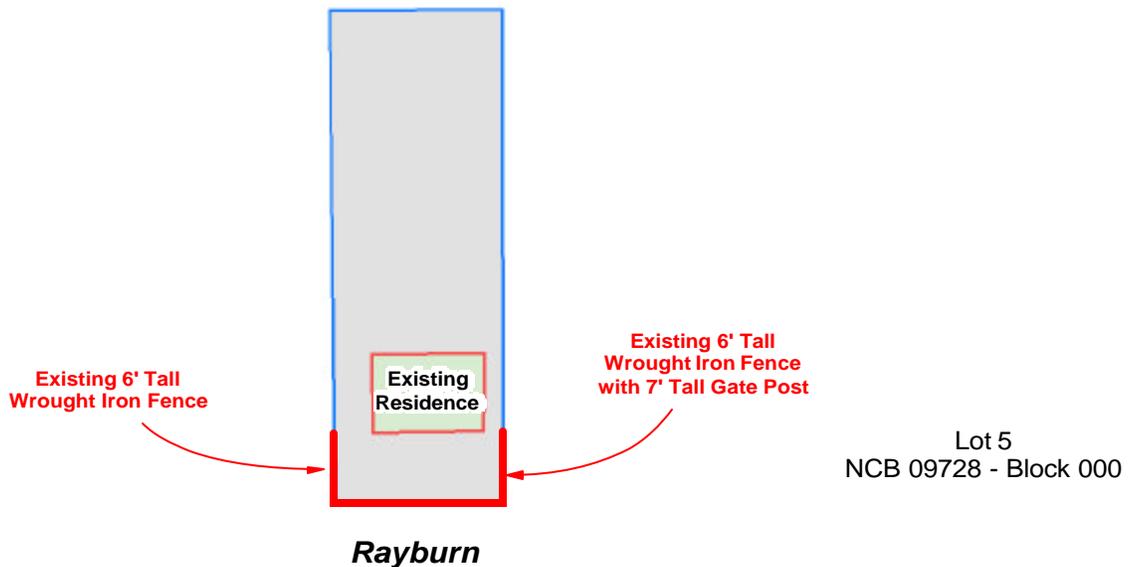
The applicant is requesting a 3-foot variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 6-foot tall predominantly open fence with a 7-foot tall gate post in the front yard

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

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**Board of Adjustment**

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



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

**1119 Rayburn**

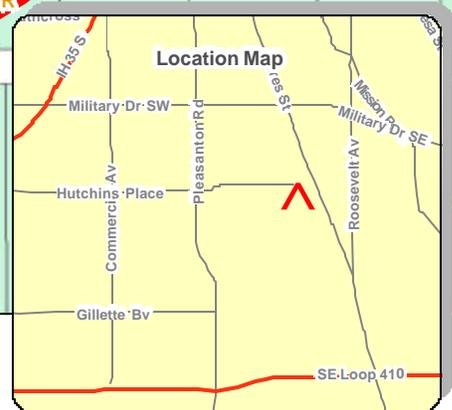
Produced by the City of San Antonio  
Development Services Department  
(06/21/2007)



**Board of Adjustment**  
**Notification Plan for**  
**Case A-07-067**



**Legend**  
 Subject Property   
 200' Buffer 



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

Produced by the City of San Antonio  
 Development Services Department  
 (06/12/2007)

# Board of Adjustment - Case No. A-07-067

July 2, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, July 2, 2007** 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 – Frances Cisneros  
Lot 14, Block 31, NCB 11757  
507 Creath Place  
Zoned: “R-4” Residential Single-Family District

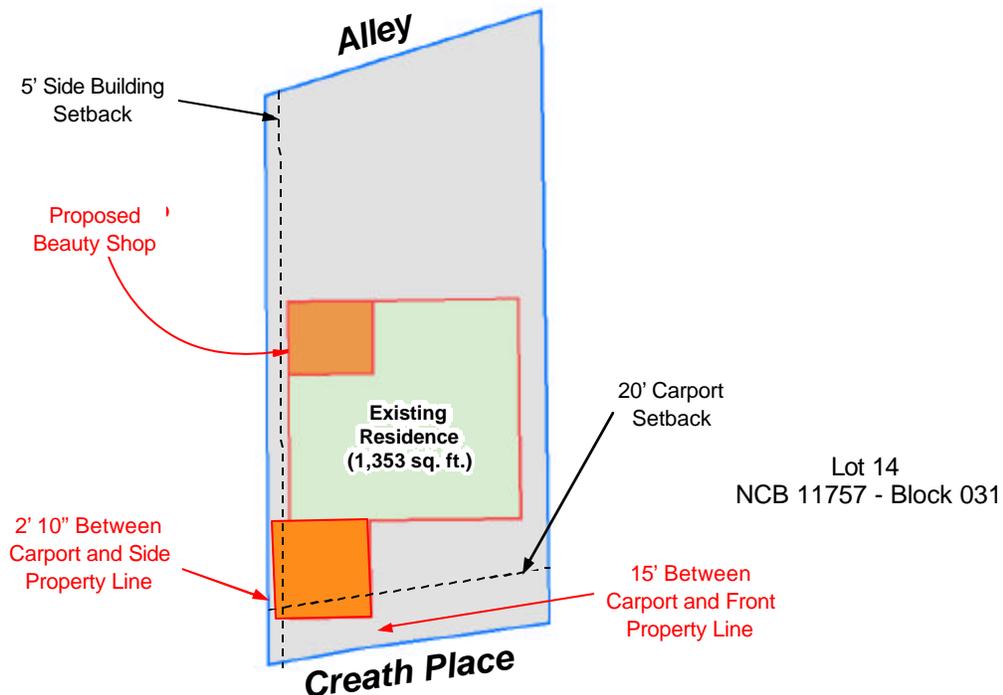
The applicant is requesting **1)** a Special Exception, as required in the Unified Development Code, to operate a one-operator beauty shop in a residential area, **2)** a 5-foot variance from the Unified Development Code requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep an existing carport 15 feet from the front property line, and **3)** a 2-foot, 2-inch variance from the Unified Development Code requirement that a minimum 5-foot side setback be maintained in “R-4” zoning districts, in order to keep the same carport 2 feet, 10 inches 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. To check on the status of this case, or for additional information, you may contact Case Manager Michael Taylor at (210) 207-0132. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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**Board of Adjustment**

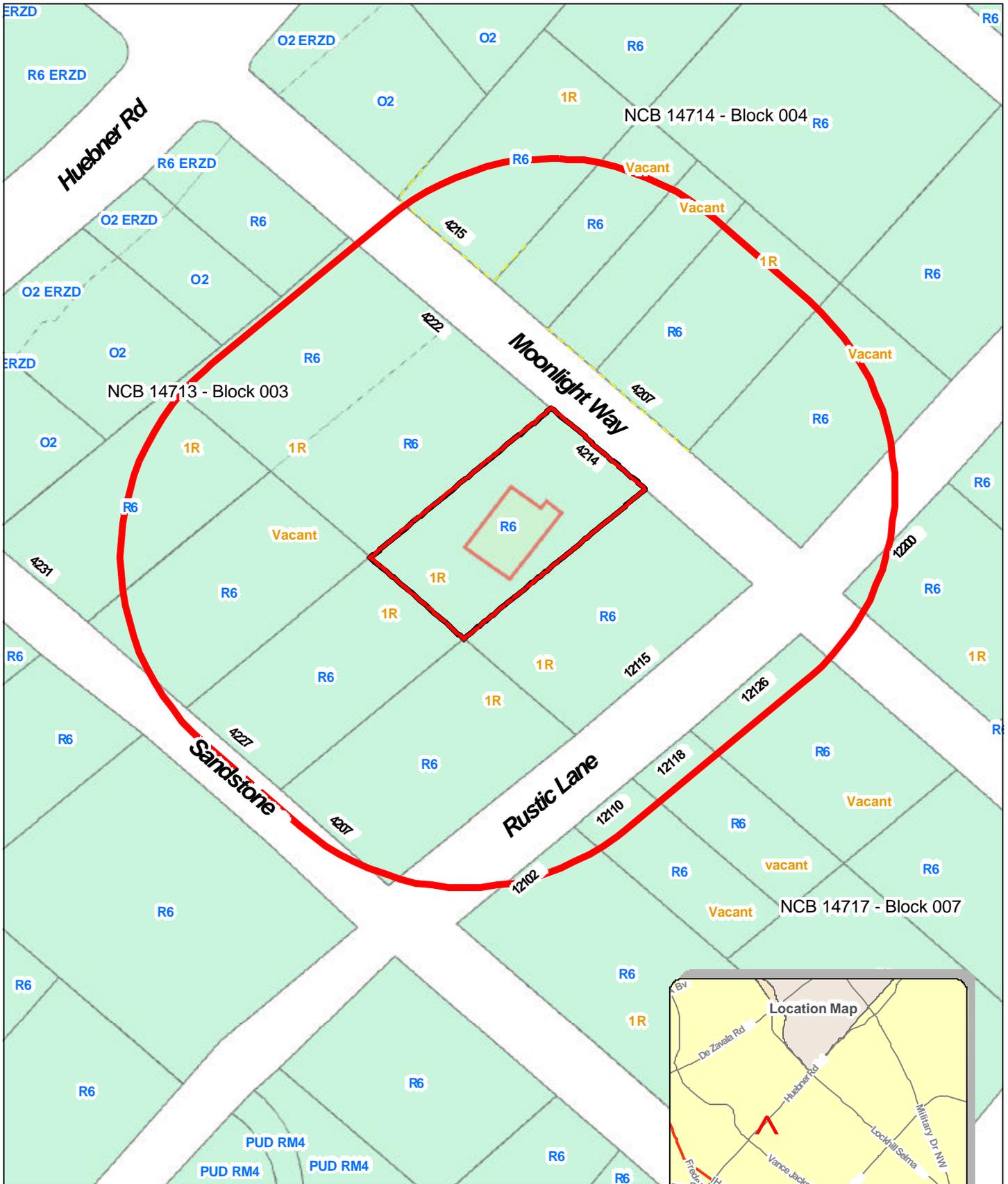
**Plot Plan for  
Case A-07-067**



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

**507 Creath Place**

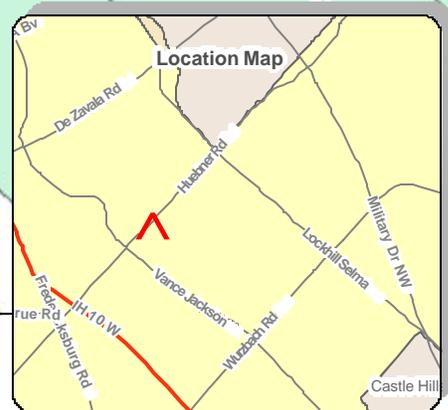
Produced by the City of San Antonio  
Development Services Department  
(06/11/2007)



**Board of Adjustment**  
**Notification Plan for**  
**Case A-07-068**



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



Scale: 1" approx. = 100'  
 Council District 8

Produced by the City of San Antonio  
 Development Services Department  
 (06/12/2007)

# Board of Adjustment - Case No. A-07-068

July 2, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, July 2, 2007** in the Board Room on the 1<sup>st</sup> floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Juan Portugal  
Lot 10, Block 3, NCB 14713  
4214 Moonlight Way  
Zoned: “R-6” Residential Single-Family District

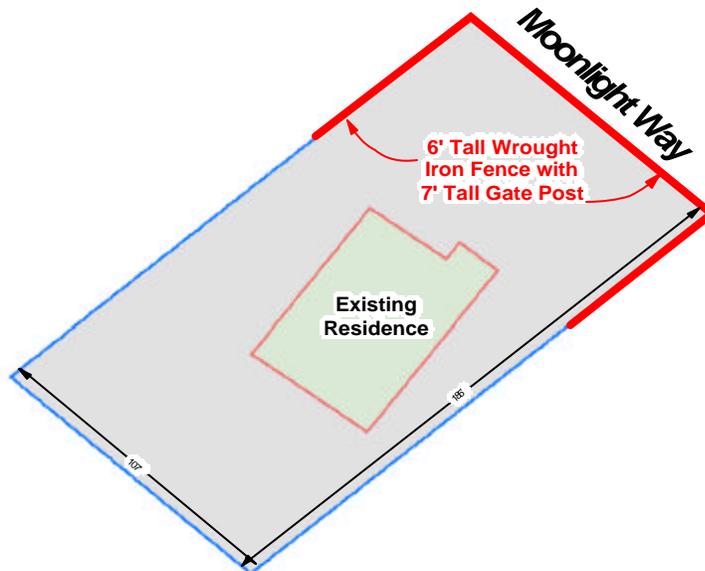
The applicant is requesting a 3-foot variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep a 6-foot tall predominantly open fence with a 7-foot tall gate post in the front yard

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

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Lot 10  
NCB 14713 - Block 003

**Board of Adjustment**

**Plot Plan for  
Case A-07-068**



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

**4214 Moonlight Way**

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



**Board of Adjustment**  
**Notification Plan for**  
**Case A-07-069**



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



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

Produced by the City of San Antonio  
 Development Services Department  
 (06/12/2007)

# Board of Adjustment - Case No. A-07-069

July 2, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, July 2, 2007** 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 – Jose and Neri Matutes  
Lot 31, Block 15, NCB 12083  
202 Sprucewood Lane  
Zoned: “R-5” Residential Single-Family District

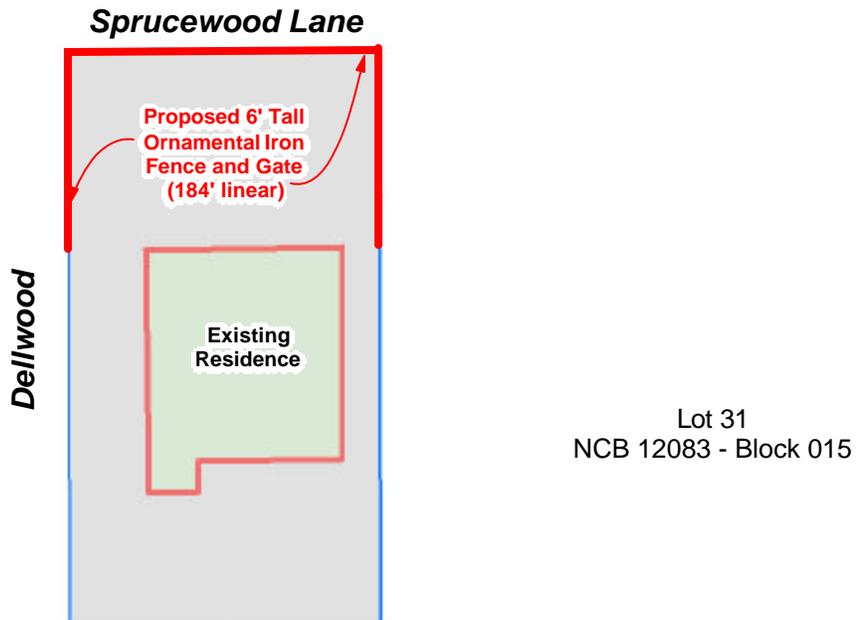
The applicant is requesting Special Exceptions, as required in the Unified Development Code, to erect a 6-foot tall ornamental-iron fence in the front yard

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

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**Board of Adjustment**

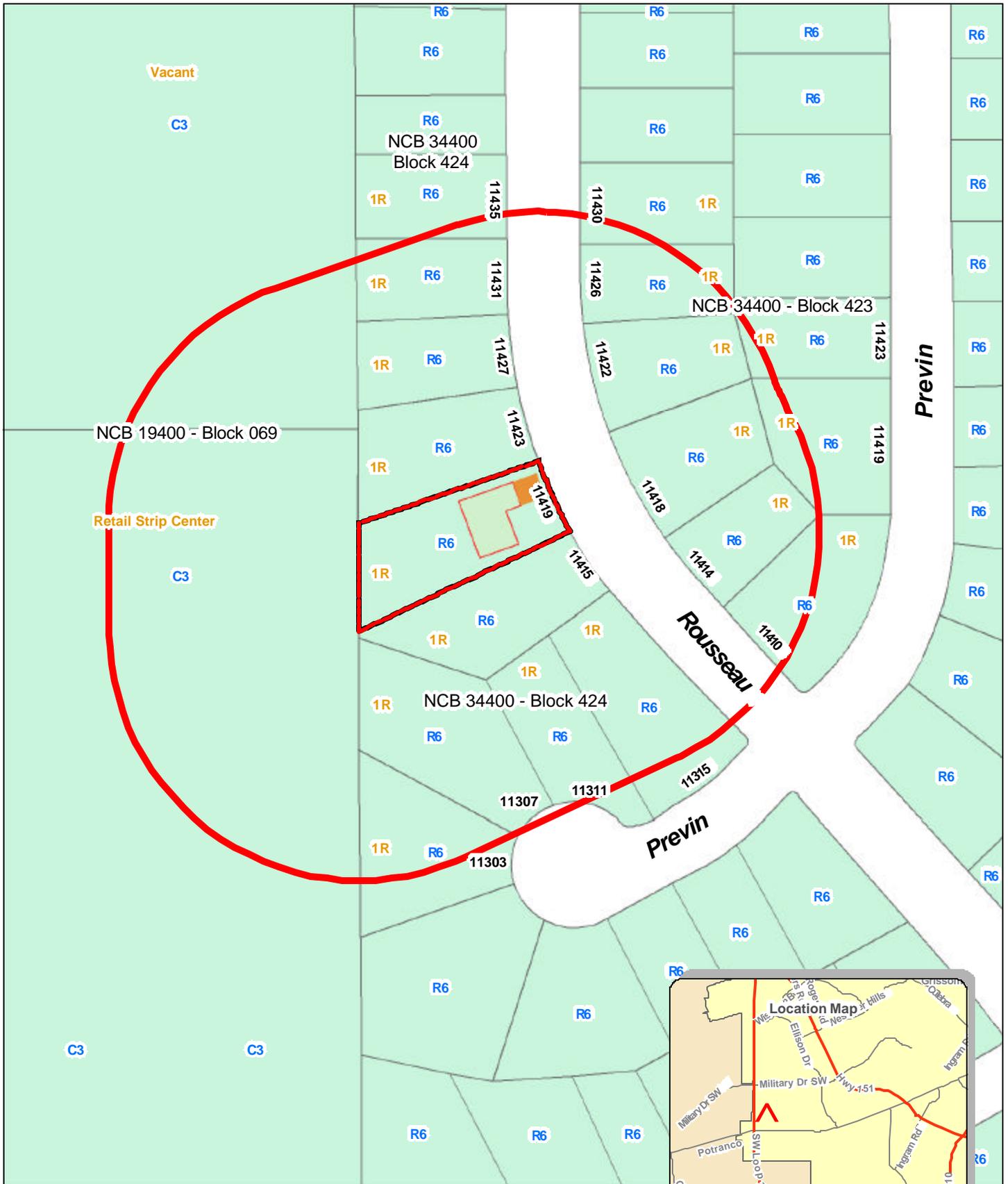
**Plot Plan for  
Case A-07-069**



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

**202 Sprucewood Lane**

Produced by the City of San Antonio  
Development Services Department  
(06/13/2007)



**Board of Adjustment**  
**Notification Plan for**  
**Case A-07-070**



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



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

Produced by the City of San Antonio  
 Development Services Department  
 (06/12/2007)

# Board of Adjustment - Case No. A-07-070

July 2, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, July 2, 2007** 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 – Marie V. Perez  
Lot 27, Block 24, NCB 33400D  
11419 Rousseau Street  
Zoned: “R-6” Residential Single-Family District

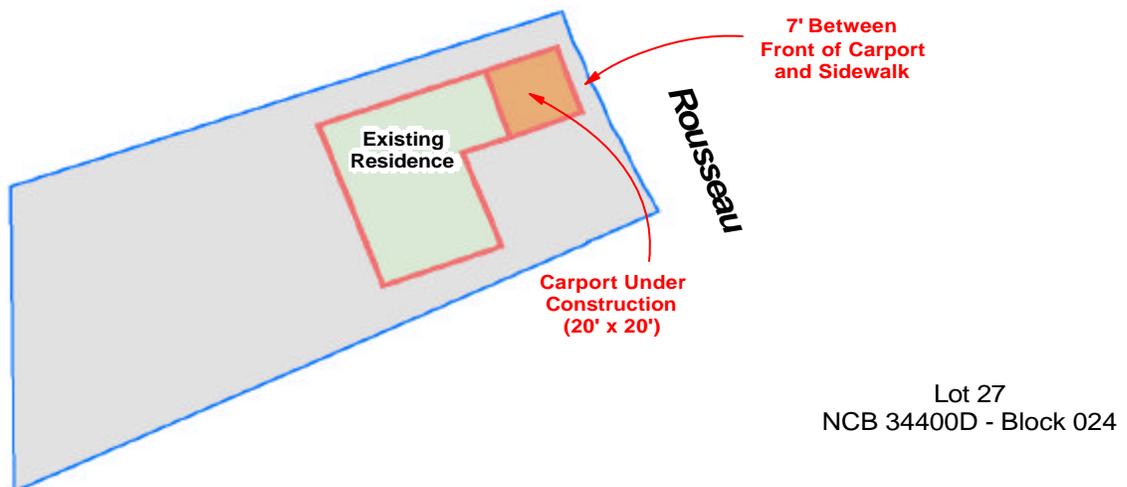
The applicant is requesting a 13-foot variance from the Unified Development Code requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep an existing carport 7 feet from front property line

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**Board of Adjustment**

**Plot Plan for  
Case A-07-070**



Scale: 1" approx. = 50'  
Council District 6

**11419 Rousseau**

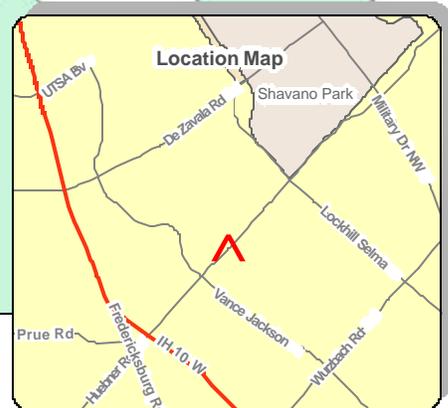
Produced by the City of San Antonio  
Development Services Department  
(06/12/2007)



**Board of Adjustment**  
**Notification Plan for**  
**Case A-07-071**



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



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

Produced by the City of San Antonio  
 Development Services Department  
 (06/13/2007)

# Board of Adjustment - Case No. A-07-071

July 2, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, July 2, 2007** 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 – Phillis J. Swanson  
Lot 4, Block 4, NCB 14714  
4215 Moonlight Way  
Zoned: “R-6” Residential Single-Family District

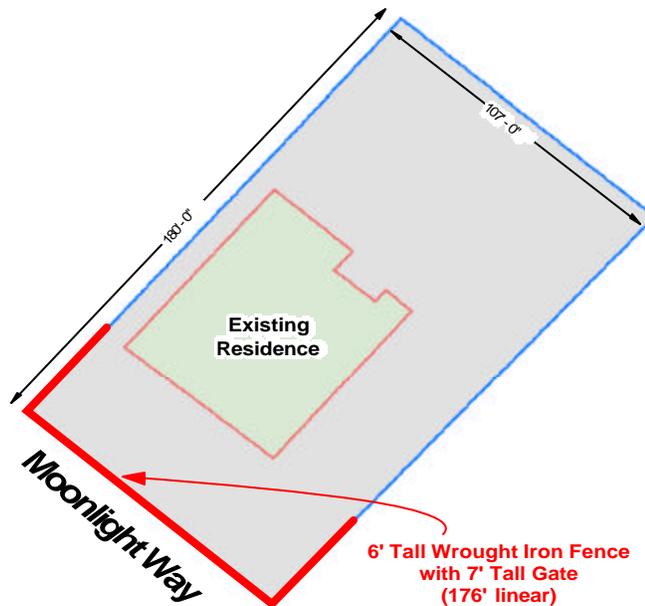
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**Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, 1901 South Alamo, San Antonio, Texas 78204-3966. Thank you.**



Lot 4  
NCB 14714 - Block 004

## Board of Adjustment

Plot Plan for  
Case A-07-071



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

4215 Moonlight Way

Produced by the City of San Antonio  
Development Services Department  
(06/15/2007)