

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, June 18, 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-07-042PP:** The request of Miguel C. Gonzales for **1)** an 11-foot, 6-inch variance from the requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep an existing carport 8 feet, 6 inches from the front property line, and **2)** a 3-foot, 7-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 1 foot, 5 inches from the side property line, 2720 Chihuahua Street.
- IV. **A-07-058:** The request of Antonio A. Martinez for **1)** a complete 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 built on the west side property line, and **2)** a 13-foot variance from the requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep the same carport 7 feet from the front property line, 5438 Joslyn Lane.
- V. **A-07-060:** The request of Heriberto Esquivel for a 2-foot variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep an existing 4-foot, 8-inch tall predominantly open (ornamental iron) fence and a 6-foot tall predominantly open (chain link) fence, both in the front yard, 902 and 906 East Sunshine Street.
- VI. **A-07-061:** The request of Joel & Elisa Bobadilla for **1)** a 2-foot variance from the requirement that a minimum 5-foot side setback be maintained in “R-4” zoning districts, in order to keep an existing carport 3 feet from the east side property line, and **2)** a 13-foot variance from the requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep the same carport 7 feet from the front property line, 130 Vickers Avenue.

- VII. **A-07-062:** The request of Arturo Machado for **1)** a 17-foot, 6-inch variance from the requirement that a minimum 20-foot rear setback be maintained in “R-4” zoning districts, in order to keep an addition to the existing residence 2 feet, 6 inches from the rear property line, and **2)** a 3-foot, 6-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 addition 1 foot, 6 inches from the east side property line, 2022 Pasadena Street.
- VIII. **A-07-063:** The request of Angela Adams for a Special Exception to operate a one-operator beauty shop in a residential area, 4118 North Hein Street.
- IX. **A-07-064:** The request of Martin Ruiz for a Special Exception to erect a 6-foot tall ornamental iron fence in the front yard, 607 Peabody Avenue.
- X. **A-07-065:** The request of John G. Webb for **1)** a 1,500 square-foot variance from the requirement that development in “R-4” zoning districts shall be allowed only on lots that have a minimum area of 4,000 square feet, in order to build a structure on a 2,500 square-foot lot, and **2)** a 15-foot variance from the requirement that a minimum 20-foot rear setback be maintained in “R-4” zoning districts, in order to build a structure 5 feet from the rear property line, 905 North Colorado Street.
- XI. **A-07-066:** The request of Julie Hooper & Jennifer Abad for a 3-foot, 5 ½ inch variance from the requirement that a minimum 5-foot side setback be maintained in “RM-4” zoning districts, in order to build a structure 1 foot, 6 ½ inches from the east side property line, 224 Lavaca Street.
- XII. Consideration of **Sign Master Plan No. 07-010**, Alamo Ranch Marketplace, located at the Southwest corner of Loop 1604 and Culebra Road.
- XIII. **Approval of the minutes from the regular meetings on April 2, 2007 and June 4, 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

At any time prior to the meeting, you may contact a case manager at 207-6944 or 207-0132 to check the status of a case.

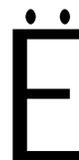
Accessibility Statement

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



Board of Adjustment

**Subject Property Locations
Cases for June 18, 2007**





Board of Adjustment
Notification Plan for
Case A-07-042



Legend
 Subject Property ▬
 200' Buffer ▬

Scale: 1" approx. = 80'
 Council District 5

Produced by the City of San Antonio
 Development Services Department
 (04/20/2007)

Board of Adjustment - Case No. A-07-042PP

June 18, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 18, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Miguel C. Gonzales
Lot 3, Block 6, NCB 2896
2720 Chihuahua Street
Zoned: “R-4” Residential Single-Family District

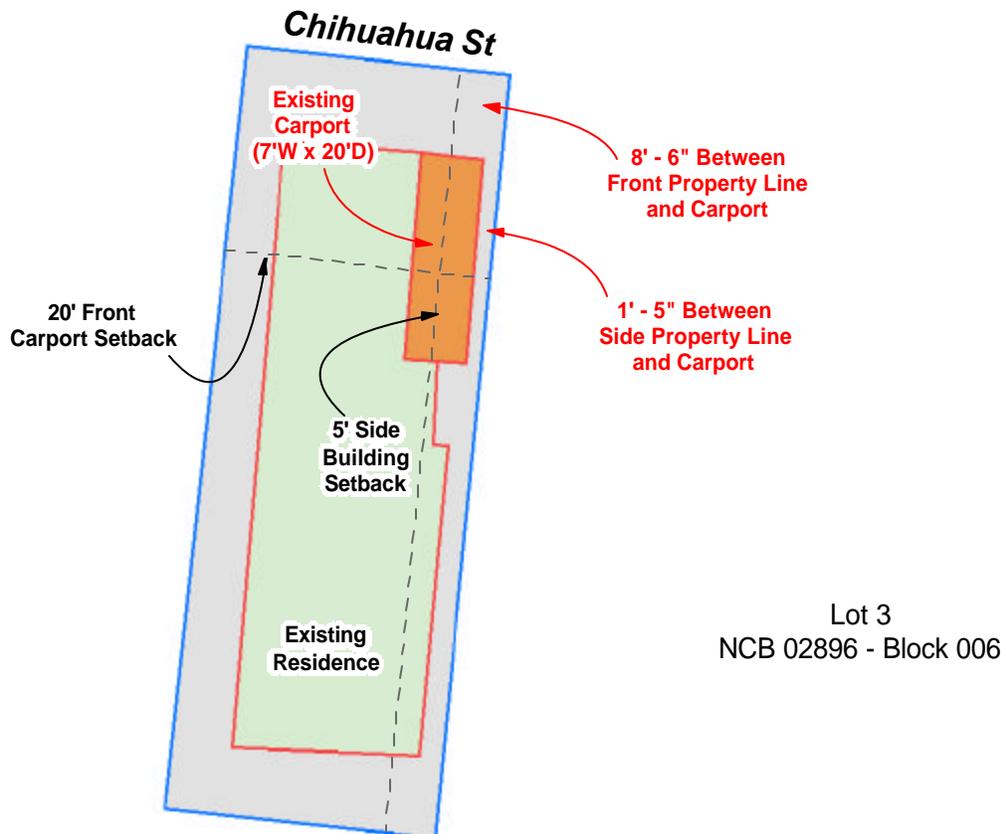
The applicant is requesting **1)** an 11-foot, 6-inch variance from the Unified Development Code requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep an existing carport 8 feet, 6 inches from the front property line, and **2)** a 3-foot, 7-inch variance 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 1 foot, 5 inches from the 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 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

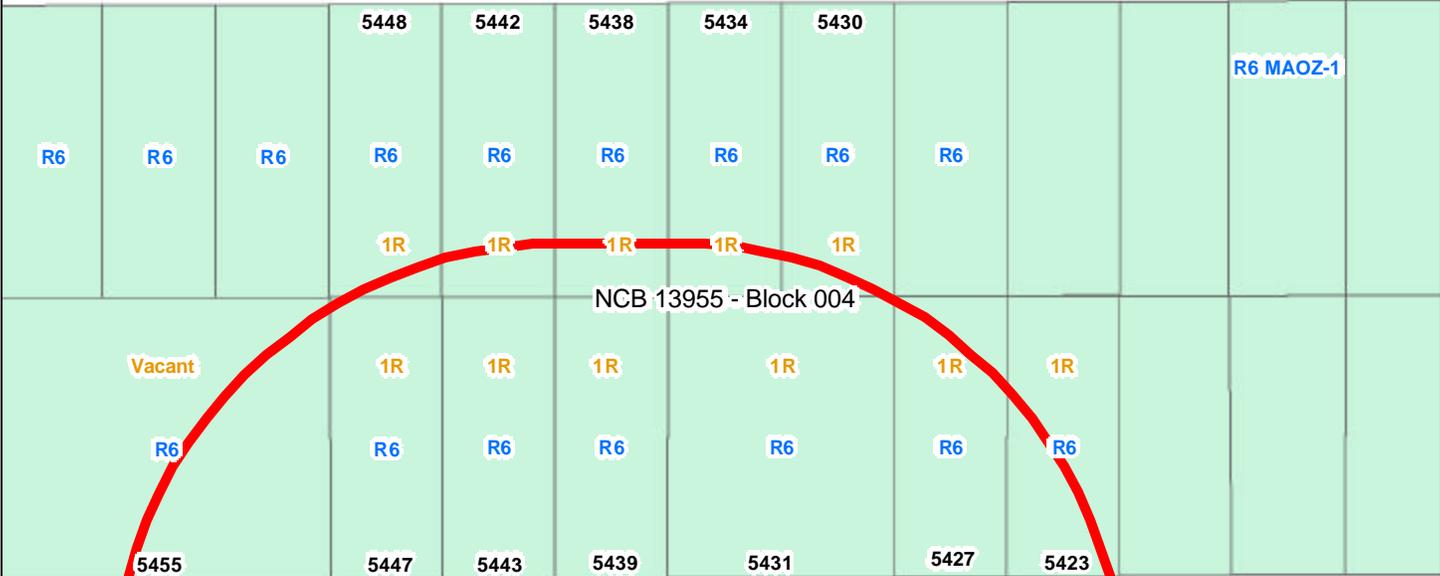


2720 Chihuahua St

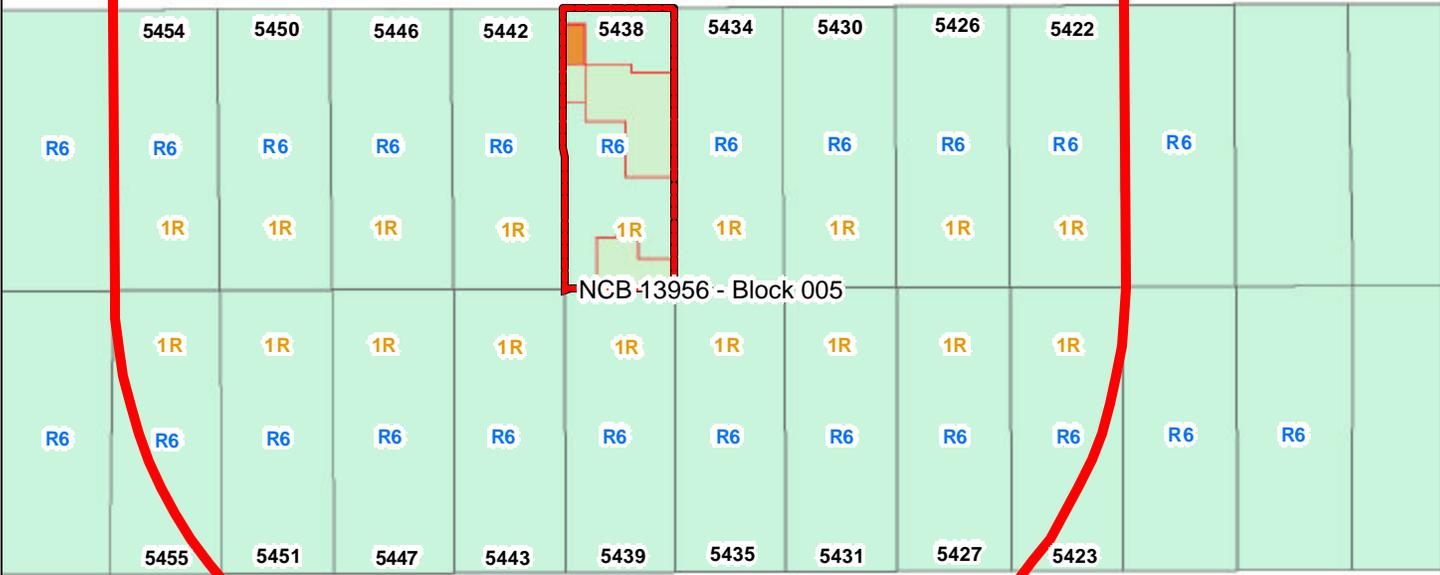
Scale: 1" approx. = 20'
Council District 5

Produced by the City of San Antonio
Development Services Department

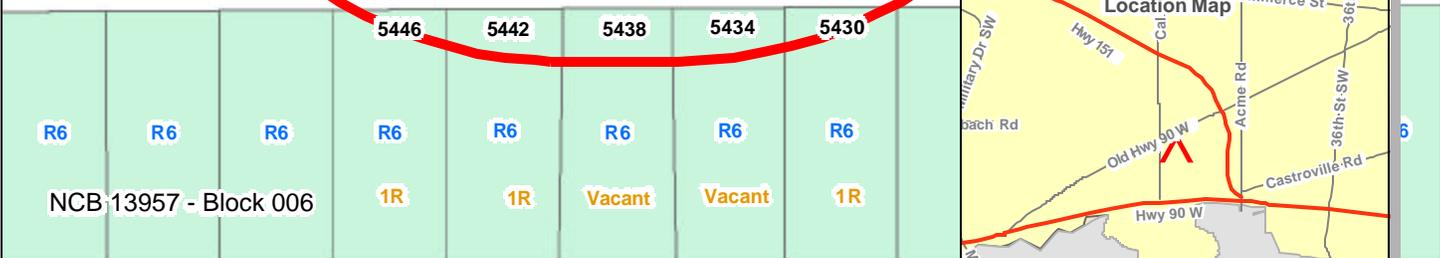
Dabney Lane



Joslyn Lane



Ergill Lane



Board of Adjustment Notification Plan for Case A-07-058



Legend
 Subject Property ▬
 200' Buffer ▬

Scale: 1" approx. = 80'
 Council District 6

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

Board of Adjustment - Case No. A-07-058

June 18, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 18, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Antonio A. Martinez
Lot 18, Block 5, NCB 13956
5438 Joslyn Lane
Zoned: “R-6” Residential Single-Family District

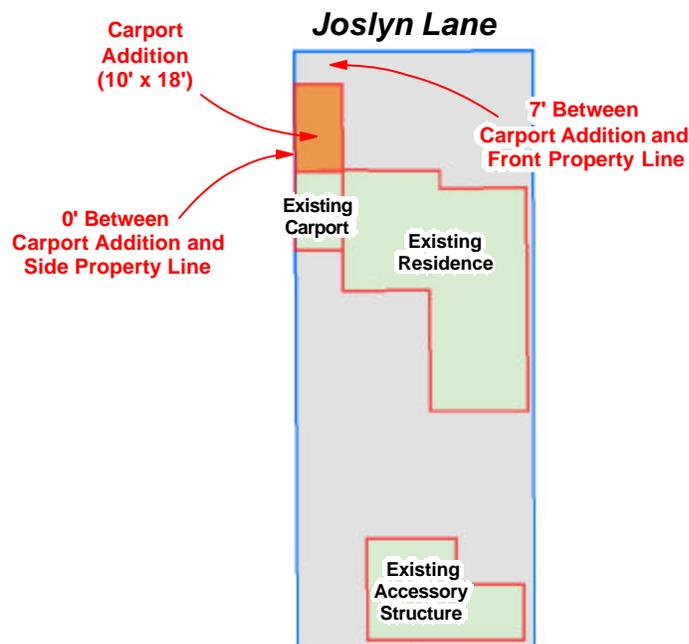
The applicant is requesting **1)** a complete variance from the Unified Development Code requirement that a minimum 5-foot side setback be maintained in “R-6” zoning districts, in order to keep an existing carport built on the side(west) property line, and **2)** a 13-foot variance from the Unified Development Code requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep the same carport 7 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. 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 18
NCB 13956 - Block 005

Board of Adjustment

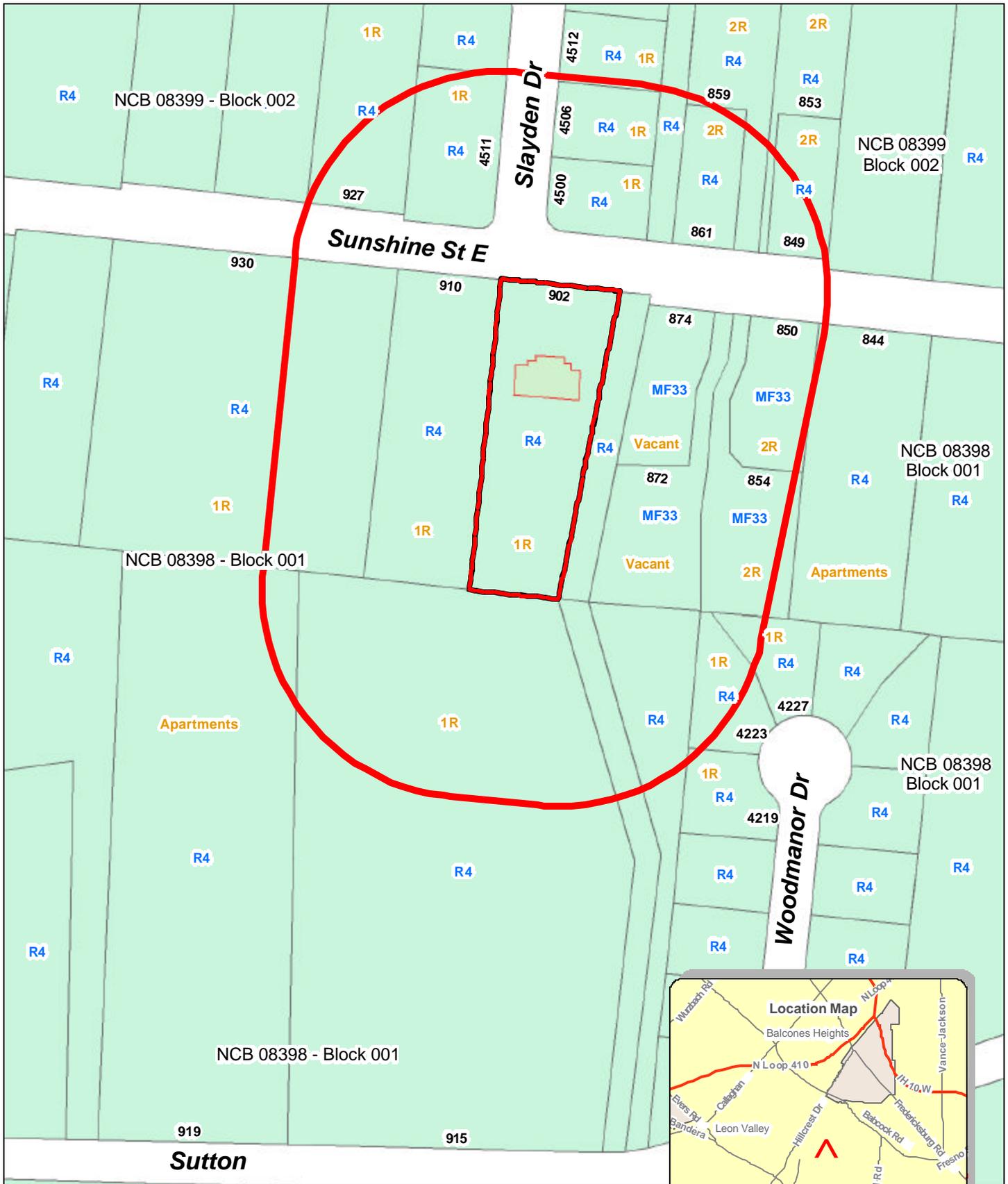
**Plot Plan for
Case A-07-058**



Scale: 1" approx. = 40'
Council District 6

5438 Joslyn Lane

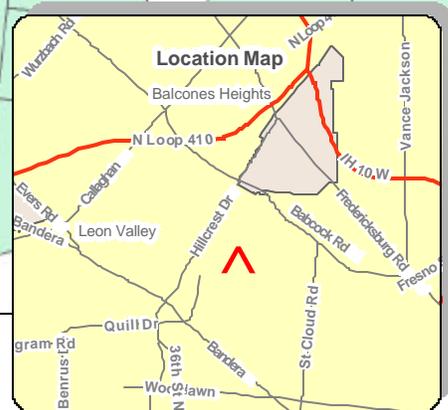
Produced by the City of San Antonio
Development Services Department
(06/04/2007)



Board of Adjustment
Notification Plan for
Case A-07-060



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



Scale: 1" approx. = 120'
 Council District 7

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

Board of Adjustment - Case No. A-07-060

June 18, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 18, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Heriberto Esquivel
Lot 73, Block H, NCB 8398
902 and 906 East Sunshine Street
Zoned: “R-4” Residential Single-Family District

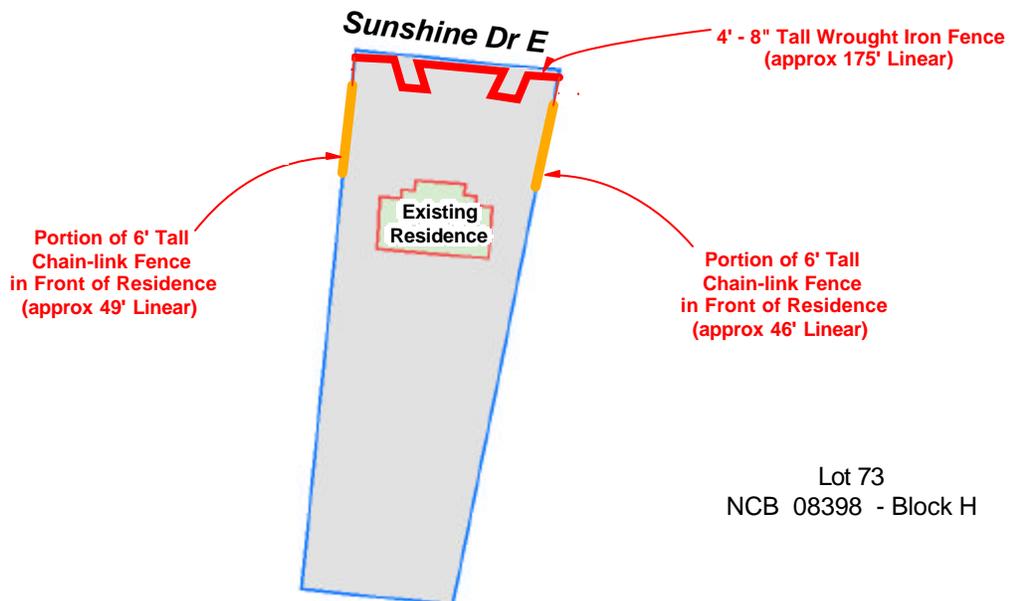
The applicant is requesting a 2-foot variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep an existing 4-foot, 8-inch tall predominantly open (ornamental iron) fence and a 6-foot tall predominantly open (chain link) fence, both 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-07-060**



Scale: 1" approx. = 100'
Council District 7

902 & 906 Sunshine St

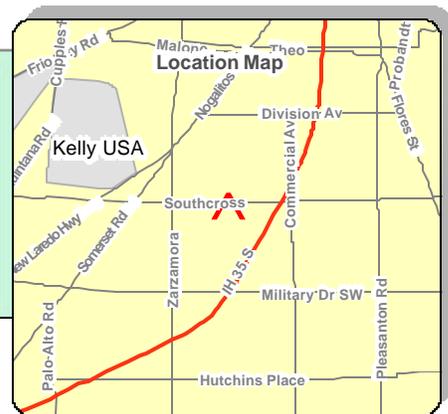
Produced by the City of San Antonio
Development Services Department
(06/05/2007)



Board of Adjustment
Notification Plan for
Case A-07-061



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



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

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

Board of Adjustment - Case No. A-07-061

June 18, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 18, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Joel & Elisa Bobadilla
Lots 1 and 2, Block 132, NCB 8550
130 Vickers Avenue
Zoned: "R-4" Residential Single-Family District

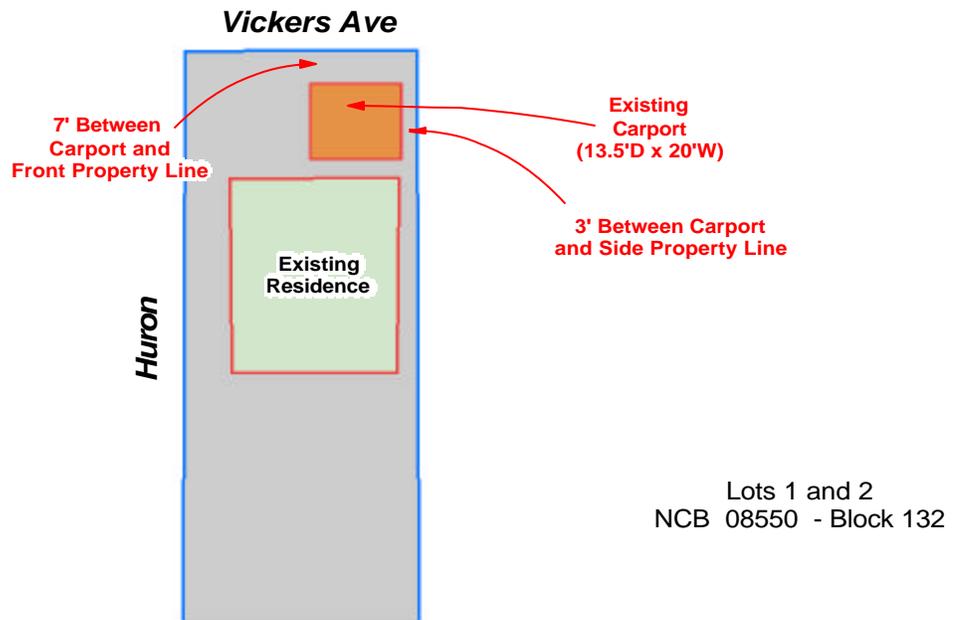
The applicant is requesting **1)** a 2-foot variance from the Unified Development Code requirement that a minimum 5-foot side setback be maintained in "R-4" zoning districts, in order to keep an existing carport 3 feet from the side(east) property line, and **2)** a 13-foot variance from the Unified Development Code requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep the same carport 7 feet from the front property line

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Board of Adjustment

**Plot Plan for
Case A-07-061**



Scale: 1" approx. = 40'
Council District 4

130 Vickers Ave

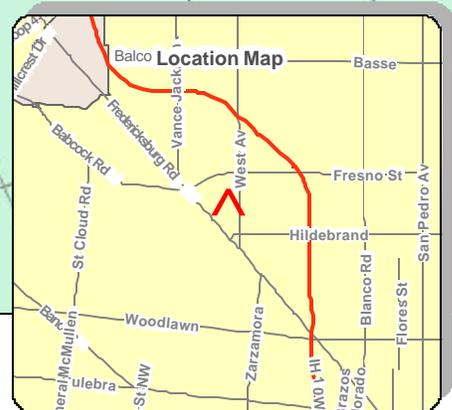
Produced by the City of San Antonio
Development Services Department
(06/05/2007)



Board of Adjustment
Notification Plan for
Case A-07-062



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



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

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

Board of Adjustment - Case No. A-07-062

June 18, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 18, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Arturo Machado
Lot 3, Block 9, NCB 8499
2022 Pasadena Street
Zoned: “R-4” Residential Single-Family District

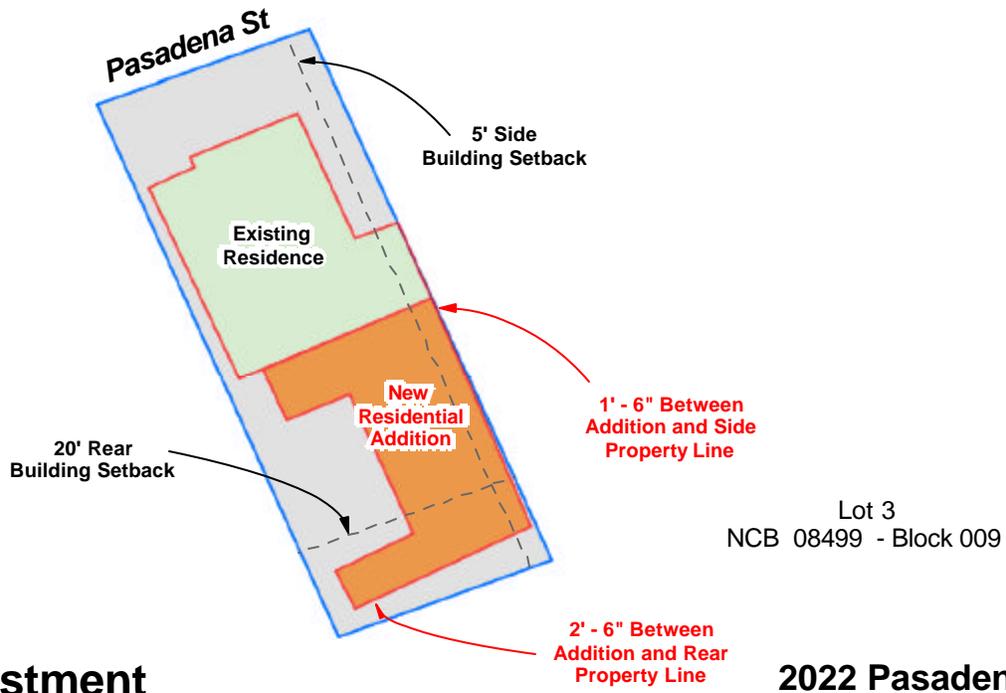
The applicant is requesting **1)** a 17-foot, 6-inch variance from the Unified Development Code requirement that a minimum 20-foot rear setback be maintained in “R-4” zoning districts, in order to keep an addition to the existing residence 2 feet, 6 inches from the rear property line, and **2)** a 3-foot, 6-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 addition 1 foot, 6 inches from the east 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

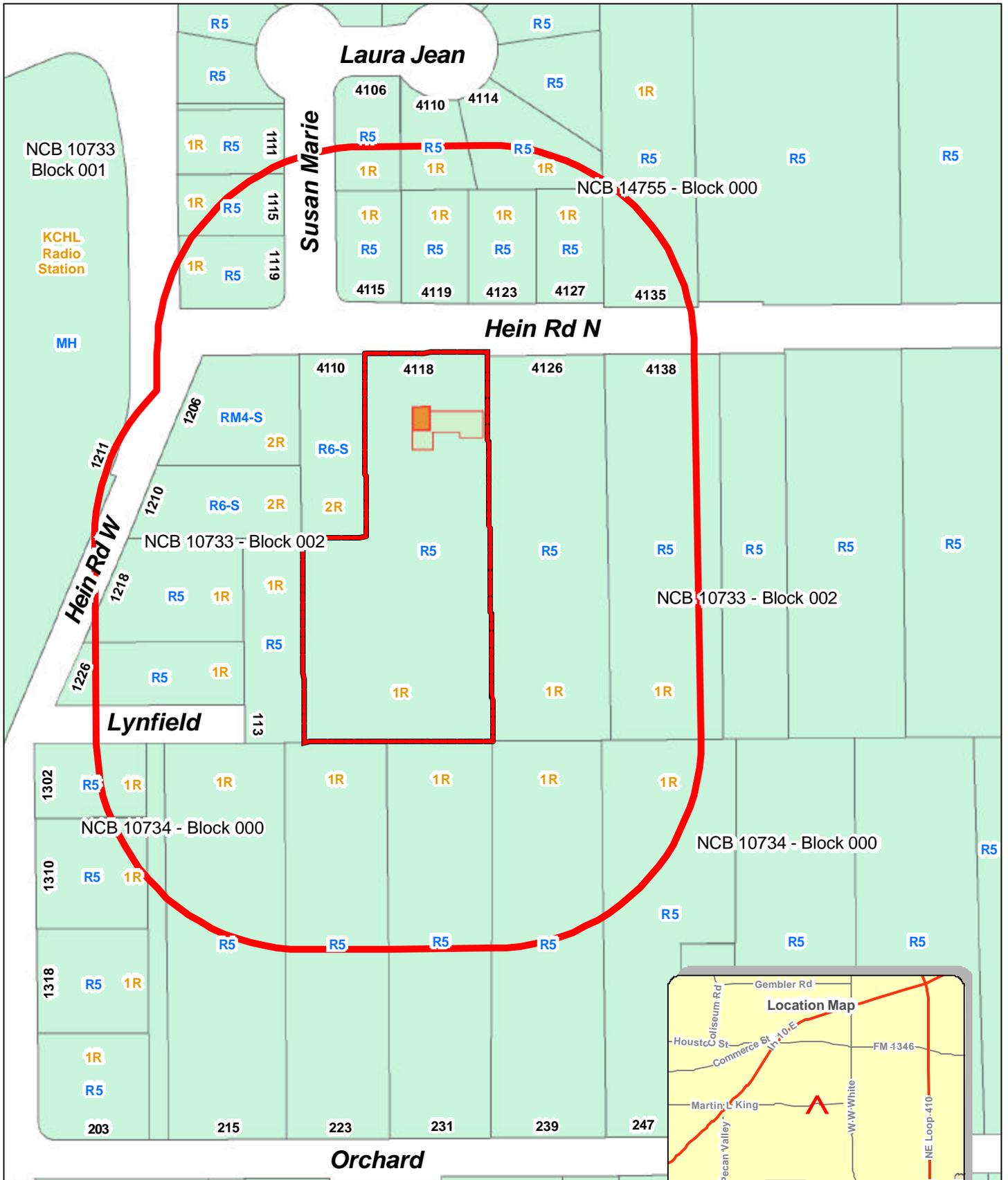
**Plot Plan for
Case A-07-062**



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

2022 Pasadena St

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



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-07-063

June 18, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 18, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Angela Adams
Lots C, D, I, J and K, Block 2, NCB 10733
4118 North Hein Street
Zoned: “R-5” Residential Single-Family District

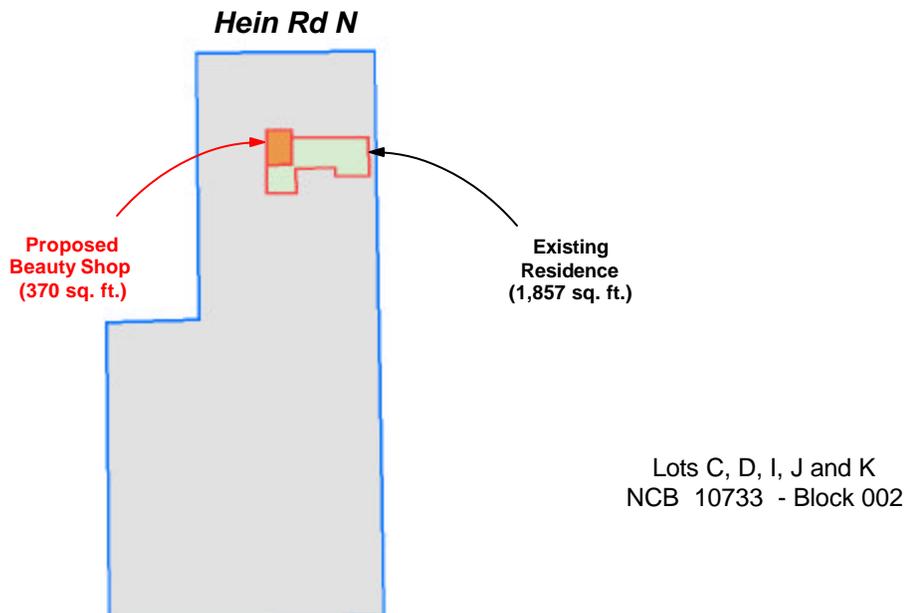
The applicant is requesting a Special Exception, as required in the Unified Development Code, to operate a one-operator beauty shop in a residential area.

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Board of Adjustment

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



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-07-064



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

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

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

Board of Adjustment - Case No. A-07-064

June 18, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 18, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Martin Ruiz

Lot 21 and the south 35 feet of Lot 20, Block 12, NCB 8752

607 Peabody Avenue

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

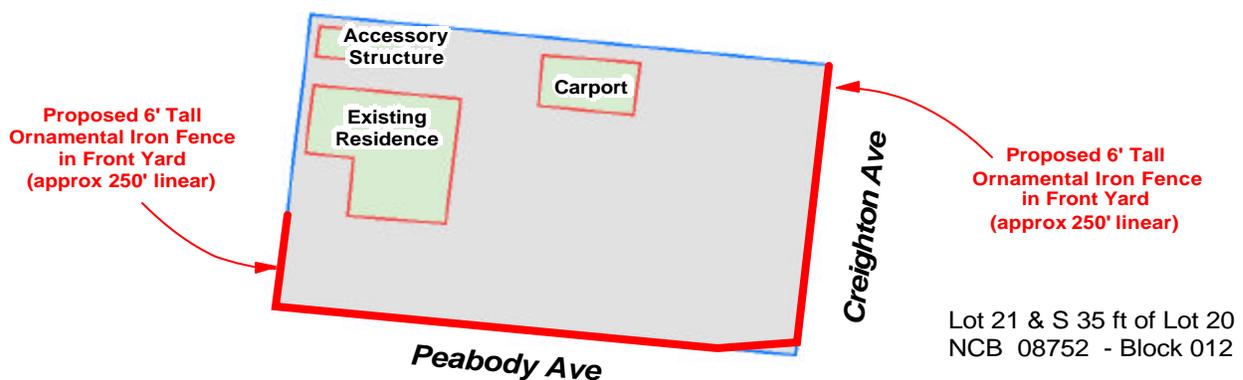
The applicant is requesting Special Exceptions, as required in the Unified Development Code, to erect a 6-foot tall ornamental iron fence in the front yard

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Board of Adjustment

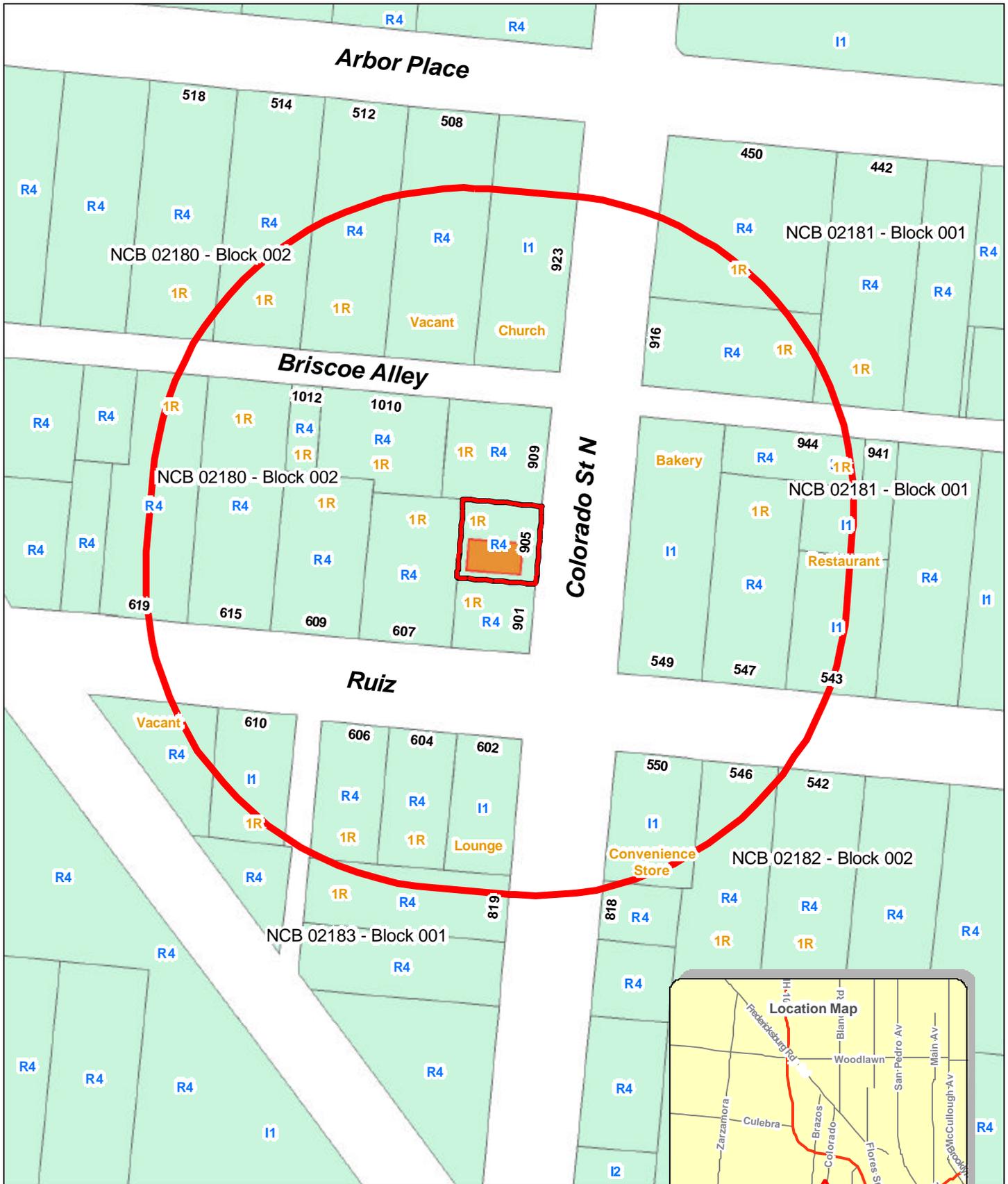
**Plot Plan for
Case A-07-064**



Scale: 1" approx. = 50'
Council District 4

607 Peabody Ave

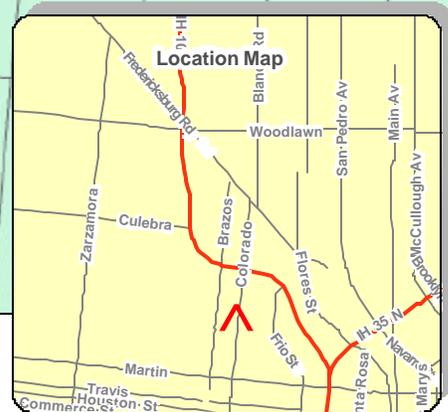
Produced by the City of San Antonio
Development Services Department
(06/06/2007)



Board of Adjustment
Notification Plan for
Case A-07-065



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



Scale: 1" approx. = 80'
 Council District 5

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

Board of Adjustment - Case No. A-07-065

June 18, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, June 18, 2007** in the Board Room on the 1st floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – John G. Webb

The north 48.4 feet of the south 96.8 feet of Lot 24, Block 2, NCB 2180

905 North Colorado Street

Zoned: “R-4” Residential Single-Family District

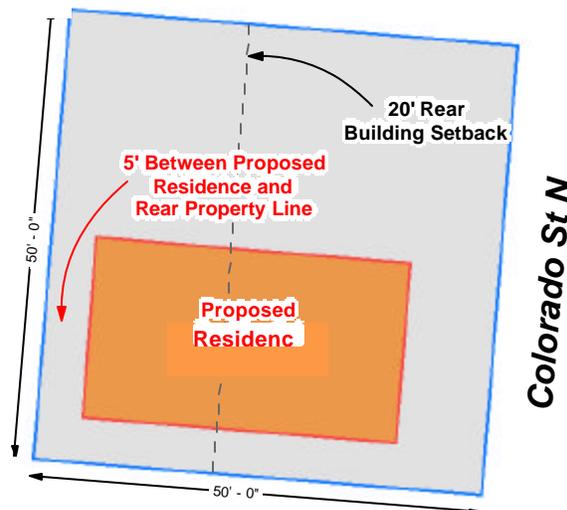
The applicant is requesting **1)** a 1,500 square-foot variance from the Unified Development code requirement that development in “R-4” zoning districts shall be allowed only on lots that have a minimum area of 4,000 square feet, in order to build a structure on a 2,500 square-foot lot, and **2)** a 15-foot variance from the Unified Development Code requirement that a minimum 20-foot rear setback be maintained in “R-4” zoning districts, in order to build a structure 5 feet from the rear property line.

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N 48.4 ft of S 96.8 ft of Lot 24
NCB 2180 - Block 002

Board of Adjustment

**Plot Plan for
Case A-07-065**



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

905 Colorado St N

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