

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, May 21, 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-07-036PP:** The request of JP Morgan Chase Bank for a 9 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 40 off-street parking spaces, 4235 North Loop 1604 East.
- IV. **A-07-052:** The request of Nicholas J. Baggett for a 2-foot, 9-inch variance from the requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep an existing 5-foot, 9-inch tall solid screen fence in the front yard, 203 East Sunset Road.
- V. **A-07-053:** The request of Xenia Q. Aguilar for a 4-foot, 9-inch variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to erect an 8-foot, 9-inch tall predominantly open fence in the front yard, 4207 Moonlight Way.
- VI. **Presentation of new evidence and a request by Salvador Rico Jr. to re-open Case Number A-07-031 and waive the 1-year time limitation for an appeal for property addressed at 726 East Drexel Avenue.**
- VII. **Staff Report.**
- VIII. **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.

IX. 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.

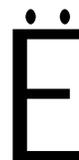
Accessibility Statement

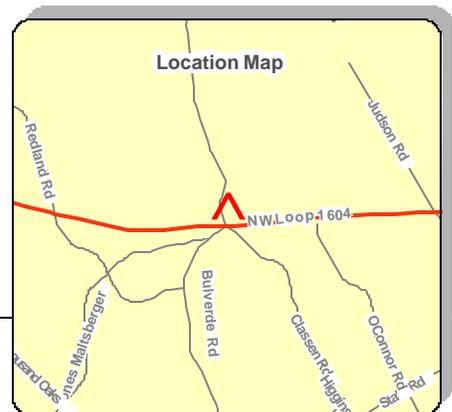
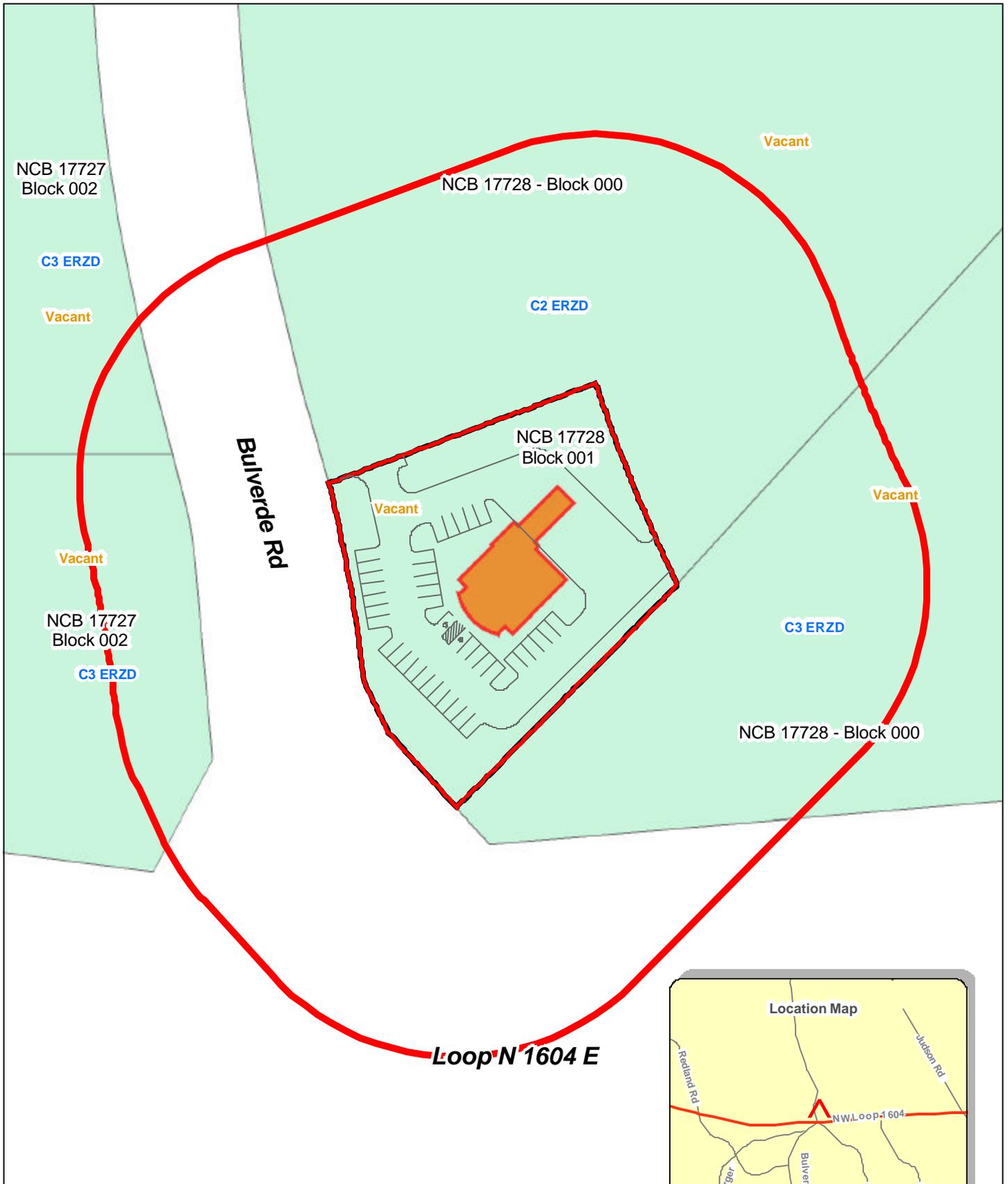
This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must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



Board of Adjustment

Subject Property Locations
Cases for May 21, 2007





Board of Adjustment
Notification Plan for
Case A-07-036



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

Scale: 1" approx. = 100'
 Council District 10

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

Board of Adjustment - Case No. A-07-036PP

May 21, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 21, 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 – JPMorgan Chase Bank
Parts of P-7, P-3D and P-31A, NCB 17728
4235 North Loop 1604 East
Zoned: “C-2 ERZD” Commercial Edwards Recharge Zone District

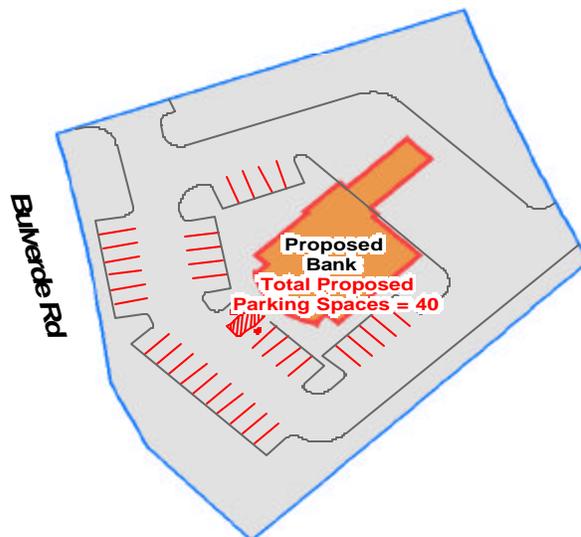
The applicant is requesting a 9 off-street parking space variance from the Unified Development Code requirement that a maximum of 31 off-street parking spaces be provided for a 4,400 square-foot building situated in the ERZD, in order to allow 40 off-street parking spaces.

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.

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 enclosed card to the Development Services Department, 1901 South Alamo, San Antonio, Texas 78204-3966. Thank you.



Part of Lots P-7, P-3D, & P-31A
NCB 17728 - Block 000

Board of Adjustment

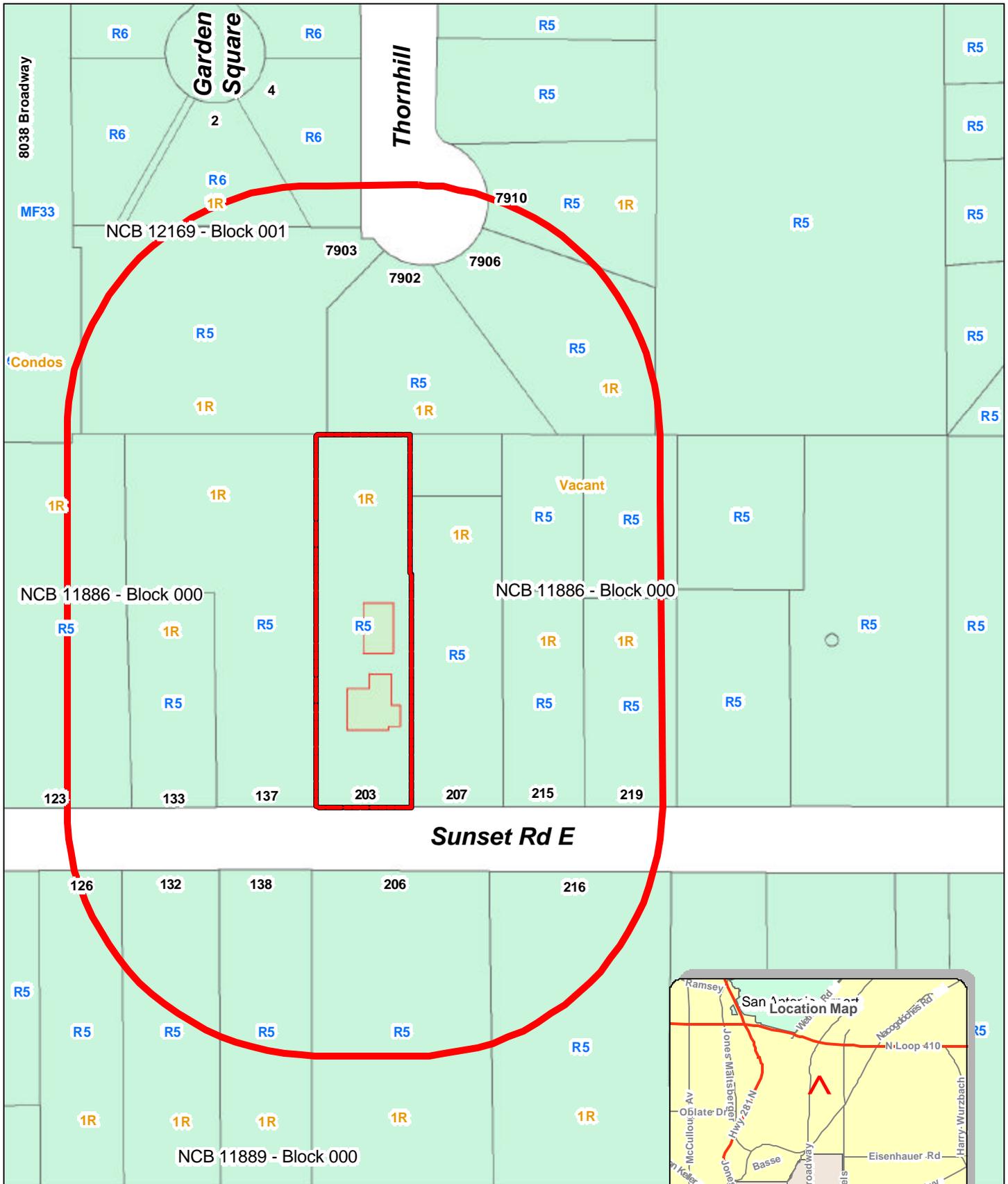
Plot Plan for
Case A-07-036



Bulverde Rd @ Loop N 1604 E

Scale: 1" approx. = 100'
Council District 10

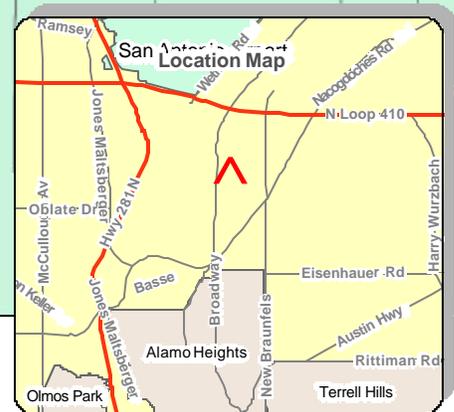
Produced by the City of San Antonio
Development Services Department
(04/04/2007)



Board of Adjustment
Notification Plan for
Case A-07-052



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



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

Produced by the City of San Antonio
 Development Services Department
 (05/04/2007)

Board of Adjustment - Case No. A-07-052

May 21, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 21, 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 – Nicholas J. Baggett
The west 75 feet of Lot 12, NCB 11886
203 East Sunset Road
Zoned: “R-5” Residential Single-Family District

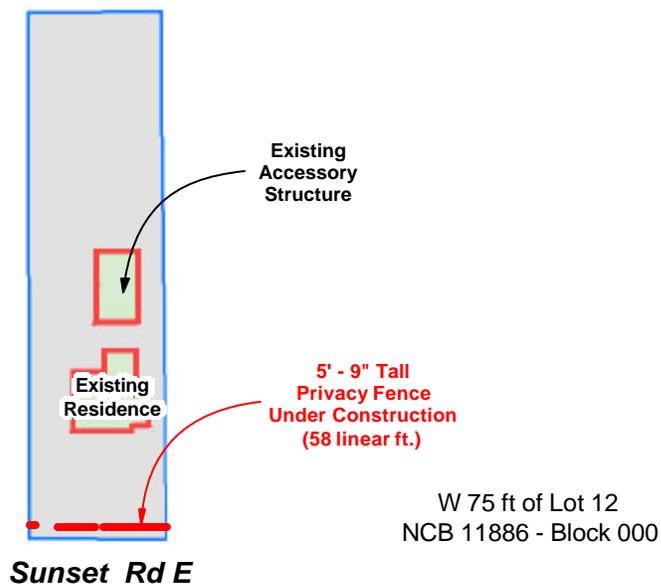
The applicant is requesting a 2-foot, 9-inch variance from the Unified Development Code requirement that solid screen fences in front yards be no taller than 3 feet, in order to keep a 5-foot, 9-inch tall solid screen fence in the front yard

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Board of Adjustment

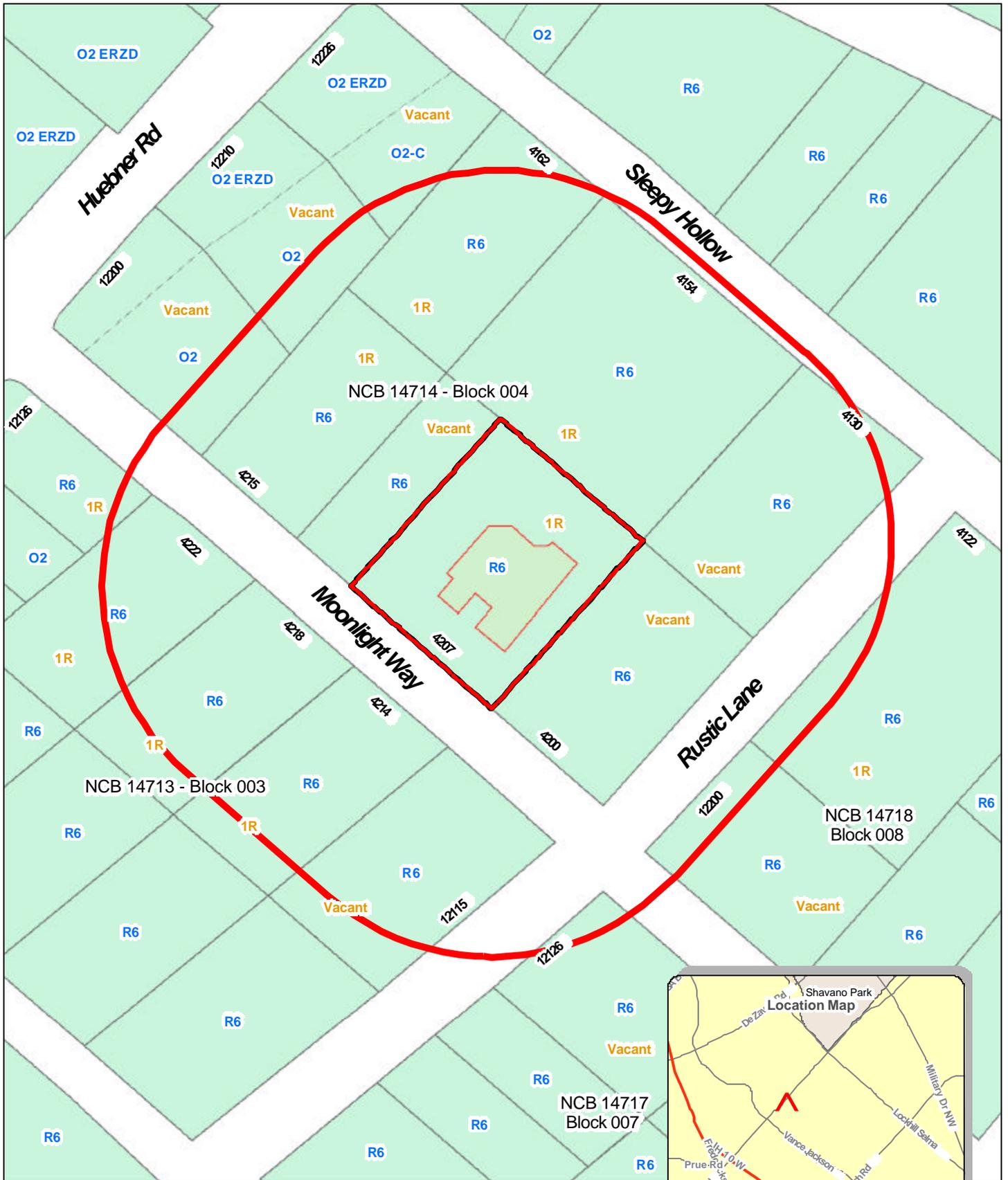
**Plot Plan for
Case A-07-052**



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

203 Sunset Rd E

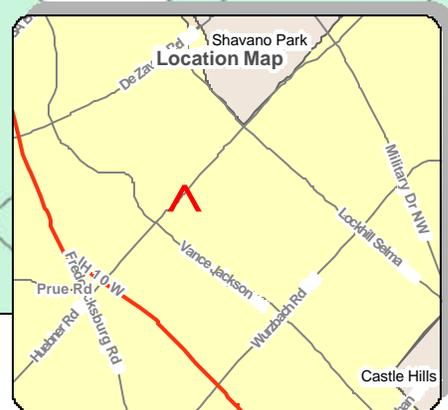
Produced by the City of San Antonio
Development Services Department
(05/04/2007)



Board of Adjustment
Notification Plan for
Case A-07-053



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



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

Produced by the City of San Antonio
 Development Services Department
 (05/10/2007)

Board of Adjustment - Case No. A-07-053

May 21, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 21, 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 – Xenia Q. Aguilar
Lot 6 and the southeast ½ of Lot 5, Block 4, NCB 14714
4207 Moonlight Way
Zoned: “R-6” Residential Single-Family District

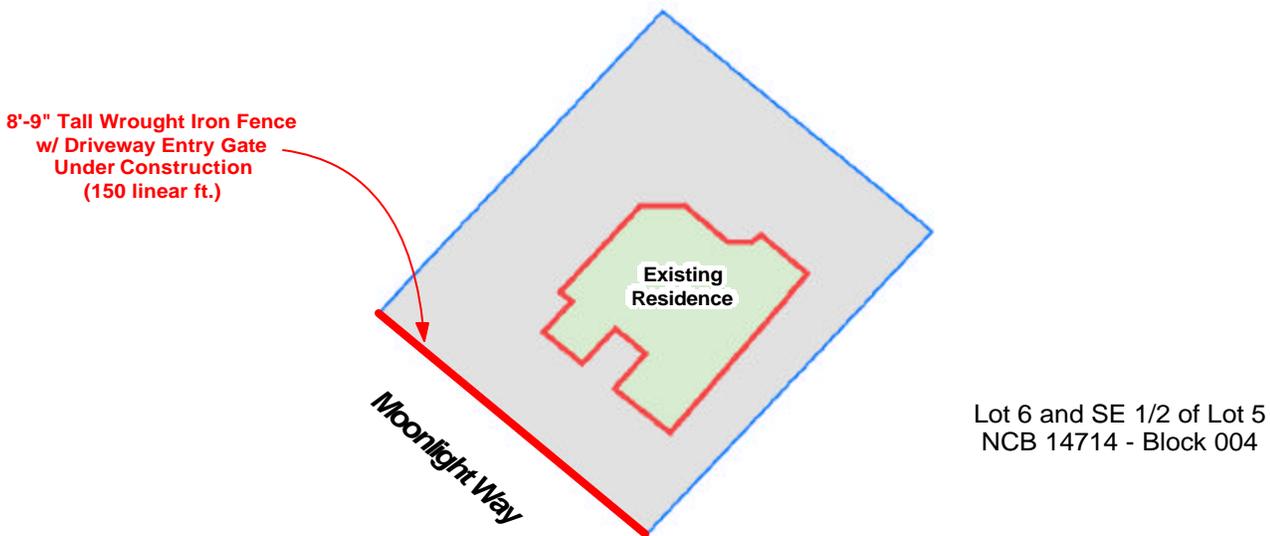
The applicant is requesting a 4-foot, 9-inch variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to erect an 8-foot, 9-inch tall predominantly open fence in the front yard.

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Board of Adjustment

**Plot Plan for
Case A-07-053**



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

4207 Moonlight Way

Produced by the City of San Antonio
Development Services Department
(05/10/2007)