

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 7, 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. **11:45 a.m. Tobin Room** – Work Session to discuss Parliamentary Procedures.
- II. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- III. **Pledges of Allegiance.**
- IV. **Award Presentation.**
- V. **A-07-026PP:** The request of John M. Neugebauer for a 26-foot variance from the requirement that a minimum 30-foot rear setback be maintained in “C-2” and “C-3” zoning districts when abutting a residential use or residential zoning district, in order to construct a building 4 feet from the rear lot line, 10042 Potranco Road.
- VI. **A-07-042:** The requests of Miguel C. Gonzalez 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 minimum 5-foot side setback required in “R-4” zoning districts, in order to keep the same carport 1 foot, 5 inches from the side property line, 2720 Chihuahua Street.
- VII. **A-07-043:** The request of John G. McBride for a 4-foot variance from the requirement that a minimum 20-foot front setback be maintained for front entry garages, in order to keep an existing garage 16 feet from the front property line, 5410 Bronco Billy Road.
- VIII. **A-07-044:** The request of Mark Cano for a Special Exception to orient a previously relocated structure differently than what was originally approved by the Board of Adjustment per case A-04-081,1713 North Pine Street.

- IX. **A-07-046:** The requests of Joe and Adelfina Martinez for **1)** a 1-foot, 9-inch variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep an existing 5-foot, 9-inch tall predominantly open fence in the front yard, and **2)** a 2-inch variance from the requirement that fences in rear yards be no taller than 6 feet, in order to keep an existing 6-foot, 2-inch tall fence in the rear yard, 376 West Mayfield Street.
- X. **A-07-047:** The request of Oralia Medina for a 3-foot, 9-inch variance from the minimum 5-foot side setback required in “R-5” zoning districts, in order to construct a carport 1 foot, 3 inches from the west side property line, 1411 Gladstone Street.
- XI. **A-07-048:** The request of Gabino Olguin for a 1-foot, 7-inch variance from the requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep an existing 5-foot, 7-inch tall predominantly open fence in the front yard, 239 Alicia.
- XII. **A-07-049:** The requests of Leopoldo Dimando for a **1)** a complete variance from the minimum 5-foot side setback required in “R-6” zoning districts, in order to keep an existing carport on the side (west) property line, and **2)** a 2-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 18 feet from the front property line, 223 West Greenway.
- XIII. **A-07-050:** The request of Blueprint Ministries for a Special Exception to erect a 6-foot tall ornamental iron fence in the front yards of multiple lots, 515 and 519 McKinley Avenue.
- XIV. Consideration of **Sign Master Plan No. 07-009** for Alamo City Hotels located at the intersection of North West Loop 410, Fairgrounds Parkway, and Cinema Ridge.
- XV. **Presentation of new evidence and a request by Brenda Vasquez to re-open Case Number A-07-011 and waive the 1-year time limitation for an appeal for property addressed at 1119 Rayburn Drive.**
- XVI. **Staff Report.**
- XVII. **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.
- XVIII. **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.

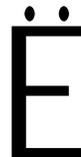
Accessibility Statement

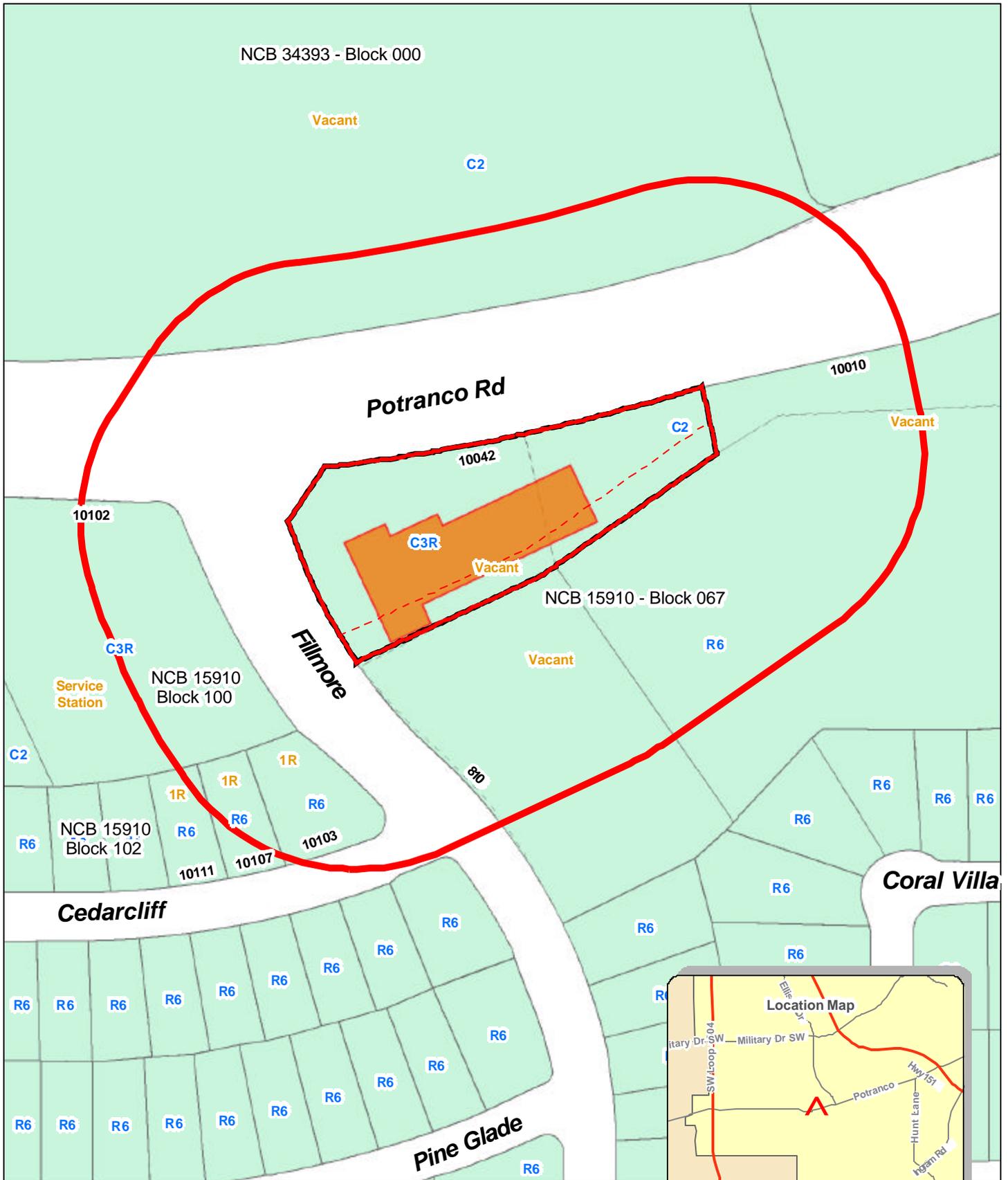
This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must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



Board of Adjustment

Subject Property Locations Cases for May 7, 2007





Board of Adjustment
Notification Plan for
Case A-07-026



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



Scale: 1" approx. = 120'
 Council District 4

Produced by the City of San Antonio
 Development Services Department
 (03/22/2007)

Board of Adjustment - Case No. A-07-026PP

May 7, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 7, 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 M. Neugebauer

Lot 93, Block 67, NCB 15910

10042 Potranco Road

Zoned: “C-2” Commercial District and “C-3R” Commercial Restricted Alcoholic Sales District

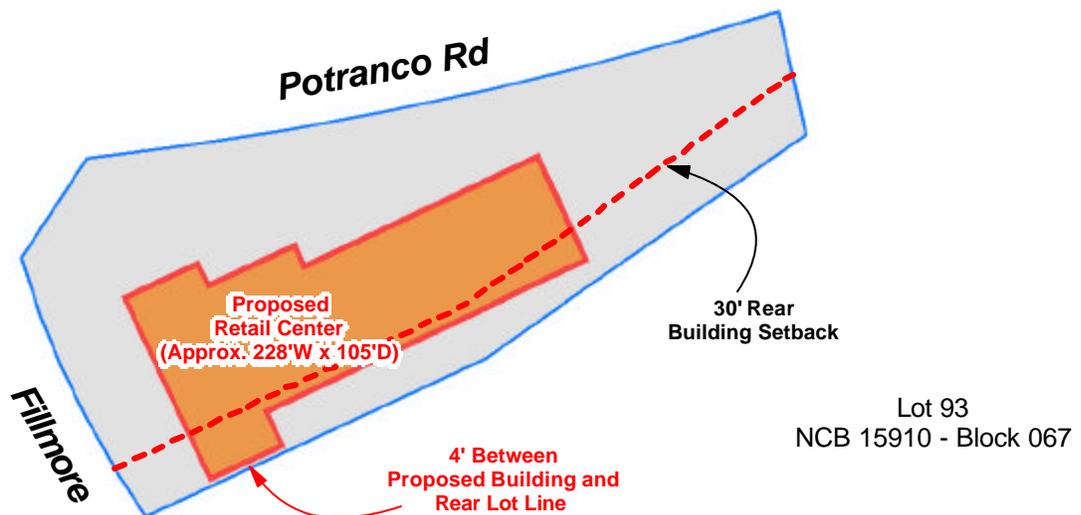
The applicant is requesting a 26-foot variance from the Unified Development Code requirement that a minimum 30-foot rear setback be maintained in “C-2” and “C-3” zoning districts when abutting a residential use or residential zoning district, in order to construct a building 4 feet from the rear lot 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

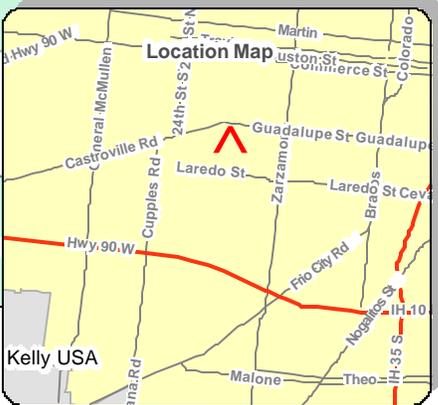
**Plot Plan for
Case A-07-026PP**



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

10042 Potranco Rd

Produced by the City of San Antonio
Development Services Department
(03/22/2007)



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-07-042

May 7, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 7, 2007** in the Board Room on the 1 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

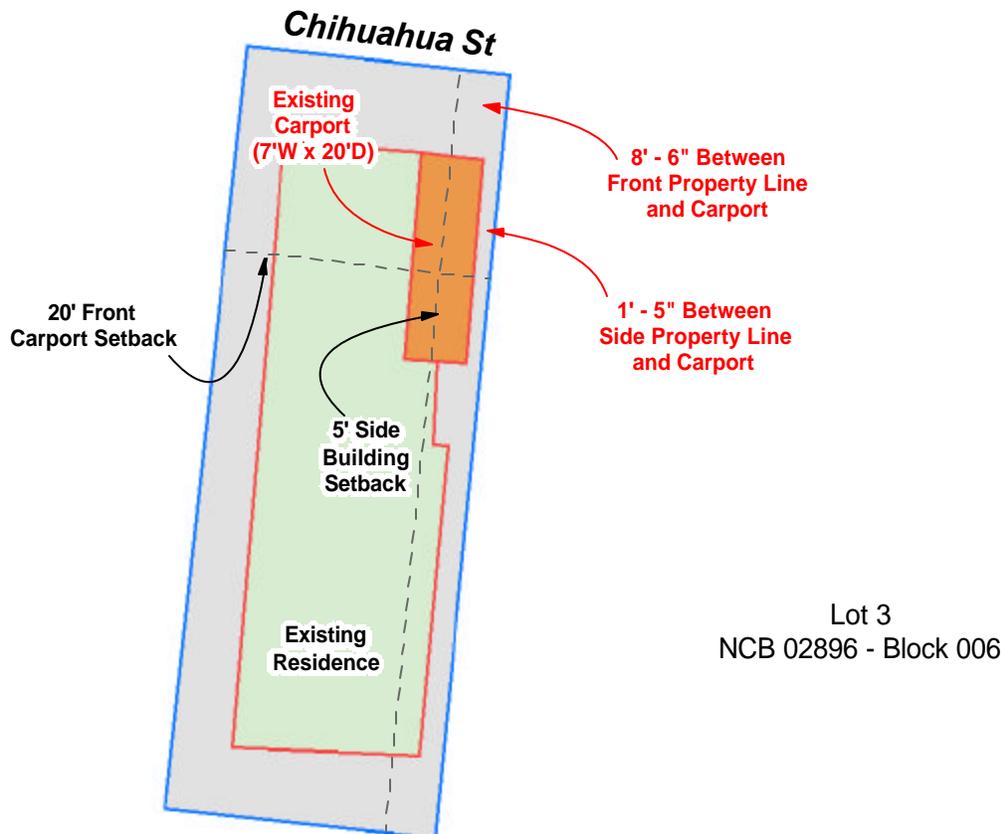
The applicant is requesting **1)** an 11-foot, 6-inch variance from the Unified Development Code requirement that a minimum 20-foot front setback be maintained for front entry carports, in order to keep an existing carport 8 feet, 6 inches from the front property line, and **2)** a 3-foot, 7-inch variance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

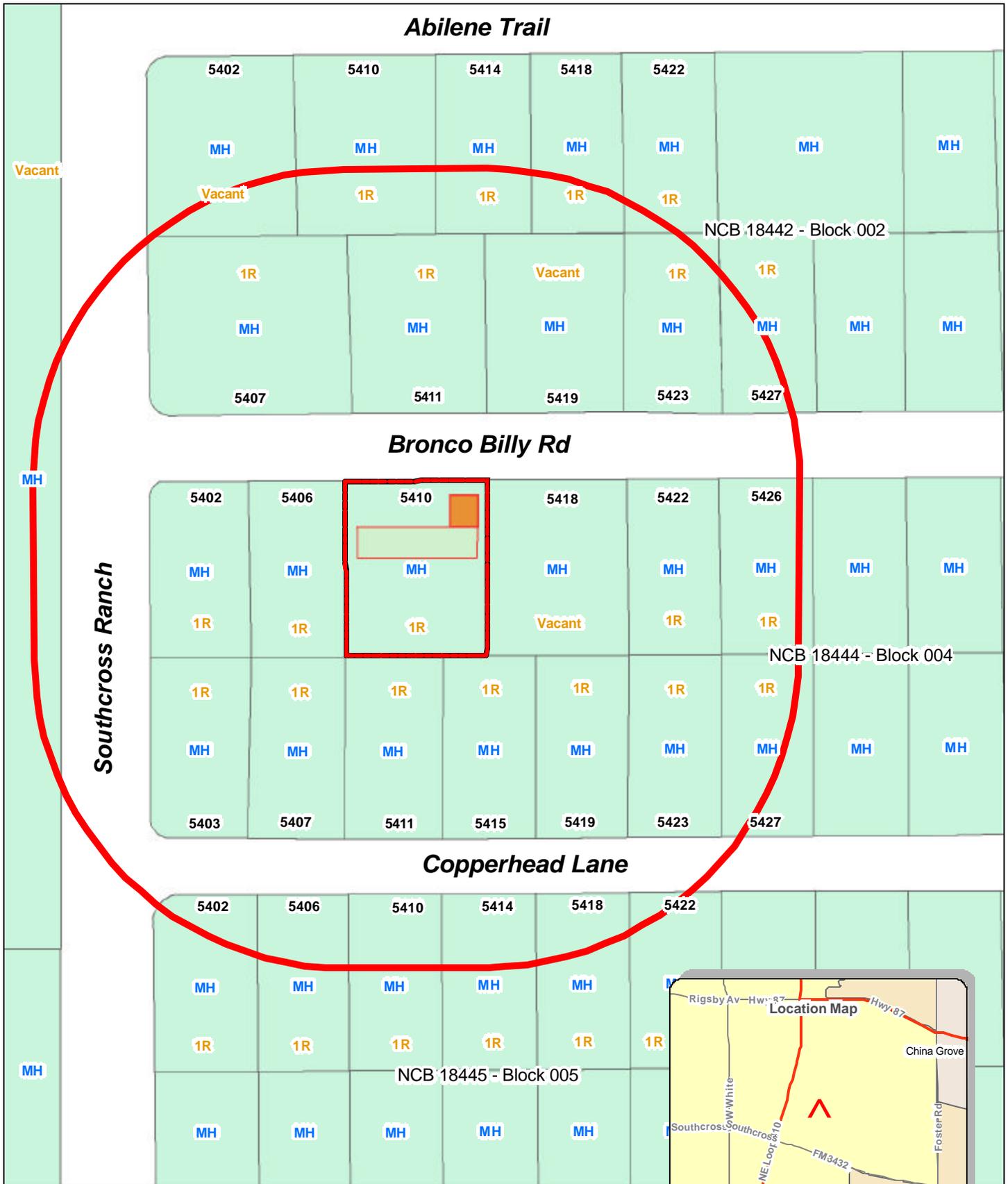
Plot Plan for



2720 Chihuahua St

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

Produced by the City of San Antonio
Development Services Department



Board of Adjustment
Notification Plan for
Case A-07-043



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



Scale: 1" approx. = 80'
 Council District 2

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

Board of Adjustment - Case No. A-07-043

May 7, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 7, 2007** in the Board Room on the 1 floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – John G. McBride
Lot 3 and the west 30 feet of Lot 4, Block 4, NCB 18444
5410 Bronco Billy Road
Zoned: “MH” Manufactured Housing District

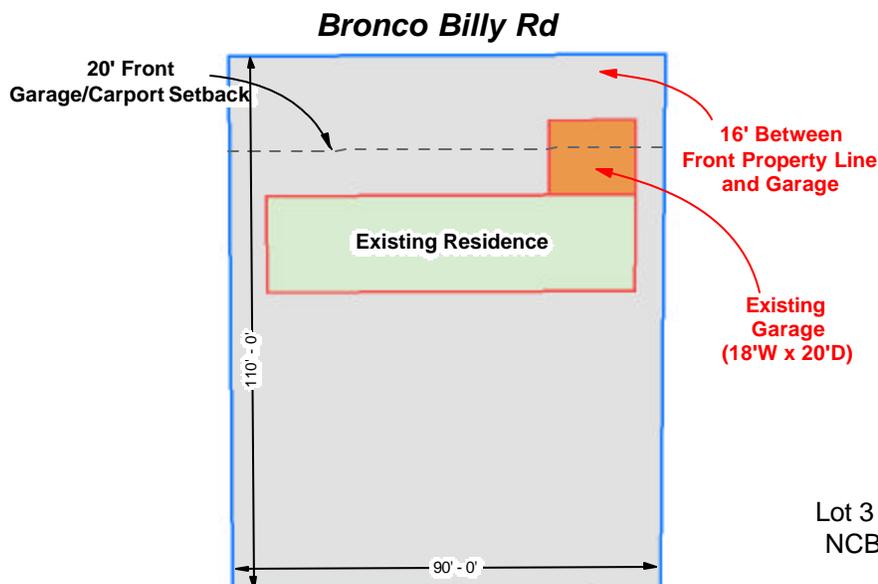
The applicant is requesting a 4-foot variance from the Unified Development Code requirement that a minimum 20-foot front setback be maintained for front entry garages, in order to keep an existing garage 16 feet from the front property line.

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 Service 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-07-043**



Scale: 1" approx. = 40'
Council District 2

5410 Bronco Billy Rd

Produced by the City of San Antonio
Development Services Department
(04/24/2007)



Board of Adjustment
Notification Plan for
Case A-07-044



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

Scale: 1" approx. = 80'
 Council District 2



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

Board of Adjustment - Case No. A-07-044

May 7, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 7, 2007** in the Board Room on the 1 floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Mark Cano

The south 83.3 feet of Lots 6 and 7, ARB A6, Block 4A, NCB 486

1713 North Pine Street

Zoned: “MF-33” Multi-Family District

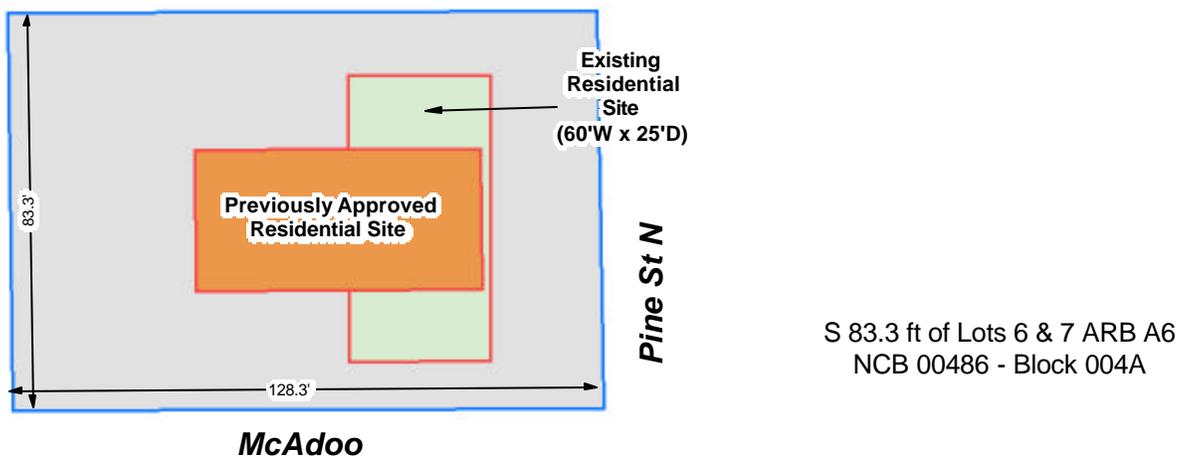
The applicant is requesting a Special Exception, as required in the Unified Development Code, to orient a previously relocated structure differently than what was originally approved by the Board of Adjustment per case A-04-081.

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Board of Adjustment

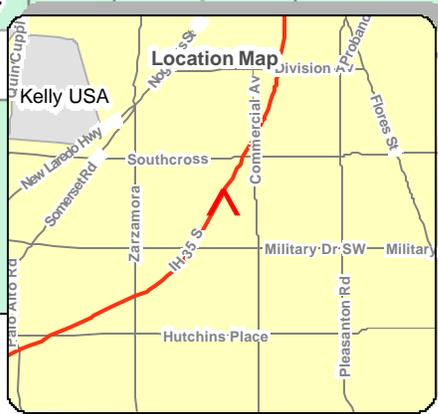
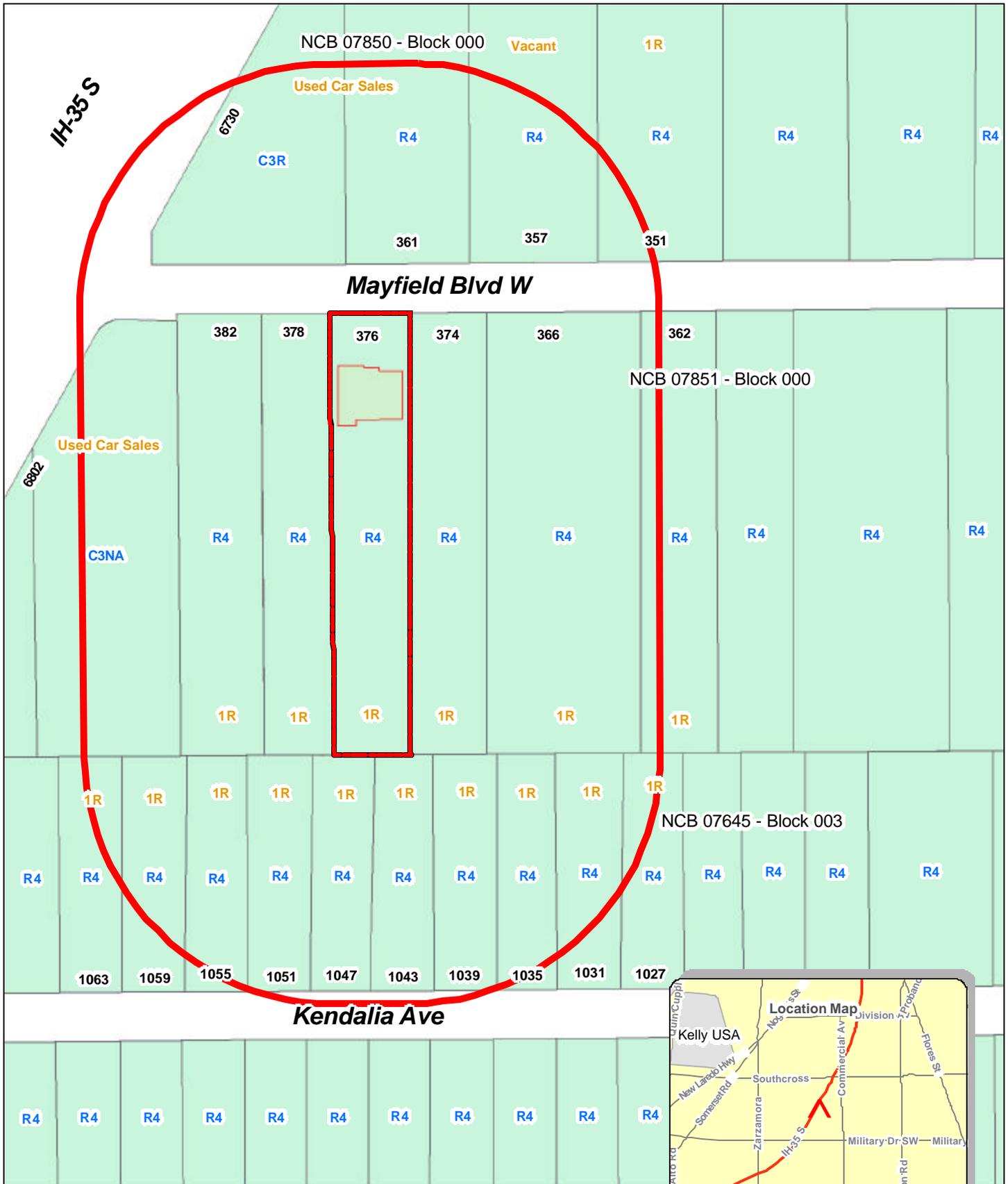
**Plot Plan for
Case A-07-044**



Scale: 1" approx. = 40'
Council District 2

1713 Pine St N

Produced by the City of San Antonio
Development Services Department
(04/25/2007)



Board of Adjustment
Notification Plan for
Case A-07-046



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

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

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

Board of Adjustment - Case No. A-07-046

May 7, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 7, 2007** in the Board Room on the 1 floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Joe and Adelfina Martinez
The west 61.6 feet of Lot 290, NCB 7851
376 West Mayfield Street
Zoned: “R-4” Residential Single-Family District

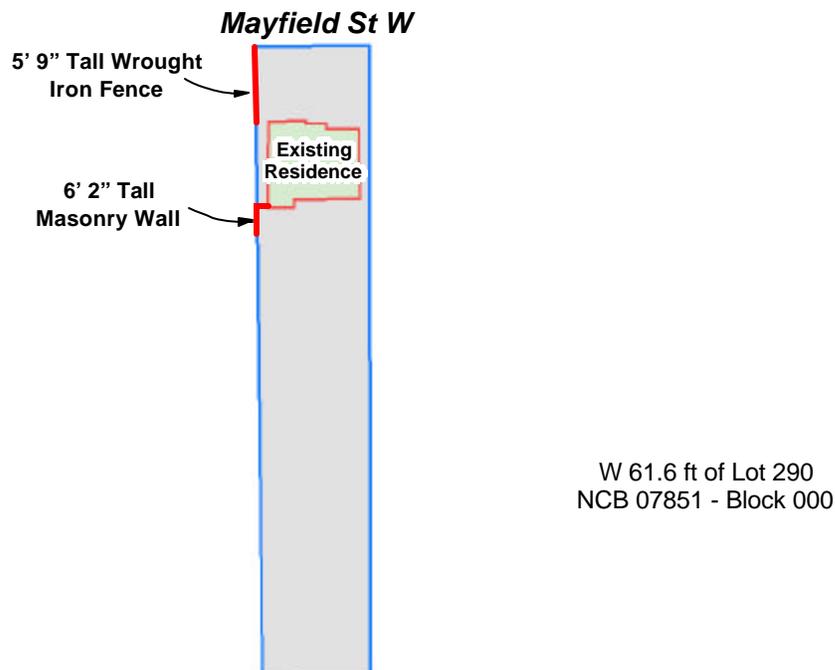
The applicant is requesting **1)** a 1-foot, 9-inch variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep an existing 5-foot, 9-inch tall predominantly open fence in the front yard, and **2)** a 2-inch variance from the Unified Development Code requirement that fences in rear yards be no taller than 6 feet, in order to keep an existing 6-foot, 2-inch tall fence in the rear yard.

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Board of Adjustment

**Plot Plan for
Case A-07-046**



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

376 Mayfield St W

Produced by the City of San Antonio
Development Services Department
(04/19/2007)



Board of Adjustment
Notification Plan for
Case A-07-047



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-07-047

May 7, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 7, 2007** in the Board Room on the 1 floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Oralia Medina
Lot 21, Block 10, NCB 7049
1411 Gladstone Street
Zoned: “R-5” Residential Single-Family District

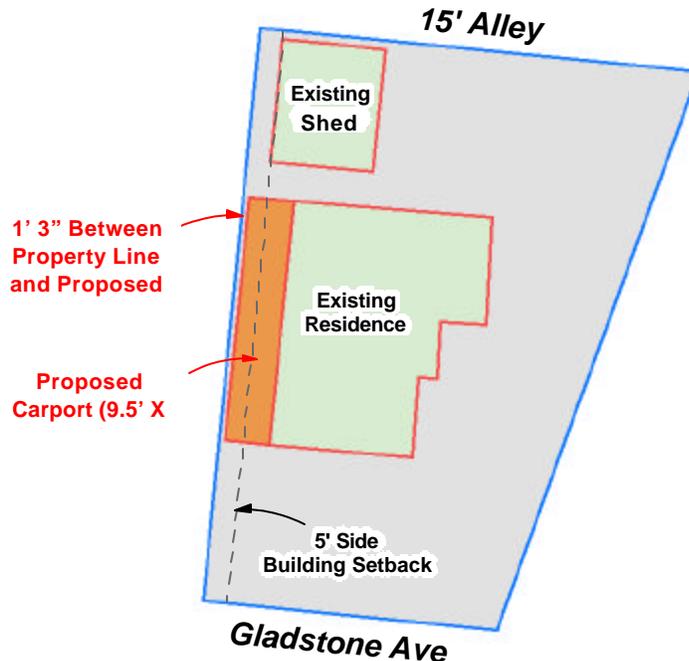
The applicant is requesting a 3-foot, 9-inch variance from the Unified Development Code requirement that a minimum 5 foot side setback be maintained in “R-5” zoning districts, in order to construct a carport 1 foot, 3 inches from the west side property line.

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Lot 21
NCB 07049 - Block 010

Board of Adjustment

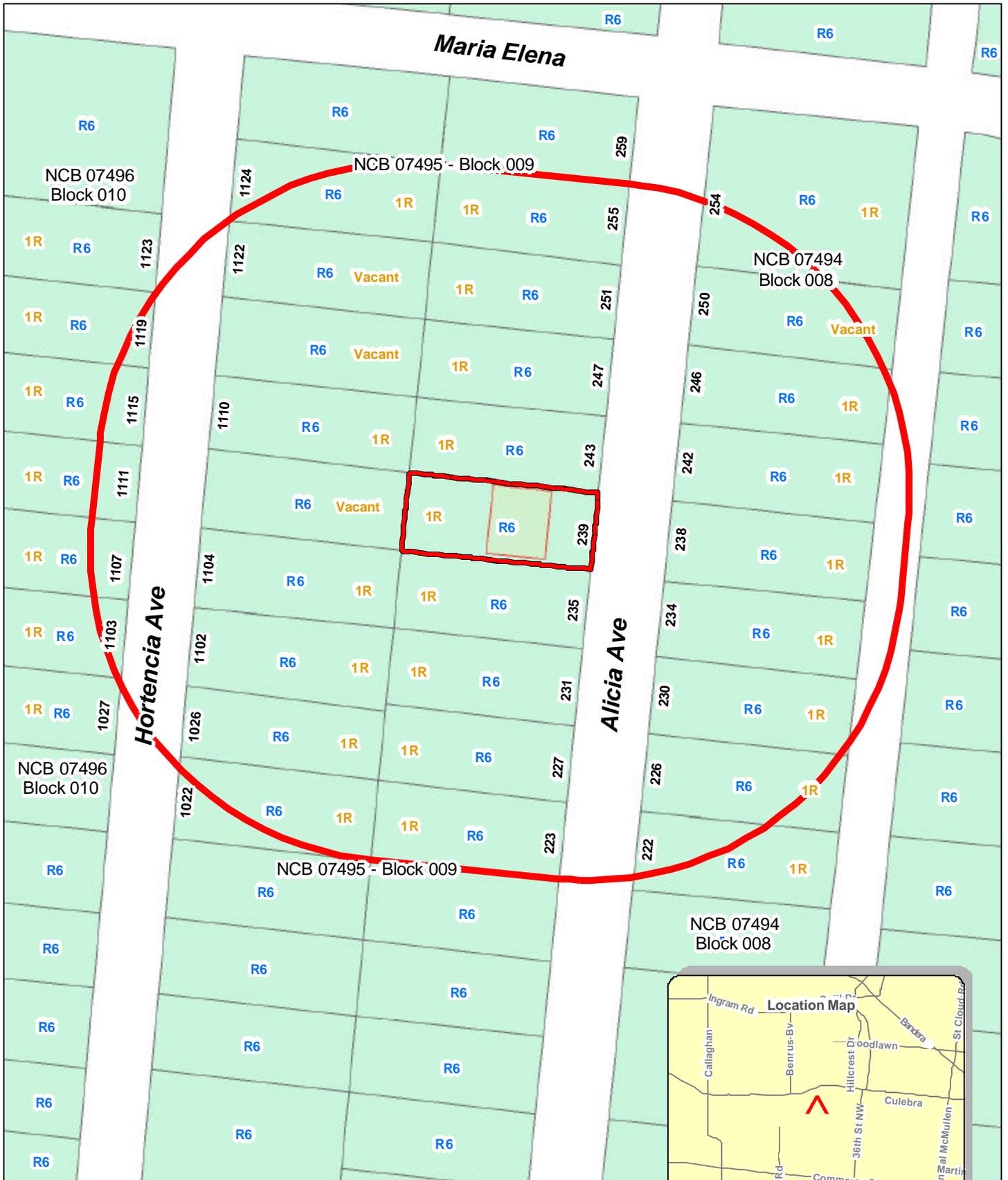
**Plot Plan for
Case A-07-047**



Scale: 1" approx. = 40'
Council District 5

1411 Gladstone Ave

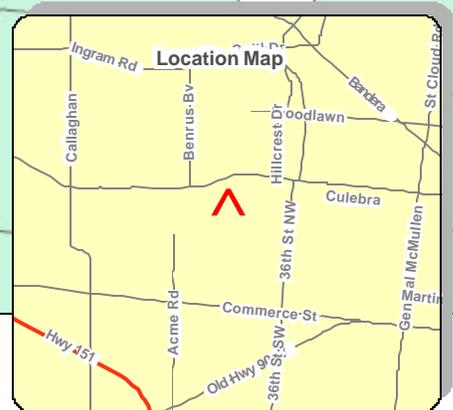
Produced by the City of San Antonio
Development Services Department
(04/19/2007)



Board of Adjustment
Notification Plan for
Case A-07-048



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



Scale: 1" approx. = 80'
 Council District 7

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

Board of Adjustment - Case No. A-07-048

May 7, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 7, 2007** in the Board Room on the 1 floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Gabino Olguin
Lots 41 and 42, Block 9, NCB 7495
239 Alicia
Zoned: “R-6” Residential Single-Family District

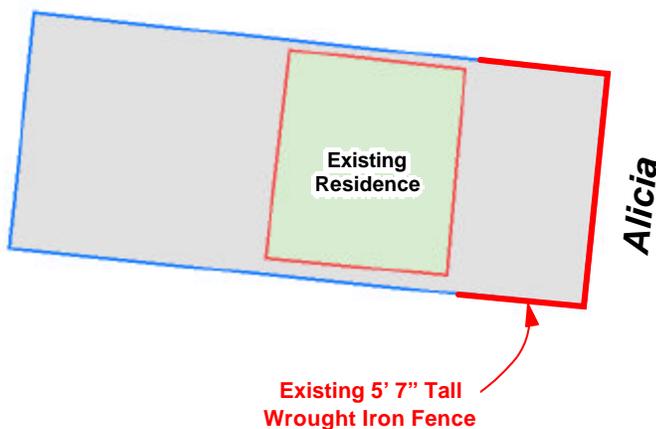
The applicant is requesting a 1-foot, 7-inch variance from the Unified Development Code requirement that predominantly open fences in front yards be no taller than 4 feet, in order to keep an existing 5-foot, 7-inch tall predominantly open fence in the front yard.

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Lots 41 and 42
NCB 07495 - Block 009

Board of Adjustment

**Plot Plan for
Case A-07-048**



Scale: 1" approx. = 40'
Council District 7

239 Alicia

Produced by the City of San Antonio
Development Services Department
(04/19/2007)



Board of Adjustment
Notification Plan for
Case A-07-049



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-07-049

May 7, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 7, 2007** in the Board Room on the 1 floor of the Cliff Morton Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Leopoldo Dimando
The south 132 feet of Lot 21, Block 12, NCB 7399
223 West Greenway Avenue
Zoned: “R-6” Residential Single-Family District

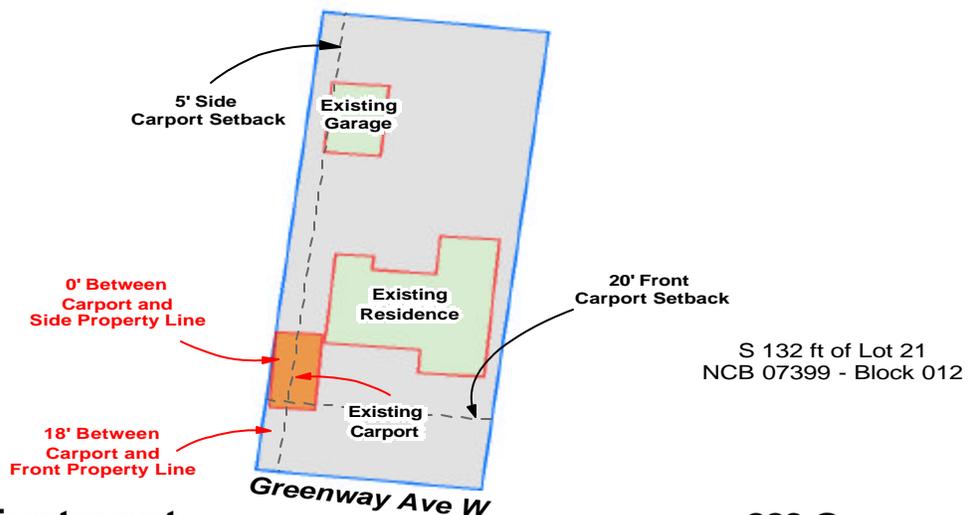
The applicant is requesting **1)** a complete variance from the Unified Development Code requirement that a minimum 5-foot side setback be maintained in “R-6” zoning districts, in order to keep an existing carport on the side (west) property line, and **2)** a 2-foot variance from the Unified Development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

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Board of Adjustment

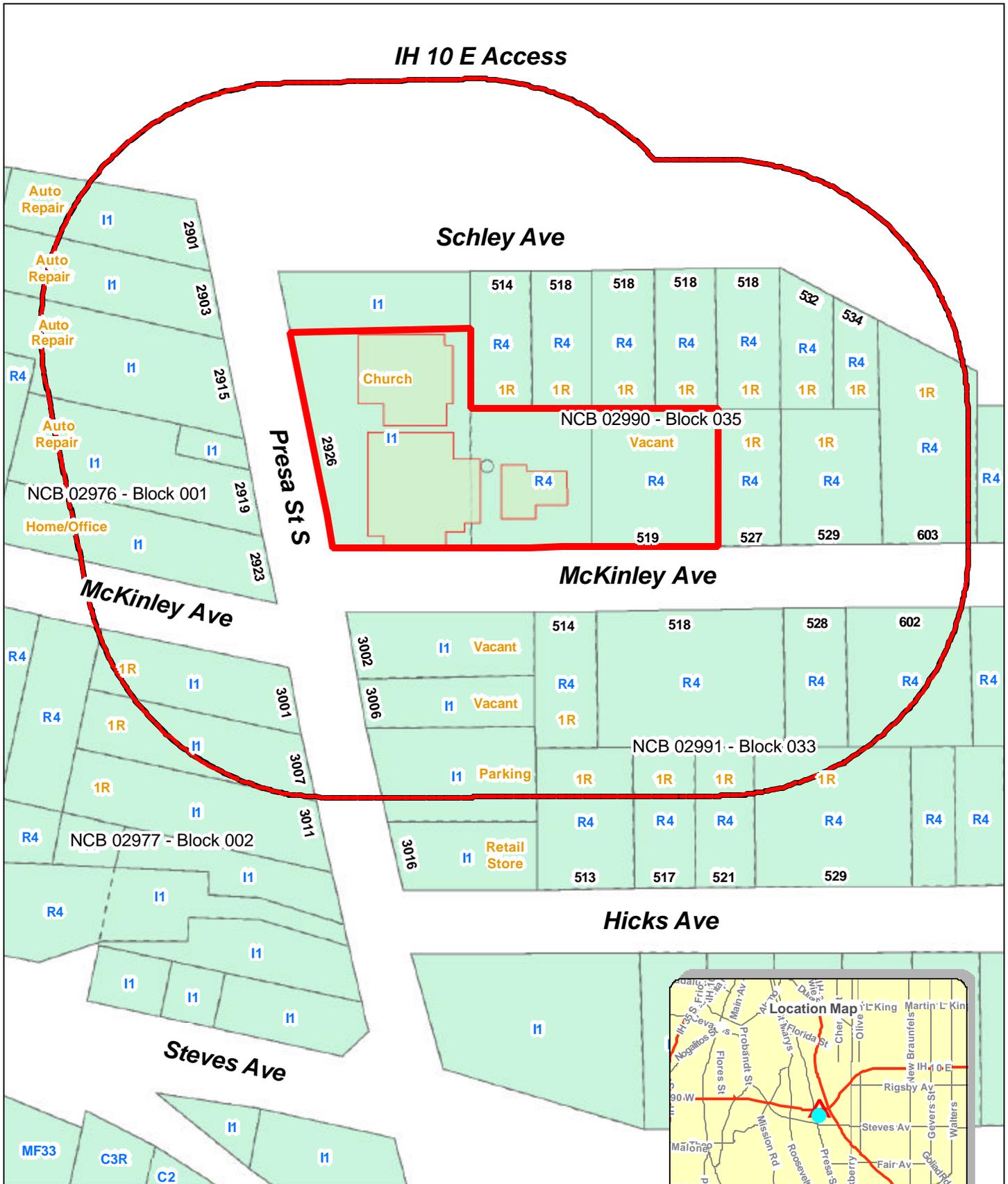
**Plot Plan for
Case A-07-049**



Scale: 1" approx. = 40'
Council District 5

223 Greenway Ave W

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



Board of Adjustment
Notification Plan for
Case A-07-050



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



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

Produced by the City of San Antonio
 Development Services Department
 (04/23/2007)

Board of Adjustment - Case No. A-07-050

May 7, 2007

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, May 7, 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 – Blueprint Ministries
Lots 82 through 89, Block 35, NCB 2990
515 and 519 McKinley Avenue
Zoned: “R-4” Residential Single-Family District

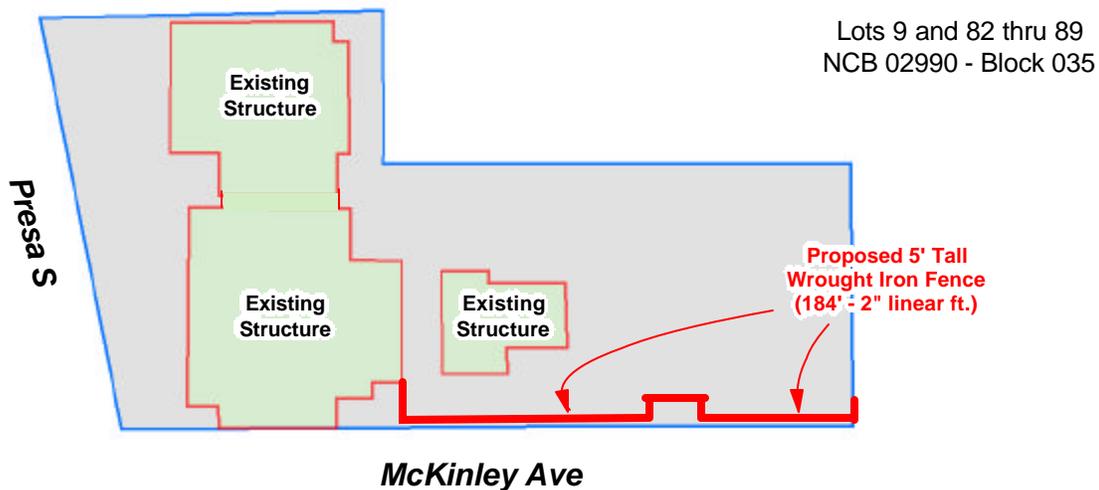
The applicant is requesting Special Exceptions, as required in the Unified Development Code, to erect a 6-foot tall ornamental iron fence in the front yard of multiple lots.

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-07-050**



515 and 519 McKinley Ave

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

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