

City of San Antonio Board of Adjustment

Regular Public Hearing Agenda

Monday, November 14, 2011

1:00 P.M.

Cliff Morton Development and Business Services Center, Board Room

Anytime during the public hearing, the Board of Adjustment may meet in Executive Session to consult on attorney-client matters (real estate, litigation, personnel and security matters), as well as to discuss any of the agenda items. This notice was posted on the Planning and Development Services Department website (www.sanantonio.gov/dsd), and the City Hall kiosk, at least seventy-two (72) hours prior to this public hearing, in compliance with the Texas Open Meetings Act.

1. **12:30 PM** - Work Session – Discussion of Board of Adjustment Rules and Procedures, policies and administrative procedures, ethics and parliamentary procedures, and any items for consideration on the agenda.
2. **1:00 PM** - Public Hearing – Call to Order
3. Roll Call
4. Pledges of Allegiance
5. **A-11-072:** The request of Gerardo Mechler, for a 10-foot variance from the 20-foot minimum setback requirement for a garage entry accessed from a street right-of-way, in order to allow a 10-foot setback to the garage entry, 340 Montrose Street. (Council District 3)
6. **A-11-073:** The request of Edward Gutierrez, for a 10-foot variance from the 40-foot maximum sign height requirement for properties located within the “UC-1” IH-10/FM-1604 Urban Corridor, in order to allow a 50-foot tall freestanding sign, 5602 UTSA Boulevard. (Council District 8)
7. **A-11-059:** The request of Asher Reilly, for an appeal of the Historic Preservation Officer’s decision to deny the Certificate of Appropriateness for the demolition of the structure located at 112 Lindell Place. (Council District 1)
8. **A-11-074:** The request of Joseph Property Group Inc., for **1)** a 5-foot variance from the maximum 3-foot solid front yard fence height standard, in order to allow an 8-foot tall solid fence along the south property line within the front yard, and **2)** a 2-foot variance from the maximum 6-foot side and rear yard fence height standard, in order to allow an 8-foot tall fence along the south and east property lines within the side and rear yard, 1606 South Hamilton Avenue. (Council District 5)
9. **A-12-001:** The request of Francisco Franco, Jr., for a special exception to relocate a structure from 12939 SW Loop 410 to 507 Whitman Avenue. (Council District 4)

Board of Adjustment Membership

Michael Gallagher, Chair

Andrew M. Ozuna, Vice Chair

Geroge L. Britton • Gene Camargo • Helen K. Dutmer • Edward H. Hardemon • Mary Rogers

Liz M. Victor • David M. Villyard • Jesse Zuniga • Vacancy

Alternate Members

Harold O. Atkinson • Maria D. Cruz • Paul E. Klein • Marian M. Moffat • Henry Rodriguez • Steve G. Walkup

10. **A-12-002:** The request of Glazer Investments, for a 5-foot variance from the minimum 5-foot planting strip between the end of the curb and the sidewalk requirement of the “GC-2” Highway 151 Gateway Corridor District, in order to allow the sidewalk to be placed at the back of the curb along the Callaghan Road and State Highway 151 rights-of-way, 1002 South Callaghan Road. (Council District 6)
11. **A-12-003:** The request of Brenda A. Stahl, for a special exception to allow a one operator beauty or barber shop in a residential zone, 150 East Vestal Place. (Council District 3)
12. **A-12-004:** The request of Daniel Monreal, for a 7-foot variance from the minimum 20-foot rear setback requirement, in order to allow a 13-foot setback from the centerline of the alley (5-foot, 6-inch setback from the rear property line), 150 Freiling Drive. (Council District 1)
13. Approval of the minutes – October 24, 2011.
14. Adjournment.

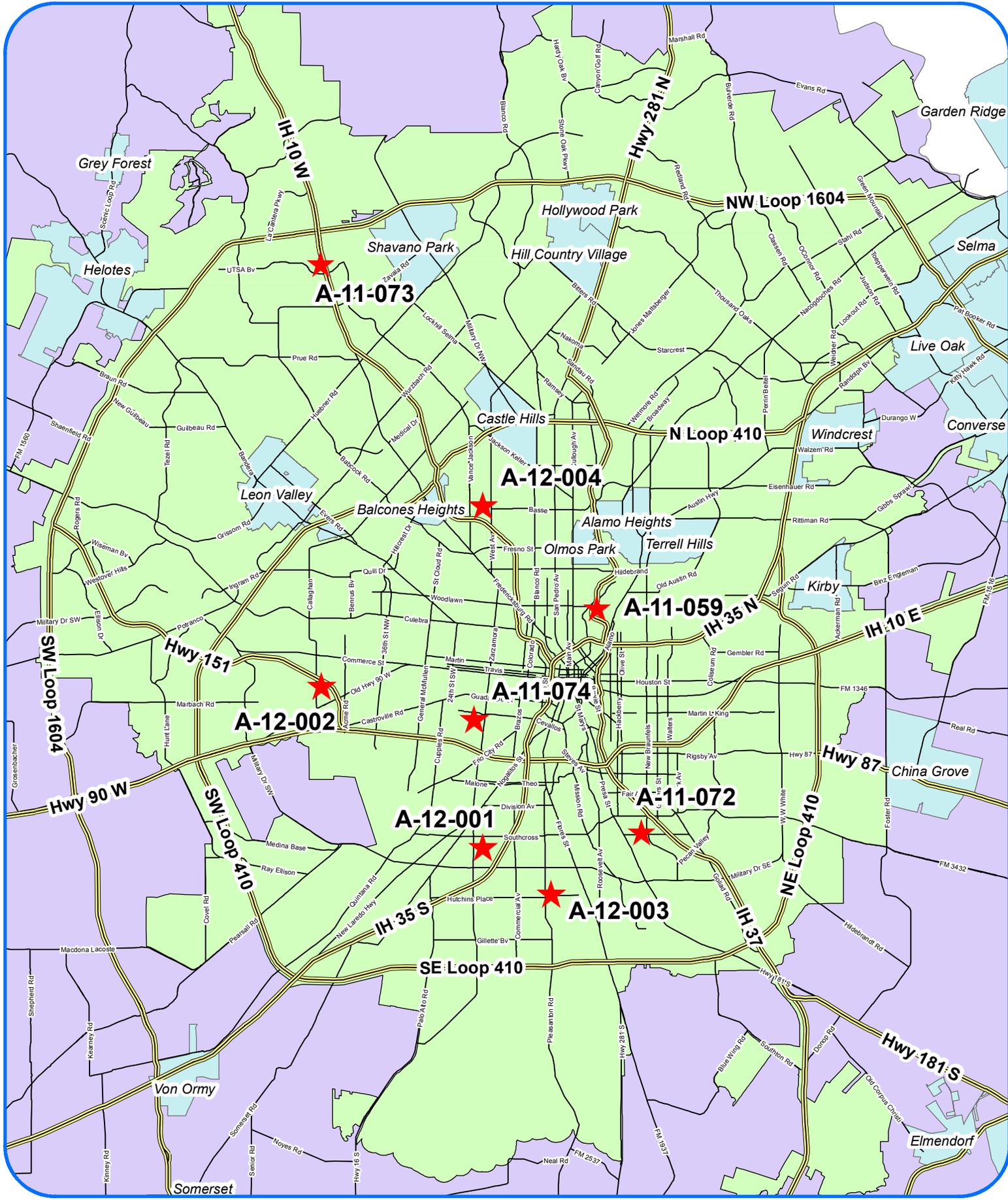
***ACCESSIBILITY STATEMENT** - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.*

Board of Adjustment Membership

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Harold O. Atkinson • Maria D. Cruz • Paul E. Klein • Marian M. Moffat • Henry Rodriguez • Steve G. Walkup



Board of Adjustment

Subject Property Locations
Cases for November 14, 2011





City of San Antonio Development Services Department Staff Report

To: Board of Adjustment
Case No.: A-11-072
Date: November 14, 2011 (*This case was continued from the October 24, 2011 Board of Adjustment Public Hearing*)
Applicant: Gerardo Mechler
Owner: Gerardo Mechler
Location: 340 Montrose Street
Legal Description: Lot 21 and East 25 feet of Lot 20, Block 9, NCB 7634
Zoning: "MF-33 AHOD" Multi-Family Residential Airport Hazard Overlay District
Prepared By: Andreina Dávila-Quintero, Planner

Request

The applicant requests a 10-foot variance from the 20-foot minimum setback requirement for a garage entry accessed from a street right-of-way, in order to allow a 10-foot setback to the garage entry.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 6, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 7, 2011. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on October 21, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Executive Summary

The approximately 0.24-acre property consists of an approximately 2,004-square foot single-family residential building. The subject property is located at the southwest corner of Montrose Street and Russi Street. The current property owner wishes to build a detached two-car garage on the southeast corner of the subject property with access from Russi Street. According to the submitted Site Plan, the proposed garage will be approximately one thousand (1,000) square feet, and will be set back ten (10) feet from the east side property line.

Pursuant to Section 35-516(g) of the UDC, there shall be a minimum of twenty (20) feet between the back of a sidewalk or the property line and any garage entry accessed from a street right-of-way. As there is no sidewalk along this side of Russi Street, the proposed garage is required to be

set back a minimum of twenty (20) feet from the east property line. Consequently, the applicant is requesting a 10-foot variance from the garage setback standard.

According to the submitted application, there is eleven (11) feet between the property line and the back of the curb, placing the garage a minimum of twenty-one (21) feet from the back of the curb. The applicant states that the 21-foot driveway from the back of the curb to the garage entry will accommodate the resident’s vehicles to park off the street, and provide a safer means of parking vehicles on the property. Furthermore, the applicant states that enforcement of the 20-foot garage setback requirement will result in the demolition of a storage shed and/or a row of trees to the west of the garage foundation.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
MF-33 AHOD (Residential)	Single-Family

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	MF-33 AHOD (Residential)	Single-Family
South	MF-33 AHOD (Residential)	Single-Family
East	MF-33 AHOD (Residential)	Single-Family
West	MF-33 AHOD (Residential)	Single-Family

Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the South Central Community Plan. The subject property is located within the Hot Wells Neighborhood Association.

Criteria for Review

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest:

The requested variance is contrary to the public interest as, if approved, it will allow the placement of a garage ten (10) feet from the east property line, which is also the right-of-way line of Russi Street. A garage with a 10-foot setback will obstruct the view of traffic on Russi Street, and reduce the distance recommended for adequate visibility when entering/exiting a site.

2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

A literal enforcement of the garage setback requirement will require the property owner to build the detached two-car garage a minimum of twenty (20) feet from the east property line. According to the submitted Site Plan, there is approximately twenty-seven (27) feet from the

west property line and thirteen (13) feet from the existing tool shed, and the proposed location of the garage. These dimensions show that sufficient space exists on the property to place the garage twenty (20) feet from the east property line without demolishing or relocating any existing structures on site. In addition, the existing trees on the property are located along the west property line, north of the existing tool shed. Compliance with the garage setback requirement will not interfere with the existing trees on site.

3. By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.

The variance is neither keeping with the spirit of the ordinance nor would it do substantial justice. The intent of the required garage setback is to provide adequate visibility for vehicles exiting a garage and impeding traffic on the right-of-way. If a sidewalk existed on this side of the street, the garage would be required to be set back a minimum of thirteen (13) feet from the east property line, twenty-four (24) feet from the back of the curb, depending on the placement and width of the sidewalk. The requested variance goes against this intent as it reduces the minimum distance required for vehicles backing into a right-of-way.

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

The requested variance will not authorize the operation of a use on the subject property other than those specifically permitted in the "MF-33" Multi-Family Residential base zoning district.

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

The requested variance will not substantially injure the appropriate use of the adjacent conforming properties or alter the essential character of the district. The subject property is located in a residential area with single-family and multi-family residential uses. Several properties within this area have detached garages and other accessory structures, to include the properties to the north, south and west of the subject property.

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

No unique conditions or circumstances exist on the property that prevent the applicant from using the property as intended and complying with the minimum requirements of the UDC. The requested variance is needed due to the existing tool shed located to the west of the proposed garage and the trees within the rear yard. However, there is a minimum of thirteen (13) feet from the proposed location of the garage and the tool shed, and the trees are located along the west side property line. The applicant is able to place the garage twenty (20) feet from the east property line without demolishing or relocating the tool shed, as more than three (3) feet will remain between the tool shed and proposed garage.

It should be noted that the applicant has the option to locate the garage entry along the south building elevation to access the garage from the alley along the south property line. The unimproved alley is fifteen (15) feet wide according to the Temple Hill Addition Section "A"

Plat (Volume 368, Page 180, Deed and Plat Records of Bexar County). In this event, the garage may be located ten (10) feet from the east property line without the need of the requested variance.

Staff Recommendation

Staff recommends **denial of A-11-072**. The requested variance does not comply with four (4) of the six (6) required approval criteria for granting a variance as presented above. The applicant has not presented evidence that the requested variance would provide relief from a hardship caused by a literal enforcement of the garage setback requirement.

The purpose of a variance is to restore equity when, due to special circumstances or conditions, the Ordinance restricts one (1) property more severely than other properties in the same zoning district. The subject property has no special circumstances or conditions that would result in the need of the variance requested. According to the applicant, the request for the variance is due to lack of space. However, as can be depicted from the submitted Site Plan, the existing tool shed is set back a minimum of sixty (60) feet from the east property line. The proposed garage will have a depth of approximately thirty-seven (37) feet. By placing the garage twenty (20) feet from the east property line, a minimum of three (3) feet will remain between both structures. The subject property has adequate space within the rear yard for a detached two-car garage in compliance with the minimum setback requirement of the UDC. Alternatively, the applicant may elect to access the garage from the alley located along the south property line, which would allow the garage to be set back ten (10) feet from the east property line as proposed.

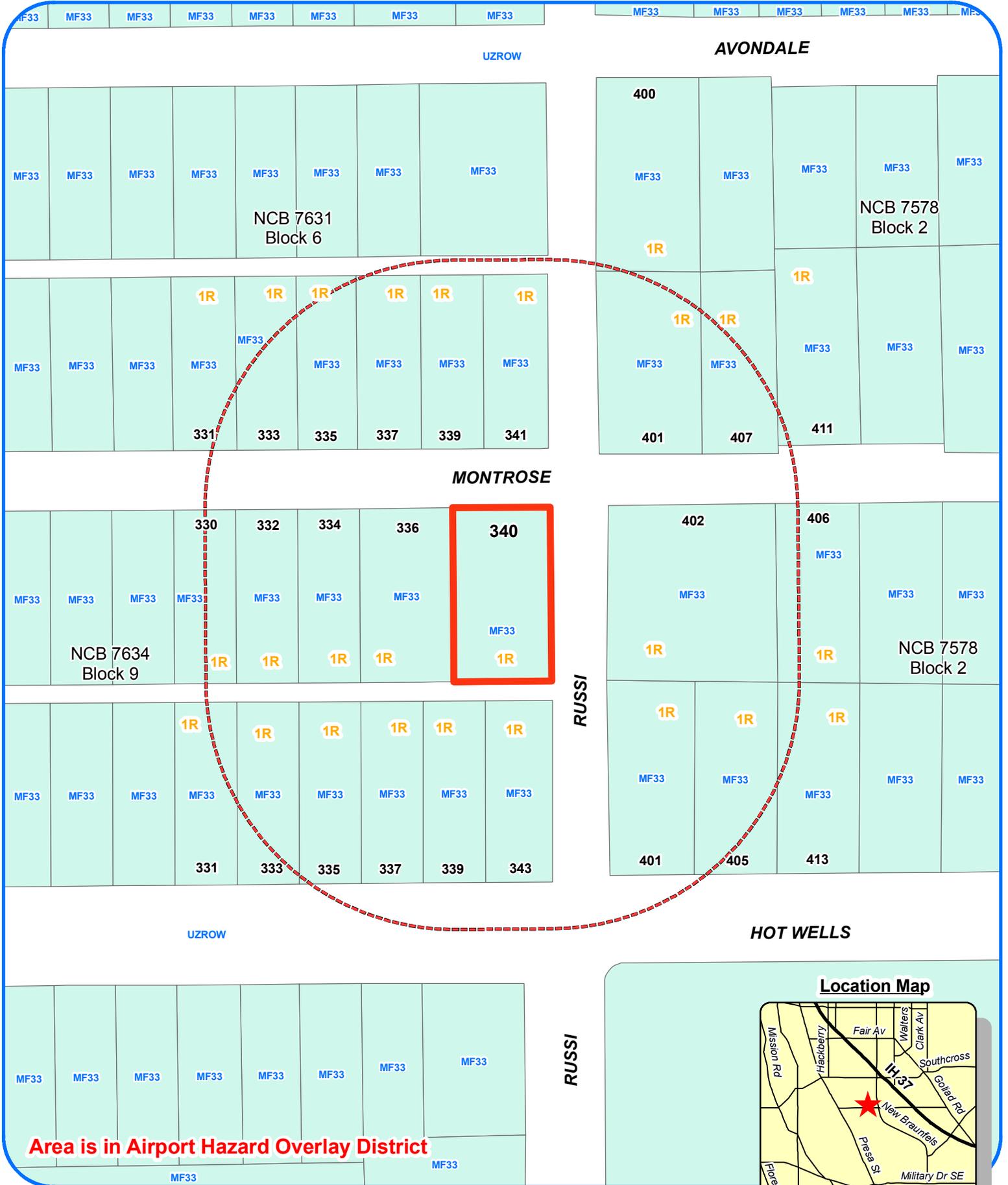
Attachments

Attachment 1 – Location Map

Attachment 2 – Plot Plan

Attachment 3 – Submitted Site Plan

Attachment 4 – Temple Hill Addition Section “A” Plat



Area is in Airport Hazard Overlay District



Board of Adjustment
Notification Plan for
Case A-11-072



Legend

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

MONTROSE ST

RUSSI ST

**NCB 7634
Block 9
Lot 21 & E 25' of 20**

20' garage setback

Variance request
10' variance from
set back requirement

Proposed

Board of Adjustment
Plot Plan for
Case A-11-072

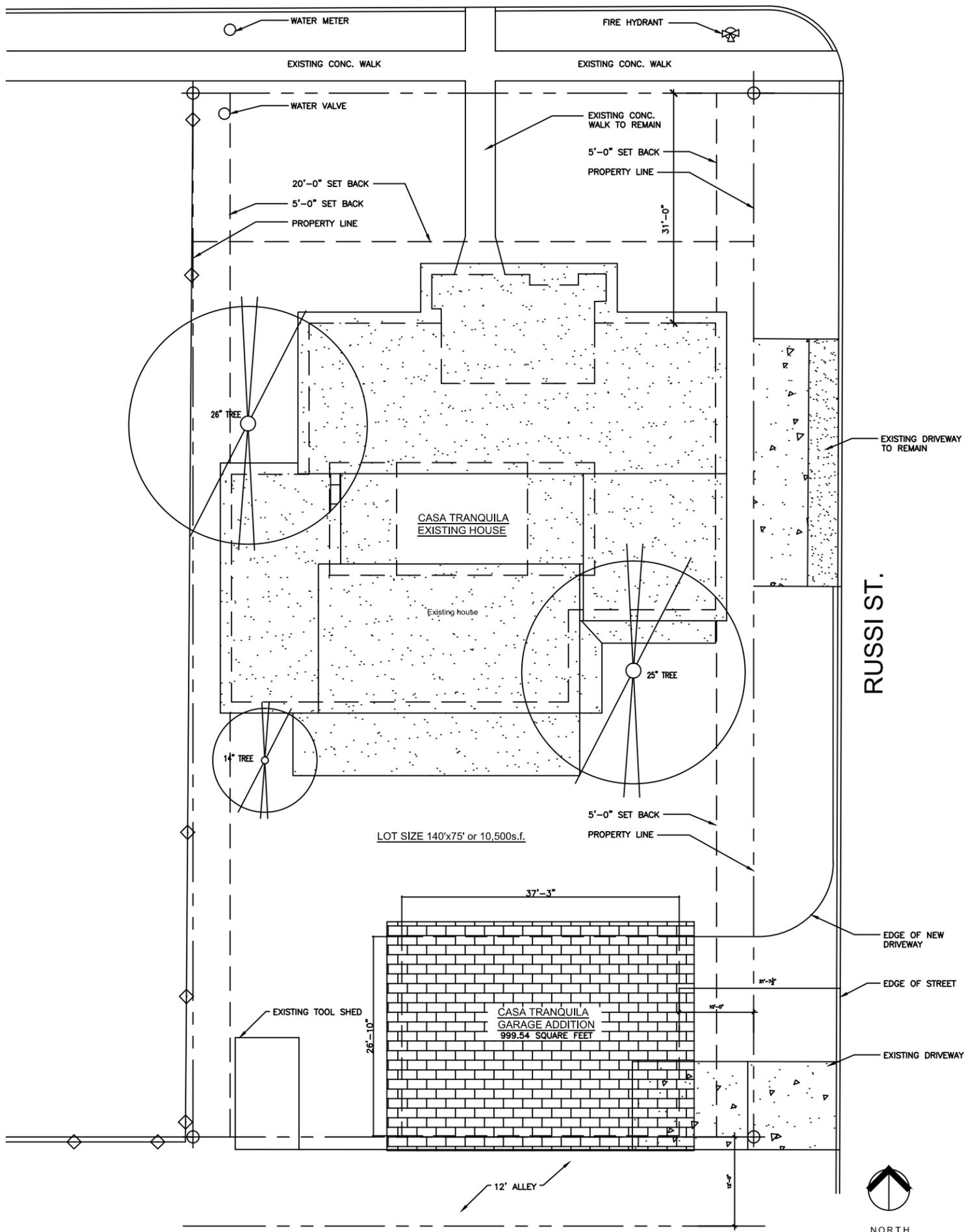


Scale: 1" approx. = 20'
Council District 3

340 MONTROSE ST

Development Services Dept
City of San Antonio
(9/23/2011)

MONTROSE ST.



1

SITE PLAN-340 MONTROSE
SCALE: 1/16" = 1'-0"



City of San Antonio

Development Services Department

Staff Report

To: Board of Adjustment

Case No.: A-11-073

Date: November 14, 2011 (*This case was continued from the October 24, 2011 Board of Adjustment Public Hearing*)

Applicant: Edward Gutierrez

Owner: Big Diamond, Inc.

Location: 5602 UTSA Boulevard

Legal Description: Lot 3, Block 14, NCB 14890

Zoning: "C-2 S MLOD-1 UC-1" Commercial Military Lighting Overlay District IH-10/FM-1604 Urban Corridor with a Specific Use Authorization for a Gasoline Filling Station with a Car Wash

Request

The applicant requests a 10-foot variance from the 40-foot maximum sign height requirement for properties located within the "UC-1" IH-10/FM-1604 Urban Corridor, in order to allow a 50-foot tall freestanding sign.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 6, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 7, 2011. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on October 21, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Executive Summary

The approximately 2.11-acre property is currently vacant and will consist of a gasoline filling station with a carwash. The current property owner wishes to erect a freestanding sign on the northeast corner of the subject property for the future gasoline station. The new freestanding sign is proposed at fifty (50) feet in height, and with approximately three hundred forty-two (342) square feet of sign area.

The subject property is located at the southwest corner of UTSA Boulevard and West Interstate Highway 10, and it is within the IH-10/FM 1604 Urban Corridor. This urban corridor extends along West Interstate Highway 10, between Wurzbach Road and Boerne Stage Road, for a distance of five hundred (500) feet on both sides of the right-of-way. Pursuant to Section 28-

223(e)(1) of the Sign Ordinance, the maximum height allowed for pole signs on properties located adjacent to an expressway within this urban corridor is forty (40) feet. Consequently, the applicant is requesting a 10-foot variance from this standard.

According to the submitted application, the request of the variance is to allow a sign height that will be visible to its future customers.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
C-2 S MLOD-1 UC-1 (Commercial)	Vacant

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	C-3 GC-1 MLOD (Commercial)	Commercial Wholesale
South	R-6 MLOD (Residential)	Vacant
East	C-3 MLOD (Commercial)	Gasoline Station
West	R-6 MLOD (Residential)	Vacant

Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the North Sector Plan. The subject property is not located within a registered neighborhood association.

Criteria for Review

According to Section 28-247 of Chapter 28: Signs and Billboards, in order for a variance to be granted, the applicant must demonstrate:

1. The variance is necessary because strict enforcement of this article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography; **or**
2. A denial of the variance would probably cause a cessation of legitimate, longstanding active commercial use of the property; and

The subject property is located at the southwest corner of the intersection of UTSA Boulevard and West Interstate Highway 10. According to the recorded Valero Corner Store No. 1054 Plat (Volume 9623, Page 81, Deed and Plat Records Bexar County), the proposed sign will be located at one (1) of the highest elevation points of the subject property. In addition, at this intersection, West Interstate Highway 10 is located below the street level of UTSA Boulevard. Due to the unique features of the subject property and topography of the area, the subject property has the advantage of being at the highest elevation point on this side of the interstate. This elevation provides the subject property more than reasonable opportunity to have adequate signage on site that may be visible from all adjoining rights-of-

way. No unique features exists that result in the need of the variance requested, or that would result in a cessation of the commercial use if the variance is to be denied.

3. After seeking one or more of the findings set forth in subparagraphs (1) and (2), the board finds that:
 - A. Granting the variance does not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

The subject property is located on a corner lot at the intersection of UTSA Boulevard and West Interstate Highway 10. The properties immediately to the north, south and west of the subject property slope downward, which result in this property being at a higher elevation than the neighboring properties. The subject property is not influenced by oppressive conditions that are unique to the land or that prevent the business from being properly advertised. To the contrary, the topography of the subject property and surrounding area results in signs on the subject property being at a greater elevation than other signs within the area. Granting the variance will provide the applicant with special privileges not enjoyed by other properties within the vicinity.

- B. Granting the variance will not have a substantially adverse impact on neighboring properties.

Granting the variance will have a substantial adverse impact on neighboring properties by setting a precedent for a sign taller than what the Sign Ordinance permits. The surrounding properties are either undeveloped or have developed with lower signage than what is requested in this variance application, and are located at lower elevations than the subject property.

- C. Granting the variance will not substantially conflict with the stated purposes of this article.

The City's Sign Ordinance establishes more restrictive regulations for properties located within the urban corridors due to the unique location and function of these corridors. The Sign Ordinance provides latitude for each corridor to provide its own specific standards; in this case, a 40-foot sign height limit was established. The proposed 50-foot sign is twenty-five percent (25%) greater than permitted in this urban corridor. Therefore, granting the variance conflicts with the purposes of the "UC-1" IH-10/FM-1604 Urban Corridor. Moreover, the proposed 50-foot tall single-tenant sign eliminates all distinction between signs allowed within this urban corridor and the rest of the City.

Staff Recommendation

Staff recommends **denial of A-11-073**. The requested variance does not comply with all of the four (4) required approval criteria for granting a variance as presented above. The applicant has not presented evidence that the requested variance would provide relief from a hardship caused by a literal enforcement of the sign height standards for new freestanding signs within an urban corridor. The applicants desire to simply erect a taller sign than what is allowed per Code is not sufficient justification for granting a variance.

The purpose of a variance is not to grant a special privilege to any property owner, but to assure fair and equitable treatment of properties with unusual locations, configurations or graphic communication problems. The applicant states that other signs exist within the corridor that

exceeds the 40-foot height limit; however, these signs are not a condition of the subject property and thus may not be taken into consideration. The subject property does not have special circumstances or conditions that would result in the need of the variance requested. To the contrary, the unique physical conditions of the area give the subject property the advantage of having a sign at a greater elevation than other signs within this corridor.

Attachments

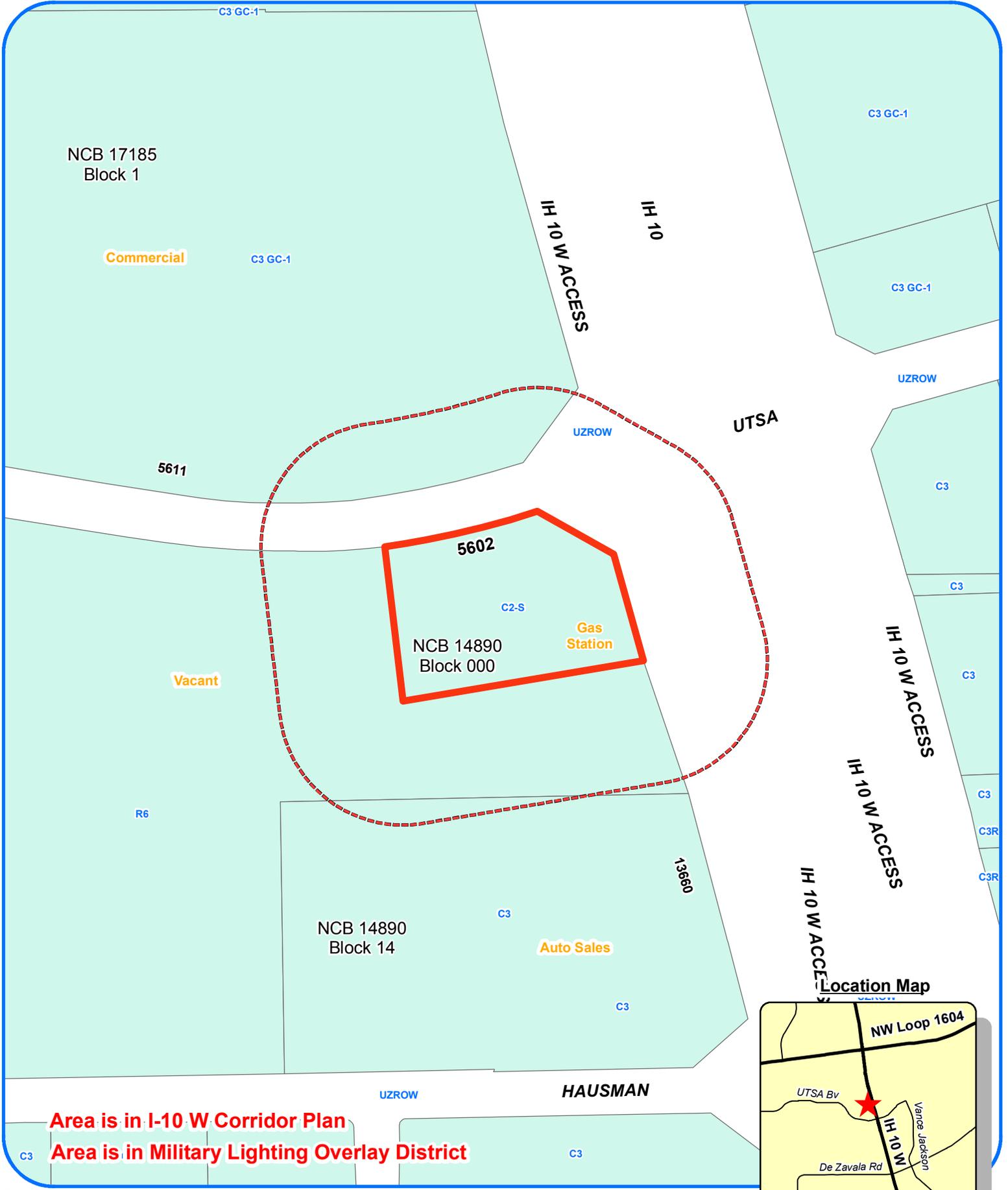
Attachment 1 – Location Map

Attachment 2 – Plot Plan

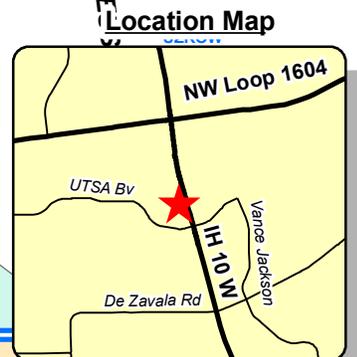
Attachment 3 – Submitted Site Plan

Attachment 4 – Proposed sign elevation

Attachment 5 – Valero Corner Store No. 1054 Plat



Area is in I-10 W Corridor Plan
Area is in Military Lighting Overlay District



Board of Adjustment
Notification Plan for
Case A-11-073



- Legend**
- Subject Property
 - 200' Notification Boundary
 - Scale: 1" approx. = 200'
 - Council District 8

UTSA Blvd

IH 10 W

**Variance request
10' Variance from Sign
Height requirement**

**NCB 14890
Block 14
Lot 3**

Board of Adjustment
Plot Plan for
Case A-11-073



Sign Locations ●

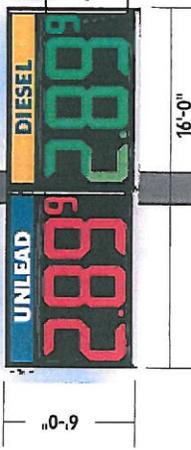
Scale: 1" approx. = 20'
Council District 8

5602 UTSA BLVD

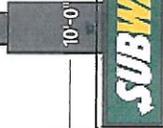
Development Services Dept
City of San Antonio
(9/23/2011)



221 SqFt



96 SqFt



25 SqFt

342 SqFt

50 OAH



client

VALERO

location

SAN ANTONIO, TX

sheet 1 of 1

salesperson

Pete Sitterle

date

8-23-11

scale

N7S

computer file (.dwg)

JC

drawn by Ben Calderon

important

- approved
- approved as noted
- revise & resubmit
- by _____
- date _____

electrical

volts _____

amps _____

60 amp circuits required

comments:

THIS IS A PRELIMINARY DESIGN. ANY CHANGES TO THE DESIGN MUST BE APPROVED BY THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



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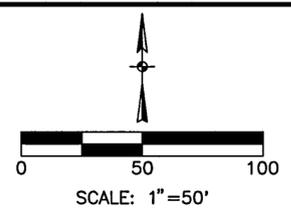
235 West Turbo
SAN ANTONIO, TX 78216

ph: (210) 341-7244
fax: (210) 341-7279

PLAT ESTABLISHING

VALERO CORNER STORE NO. 1054

ESTABLISHING LOT 3, BLOCK 14, N.C.B. 14890, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING 2.11 ACRES, WHICH INCLUDES A 0.10 ACRE RESERVE TO TXDOT.



SLAY ENGINEERING CO., INC. 123 ALTGELT AVENUE SAN ANTONIO, TEXAS 78201 PH. (210) 734-4388 FAX (210) 734-6401 TBPE FIRM NO. F1901

JOB NO.: 09-036 DATE: 03-04-2011

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

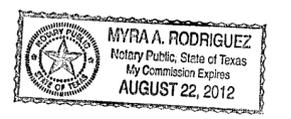
OWNER'S ADDRESS: BIG DIAMOND INC. 1 VALERO WAY SAN ANTONIO, TEXAS 78249

OWNER: Douglas M. Walker

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED DOUGLAS M. WALKER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF MARCH A.D. 2011

MYRA A. RODRIGUEZ Notary Public, State of Texas My Commission Expires AUGUST 22, 2012



THIS PLAT OF VALERO CORNER STORE NO. 1054 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 23 DAY OF MARCH A.D. 2011 BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY

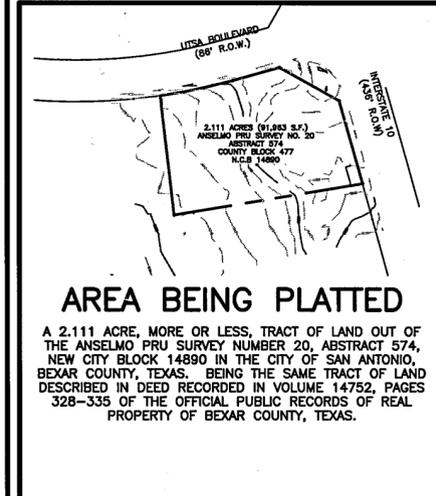
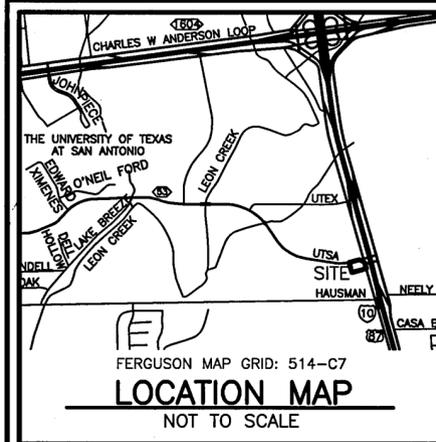
STATE OF TEXAS COUNTY OF BEXAR: I, GERRY RICKHOFF, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 23 DAY OF MARCH 2011 A.D. AT 10:29 AM. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BLOCK VOLUME 9623 ON PAGE 81.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 23 DAY OF MARCH A.D. 2011 COUNTY CLERK, BEXAR COUNTY, TEXAS BY: [Signature] DEPUTY

CPS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. SETBACK NOTES: SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TXDOT NOTES: (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. (2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THE PROPERTY WILL REGULATE AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG INTERSTATE HWY. 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 176.73' AND ONE (1) ACCESS POINT ALONG SP 53, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 252.95'. STREETScape PLANTING: THIS PLAT SHALL CONFORM TO THE STREETScape PLANTING STANDARDS THE MINIMUM REQUIREMENTS SHALL BE MET AS SPECIFIED IN PARAGRAPH 35-512(b) UNIFIED DEVELOPMENT CODE ADOPTED JANUARY 7, 2003. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR SERVICE CONNECTION. STORM WATER NOTE: THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR THE HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

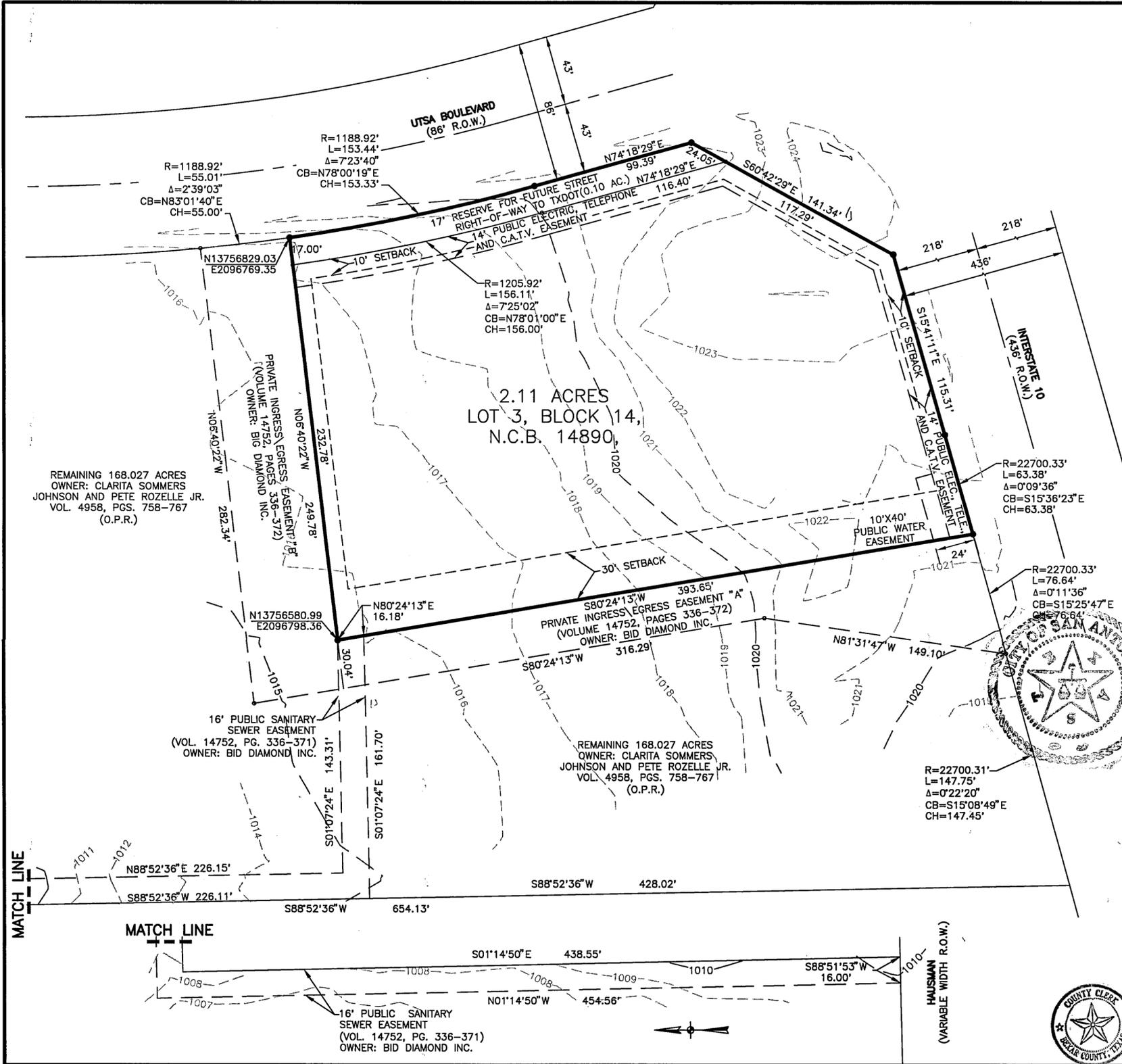
PUBLIC WORKS NOTES: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS THAT ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT. SHARED ACCESS NOTES: 1. ALL LOTS SHALL HAVE SHARED CROSS ACCESS WITH ADJACENT LOTS BY MEANS OF RECORDED DEED COVENANT PROVIDING COMMON ACCESS ACROSS THE LOT WITH ADJACENT LOT(S). 2. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (f)(3). EASEMENT NOTES: 1. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALL FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. 2. BIG DIAMOND, INC. WAS GRANTED AUTHORITY TO DEDICATE A SANITARY SEWER EASEMENT, IN THE EASEMENT COVENANT AND CONDITION AGREEMENT RECORDED IN (VOLUME 14752, PAGES 336-372) OF THE OFFICIAL PUBLIC RECORDS OF THE REAL PROPERTY OF BEXAR COUNTY, TEXAS. 3. PURSUANT TO THIS PLAT, BIG DIAMOND, INC. DEDICATES THE SANITARY SEWER EASEMENT TO THE PUBLIC.



LEGEND: R.O.W. RIGHT OF WAY, PROPERTY LINE, RESERVE LINE, ADJACENT PROPERTY LINE, CENTER LINE OF R.O.W., EASEMENT, BUILDING SETBACK LINE

NOTES: 1) 1/2 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE. 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. 3) COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

STATE OF TEXAS COUNTY OF BEXAR: I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS. REGISTERED PUBLIC SURVEYOR NO. 4251 DAVID A. CASANOVA. 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 LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. REGISTERED PROFESSIONAL ENGINEER NO. 44379 MICHAEL M. SLAY, P.E.



Doc# 20110072055 Fees: \$72.00 04/28/2011 10:49AM: Official Public Records of BEXAR COUNTY, CLERK GERRARD RICKHOFF

172-9623-81-4

171-81-20110072055-1

RECORDER'S MEMORANDUM AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION AVAILABLE. REASON: ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.





City of San Antonio Development Services Department Staff Report

To: Board of Adjustment
Case No.: A-11-059
Date: November 14, 2011
Applicant: Asher Reilly
Owner: Five Aces/SA Ltd.
Location: 112 Lindell Place
Legal Description: Lot 1, Block 5, NCB 6204
Zoning: "MF-33 H RIO-1 AHOD" Multi-Family Residential River Road Historic River Improvement Overlay District 1 Airport Hazard Overlay District
Prepared By: Andreina Dávila-Quintero, Planner

Request

An appeal of the Historic Preservation Officer's ("HPO") decision to deny the Certificate of Appropriateness ("COA") for the demolition of the structure located at 112 Lindell Place.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 27, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Executive Summary

The subject property is located at the south corner of the intersection of Lindell Place and East Woodlawn Avenue, and it is within the River Road Historic District. It has a "MF-33" Multi-Family Residential base zoning district and a Low Density Residential Future Land Use designation. The subject property consists of an approximate 2,408-square foot single-family residential building. The building was built in 1948 according to the Bexar County Appraisal District.

The current property owner purchased the subject property in 2009, and has requested to demolish the existing structure to develop a multi-family project (**Attachment 3**). The proposed multi-family project will consist of six (6) dwelling units, a two-car garage, covered parking area

along the alley, and a central courtyard that will serve as an amenity for its future residents. The dwelling units will consist of one and two-bedroom flats, and two-bedroom townhouses.

On February 4, 2010, the City Council approved the designation of the River Road Historic District (Ordinance No. 2010-02-04-0104). This district is generally bound by Trail Street, Anastacia Place and Allison Road to the north, East Craig Place to the south, North US Highway 281 to the west, and River Road to the east. The River Road Historic District is characterized by narrow, winding, tree-shaded streets, and a distinctive collection of early 20th century residences such as bungalows, Tudor Revival cottages, minimal traditional houses and other eclectic styles. As no properties were specified to be “Non-Contributing” in the designation of the Ordinance, all properties within the River Road Historic District are considered to be “Contributing” elements of the district. The Office of Historic Preservation did not initiate identifying “Contributing” versus “Non-Contributing” elements of the district in the designation of the Ordinance until mid to late 2010.

Pursuant to Section 35-614(a)(3) of the UDC, no COA for demolition shall be issued for property located in a historic district and contributing to the district unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship [as provided in Section 35-614(b) of the UDC] on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in Section 35-614(c) in order to receive a certificate for demolition of the property. According to Section 35-614(c) of the UDC, if the Historic and Design Review Commission (“HDRC”) finds that the structure of property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition.

In May 2011, the applicant submitted an application to the Office of Historic Preservation for a COA to demolish the existing structure on the subject property, and for conceptual approval of the proposed multi-family project (HDRC Case No. 2010-237). This application superseded a previous application originally submitted in 2010.

On May 31, 2011, the applicant, Office of Historic Preservation staff, and the HDRC’s Designation and Demolition Committee met on the subject property to determine if demolition was acceptable (**Attachment 4**). The Designation and Demolition Committee found that the existing structure is a non-contributing structure based on loss of integrity; it is not of a historically significant style or architect; and the design is not representative of the neighborhood. Based on these findings, the Designation and Demolition Committee recommended that “demolition is acceptable based on loss of historic integrity and lack of architectural significance.”

On June 15, 2011, the applicant appeared before the HDRC (**Attachment 5**). A petition signed in 2010 by approximately 158 residents within the vicinity was submitted in opposition to the demolition of the house on 112 Lindell Place and the proposed multi-unit apartment. At this meeting, the HDRC found that the economic hardship determination was not met. A motion was passed to meet on the subject property to determine if the property has had a loss of significance, and to consider archaeological issues.

The applicant, Office of Historic Preservation staff and members of the HDRC met on the subject property on June 27, 2011. According to the applicant, the HDRC’s Chair commented that they could not and did not find historic significance during the site visit.

In the staff report dated July 6, 2011, the Office of Historic Preservation staff concurred with the findings of the Designation and Demolition Committee (**Attachment 6**). According to the Office of Historic Preservation staff, “the structure no longer possesses historical and architectural integrity of design, materials or workmanship” due to the extensive alterations and additions made over time. It is further stated in the report that the additions “altered the structure to the degree that the original footprint, massing and roof form are no longer distinguishable.” Historic Preservation staff also found that the proposed multi-family project is responsive to the historical development pattern in the River Road Historic District, will not adversely affect the historic character of the district, and the plans meet the standards for new construction in historic districts as outlined in Section 35-609 of the UDC.

The request was then heard at the July 20, 2011 HDRC Public Hearing (**Attachment 7**). A motion was passed to recommend denial of the request.

According to the HDRC Commission Action dated July 20, 2011 (**Attachment 8**), the existing structure on the subject property “is no longer significant for its embodiment of the distinguishing characteristics of an architectural style” due to the loss of architectural integrity. This finding was based on the criteria applied to evaluate properties for inclusion in the National Register, and the criteria for evaluation cited in the HDRC recommendation for designation of the River Road Historic District. Moreover, Section 35-455(e)(2) of the UDC states that should the applicant for a certificate regarding demolition of a contributing property in a historic district demonstrate loss of significance which dictates demolition of the property, the HDRC shall recommend approval of a certificate for the issuance of a demolition permit. Nevertheless, the HDRC recommended denial of demolition. No findings for the denial recommendation were provided in the Commission Action report.

On July 20, 2011, the HPO supported the HDRC’s recommendation, and denied the applicant’s request for a certificate to demolish the existing structure on the subject property. Consequently, the applicant filed a request to appeal the HPO’s decision as, according to the applicant, it was made erroneously.

In the appeal, the applicant states that a COA to demolish the structure should have been granted as the property complies with the criteria for loss of significance established in Section 35-614(c) of the UDC. In particular, the applicant states that the subject property lost its historical, cultural, architectural and/or archeological significance as the structure is inconsistent with the historic homes in the River Road Historic District that are classified as 1920’s bungalows and Tudor Revival styles homes; the materials and workmanship in the structure are substandard and unremarkable; the changes and additions to the structure are irreversible; and the proposed infill replacement (multi-family) project is sympathetic to the architecture of the neighborhood and utilizes the original development patterns.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
MF-33 H RIO-1 AHOD (Residential)	Single-Family Residential

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	R-4 H RIO-1 AHOD (Residential)	Single-Family Residential
South	R-4 H RIO-1 AHOD (Residential)	Single-Family Residential
East	R-4 H RIO-1 AHOD (Residential)	Single-Family Residential
West	R-4 CD H RIO-1 AHOD (Residential), R-4 H RIO-1 AHOD (Residential)	Four-Plex Residential, Single-Family Residential

Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the River Road Neighborhood Plan. The subject property is located within the River Road Neighborhood Association.

Criteria for Review

Pursuant to Section 35-451(d)(3) of the UDC, an applicant for a certificate may appeal the decision of the City Manager or designee (in this case the HPO) to the Board of Adjustment within thirty (30) days after receipt of notification of the City Manager's (HPO) action. In determining whether or not to grant the appeal, the Board of Adjustment shall consider the same factors as the HDRC, the report of the HDRC, and any other matters presented at the hearing on the appeal.

Section 35-614(a)(3) of the UDC states that no certificate shall be issued unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship, or provides additional information regarding loss of significance as provided in Section 35-614(c) of the UDC. Per Section 35-614(c) of the UDC, to determine a loss of significance, the owner must establish by a preponderance of the evidence that the structure or property has undergone significant and irreversible changes that have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features, which qualified the structure or property for such significance.

While the applicant failed to demonstrate unreasonable economic hardship, a preponderance of the evidence showing loss of significance was established. According to the Office of Historic Preservation staff, the Designation and Demolition Committee and ultimately the HDRC Commission Action report, the existing structure on the subject property is considered to be a non-contributing structure to the River Road Historic District. This opinion is due to the loss of integrity based on the National Register criteria, as well as the criteria for evaluation recommended by the HDRC for designation of the River Road Historic District. All three (3) reports state that the existing structure has lost all historical and architectural significance due to the additions and alterations made to the structure over time, and that the structure is no longer recognizable at its original configuration. Both the Office of Historic Preservation staff and HDRC Commission Action report further state that "any distinctive characteristics, features or details that characterize a particular architectural type, period or method of construction appear to have been removed or altered" on the structure.

The concurring vote of seventy-five (75) percent of the members of the Board of Adjustment is necessary to reverse an order, requirement, decision or determination of an administrative official.

Staff Recommendation

Staff recommends that the Board of Adjustment make their findings based on the required criteria of Section 35-614 of the UDC; in particular, the criteria for loss of significance as established in Section 35-614(c) of the UDC. It is important to note that according to Section 35-614(c) of the UDC, the HDRC shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question. As the Board of Adjustment is required to consider the same factors as the HDRC, the same applies to the Board of Adjustment. The Board of Adjustment should make a determination of whether or not to grant the appeal, and ultimately issue a COA to demolish the structure at 112 Lindell Place, based on the criteria of Section 35-614(c) of the UDC.

Attachments

Attachment 1 – Location Map

Attachment 2 – Plot Plan

Attachment 3 – Submitted Site Plan

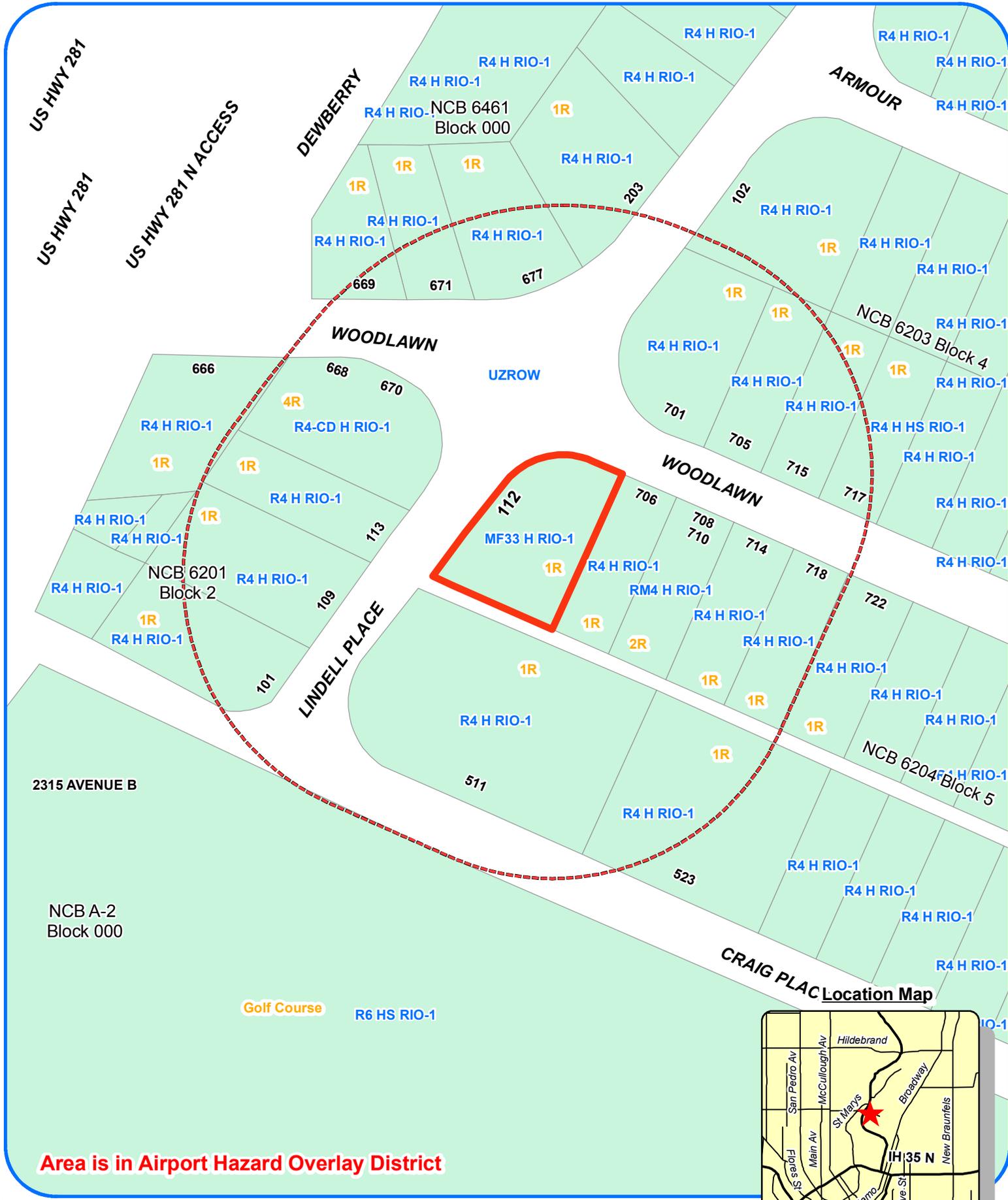
Attachment 4 – Designation and Demolition Committee Report and Recommendation

Attachment 5 – Minutes of the June 15, 2011 HDRC Public Hearing (Page 13)

Attachment 6 – Office of Historic Preservation Staff Report dated July 6, 2011

Attachment 7 – Minutes of the July 20, 2011 HDRC Public Hearing (Page 10)

Attachment 8 – HDRC Commission Action dated July 20, 2011



Area is in Airport Hazard Overlay District



Board of Adjustment
Notification Plan for
Case A-11-059



Legend

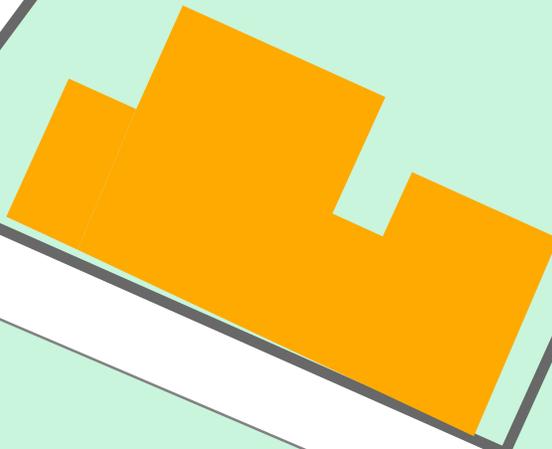
- Subject Property
- 200' Notification Boundary
- Scale: 1" approx. = 100'
- Council District 1

Planning and Development Services Dept
 City of San Antonio
 (9/1/2011)

LINDELL PL

Woodlawn

**NCB 6204
Block 5
Lot 1**



Board of Adjustment
Plot Plan for
Case A-11-059



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

112 LINDELL PL

Development Services Dept
City of San Antonio
(9/2/2011)

Demolish the existing building, build a two-car garage and a covered parking area along the alley. Two of the units are one-bedroom flats. One of the units is a two-bedroom flat. Three of the units are two-bedroom townhouses. The courtyard is the central amenity for the residents and opens on the west to the street.



Unit	Description	Square Feet
1	Two-bedroom Townhouse	1,300 sq. ft.
2	Two-bedroom Townhouse	1,600 sq. ft.
3	Two-bedroom Townhouse	1,600 sq. ft.
4	One-bedroom Flat	800 sq. ft.
5	One-bedroom Flat	850 sq. ft.
6	Two-bedroom Flat	1,000 sq. ft.

Parking	Quantity
Garage	2
Covered	5
Surface	2
Tandem	5
Total	14
Required:	9



**Historic and Design Review Commission
Designation and Demolition Committee
Report & Recommendation**

DATE: 5/31/11 HDRC Case# _____

Meeting Location: 112 Lindell (on site)

DDC Members present: Ed Cabel, Harry Shafer, Norman Barrera, Maria Pfeiffer

Staff present: Amy Unger, Elizabeth Porterfield, Nicholas Fuqua, Shanon Peterson

Others present: Daniel Ortiz, Irby Hightower, Ken Brown, Barbara Witte Howell, John Larcade, Asher Reilly (owner rep)

COMMENTS:

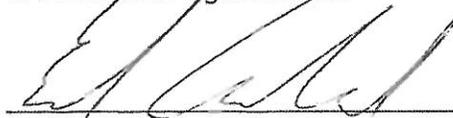
Applicant:

- Siting different from others in neighborhood
- D'Hannis tile in original portion of house
- Various floor levels; various foundations; sewer cleanout in front room; variety of roof-lines and floor conditions
- Concrete floors in front and rear rooms; glass block windows
- Excessive additions
- Additions over time compromise significance; not much integrity maintained
- Tax rolls indicate built ca. 1948
- Would require significant work to bring up to current living standards

COMMITTEE RECOMMENDATION:

What could be salvaged? Perhaps original wood flooring and glass blocks?
Would the original owner be able to recognize the house today?
House is not particularly old; composite structure; no integrity to original house.
Would not contribute based on National Register Criteria (based on loss of integrity).
Non-contributing to district.
Not historically significant style or architect.
Design not representative of neighborhood.

Recommendation: Demolition is acceptable based on loss of historic integrity and lack of architectural significance.



Committee Chair Signature (or representative)

31 May 2011
Date

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JUNE 15, 2011**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel

ABSENT: Beyer, Salas, Connor, Rodriguez

- Chairman’s Statement
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-----------------------|--|
| 1. Case No. 2010-236 | 600 E. Theo Ave. PULLED |
| 2. Case No. 2011-077 | Haven for Hope - Multiple locations downtown PULLED |
| 3. Case No. 2011-103 | 107 Mary Louise PULLED |
| 4. Case No. 2011-104 | 3903 North St. Mary’s Street |
| 5. Case No. 2011-107 | 5626 San Fernando Street |
| 6. Case No. 2011-118 | 514 W. Commerce PULLED |
| 7. Case No. 2011-112 | La Villita - Signage PULLED |
| 8. Case No. 2011-119 | La Villita – Signage Design Guidelines PULLED |
| 9. Case No. 2011-116 | 314 Sherman |
| 10. Case No. 2011-115 | 126 Camargo |
| 11. Case No. 2011-102 | 132 Camargo |
| 12. Case No. 2011-101 | 719 S. Palmetto |
| 13. Case No. 2003-185 | 1131 SE Military Drive PULLED |
| 14. Case No. 2010-431 | 511 Dallas PULLED |
| 15. Case No. 2011-109 | 201 N. St. Mary’s #102 |
| 16. Case No. 2011-105 | 245 E. Commerce PULLED |
| 17. Case No. 2011-100 | 237 Donaldson Ave. |
| 18. Case No. 2011-099 | 102 Crofton PULLED |
| 19. Case No. 2010-420 | 120 Produce Row PULLED |
| 20. Case No. 2011-113 | 414 Navarro |

Commissioner Cabel pulled items 1, 2, 3, 6, 7, 8, 13, 14, 16 and 18 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Maldonado pulled item 19 from the Consent Agenda to be heard under Individual Consideration

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve the remaining cases on the Consent Agenda with staff stipulations.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel

NAYS: None

THE MOTION CARRIED.

1. HDRC NO. 2010-236

Applicant: James Gray

Address: 600 E. Theo Avenue

The applicant is requesting a Certificate of Appropriateness for approval to construct new entry portal and related park improvements from the San Antonio River Mission Reach to Mission Concepcion.

The Mission Concepcion Portal is part of a series of Mission Reach river enhancement projects designed to improve the environmental and visual quality of the southern portion of the San Antonio River. The portal site lies along the San Antonio River just north of Theo Avenue Bridge. The architecture of the portal will be guided by the Mission Concepcion, reinforcing its massive and dignified qualities. The portal's other spaces and features will become a canvas for crafts and artwork inspired by the history of the five missions.

Brian Mask, applicant for 600 E. Theo Ave.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve as submitted.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel

NAYS: None

THE MOTION CARRIED.

2. HDRC NO. 2011-077

Applicant: Haven for Hope

Address: Multiple locations downtown

Paula Stallcup, Downtown Operations Department, presented.

Commissioner Barrera stated he is not taking any exception to the proposed donation station meters but questions if it is fair to other organizations not to have a permanent location for receiving contributions.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve with staff stipulations.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor

NAYS: None

ABSTAIN: Barrera

THE MOTION CARRIED.

6. HDRC CASE NO. 2011-118

Applicant: Paul Stallcup, Downtown Operations

Address: 514 W. Commerce

The applicant is requesting a Certificate of Appropriateness for approval to move the Works Progress Administration plaque and Municipal Truck Market plaque located on the east side of the El Mercado building near the service alley where they are not visible to the public. Request is to move them to a more highly visible location.

Colleen Swain, Downtown Operations, presented.

Commissioner Barrera stated once the signs are moved to the proposed location there should be some sort of sign identifying where the signs originally placed.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve with a stipulation that once the plaques are moved to the new location there should be an indication on the new site where the plaques originally came from.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

3. HDRC CASE NO. 2011-103

Applicant: VIA Metropolitan Transit

Address: 107 Mary Louise

The applicant is requesting conceptual approval to construct a new transit stop and associated infrastructure within the public right of way and proposed easement at 107 Mary Louise and Fredericksburg Rd.

The shelter will be one of eight similarly designed station stops for the new Fredericksburg Rd. Rapid Bus Line. Service proposed to begin in late 2012.

Christine Vina, VIA, presented.

Ferne Burney, Monticello Park Neigh. Assoc., President, stated that VIA's transit stop requires much more design attention before receiving Monticello Park Neigh. Assoc. support. Monticello Park has been a supporter of the Bus Rapid Transit line being installed along Fredericksburg Road. The current design, however, does not embrace the historic nature of its surroundings as had been previously promised.

Robert Sipes, stated he fully supports the project in general, however not what is being currently proposed. There must be more interaction with the neighborhood and VIA.

Commissioner Maldonado stated there are significant concerns with scale and massing and how it relates to the existing building.

Audrey Zamora Johnson, City Attorney's Office clarified for the record that if HDRC is requesting dialogue with a homeowner association or neighborhood association it is appropriate, however it should not be a misperception that in no way that HDRC is delegating approval or authority as a part of the dialogue taking place.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Carpenter to grant conceptual approval with stipulations:

- 1) Return to the Design Review Committee prior to final approval
- 2) Consider an alternate location of the fence and the material of the fence
- 3) Material of the station should be compatible to the pedestrian features currently in the Deco District
- 4) Overall scale and massing should be respectful of the building currently on the property
- 5) Trees that will be removed should be replaced and a landscaping component accompany the design of the station
- 6) The relationship of the stop should interact with the neighborhood
- 7) Public right-of-way sidewalk should be scored to match the 45 degree angle scoring that is present in the Deco District
- 8) Include City of San Antonio public right-of-way
- 9) Continue working with the neighborhood association – notify of Design Review Committee meeting

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

7. HDRC CASE NO. 2011-112

Applicant: Beth Wells, Bender Wells Clark Design

Address: La Villita – Signage

A series of identification and directional signs have been developed to guide visitors into and through the site. The panels of the signs will be constructed of aluminum and painted with new updated colors. All posts will be painted steel. The proposed colors will coordinate with the new River Walk signage but be distinct enough to create a separate identity for La Villita.

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Re-face the large quatrefoil identification signs on Alamo and Villita Street and those located along the River Walk.
- 2) Posts of the existing kiosks will be re-painted and a new cap, map panel, and directory will be installed. The map panels in the directories will be oriented to the way the person is facing to make way finding easier.
- 3) Smaller post mounted map panels with directories will be installed in selected areas to facilitate way finding.
- 4) Install new building number signs will be to coordinate with the directory identification and for public safety reasons.
- 5) Replace existing Plaza identification signs with quatrefoil shaped signs to match the La Villita identification signs.
- 6) Install new directional signage at key decision points. Existing movable and fixed directional signs will be removed.
- 7) Install Flag mounted removable restroom signs displaying the international symbols at all restroom locations.

Beth Wells, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Carpenter to approve with staff stipulations and additional stipulation that the applicant obtain staff approval prior to implementing item 4.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.**8. HDRC CASE NO. 2011-119**

Applicant: Beth Wells, Bender Wells Clark Design

Address: La Villita – Signage Design Guidelines

The applicant is requesting a Certificate of Appropriateness for approval to establish Signage Design Guidelines for La Villita tenants.

Beth Wells, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve as submitted.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

13. HDRC CASE NO. 2003-185

Applicant: Ed Hernandez

Address: 1131 SE Military Drive

The applicant is requesting conceptual approval to:

Revise original final approval for Mission Plaza shopping center to include a new service entry to be accessible only from Mission Road

Project was previously approved with stipulation for buffer and no entry along Mission Road.

Ed Hernandez, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Cabel to grant conceptual approval with staff stipulations.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

14. HDRC CASE NO. 2010-431

Applicant: Sue Ann Pemberton, Mainstreet Architects

Address: 511 Dallas

The applicant is requesting a Certificate of Appropriateness for approval to:

Rehabilitate and adapt a currently vacant historic residence for use as a medical eye care center.

- 1) Remove existing rear addition.
- 2) Construct a new 1-story addition to the rear and side of building. Roof pitch, windows, siding and details to match historic structure.
- 3) Restore historic structure including windows, porch, dormers and siding.
- 4) Historic Tax Certification.

Sue Ann Pemberton, applicant, presented.

Commissioner Carpenter presented the committee report.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Guarino to approve with staff stipulations excluding solar panels.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor
NAYS: None

THE MOTION CARRIED.

16. HDRC CASE NO. 2011-105

Applicant: Frank G. Obregon

Address: 245 E. Commerce

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install signage on existing sign post on RiverWalk (Previously Panini's location).
2. Install dual head light fixtures in planter (to be installed by Downtown Operations)

Frank Obregon, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve as submitted.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor
NAYS: None

THE MOTION CARRIED.

18. HDRC CASE NO. 2011-099

Applicant: Guadalupe & Angie Garza

Address: 102 Crofton

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 12' x 43' second-story addition to existing home. Install aluminum windows with wood screens and Hardie plank siding to match the previous addition. Roofing material and paint color to match existing home.

Guadalupe Garza, owner, introduced himself for the record.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Cabel to approve with staff stipulations.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

19. HDRC CASE NO. 2010-420

Applicant: Sprinkle & Co. Architects

Address: 120 Produce Row

The applicant is requesting conceptual approval to replace existing plastic weather protection shrouds and table umbrellas with lightweight protective fabric awning over outdoor dining area to complement existing awnings on the El Mercado Building across Produce Row. Awning color will be beige. Awnings will be supported by steel posts. Existing wrought iron railings to be modified to fit within proposed column spacing. Existing trees to remain in place and penetrate through proposed canopy when necessary. The existing light poles will remain in place.

Meredith Siegel, applicant, presented.

Commissioner Maldonado stated she is concerned with size, scale and massing. There is a missed opportunity in utilizing the balcony and the shade that currently exists. She further stated that she is concerned that not every option has been evaluated for a free standing canopy. The ultimate goal is to preserve the integrity of the balcony.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Cabel to grant conceptual approval of the revised drawings submitted June 8, 2011 with stipulations that the frieze band be protected in the installation of the canopy in such a way that it is reversible and remove all the speakers and conduit wire.

AYES: Cone, Barrera, Guarino, Shafer, Cabel, Connor

NAYS: Carpenter, Maldonado

THE MOTION CARRIED.**21. HDRC CASE NO. 2011-045**

Applicant: Chad Stranahan

Address: 600 Soledad St.

The applicant is requesting a Certificate of Appropriateness for approval to revitalize an existing outdoor site at the Main Library to attain greater use and function for the public. Project to add flexible use/rentable areas, flexible use hardscape/media areas, outdoor education areas and passive reading spaces.

- 1) Replace original stained concrete walkways with cut limestone walkways.
- 2) Install perimeter green screen fencing. Fencing to be 5'6" in height. Fencing to include 5'w x 6'h x 10"d Cantera stone clad walls, 5 along Augusta Street and 8 along the pathway adjacent to the parking garage.
- 3) Install green screen pedestrian gates and fencing in existing openings of delta wall. Gates and fencing to be 5'6" in height.
- 4) Install green screen rolling vehicular gate along Augusta Street. Gate will be 5'6" in height. Limestone clad gate columns will be 6ft. in height.
- 5) Construct circular outdoor stage area with trellis and perimeter seating. Backstage wall will be 8ft in height. Trellis columns to be 8ft in height. Walls, columns and stage steps to be constructed of limestone. Overhead trellis to be steel. Trellis height will be 10ft. Perimeter to include a section of 1'9" stone seating wall flanked by boulder seating at least 24" in height. Additional boulder seating to be installed between trellis and stage. Stage area to be defined by 2ft flagstone banding. Interior of circle to be sod.
- 6) Construct five additional circular gathering spaces. Spaces to be defined by 2ft flagstone banding and include stone wall seating and boulder seating. Interior of circular spaces to be paved with flagstone or a combination of flagstone and sod.
- 7) Install curvilinear flagstone pathway, with seating and planting areas in area between Main Library and Parking Garage. Place benches in seating areas.
- 8) Install plant material per planting plan. Install irrigation system.
- 9) Install site lighting.

Chad Stranahan, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Connor to approve with staff stipulations striking stipulations 1, 5 and 6.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.**22. HDRC CASE NO. 2011-098**

Applicant: Humberto & Victoria Rodriguez

Address: 936 Dawson

The applicant is requesting a Certificate of Appropriateness for approval to construct a new 1-story home on a vacant lot in the Dignowity Hill Historic District. Home to be square in plan and cover approximately 1100 sq. ft. including the front porch and rear screen porch. Exterior siding will be wood clapboard siding. Side gable roof with asphalt shingles. Windows will be 1/1 double-paned, all wood frame, low E2 (3050 windows. All operable windows will be covered with wood frames screens. Exterior window trim will be 1" x 6". Exterior doors will be metal. A simple carport with gable roof will be constructed behind the home.

Luis Garcia, owner's representative, stated he is familiar with staff stipulations and willing to abide by them.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to approve with staff stipulations and the additional stipulation that hand rail in front should be integrated with the porch hand rail in a residential manner.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.**23. HDRC CASE NO. 2011-106**

Applicant: Rene LaFuente

Address: 2301 W. Kings Highway

The applicant is requesting a Certificate of Appropriateness for approval to:

1) Replace existing chain link fence with 4' wrought iron fence with 14" stucco columns

2) Demolish existing accessory dwelling at rear of property

Rene LaFuente, applicant, presented.

Commissioner Maldonado stated the property is in a unique site in the historic district. The request for stucco columns on the wrought iron fence is inappropriate.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to approve item 2 and denial of item 1.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

24. HDRC CASE NO. 2011-114

Applicant: Robert N. Cruz

Address: 401 Kendall

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Replace four existing 1/1 wood windows with aluminum windows.
- 2) Replace second-story 1/1 wood window with a steel 9-light door.

Windows and door were installed without prior approval or City permits in December 2010.

Robert Cruz, owner, presented.

Commissioner Maldonado stated the windows installed are not appropriate for the historic district.

Commissioner Cabel motioned that the case be referred for an on site visit. Motion failed due to lack of a second.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to deny items 1 and 2.

AYES: Cone, Carpenter, Maldonado, Shafer, Connor

NAYS: Barrera, Guarino, Cabel

THE MOTION CARRIED.

25. HDRC CASE NO. 2011-089

Applicant: William McDonald

Address: 631 E. Guenther House

The applicant is requesting conceptual approval to:

- 1) Demolish existing 18' x 28' wood frame shed at rear of property.
- 2) Construct a 1,200 sq. ft. 2-car garage and storage building. Garage height will be 14' 4" at ridgeline. Exterior to be clad with board and batten and shingle style Hardie siding. Roof to be standing seam metal and feature two dormer vents. Double hung windows to match historic home. Install two 12' double flat panel overhead garage door. Facade facing the home features two half-light panel doors and a covered porch. An arbor will extend from the porch. Install concrete apron along length of building facing alley.
- 3) Replace existing perimeter fence with new 6ft. cedar fencing along rear and side (South only) property lines. Construct new fence with gate between new structure and South perimeter fence.

William McDonald, applicant, presented.

Commissioner Maldonado presented the committee report.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to grant conceptual approval of new drawings submitted May 26, 2011 and additional stipulations that 2 windows, similar to existing windows, be added on the Constance Street elevation and the applicant should return to staff with lighting.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

Recess 5:15 – 5:20 PM

• Citizens to be heard

Commissioner Maldonado stated the letters from Municipal Auditorium have been removed. She expressed concern with the actions that were being taken at the location in reference to compliance with the Certificate of Appropriateness. Commissioner Maldonado requested that Office of Historic Preservation and Development Services Department monitor the demolition as there have been things occurring outside the scope of the Certificate of Appropriateness.

Commissioner Cabel left at 5:25 PM

26. HDRC CASE NO. 2010-237

Applicant: Alamo Architects

Address: 112 Lindell

The applicant is requesting a Certificate of Appropriateness for approval to:

Demolish existing structure to make way for new construction.

The applicant is requesting conceptual approval to:

Construct 6-unit apartment building, two-car garage, and a covered parking area along the alley. Plans will require demolition of the existing structure. Two of the units are one bedroom flats. One of the units is a two bedroom flat. Three of the units are two bedroom townhouses. A courtyard will be the central amenity for the residents and opens on the west to the street.

Ken Brown, representative for applicant and owner, presented unreasonable economic hardship for 112 Lindell.

Irby Hightower, Alamo Architects, presented the loss of significance for 112 Lindell.

Bebb Francis, representative for River Road Historic District, spoke against demolition. There are 161 properties in the River Road Historic District and 93% of residents are against demolition. River Road Historic District is a unique district. Every opportunity was given to the applicant to provide proof to reach the threshold of preponderance evidence to make a determination of unreasonable economic hardship.

Bob Buchanan spoke against the demolition. Mr. Buchanan gave a history of the neighborhood.

Barbara Witte Howell spoke against the demolition. Ms. Howell gave a history of 112 Lindell.

Larry De Martino spoke against the demolition.

Donna Martin spoke against the demolition.

John Larqued spoke against the demolition. Mr. Larqued stated that Asher Reilly and his wife attended the neighborhood meeting and indicated that they purchased 112 Lindell and will live in the home. River Road Historic District was surprised when the Reilly's proposed an apartment complex. The home at 112 Lindell is not in bad condition.

Recess 6:55 – 7:00 PM

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Maldonado that the economic hardship determination has not been met.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Connor

NAYS: Barrera

THE MOTION CARRIED.

The motion was made by Commissioner Barrera and seconded by Commissioner Maldonado to reconsider the economic hardship determination case.

AYES: Barrera, Maldonado

NAYS: Cone, Carpenter, Guarino, Shafer, Connor

THE MOTION FAILED.

Commissioner Connor stated he is not convinced that the structure ever had much architectural significance. The neighborhood was designated as a whole and made a historic district without any contributing buildings. Commissioner Connor believes that makes the neighborhood, in its totality, a historic district of consequence and significance.

Commissioner Shafer stated there are some serious problems to the structure. The upper labour runs very near 112 Lindell.

Commissioner Barrera stated there have been numerous modifications to the structure.

Commissioner Carpenter feels that if the building were taken down, there would be a loss to the totality of the neighborhood. The basis for the historic district is a contiguous, geographically defined area of houses.

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to refer to an on site visit for a determination as to whether the property has had a loss of significance and return to HDRC. Also to consider the archaeological issues.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

- March 16, April 6, and April 20, 2011 meeting minutes.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Connor to approve April 6 and April 20, 2011 minutes as submitted.

March 16, 2011 minutes with the correction to Page 5, Commission Action Item 2, stipulation #8 – Signage will be sent to committee for additional review and no existing signage may be removed.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 7:45 p.m.

APPROVED



Tim Cone
Chair

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2011

Agenda Item No: 10

HDRC CASE NO: 2010-237
IDENTIFIER:
ADDRESS: 112 Lindell Place
LEGAL DESCRIPTION: NCB 6204 Block 5 Lot 1
ZONING: MF 33 H RIO-1
CITY COUNCIL DIST.: 1
PUBLIC PROPERTY:
DISTRICT: River Road Historic District
LANDMARK:
APPLICANT: Alamo Architects
OWNER: Asher Reilly
TYPE OF WORK: Demolition & New Construction
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

Demolish existing structure to make way for new construction.

The applicant is requesting conceptual approval to:

Construct 6-unit apartment building, two-car garage, and a covered parking area along the alley. Plans will require demolition of the existing structure. Two of the units are one bedroom flats. One of the units is a two bedroom flat. Three of the units are two bedroom townhouses. A courtyard will be the central amenity for the residents and opens on the west to the street.

RECOMMENDATION:

The property at 112 Lindell Place is located in the River Road Historic District. Properties included within the boundaries of local historic districts are considered to be "Contributing" elements of the district unless expressly identified as "Non-Contributing" in the designating ordinance by City Council or an applicant requests a determination otherwise via an application created for that purpose and the Historic Preservation Officer agrees (approves the application). The UDC outlines a process for reviewing a demolition permit request for a contributing property within a historic district in section 35-614.

The applicant met with staff and members of the Designation and Demolition Committee on-site on May 31, 2011, to determine if demolition of the existing structure is acceptable. The Committee found that the architectural integrity of the original structure had been significantly compromised by unsympathetic alterations and additions. Due to the loss of individual integrity and architectural significance over time, the Committee determined that demolition of the structure is acceptable.

Staff concurs with the findings of the Designation and Demolition Committee. Due to extensive alterations and additions made over time, the structure no longer possesses historical and architectural integrity of design, materials, or workmanship. Later additions have altered the structure to the degree that the original footprint, massing, and roof form are no longer distinguishable. A number of original windows appear to have been removed or replaced. Any distinctive characteristics, features, or details that characterize a particular architectural type, period, or method of construction appear to have been removed or altered. Due to the loss of individual architectural integrity, the structure is no longer significant for its embodiment of the distinguishing characteristics of an architectural style.

The applicant met with staff and members of the Design Review Committee on June 7, 2011. The Committee found the proposed two-story, 6-unit, multi-family development to be appropriate in materials, setback, scale, massing, roof form, and fenestration pattern. The plan was praised for its responsiveness to the existing development pattern along Woodlawn as demonstrated by the setback and the inclusion of a single car driveway. The two-story height was considered appropriate for the site and in-keeping with the development surrounding the traffic circle at the intersection of Woodlawn and Lindell Place. The impact of the development on the adjacent properties was discussed and no major concerns were raised at that time. The parking plan was found to be an appropriate solution. The Committee requested that the applicant carefully consider the location of the trash handling areas when preparing final plans and properly screen the trash and mechanical areas from view. Substantial landscaping was encouraged to soften the buildings at the street edges. It was requested that a landscaping plan be submitted with final plans.

The applicant appeared before the Historic and Design Review Commission on June 15, 2011. At that meeting, the HDRC found that the applicant had failed to make a case for economic hardship. As allowed in the UDC, the applicant then argued justification for the demolition due to loss of significance. The Commission referred the case to an on-site work session to allow Commissioners to evaluate the structure and setting. The applicant met with staff and members of the HDRC on-site on June 27, 2011. During the work session, Commissioners requested more information regarding the setback of the new construction relative to the east property line and the impact of the new construction on the adjacent 1-story home at 706 E. Woodlawn.

Staff recommends conceptual approval with the comments of the Design Review Commission and the stipulation that the applicant mitigate any adverse affect the new construction may have on the adjacent property at 706 E. Woodlawn. The applicant has provided examples of development of this type and scale on similar sites within the general area. The proposed multi-family development is responsive to historical development pattern in the River Road Historic District and sympathetic to the materials, setbacks, roof forms, and window proportions typical of the district. The plans meet the standards for new construction in historic districts outlined in UDC Sec. 35-609 and will not adversely affect the historic character of the district.

This recommendation is consistent with the Secretary of the Interior's Standards for Rehabilitation number 9, UDC Section 35-614 - Demolition and UDC Sec. 35-609 - New Construction.

CASE COMMENTS:

At the June 16, 2011, HDRC meeting several property owners in the River Road Historic District expressed their concerns over the proposed demolition of 112 Lindell Place as well as the size, scale, and setback of the proposed new 2-story construction and its impact on the adjacent 1-story Craftsman bungalow at 706 E. Woodlawn.

Sec. 35-614. - Demolition.

(c) Loss of Significance. When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition.

If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has established by a preponderance of the evidence that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

UDC Sec. 35-609. - New Construction

In considering whether to recommend approval or disapproval of an application for a certificate for new construction, the historic and design review commission shall be guided by the National Park Service (NPS) Guidelines, by the compatibility standards set forth below, and any district specific guidelines adopted pursuant to the Unified Development Code and this article. In making recommendations affecting new buildings or structures which will have more than one (1) important facade, such as those which will face both a street and the San Antonio River, the historic and design review commission shall consider the visual compatibility standards below with respect to each facade as well as the visual impact on nearby historic resources.

(a) Site and Setting. Where a historic resource is intended to be used as any part of a development, the developer shall consider the context of the resource's original site and the importance of the setting in the new development. In some instances, a resource will occupy the full site and limit development opportunities to rehabilitation, renovation or restoration for adaptive reuse. In instances where a resource occupies less than a full site, greater flexibility will be available for new development that incorporates the resource into the project.

(b) Building Height and Massing. The purpose of the following standards are to ensure that:

- (1) Height at street level is visually compatible with adjacent buildings;
- (2) The apparent physical size, scale and height relates to existing resources without overwhelming them;
- (3) New buildings reflect contemporary design standards while using elements that relate to the existing structures that surround the new structure; and
- (4) Building height, width, mass and proportion affect the degree of compatibility between the old and the new.

(c) Massing. New buildings shall conform in building height and massing to surrounding structures, as follows:

(d) (applies to commercial properties only)

(e) Relationship of Solids to Voids. In order to ensure that the relationship of solid spaces (i.e., walls) to voids (i.e., windows/doors) in the front facade of a building or structure shall be visually compatible with buildings, structures, and public ways in the environment surrounding the building, the following criteria shall apply:

- (1) The horizontal elements of new buildings, including window sills, moldings and midblock cornices, shall align with similar elements on adjoining buildings.
- (2) Windows shall maintain a similar proportion of width to height as windows on surrounding buildings. Elements of adjoining buildings or windows shall be considered "similar" if they vary not more than three (3) feet in the vertical direction.

(f) Relationship of Materials, Texture, and Color. The relationship of materials, texture and color of the facade of a building or structure shall conform to the predominant materials used in existing buildings or structures on the same block.

(g) Roof Shapes. The roof shape of a building or structure is a major distinguishing visual element. The structure shall incorporate a simple roof similar in form and type as those in the adjacent structures.

(h) Streetwalls/Urban Edge.

- (1) The purpose of this subsection is to ensure that appurtenances of a building or structure such as walls, fences, and landscape masses should, when it is the nature of the environment, form streetwalls, or cohesive walls of enclosure along a street, to insure visual compatibility with the buildings, structures, public ways, and

places to which such elements are visually related.

(2) In order to establish patterns of spacing within the immediate block face, the spacing between primary facades within an existing block face shall be similar. If few enough buildings exist to establish a pattern in the immediate block face, the block face pattern shall be established from the adjoining block faces. Block faces adjacent or immediately across the public right-of-way (street, plaza or river) shall be considered "adjoining." The spacing shall be considered "similar" if the spacing does not vary more than thirty (30) percent of the average distance between existing facades along the same block face or adjoining block faces.

PLANNER: Amy Unger

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JULY 20, 2011**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

ABSENT: Barrera, Beyer, Shafer, Connor

- Chairman’s Statement
- Staff Briefing: Creation of Historic Districts Council
- Announcements
- Citizens to be Heard

Recommendation to City Council of proposed amendments to the UDC Sec. 35-673 and 35-678 – Site Design Standards in the “RIO” Districts. Amend Language to allow Holiday lighting from November 20 to January 10.

Paula Stallcup, Downtown Operations Department, presented.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Rodriguez to endorse of the recommendation to City Council of proposed amendments to the UDC Sec. 35-673 and 35-678.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-----------------------|---|
| 1. Case No. 2011-131 | 703 Urban Loop Rd. |
| 2. Case No. 2009-236 | 1400 S. Alamo – 600 Lone Star Pulled |
| 3. Case No. 2008-304 | 1410 Guadalupe Pulled |
| 4. Case No. 2011-134 | 101 S. Santa Rosa Pulled |
| 5. Case No. 2011-148 | VFW Blvd. @ San Antonio River |
| 6. Case No. 2011-139 | 5626 San Fernando St. |
| 7. Case No. 2010-221 | 703 S. St. Mary’s Pulled |
| 8. Case No. 2008-109 | 1215 Broadway Pulled |
| 9. Case No. 2011-135 | 125 E. Houston |
| 10. Case No. 2011-145 | 1127 E. Commerce St. |

11. Case No. 2011-089	631 E. Guenther St.
12. Case No. 2011-142	223 Bushnell
13. Case No. 2011-146	107 E. Mulberry
14. Case No. 2011-141	211 N. Alamo
15. Case No. 2011-143	3801 Broadway
16. Case No. 2011-138	416 E. Commerce

Commissioner Cabel pulled items 2, 3, 4 and 7 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Maldonado pulled item 8 from the Consent Agenda to be heard under Individual Consideration

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve the remaining cases on the Consent Agenda with staff stipulations.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

2. HDRC NO. 2009-236

Applicant: Rialto Studio – James Gray

Address: 1400 S. Alamo – 600 Lone Star

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Reconfigure South Alamo Street from four lanes to two lanes.
- 2) Widen the pedestrian walk on South Alamo (south side only)
- 3) Provide street trees and lighting
- 4) Incorporate a pool overlook, Big Tex picnic area, west bank art walk and overlook.
- 5) Enhance existing east bank trail and outfall structures.
- 6) Revise Blue Star overlook railing and landscape plantings.

Detailed descriptions of each requested item can be found in the agenda packet.

Ralph Wells requested clarification on the fate of the existing trees along S. Alamo, the Ballard design and the plans for waste disposal. Mr. Wells further indicated that there is much waste generated and he suggested the waste containers similar to the ones along the RiverWalk.

Allan Cash suggested a four way stop at Guenther and Alamo to allow a safe crossing for pedestrians.

Roselyn Cogburn stated the plan is very nice. Widening the sidewalk on S. Alamo Street is a much needed safety measure. The street from the River to Wicks Street could improve by adding more light.

Commissioner Rodriguez stated the lighting factor is essential to the area.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Rodriguez to approve with staff stipulations.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

3. HDRC NO. 2008-304

Applicant: Avenida Guadalupe Association

Address: 1410 Guadalupe

The applicant is requesting a Certificate of Appropriateness for approval to:

1) Revise the storefront façade of the El Parian Building. The renovation includes:

- New signage for building tenants
- New main entry
- Paint exterior "softer tan" with "flower pot" trim and commodore as accent colors
- Metal awning at main entry to be "commodore blue" in color
- Paint exterior façade step outs in "flower pot" with "commodore blue" accents. Blade signage will be added to the step out column areas.

Oscar Ramirez, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Rodriguez to approve as submitted.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

4. HDRC CASE NO. 2011-134

Applicant: Erin Privratsky

Address: 101 S. Santa Rosa

The applicant is requesting conceptual approval to:

1) Install 2 signs at the south side entry of the Museo Alameda. The proposed signage will be the same style as existing signage on the east side signage.

- Museo Alameda sign (23.9 sq.ft.)
 - Smithsonian Institution Sign (19.7 sq. ft.)
- Total sq.ft. = 43.6

Juan Arango, applicant, made a brief presentation.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to grant conceptual approval as submitted.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

7. HDRC CASE NO. 2010-221

Applicant: Sandy Jenkins, Parks & Recreation Dept.

Address: 703 Dolorosa Ave.

The applicant is requesting a Certificate of Appropriateness for approval to:

1) Install a park sign identifying the Pedro Huizar Garden. The sign will be installed near the intersection of King William & S. St. Mary's Street.

It will be a standard city park sign with a height of 8 feet and a width of 6 feet.

Sandy Jenkins, applicant, made a brief presentation.

Vicente Huizar, stated he is in full support of the signage proposal.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve with staff stipulations.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

8. HDRC CASE NO. 2008-109

Applicant: David Adelman

Address: 1215 Broadway

The applicant is requesting a Certificate of Appropriateness for approval to:

1) Install temporary lease banners at the proposed location. The banners will be used to notify the public of leasing opportunities from the abutting river and highway areas. The proposed signage will be removed upon completion of the multi-family project in November.

- 2 Riverside banners (39 sq. ft. each)

- 1 Highway side banner (780 sq. ft.)

Applicant/owner was not present for the case.

Commissioner Maldonado stated the applicant/owner currently has an illegal banner that spans the entire block posted at the 1221 Broadway. Commissioner Maldonado indicated that at the May 4, 2011 meeting a motion was made with the stipulation that the illegal signage be removed. She further stated the applicant should be given strict deadlines to remove illegal signage.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel that a Certificate of Appropriateness not be issued until all illegal signs are removed from the site and that proof of their removal is provided to staff with photographs to be included. Approval of two river side banners for a time limit of 90 days. Any additional extension requests must return to HDRC. Approval to allow the applicant the opportunity to reverse the illegal sign to allow a blank white side of the sign to face Broadway.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

17. HDRC CASE NO. 2011-140

Applicant: Alonzo C. Alston

Address: 1001 S. Alamo

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a 6' high cedar fence with a gate to enclose existing dumpster. Fence will be painted "Italian Ochre" color.

Applicant/owner was not present for the case.

Reset to August 3, 2011.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to refer to an on site visit.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

18. HDRC CASE NO. 2011-144

Applicant: Cameo Theatre

Address: 1123 E. Commerce St.

The applicant is requesting a Certificate of Appropriateness to:

Repair existing ticket booth. Remove plywood panels to expose existing frame and install 6" PPG glass block in the decora pattern. Glass block will be used for three of the five panels. Cover remaining panels with 4" square black ceramic tile to match tile wainscot.

James Zaccaria, applicant, made a brief presentation.

Commissioner Rodriguez the ticket booth is a defining feature of a theatre façade. Commissioner Rodriguez questioned if security measures blocking off the ticket booth not making it accessible to the interior of the theatre.

Commissioner Cone stated that the frame would be another defining feature. There is a possibility to reproduce the frame and use a more solid material without pattern. This option may be a more secure option.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to refer to the Design Review Committee and an on site visit.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

19. HDRC CASE NO. 2011-136

Applicant: Jim Poteet

Address: 250 Washington St.

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct new one-story 780 sq.ft. garage and related driveway extension at rear of residence.

Reset to August 3, 2011.

• **COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Rodriguez to reconsider item 17, 2011-140 – 1001 S. Alamo St.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

17. HDRC CASE NO. 2011-140

Applicant: Alonzo C. Alston

Address: 1001 S. Alamo

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a 6' high cedar fence with a gate to enclose existing dumpster. Fence will be painted "Italian Ochre" color.

Alonzo Alston, applicant, made a presentation.

Judith Maxwell, stated the dumpster location is not appropriately placed.

Maria Pfeiffer, stated it is inappropriate of the business owner to place a dumpster in a location where the business is not even located in. The owner does have alternative locations that need to be considered.

Charles Schubert, stated with the present plans to beautify South Alamo, the dumpster location proposal is inappropriate and only adds more clutter.

Commissioner Guarino stated it is very difficult to follow the project with lack of information presented.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Maldonado to refer to an on site visit.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

20. HDRC CASE NO. 2011-147

Applicant: Jose Garcia De Lara

Address: 517 E. Park

The applicant is requesting conceptual approval to:

- 1) Construct a new 868 sq. ft. two-story garage/studio at the rear of property. Wood frame construction, composition shingle roof, painted board & batten siding (Hardie plank boards with wood battens), and concrete slab foundation.
- 2) Remove three windows from rear of the existing home and install on the front and rear elevations of new garage structure.

Jose Garcia De Lara, applicant, presented.

Commissioner Carpenter stated he concurs with staff recommendation in reference to the windows. Elements that are part of additions to historic buildings, gain a status of their own.

Commissioner Maldonado stated she concurs with staff recommendations.

Martin Kushner stated the Sand Bourne maps do show a garage on the property. The concept of placing windows on the garage, with no security, will only invite trouble.

Commissioner Cone stated the doors, as designed, are not appropriate. The introduction of windows on the front elevation is appropriate. The overhangs are a huge defining feature of the architectural style. Commissioner Cone expressed concern with the scale of the building being 3 feet off the property line. There are alternatives to lower the scale of the building.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to grant conceptual approval with stipulations that 1) the roof pitch should match the pitch of the existing homes front facing dormer or main roof 2) the garage roof should include overhangs on the front and sides but not on the back 3) the garage doors should include lights or be designed in a fashion after the historic carriage doors 4) development of the right elevation to help break up the scale to be reviewed at final approval.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

21. HDRC CASE NO. 2011-132

Applicant: Michael E. Greenberg

Address: 221 Donaldson

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Replace metal awning with metal standing seam roof. Awning roof will have a pre-finished color of medium bronze.
- 2) Repair metal coping at parapet wall and install a "mission" type clay tile coping
- 3) Paint metal stanchions high gloss black and touch-up home in white color to match existing.

John Speegle, applicant and Michael Greenberg, presented.

Commissioner Carpenter questioned if there was a possibility in using Teflon coated fabric by introducing today's technology but giving it an original form.

Commissioner Cone stated he would be acceptable to a Teflon coated fabric. He further indicated that if a metal material be used it not wrap the front of the building.

Commissioner Maldonado stated she understands the maintenance issues however Teflon fabric would be more appropriate.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to approve a metal awning with 8" panels contained within the two towers of the house with the owner's option to pursue a fabric canopy utilizing a more contemporary lower maintenance material with painted stanchions and a stripe pattern of the canopy.

Denial of the coping.

AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

Recess 5:30-5:35 p.m.

22. HDRC CASE NO. 2010-237

Applicant: Alamo Architects

Address: 112 Lindell

The applicant is requesting a Certificate of Appropriateness for approval to:

Demolish existing structure to make way for new construction.

The applicant is requesting conceptual approval to:

Construct 6-unit apartment building, two-car garage, and a covered parking area along the alley. Plans will require demolition of the existing structure. Two of the units are one bedroom flats. One of the units is a two bedroom flat. Three of the units are two bedroom townhouses. A courtyard will be the central amenity for the residents and opens on the west to the street.

Daniel Ortiz outlined the variables to the case. He further summarized on how the case was brought forward to City staff and HDRC. The plans presented and reviewed at the June 7, 2011 meeting have been revised to take in comments and concerns raised by the neighborhood. The purpose of the July 20, 2011 has two elements. Were there significant and irreversible changes to the structure on the property? The changes must have led to the loss of significance which qualifies the structure to be significant in the first place.

Irby Hightower, Alamo Architects, presented.

21 citizens ceded their three minutes to Bebb Francis

Bebb Francis, representing the River Road Historic District, stated he will point out four major topics. The overview, evidence, staff's recommendation and the actual precedence this case will carry. Mr. Francis presented background information on the petition against demolition. In 2009 HDRC supported the creation of a historic district then moved forward to Zoning Commission and City Council in 2010 with no objection from Mr. Reilly, owner of 112 Lindell. Mr. Francis read from the National Park Service U.S. Department of the Interior: Local legislation is one of the best ways to protect the historic character of buildings, streetscapes, neighborhoods, and special landmarks from inappropriate alterations, new construction, and other poorly conceived work, as well as outright demolition. Mr. Francis presented from the Strategic Historic Preservation Plan San Antonio, Texas: Neighborhood/District Erosion. The case presented is to demolish an existing structure that was created to be apart of a historic district. City staff has not presented evidence that 112 Lindell has lost significance. The Historic Preservation Officer has not prepared a report analyzing alternatives to demolition. There is no engineers report on the state of repair and structural stability of the structure of which a demolition request has been filed as required by the UDC. The applicant has failed to provide evidence that 112 Lindell has lost its significance.

Raleigh Wood, spoke for Chair John Larcade, stated 93% of the neighborhood signed the petition against demolition. The owners are very experienced developers and feel the owners have a master plan for change of character to River Road by imposing demolition and new housing. The structure at 112 Lindell is in reasonable livable condition.

Sally Buchanan, stated Suertes or farm plots between the San Antonio River and the Upper Labor Acequia, laid out in 1776, define the River Road neighborhood. A mixture of housing styles define the area. Edward Braden Hudson built his sturdy mid-century modern family home at 112 Lindell in the late 40s of plastered D'Hanis red clay tile. It is historically noted as "The Little Tile House."

Barbara Witte Howell, stated there is a consistent history of River Road protecting its residential resources and quality of life. The neighborhood discovered that a Conservation District offered little protection therefore moving forward and gaining Historic District status.

Dr. Felix Almaraz, stated he does not live in River Road but offers his support to River Road. He further stated he will be applying for an official Texas Historic Commission marker as a site due to the evidence of the Acequia.

Larry De Martino, stated River Road is about reaching out to the fellow neighbor.

Chris Green, presented history on Ethel Wilson Harris 1897-1984 and her significance to San Antonio. Less than a block behind 112 Lindell, a home was built for Ethel as a wedding gift in 1919. Four years ago Ethel's home was ripe for demolition but was saved. The home was saved for one reason and that is to save the future of River Road.

Ed Piner, stated he and his wife were prepared to purchase the home at 112 Lindell. The residents of River Road have deemed the structure significant.

Donna Martin, stated she will be immediately next door to a monster of a structure. Historic River Road is a gem in San Antonio.

Paula Haly, Lavaca Historic District, stated she supports River Road Historic District. Ms. Haly indicated she is opposed to demolition of a house to be replaced by apartments.

Christiane Esteinou, spoke for Sarah Esparza, stated she is strongly opposed to demolition. A petition of 93% of the residents are against the demolition.

Tom Brereton, stated he lived at 112 Lindell between 1976-1983. The house was not built to be a single family house. The structure at 112 Lindell was built to be a multi-purpose accessory structure to support a large home that should have been built to overlook the traffic circle. The back half of the structure at 112 Lindell was intended to be the servant's quarters and front half, facing Lindell, was intended to be a two car garage. Next to the garage was a laundry room with a separate outside entry. Over time, owners have tried their best to turn the structure into a livable but modest home.

Linda Daniels, Monte Vista Historical Association, stated they are opposed to demolition of single family houses in historic districts. The multi-family structure proposed would be out of character and out of proportion to the River Road Historic District.

Richard Garay, presented a map of the general overview of the source of the Upper Labor ditch. The proposed structure would be built on a pre-civil war road. If the structure at 112 Lindell is demolished, there would be several factors to research and should be done so by accurately surveying the area.

Daniel Ortiz, stated they are not asking to find a loss of significance or demolish any of the homes presented by Bebb Francis. Recognize that City staff, HDRC and City Council adopted very specific guidelines that govern historic district.

Commissioner Cabel stated he appreciates seeing the different historic districts and organization coming together in support.

Commissioner Rodriguez stated historic districts are meant to protect and have a review process to make informed decisions.

Commissioner Carpenter stated as time has gone by historic districts is not to just keep change out of a district but to manage change. Commissioner Carpenter further stated, as a professional architect, he believed that the structure did not have that great of significance, unto itself, but in context of being a contributing structure within the neighborhood it does have importance.

Commissioner Maldonado stated in her opinion the structure is contributing and significant to the history of River Road and how it contributes to the parcels in that specific area. The home is livable and is unique to River Road.

Commissioner Cone stated he has walked the property twice and there is not much significance. The discussion and history referring to “The Little Tile House” does give the structure reference point. There is more to the case than structural or esthetic significance. There is cultural and the position in the historic district to consider.

Paul Wendland, City Attorney’s Office, stated there are two findings that should be made within the motion to certify the demolition. UDC Sec. 35-614 (c)- Demolition. HDRC must find that the owner has established by a preponderance of the evidence that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant denial of the demolition based on the information submitted on the Bexar County records 1875 map based on the archeological evidence, the contribution the house has to the River Road Historic District and balancing special merit of the proposed replacement project and its contribution to the neighborhood.

Paul Wendland, City Attorney’s Office, stated that UDC Sec.35-614 (c) Demolition – The Historic and Design Review Commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question.

Commissioner Maldonado withdrew her motion.

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant denial of the demolition.

AYES: Cone, Carpenter, Maldonado, Salas, Cabel

NAYS: Rodriguez

THE MOTION CARRIED.

• **Meeting Minutes for June 15, 2011**

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to correct June 15, 2011 minutes, Page 5 - Commission Action Item 2 of the March 16, 2011 minutes - stipulation #8 – Signage will be sent to committee for additional review and no existing signage may be removed.

AYES: Cone, Carpenter, Maldonado, Salas, Cabel, Rodriguez

NAYS: None

THE MOTION CARRIED.

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 9:00 p.m.

APPROVED



Tim Cone

Chair



HISTORIC AND DESIGN REVIEW COMMISSION
COMMISSION ACTION

This is not a Certificate of Appropriateness and can not be used to acquire permits.

July 20, 2011

HDCR CASE NO: 2010-237
ADDRESS: 112 Lindell
LEGAL DESCRIPTION: NCB 6204 Block 5 Lot 1
HISTORIC DISTRICT: River Road Historic District
APPLICANT: Alamo Architects 1512 S. Flores St
OWNER: Asher Reilly
TYPE OF WORK: Demolition & New Construction

RECEIVED
AUG 04 2011
ALAMO ARCHITECTS

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

Demolish existing structure to make way for new construction.

The applicant is requesting conceptual approval to:

Construct 6-unit apartment building, two-car garage, and a covered parking area along the alley. Plans will require demolition of the existing structure. Two of the units are one bedroom flats. One of the units is a two bedroom flat. Three of the units are two bedroom townhouses. A courtyard will be the central amenity for the residents and opens on the west to the street.

RECOMMENDATION:

The property at 112 Lindell Place is located in the River Road Historic District. Properties included within the boundaries of local historic districts are considered to be "Contributing" elements of the district unless expressly identified as "Non-Contributing" in the designating ordinance by City Council or an applicant requests a determination otherwise via an application created for that purpose and the Historic Preservation Officer agrees (approves the application). The UDC outlines a process for reviewing a demolition permit request for a contributing property within a historic district in section 35-614.

The applicant met with staff and members of the Designation and Demolition Committee on-site on May 31, 2011, to determine if demolition of the existing structure is acceptable. The Committee found that the architectural integrity of the original structure had been significantly compromised by unsympathetic alterations and additions. Due to the loss of individual integrity and architectural significance over time, the Committee determined that demolition of the structure is acceptable.

Staff concurs with the findings of the Designation and Demolition Committee. Due to extensive alterations and additions made over time, the structure no longer possesses historical and architectural integrity of design, materials, or workmanship. Later additions have altered the structure to the degree that the original footprint, massing, and roof form are no longer distinguishable.

2010-237
7/20/11

A number of original windows appear to have been removed or replaced. Any distinctive characteristics, features, or details that characterize a particular architectural type, period, or method of construction appear to have been removed or altered. Due to the loss of individual architectural integrity, the structure is no longer significant for its embodiment of the distinguishing characteristics of an architectural style. This finding is based on the criteria applied to evaluate properties for inclusion in the National Register and the criteria for evaluation cited in the HDRC recommendation for designation of the River Road Historic District.

The applicant met with staff and members of the Design Review Committee on June 7, 2011. The Committee found the proposed two-story, 6-unit, multi-family development to be appropriate in materials, setback, scale, massing, roof form, and fenestration pattern. The plan was praised for its responsiveness to the existing development pattern along Woodlawn as demonstrated by the setback and the inclusion of a single car driveway. The two-story height was considered appropriate for the site and in-keeping with the development surrounding the traffic circle at the intersection of Woodlawn and Lindell Place. The impact of the development on the adjacent properties was discussed and no major concerns were raised at that time. The parking plan was found to be an appropriate solution. The Committee requested that the applicant carefully consider the location of the trash handling areas when preparing final plans and properly screen the trash and mechanical areas from view. Substantial landscaping was encouraged to soften the buildings at the street edges. It was requested that a landscaping plan be submitted with final plans.

The applicant appeared before the Historic and Design Review Commission on June 15, 2011. At that meeting, the HDRC found that the applicant had failed to make a case for economic hardship. As allowed in the UDC, the applicant then argued justification for the demolition due to loss of significance. The Commission referred the case to an on-site work session to allow Commissioners to evaluate the structure and setting. The applicant met with staff and members of the HDRC on-site on June 27, 2011. During the work session, Commissioners requested more information regarding the setback of the new construction relative to the east property line and the impact of the new construction on the adjacent 1-story home at 706 E. Woodlawn.

Staff recommends conceptual approval with the comments of the Design Review Commission and the stipulation that the applicant mitigate any adverse affect the new construction may have on the adjacent property at 706 E. Woodlawn. The applicant has provided examples of development of this type and scale on similar sites within the general area. The proposed multi-family development is responsive to historical development pattern in the River Road Historic District and sympathetic to the materials, setbacks, roof forms, and window proportions typical of the district. The plans meet the standards for new construction in historic districts outlined in UDC Sec. 35-609 and will not adversely affect the historic character of the district.

This recommendation is consistent with the Secretary of the Interior's Standards for Rehabilitation number 9, UDC Section 35-614 - Demolition and UDC Sec. 35-609 - New Construction.

COMMISSION ACTION:

Denial of demolition.



Shanon Peterson
Historic Preservation Officer



City of San Antonio Development Services Department Staff Report

To: Board of Adjustment
Case No.: A-11-074
Date: November 14, 2011
Applicant: Joseph Property Group Inc.
Owner: Joseph Property Group Inc.
Location: 1606 South Hamilton Avenue
Legal Description: North 210 feet of Lot 1, Block 40, NCB 3699
Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District
Prepared By: Andreina Dávila-Quintero, Planner

Request

The applicant requests 1) a 5-foot variance from the maximum 3-foot solid front yard fence height standard, in order to allow an 8-foot tall solid fence along the south property line within the front yard; and 2) a 2-foot variance from the maximum 6-foot side and rear yard fence height standard, in order to allow an 8-foot tall fence along the south and east property lines within the side and rear yard.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 27, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Executive Summary

The approximately 0.58-acre property is located at the southeast corner of South Hamilton Avenue and Saltillo Street, and consists of two (2) commercial buildings. The current property owner built a 6-foot and 8-foot tall wrought iron fence along the east property line, and a 6-foot tall wrought-iron fence in front of an 8-foot tall wooden fence along the south property line. All fences were built without first obtaining the required permits and approval from the City.

Pursuant to Section 35-514(d)(1) of the UDC, within the front yard of a commercial use property solid fences shall not exceed three (3) feet in height. Consequently, the applicant is requesting a 5-foot variance to allow the 8-foot tall solid fence along the south property line within the front

yard. According to the submitted Site Plan and Elevations, the applicant is proposing to reduce the height of the solid fence to three (3) feet for the west eighteen (18) feet of the south property line to provide adequate visibility for vehicles exiting the site on Hamilton Avenue. Only the solid 8-foot fence is proposed along the south property line as shown in the submitted Site Plan. In the event that the applicant chooses to keep the 6-foot wrought-iron fence, this fence shall be reduced to a maximum height of four (4) feet within the front yard to comply with the requirements of the UDC.

Fences located within the side and rear yards of commercial use properties shall have a maximum height of six (6) feet according to Section 35-514(d)(1) of the UDC. There is an existing 6-foot tall fence on the north twenty-four (24) feet of the east property line, which will remain according to the submitted Site Plan. The remainder of the fence along this property line increased in height to eight (8) feet. Consequently, the applicant is also requesting a 2-foot variance from this standard. Due to the abutting single-family residential use, the applicant will be required to cover/screen the wrought-iron fence to comply with the screening requirement of Section 35-514(e) of the UDC.

According to the submitted application, the variances are being requested due to burglaries, vandalism and other crime activities that occur in the area. The applicant states that a 6-foot tall fence does not prevent the crime activities or provide adequate security for the property. Other 6-foot tall fences exist on the property that enclose certain areas of the side and rear yards.

It should be noted that per Section 35-514(d)(2)(E) of the UDC, a fence may be erected or altered up to a height of eight (8) feet where the fence is located on a side or rear residential lot line which abuts a “C-2”, “C-3” or more intensive use that does not require a buffer yard. The subject property has a “C-2” Commercial base zoning district, and the property to the east has a “MF-33” Multi-Family base zoning district. Per Table 510-1 of the UDC, the subject property is not required to provide a bufferyard where it abuts this residential zoning district. Therefore, the residential property to the east may erect an 8-foot tall fence along the shared lot line with the subject property.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
C-2 AHOD (Commercial)	Commercial

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	C-2 AHOD (Commercial), MF-33 AHOD (Residential)	Commercial, Single-Family
South	C-3NA AHOD (Commercial)	Vacant
East	MF-33 AHOD (Residential)	Single-Family
West	MF-33 AHOD (Residential)	Multi-Family

Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the Guadalupe Westside Community Plan. The subject property is not located within a registered neighborhood association.

Criteria for Review

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest:

The subject property is a commercial property that is surrounded by other commercial and residential uses. The UDC establishes additional standards to protect residential uses from commercial uses, such as bufferyards and screening fences. However, due to the surrounding zoning districts, the subject property is not required to provide a bufferyard that will separate the commercial from the single-family residential uses. Furthermore, the boundaries of the residential property to the east of the subject property extend to the south beyond the limits of the subject property, the property to the south (1616 South Hamilton Avenue) is currently vacant, and the following property (1618 South Hamilton Avenue) is a single-family residence. Both residential properties are impacted by the commercial uses on the subject property. The proposed 8-foot tall fence along the east and south property lines will provide a protective barrier and screen the commercial uses on site from the surrounding residential uses within the area.

2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

A literal enforcement of the maximum fence height standard will require the applicant to reduce the height of the existing fences to three (3) feet when located within the front yard, and six (6) feet when located within the side and rear yards. The subject property is not uniquely influenced by oppressive conditions that would justify an 8-foot tall fence in the front, side and rear yards. Nevertheless, the subject property is surrounded by single-family residential uses to the east and south. The additional height will provide additional screening to the single-family residential homes within the vicinity, and thus meet one (1) of the goals of the UDC that is to protect residential properties from the more intense commercial uses.

3. By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.

The requested fence height variances will be in keeping with the spirit of the ordinance as the proposed fence height complies with the intent of the maximum fence height standards by protecting the abutting single-family residence to the east and adjacent single-family residences to the south from the more intense commercial uses on the subject property.

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

The requested variances will not authorize the operation of a use on the subject property other than those specifically permitted in the "C-2" Commercial base zoning district.

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

The requested fence height variances will not adversely impact the adjacent conforming properties. The proposed 8-foot tall fence will only extend along the south and east property lines, where the property abuts a single-family residence or is in close proximity to other single-family residential uses. The taller fence along the south and east property lines, where proposed in accordance to the Site Plan, will allow for better screening of the commercial property from the adjacent single-family residential homes.

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

The requested variances are due to burglaries, vandalism and other crime activities that occur in the area. These conditions are not a result of the general conditions of the zoning district or due to financial hardship. However, these conditions are not unique to the land, and all properties within this area are susceptible to the same crime activities. Nonetheless, the subject property is surrounded by single-family residential uses to the south and east, where the 8-foot tall fence is proposed. The additional height will provide better screening of the variety of commercial uses on site from the residential uses within the vicinity, in particular the abutting single-family residence to the east.

Staff Recommendation

Staff recommends **approval of A-11-074**. The requested variance complies with all required review criteria for granting a variance as presented above. The variance is needed due to the subject property being adjacent to and within the vicinity of single-family residential uses. The additional height will provide better screening of the variety of commercial uses and activities on site from the single-family residential homes, and lessen the impact of the commercial use on the residential properties.

Attachments

Attachment 1 – Location Map

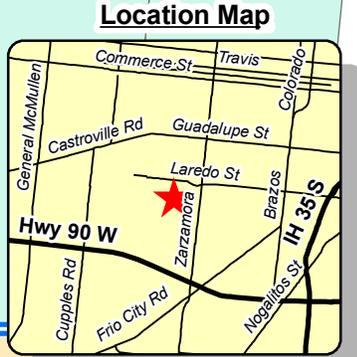
Attachment 2 – Plot Plan

Attachment 3 – Submitted Site Plan

Attachment 4 – Submitted Fence Elevations



Area is in Airport Hazard Overlay District



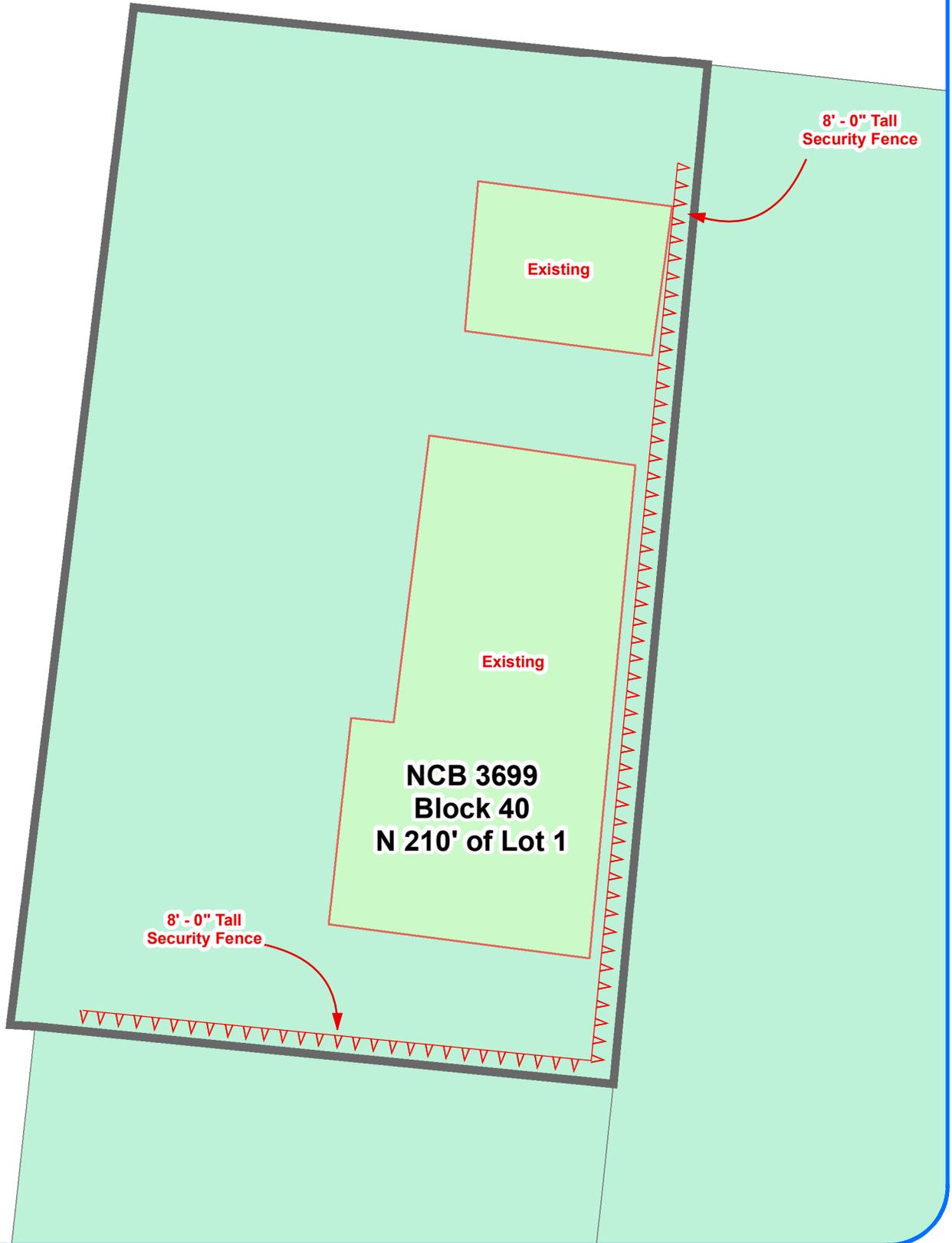
Board of Adjustment
Notification Plan for
Case A-11-074



Legend
 Subject Property ———
 200' Notification Boundary - - - - -
 Scale: 1" approx. = 100'
 Council District 5

SALTILLO

HAMILTON



Board of Adjustment
Plot Plan for
Case A-11-074

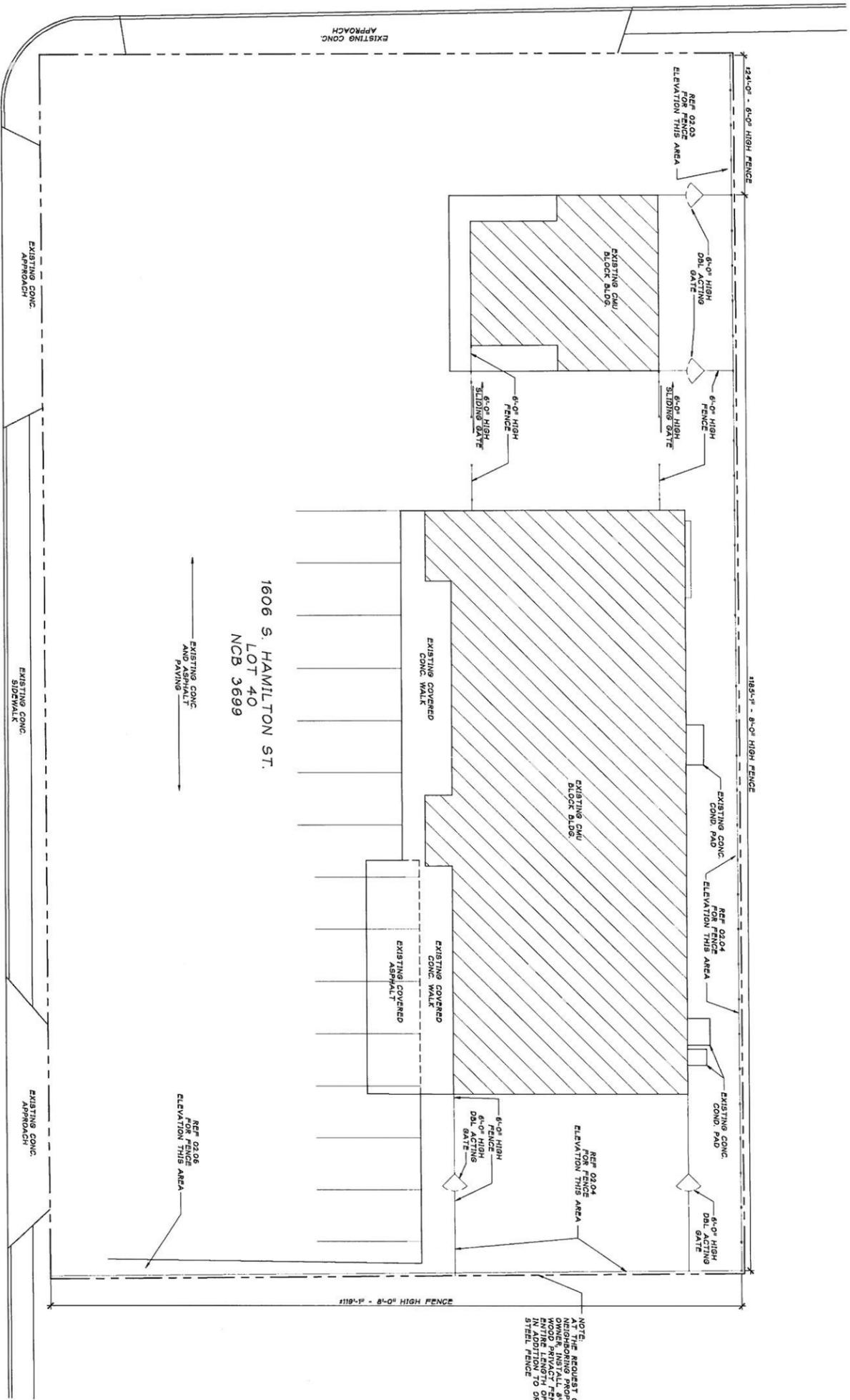


Fence ▲▲▲▲

Scale: 1" approx. = 30'
Council District 5

1606 S HAMILTON ST

Development Services Dept
City of San Antonio
(10/23/2011)



NOTE:
 AT THE REQUEST OF
 THE HOMEOWNER PROPERTY
 OWNER WILL BE PROVIDING
 WOOD PRIVACY FENCE
 IN ADDITION TO CURRENTLY
 INSTALLED TO SURROUND
 STEEL FENCE

1606 S. HAMILTON ST.
 LOT 40
 NCB 3699

S. HAMILTON ST.

01/01 SITE PLAN

SCALE: 1/4" = 10'-0"



FENCE ADDITION FOR:
PICKNIK
 1606 S. HAMILTON
 SAN ANTONIO, TEXAS

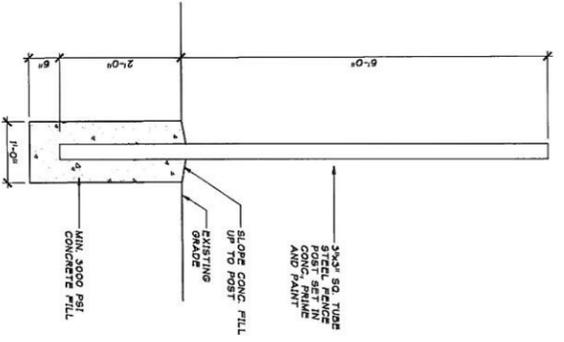
SET NO. PROJECT NO.

SHEET HISTORY
 9/23-11 ISSUE

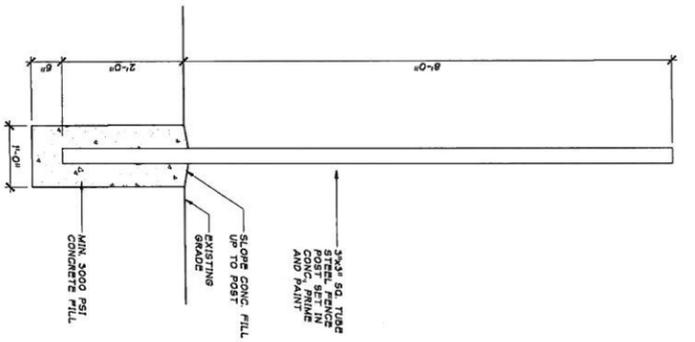
DRAWING NAME

SHEET NO.

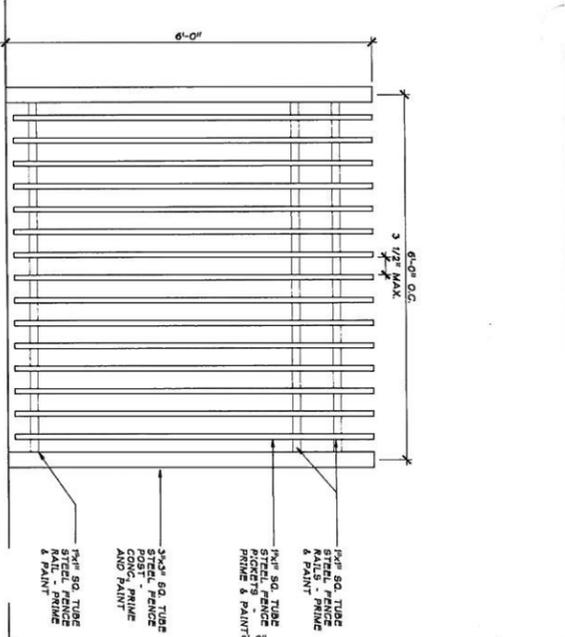
01



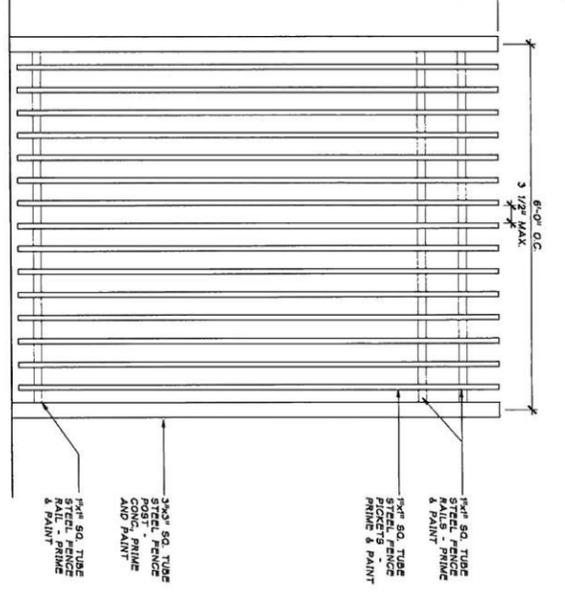
02/01 POST DETAIL
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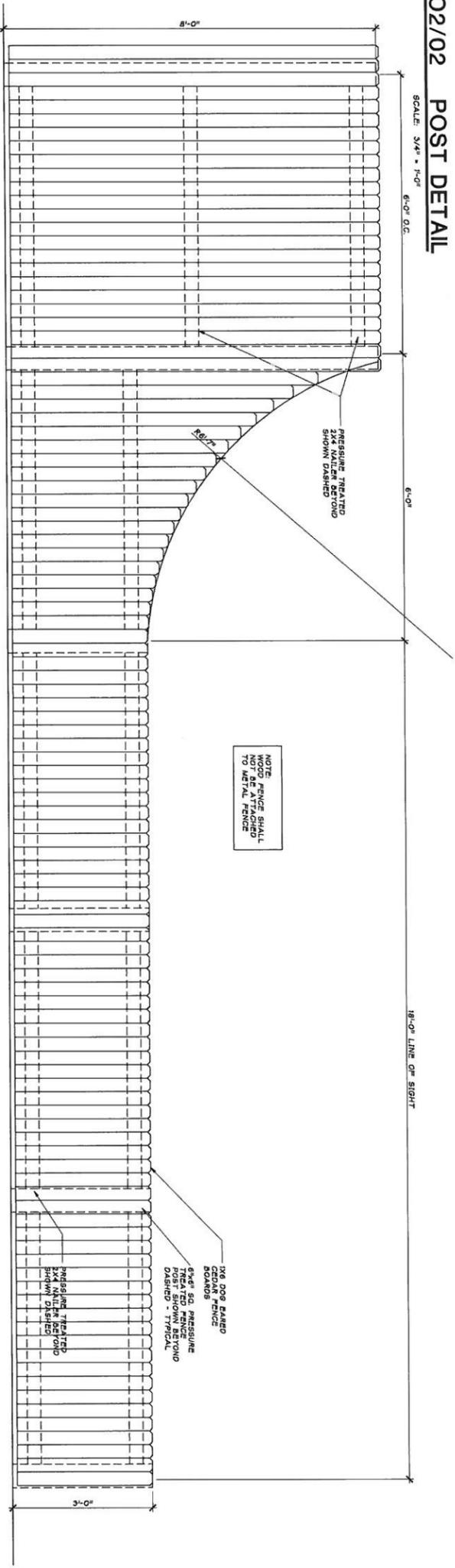
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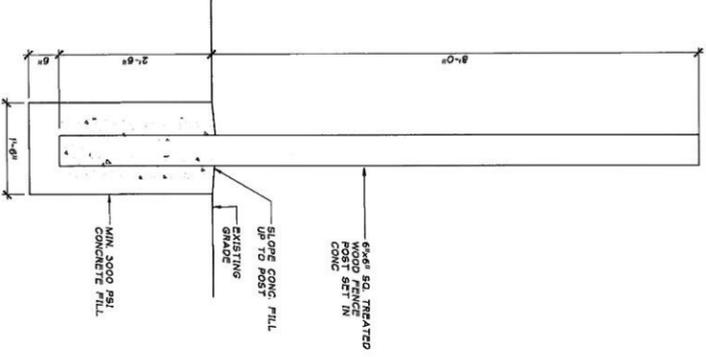
02/03 FENCE DETAIL
SCALE: 3/4" = 1'-0"



02/04 FENCE DETAIL
SCALE: 3/4" = 1'-0"



02/06 WOOD FENCE DETAIL AT STREET APPROACH
SCALE: 3/4" = 1'-0"



02/05 POST DETAIL
SCALE: 3/4" = 1'-0"

FENCE ADDITION FOR:
PICKNIK
1606 S. HAMILTON
SAN ANTONIO, TEXAS

SET NO.	PROJECT NO.
SHEET HISTORY	
8/23-11	1991/E
DRAWING NAME	
SHEET NO.	

02



City of San Antonio Development Services Department Staff Report

To: Board of Adjustment
Case No.: A-12-001
Date: November 14, 2011
Applicant: Francisco Franco, Jr.
Owner: Edgardo C. Franco
Location: 507 Whitman Avenue
Legal Description: Lot 23 & 24, Block 94, NCB 8037
Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
Prepared By: Victor Caesar, Planning Intern

Request

The applicant is requesting a special exception to relocate a structure from 12939 SW Loop 410 to 507 Whitman Avenue.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 27, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Executive Summary

The property is approximately 0.1435 acres in size. The applicant proposes to relocate a 1,776-square foot structure from 12939 SW Loop 410 to the subject property identified above, and proposes single family residential use. The character of the existing blockface includes single family homes ranging from five hundred seventy-six (576) square feet to one thousand seventy-one (1,071) square feet. The structure that will be relocated is slightly larger than the existing homes on the blockface but will fit into the character of the neighborhood.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
R-4 AHOD (Residential)	Vacant

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	R-4 AHOD (Residential)	Vacant
South	R-4 AHOD (Residential)	Single-Family
East	R-4 AHOD (Residential)	Single-Family
West	R-4 AHOD (Residential)	Single-Family

Relocation Compatibility Table

Compatibility Standard	Existing Condition on Blockface	Applicant's Proposed Condition
Lot Size	Mean Lot Size: 6,250 sf	6250 sf
Structure Age	Min: 1948	Unknown (Est. 1930's)
	Max: 1950	
	Mean Age: 1949	
Structure Size	Min: 576 sf	1176 sf
	Max: 1071 sf	
	Mean Size: 724 sf	
Structure Height	1 Story – 2 Story	1 Story
Setbacks (Front)	Average: Approximately 23 ft	15 ft
Structure Width (front facade)	Average: Approximately 35 ft	44 ft
Front Entry, Porch, Walkway	Front of House	Front Door will be moved to face Whitman Avenue
Windows (front facade)	Number: 3 - 7	2
	Type: Various	Wood
Building Materials	Exterior siding: Horizontal Wood Siding	Clapboard Siding
	Roofing: Composite Shingles	Composite Shingles

Foundation Type	Various	Stucco Skirting
Roof Line/Pitch	Hipped & Gabled, Singles	Shingles
Impervious Cover %	N/A	N/A
Sidewalk Width/ Placement, Greenway	Existing not continuous	Provided
Curb Cut & Driveway Width	Single and Double Width Curb Cuts	Curb cut & Driveway requirements will be checked during the building permits process
Fencing	4ft Chain Link	None Proposed

Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the Nogolitos/ South Zarzamora Community Plan, and has a Low Density Residential Future Land Use (“FLU”) designation. The subject property is also located within the Tierra Linda Neighborhood Association.

Criteria for Review

According to Section 35-482(h) of the Unified Development Code, in order for a special exception to be granted the Board of Adjustment just find that the request meets each of the five (5) following conditions:

A. The special exception will be in harmony with the spirit and purpose of the chapter.

The granting of the special exception will be in harmony with the spirit and purpose of the chapter. The applicant is proposing to relocate a structure to a vacant lot and intends to repair the structure to meet city code.

B. The public welfare and convenience will be substantially served.

The public welfare and convenience will be substantially served. The structure proposed to be relocated will be used as single family dwelling and make use of an undeveloped parcel within an area of residential land uses.

C. The neighboring property will not be substantially injured by such proposed use.

The neighboring property will not be substantially injured by the proposed use as the neighborhood in general will be better served by the proposed use of the property as a single-family dwelling than by its continued vacancy.

D. The special exception will not alter the essential character of the district and location in which the property for which the special exception is sought.

The special exception will not alter the essential character of the district in which it is sought as the structure is of a similar character and age as other structures within the district.

E. The special exception will not weaken the general purpose of the district or the regulations herein established for the specific district.

The special exception will not weaken the general purpose of "R-4" zoning district to accommodate residential land uses.

Staff Recommendation

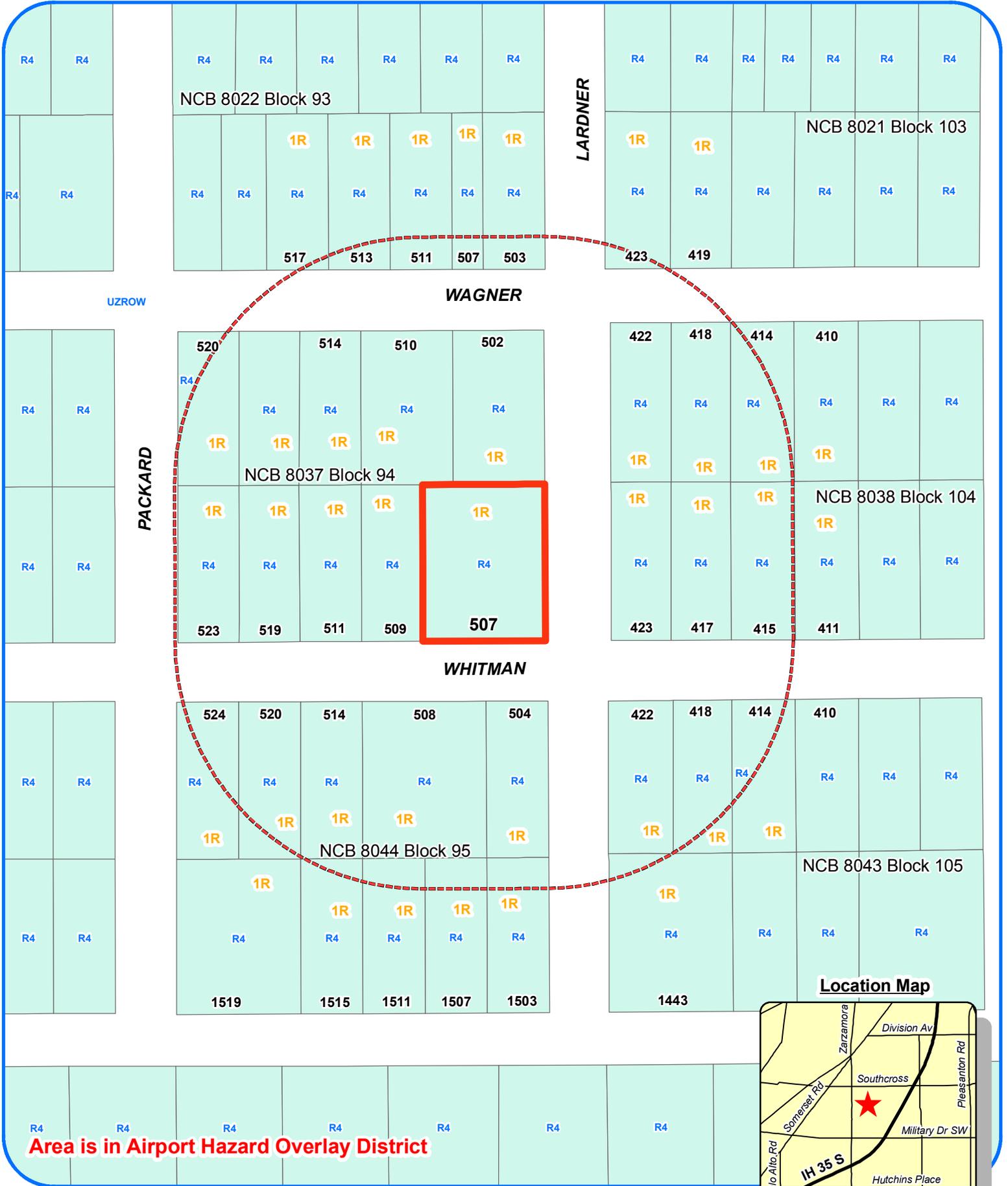
Staff recommends **approval of A-12-001**. The requested special exception complies with all the review criteria for granting a special exception as presented above. The relocation of the structure in question will allow the reasonable use of a property that has been vacant for a significant time, and will fit with the character of the existing area.

Attachments

Attachment 1 – Location Map

Attachment 2 – Plot Plan

Attachment 3 – Submitted Drawings



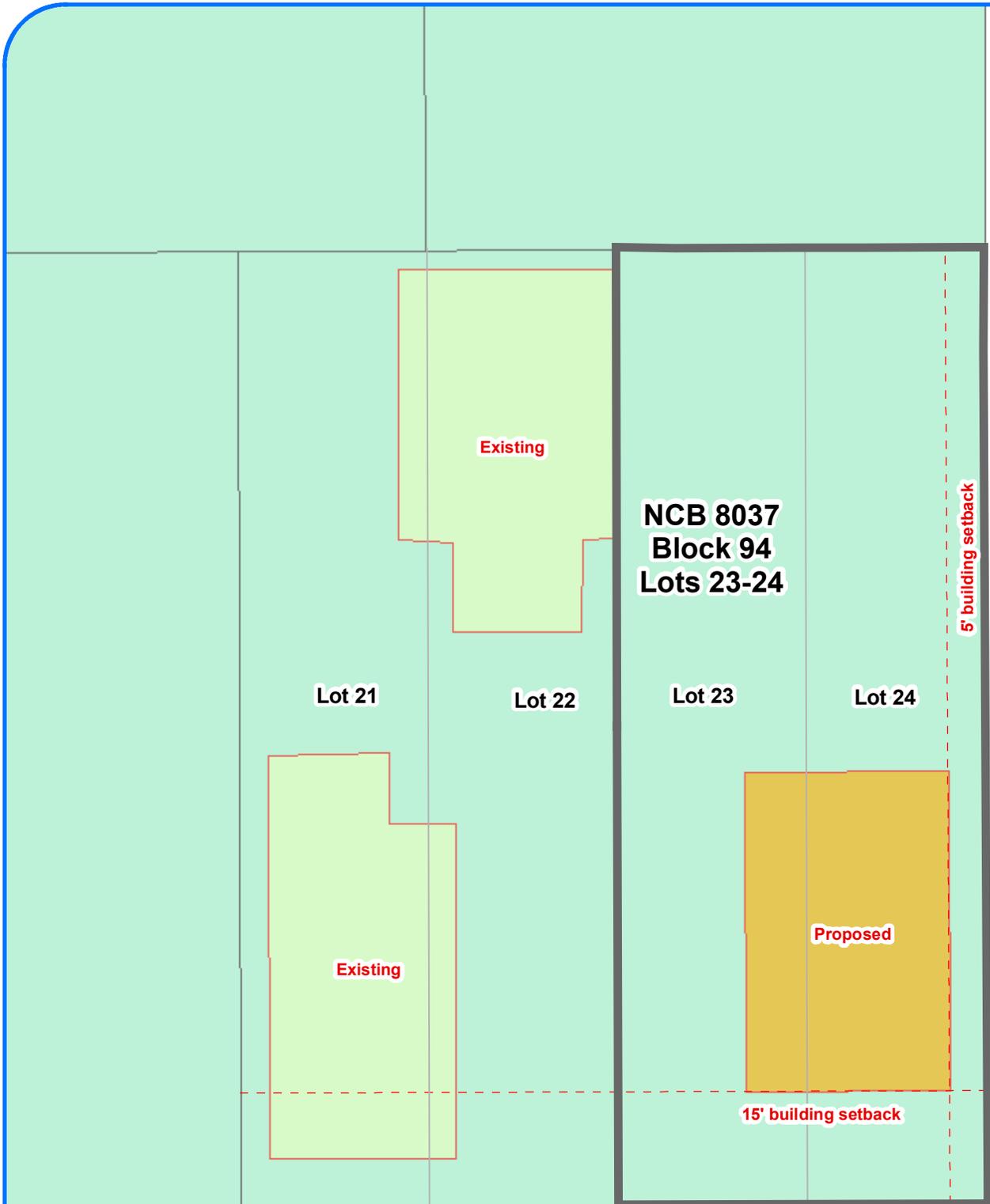
Area is in Airport Hazard Overlay District



Board of Adjustment
Notification Plan for
Case A-12-001



- Legend**
- Subject Property
 - 200' Notification Boundary
 - Scale: 1" approx. = 100'
 - Council District 4



LARDNER

WHITMAN

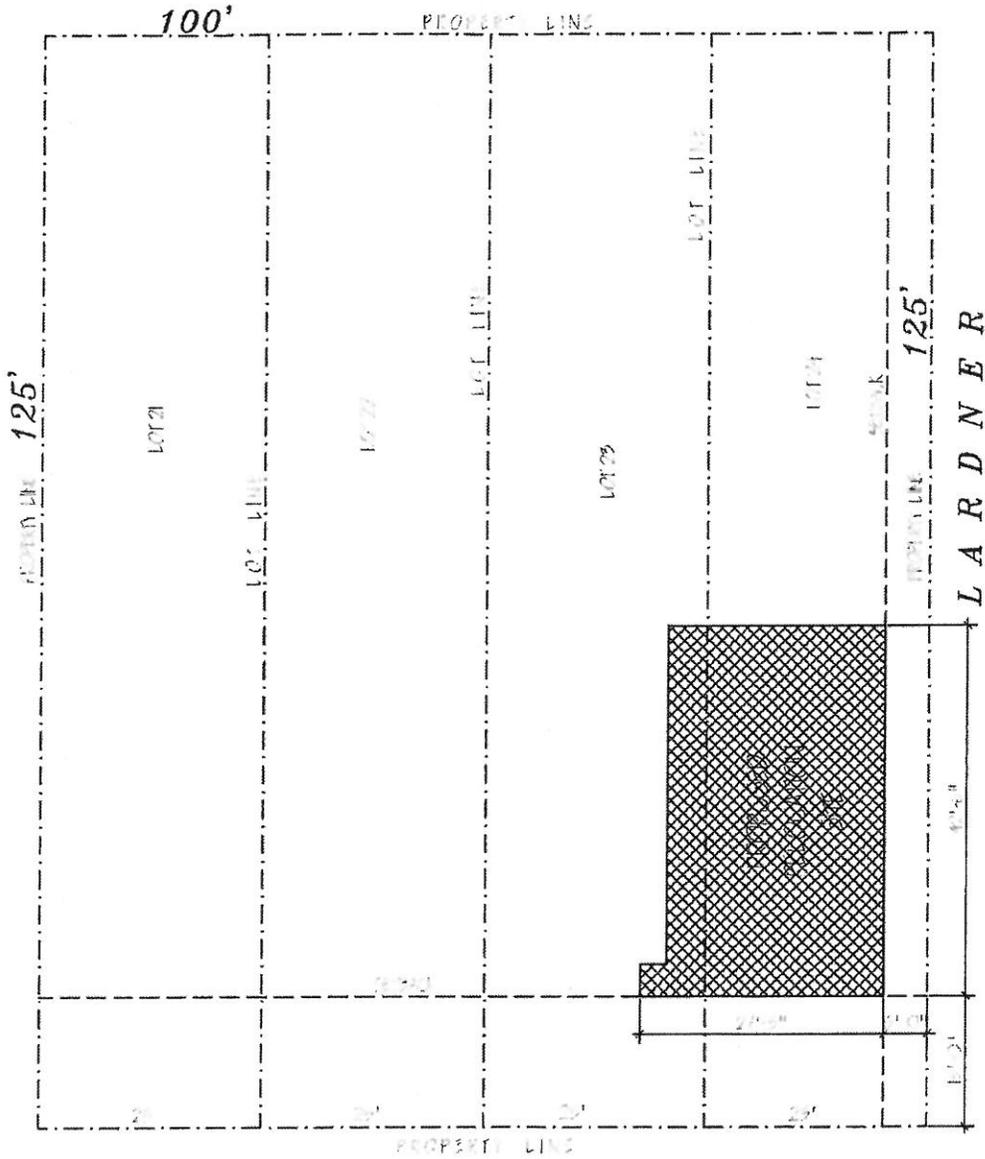
Board of Adjustment
 Plot Plan for
Case A-12-001



Scale: 1" approx. = 20'
 Council District 4

507 WHITMAN AVE

Development Services Dept
 City of San Antonio
 (10/23/2011)

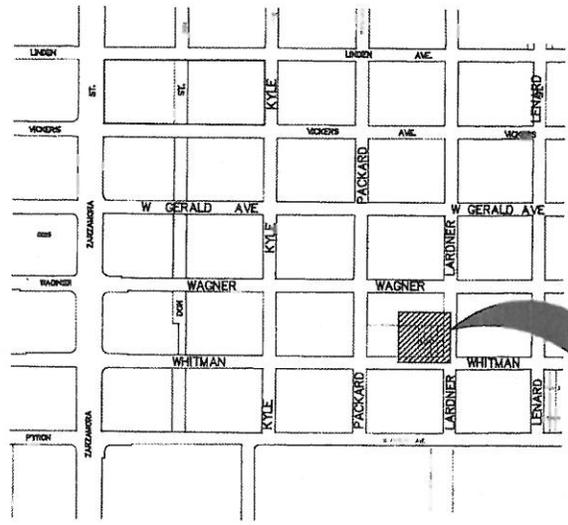


W H I T M A N



SCALE: AS NOTED		SITE PLAN
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DESIGNED BY:		
CHECKED BY:		
DATE: 09-19-11		SCALE: 1" = 20'-0"
JOB NUMBER:		

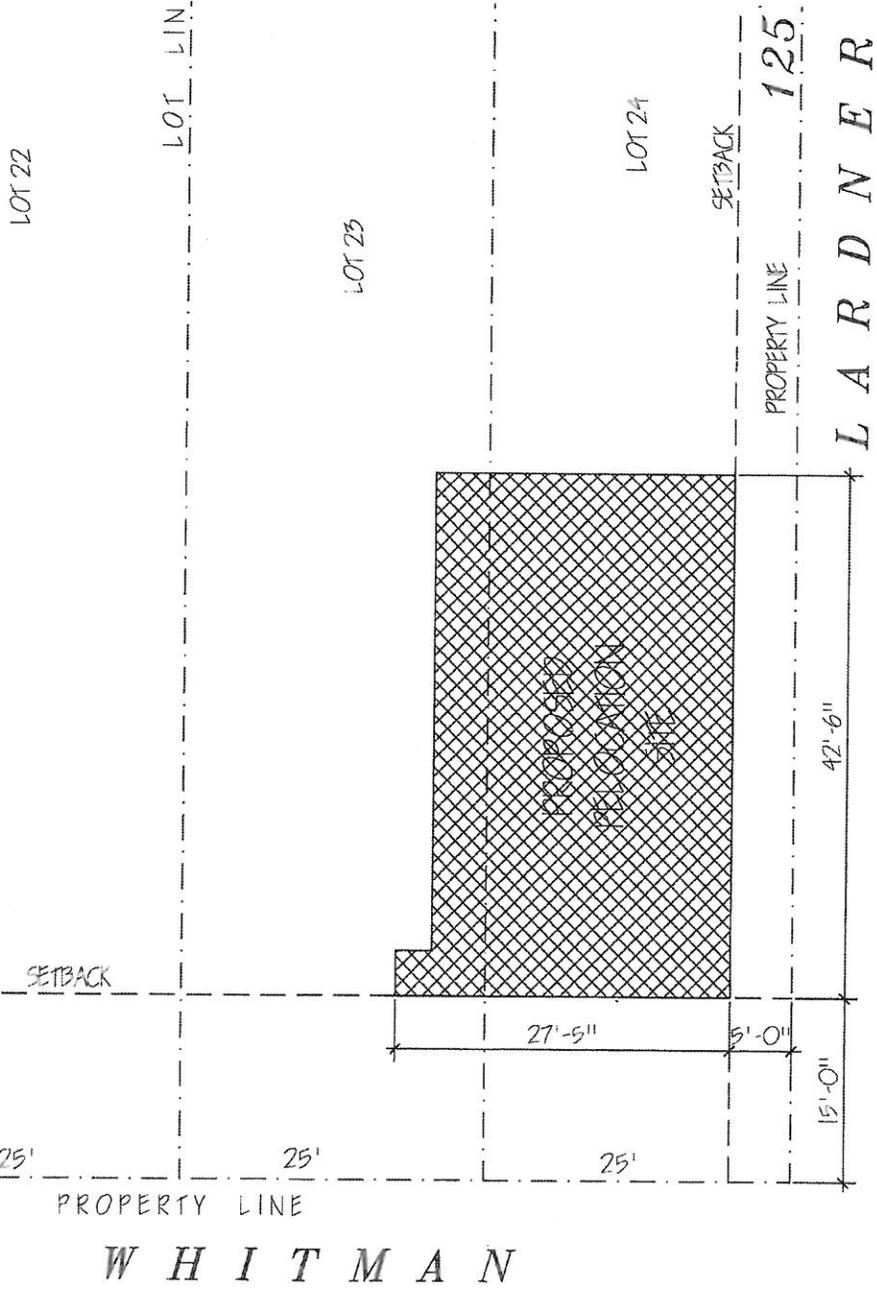
CONTRACTOR FIELD COPY - DO NOT
 REMOVE FROM THIS SET. TO CITY OF
 FORT WORTH. THIS SET IS THE PROPERTY
 OF THE CITY OF FORT WORTH. CONTRACTOR
 SHALL BE RESPONSIBLE FOR RETURNING
 THIS SET TO THE CITY OF FORT WORTH.



PROPOSED
 SITE
 LOCATION

SITE LOCATION MAP

SCALE: 1:40



PARTIAL SITE PLAN

SCALE: 1"=10'-0"

SCALE: AS NOTED	NOTES AND REVISIONS
DRAWN BY: DG	507 WHITMAN
DESIGNED BY: DG	HOUSE RELOCATION
CHECKED BY:	LOTS: 21-22 23 & 24 BLOCK: 94
DATE: 09-23-11	NCB-8037
JOB NUMBER:	SAN ANTONIO, TX.



SITE PLAN

AS NOTED

SHEET

1 OF 1



City of San Antonio Development Services Department Staff Report

To: Board of Adjustment
Case No.: A-12-002
Date: November 14, 2011
Applicant: Glazer Investments
Owner: Glazer Investments
Location: 1002 South Callaghan Road
Legal Description: Lots 2, 3 and 4, Block 9, NCB 11379
Zoning: "C-3 GC-2 MAOZ-2 AHOD" General Commercial Highway 151 Gateway Corridor Military Airport Overlay Zone 2 Airport Hazard Overlay District, "C-3R GC-2 MAOZ-2 AHOD" Restrictive Commercial Highway 151 Gateway Corridor Military Airport Overlay Zone 2 Airport Hazard Overlay District, "C-3R MAOZ-2 AHOD" Restrictive Commercial Military Airport Overlay Zone 2 Airport Hazard Overlay District, "I-1 GC-2 MAOZ-2 AHOD" General Industrial Highway 151 Gateway Corridor Military Airport Overlay Zone 2 Airport Hazard Overlay District and "I-1 MAOZ-2 AHOD" General Industrial Military Airport Overlay Zone 2 Airport Hazard Overlay District
Prepared By: Andreina Dávila-Quintero, Planner

Request

The applicant requests a 5-foot variance from the minimum 5-foot planting strip between the end of the curb and the sidewalk requirement of the "GC-2" Highway 151 Gateway Corridor District, in order to allow the sidewalk to be placed at the back of the curb along the Callaghan Road and State Highway 151 rights-of-way.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 27, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Executive Summary

The approximately 35.08-acre property is currently vacant, and will be developed with an approximately 325,778-square foot office and warehouse facility to be used as the Glazer's Distribution Center. The subject property is located at the southeast corner of South Callaghan Road and State Highway 151.

In April 2005, the City established the "GC-2" Highway 151 Gateway Corridor Overlay District as State Highway 151 serves as a primary entryway into the city from outside the city limits, and provides primary access to one or more major tourist attractions. The "GC-2" Highway 151 Gateway Corridor overlay district extends to all property within one thousand (1,000) feet of the State Highway 151 right-of-way between West Loop 1604 and U.S. Highway 90. The north one thousand (1,000) feet of the subject property is located within the "GC-2" Highway 151 Gateway Corridor overlay district.

Pursuant to the "GC-2" Highway 151 Gateway Corridor overlay district standards, a minimum planting strip of five (5) feet shall be maintained between the curb and sidewalk except where to preserve existing trees and understory, in order to protect pedestrians from high speed vehicles. As the subject property is located at a corner, the applicant is required to provide the required 5-foot minimum planting strip along South Callaghan Road and State Highway 151. Consequently, the applicant is requesting a 5-foot variance from this standard for both street frontages.

According to the submitted application, the required 5-foot minimum planting strip may not be placed between the curb and sidewalk along the South Callaghan Road and State Highway 151 street frontages. This is due to existing CPS high-voltage overhead electric lines and easement, and drainage swale and head-wall that exist along these rights-of-way. To help mitigate the variance requested, the applicant is proposing to install 6-foot wide sidewalks, instead of the required 5-foot minimum sidewalk, as well as a meandering sidewalk along a portion of State Highway 151 providing some separation between the curb and sidewalk.

The subject properties comprise of Lots 2, 3 and 4 of the Southwest Business and Technology Park, Unit 3 Subdivision Plat recorded in Volume 9569, Pages 211 to 216, in the record of Deeds and Plats of Bexar County, Texas. According to this plat, there is an existing 100-foot wide drainage easement along the South Callaghan Road right-of-way where the existing drainage swale and head-wall are located. Along a portion of the State Highway 151 right-of-way, there is an electric easement that varies in width where the high-voltage overhead electric lines are located [approximately the west seven hundred fifty-eight (758) feet of the subject property]. Furthermore, there is a 14-foot wide electric, gas, telephone and cable television easement, and a 10-foot wide water easement along both rights-of-way.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
C-3 GC-2 MAOZ-2 AHOD (Commercial), C-3R GC-2 MAOZ-2 AHOD (Commercial), C-3R MAOZ-2 AHOD (Commercial), I-1 GC-2 MAOZ-2 AHOD (Industrial), I-1 MAOZ-2 AHOD (Industrial)	Vacant

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	C-3 GC-2 MAOZ-2 AHOD (Commercial)	Vacant
South	C-3R MAOZ-2 AHOD (Commercial), I-1 GC-2 MAOZ-2 AHOD (Industrial), I-1 MAOZ-2 AHOD (Industrial)	Distribution Warehouse
East	C-3 GC-2 MAOZ-2 AHOD (Commercial), I-1 GC-2 MAOZ-2 AHOD (Industrial)	Vacant
West	C-3NA GC-2 MAOZ-2 AHOD (Commercial), NP-10 S GC-2 MAOZ-2 AHOD (Residential), NP-10 S MAOZ-2 AHOD (Residential)	Vacant

Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the West/Southwest Sector Plan. The subject property is located within the Community Workers Council Neighborhood Association.

Criteria for Review

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest:

The purpose of the 5-foot minimum planting strip between the curb and the sidewalk is to protect pedestrians from the high speed of vehicles and traffic on the right-of-way, in this case along South Callaghan Road and State Highway 151. The applicant is proposing to install the sidewalks at the back of the curb, eliminating the required 5-foot planting strip, and thus any sort of protective buffer between pedestrian and vehicular traffic. To mitigate the requested variance, the applicant is proposing to increase the width of the sidewalks to six (6) feet, and separate it from the curb where possible along the State Highway 151 right-of-way. With these mitigation efforts, it is staff's opinion that the requested variance is not contrary to the public interest. However, the eastern portion of the State Highway 151 street frontage does not present the same obstacles, and therefore should provide the required 5-foot planting strip to meet this requirement and provide this safety buffer to pedestrians.

2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

There is a 100-foot wide drainage easement along the South Callaghan Road right-of-way where a drainage swale and head-wall exist. The drainage swale extends beyond the south property line, and the head-wall is located at the northwest corner of the subject property where South Callaghan Road curves and connects to the State Highway 151 frontage road. At this curve, there is an existing sidewalk that was built at the back of the curve. Due to the location and width of the drainage swale and head-wall, limited space exists between the

drainage swale and curb to provide the required 5-foot planting strip and sidewalk. Thus, enforcement of this standard will result in undue hardship along South Callaghan Road.

The existing overhead high-voltage electric lines along the State Highway 151 right-of-way limit the type and amount of plant material that may be planted in the required planting strip. Trees should not be planted within a certain distance from overhead electric lines to avoid conflict between tree branches and power/transmission lines. When located underneath the overhead electric lines, the applicant is proposing a meandering sidewalk providing some separation between the curb and sidewalk that varies between zero (0) and five (5) feet. Outside of the electric easement, the applicant is proposing the sidewalk at the back of the curb; however, no overhead lines or drainage swale exist on this portion of the property. Within the electric easement, the sidewalk may be placed a minimum of five (5) feet from the back of the curb, with certain type of shrubs planted between the curb and sidewalk. For the remainder street frontage, the applicant has the ability to comply with the minimum requirements of the "GC-2" Highway 151 Gateway Corridor overlay district as no unique conditions exist that prevent compliance.

3. By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.

The applicant is proposing to comply with the minimum standards of the "GC-2" Highway 151 Gateway Corridor overlay district to the most extent possible. Where compliance is not met, the applicant is proposing other alternatives that still meet the intent of this gateway corridor overlay district (meandering sidewalk along State Highway 151 to separate sidewalk from the curb), or to mitigate the variance being sought (6-foot wide sidewalk). However, there are portions of the subject property where a variance is being sought that has no unique conditions preventing compliance with the minimum standards (west portion of the subject property along the State Highway 151 right-of-way). On this portion of the subject property, the spirit of the ordinance is not being observed.

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

The requested variance will not authorize the operation of a use on the subject property other than those specifically permitted in the "C-3" General Commercial, "C-3R" Restrictive Commercial, or "I-1" General Industrial base zoning districts, as well as the "MAOZ-2" Military Airport Overlay Zone overlay district.

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

The requested variance will not substantially injure the appropriate use of the adjacent conforming properties. The subject property is surrounded by undeveloped land or other similar warehouse/distribution uses. However, the variance may alter the essential character of the GC-2" Highway 151 Gateway Corridor overlay district as approximately half of the property along State Highway 151 does not present any unique conditions that prevent compliance with the minimum standards of this gateway corridor overlay district. The property to the east of the subject property will also be required to provide the 5-foot minimum planting strip, as well as align any proposed sidewalk to an existing sidewalk.

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

The variance is being sought due to the existing drainage swale and head-wall, as well as the overhead high-voltage electric lines and easement that exist on the property. These conditions are not a result of an action by the property owner, are not merely financial, or due to the general conditions in the district.

Staff Recommendation

Staff recommends **partial approval of A-12-002**. The portion of the variance that applies to South Callaghan Road complies with all the required approval criteria for granting a variance. The applicant has presented evidence that the requested variance would provide relief from a hardship caused by a literal enforcement of the 5-foot planting strip requirement of the “GC-2” Highway 151 Gateway Corridor Overlay District. The variance is being sought due to the drainage swale and head-wall located on this portion of the property, which limits the space available to comply with the planting strip and sidewalk requirements. However, the applicant has the ability to meet the 5-foot minimum planting strip requirement along State Highway 151. The purpose of a variance is to restore equity when, due to special circumstances or conditions, the Ordinance restricts one (1) property more severely than other properties in the same zoning district. The applicant has the ability to place the sidewalk five (5) feet from the back of the curb along State Highway 151, and provide shrubs when located within the electric easement and other planting materials when located outside of the easement. There are no unique conditions that prevent the sidewalk from being five (5) feet from the back of the curb.

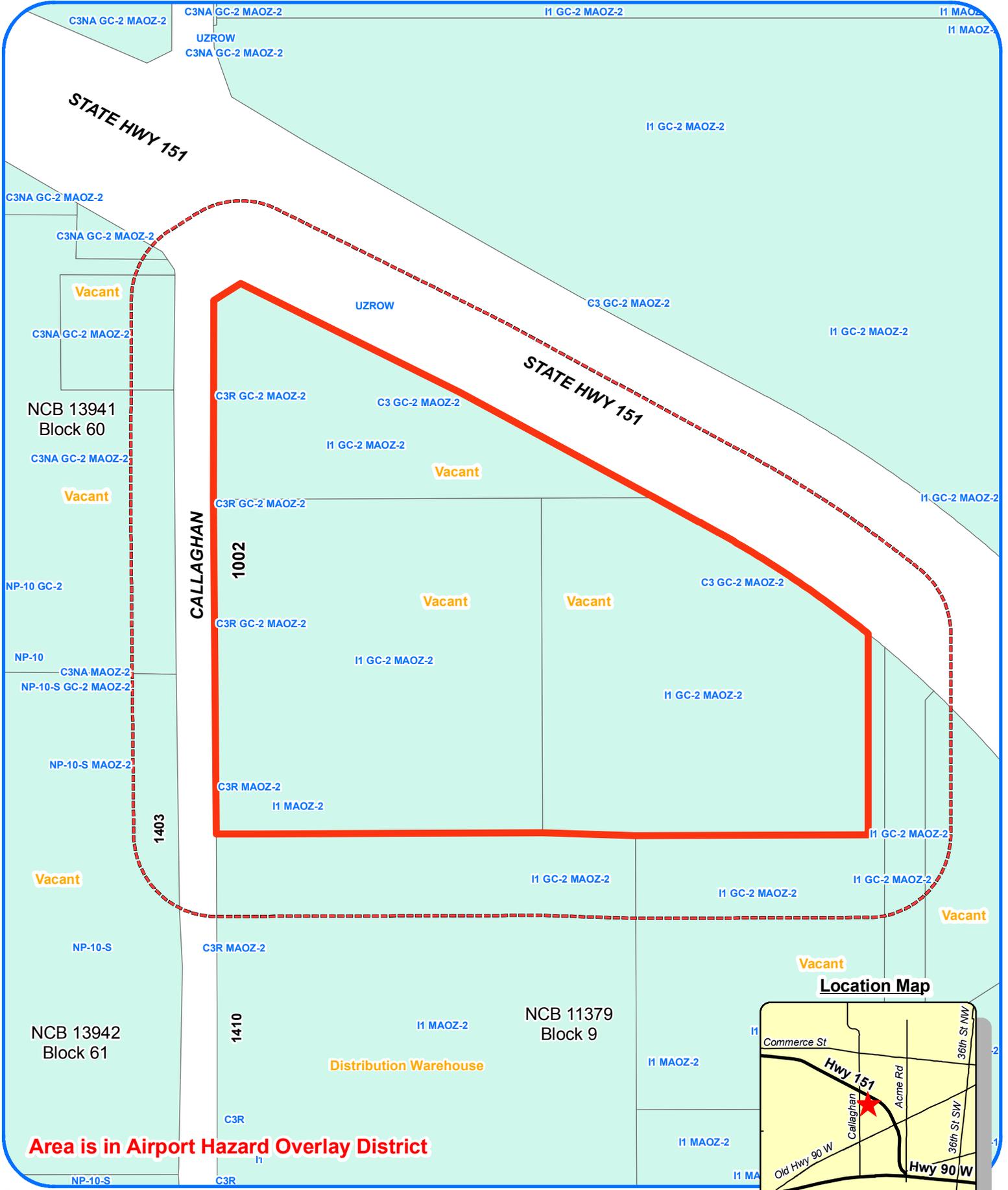
Attachments

Attachment 1 – Location Map

Attachment 2 – Plot Plan

Attachment 3 – Submitted Landscape Plan

Attachment 4 – Subdivision Plat of Southwest Business and Technology Park Unit-3



Area is in Airport Hazard Overlay District



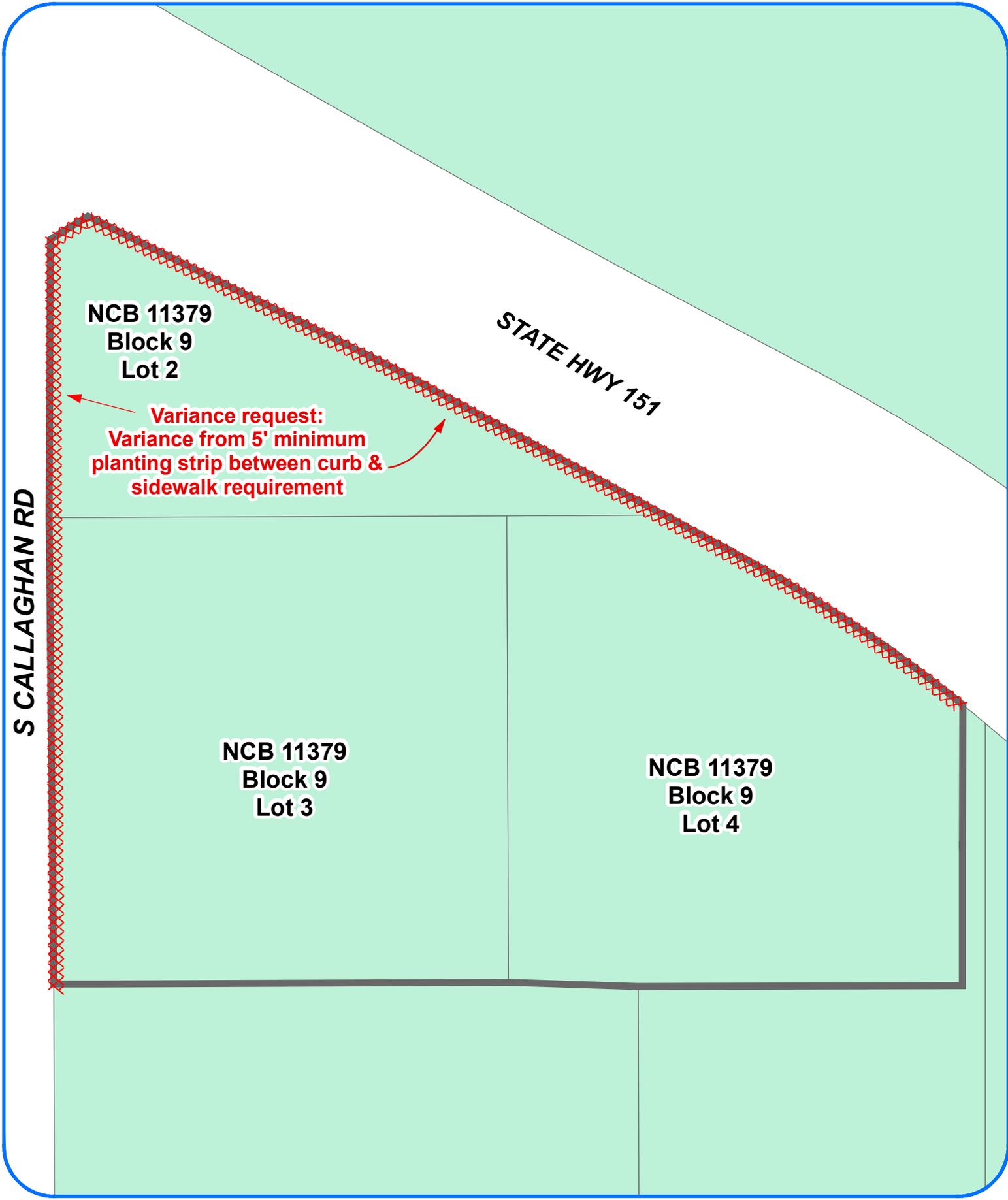
Board of Adjustment
Notification Plan for
Case A-12-002



Legend

- Subject Property
- 200' Notification Boundary
- Scale: 1" approx. = 300'
- Council District 6

Planning and Development Services Dept
 City of San Antonio
 (10/20/2011)



Board of Adjustment
Plot Plan for
Case A-12-002



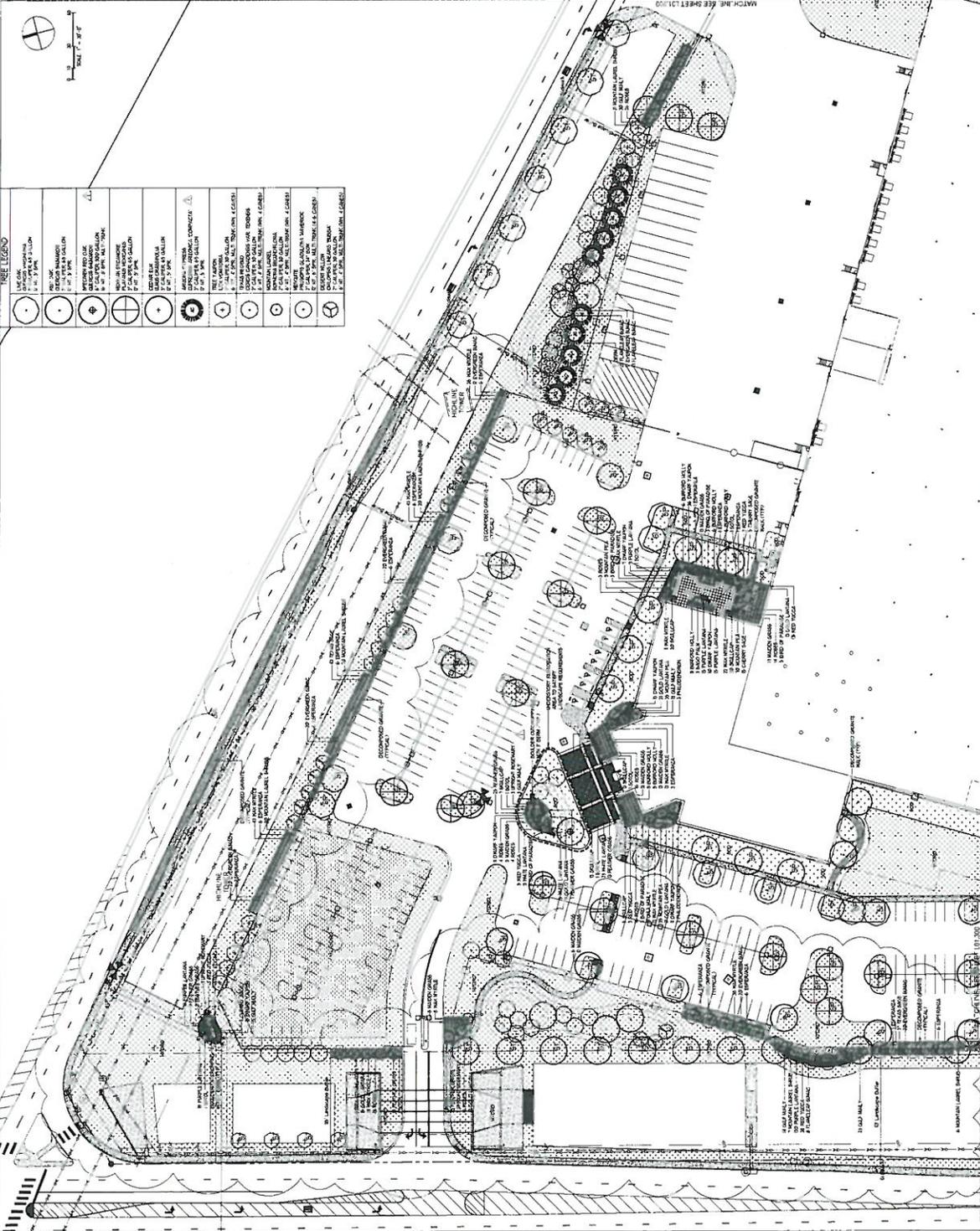
Sidewalk XXXXXX

Scale: 1" approx. = 200'
Council District 6

1002 S CALLAGHAN RD

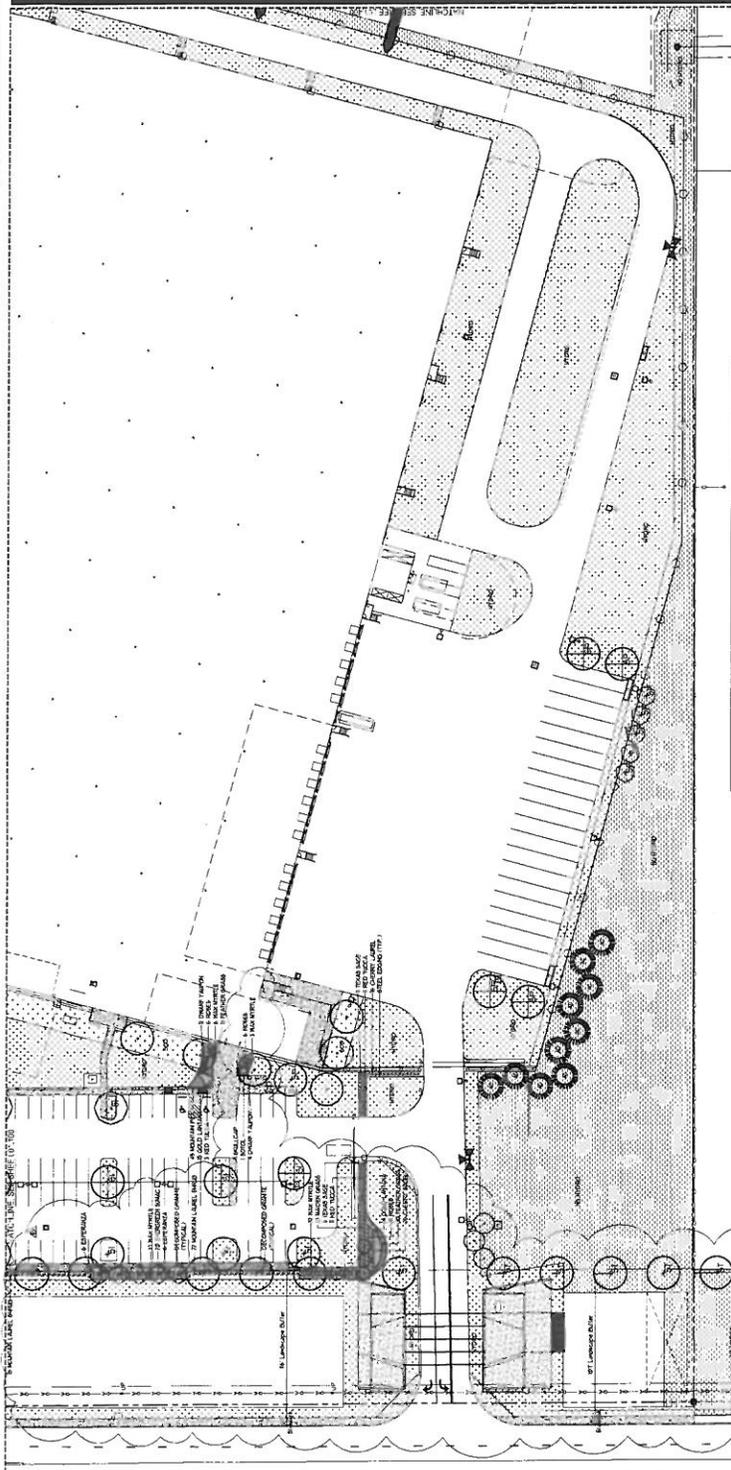
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51	REVISED	05/18/2011
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53	REVISED	05/18/2011
54	REVISED	05/18/2011
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74	REVISED	05/18/2011
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93	REVISED	05/18/2011
94	REVISED	05/18/2011
95	REVISED	05/18/2011
96	REVISED	05/18/2011
97	REVISED	05/18/2011
98	REVISED	05/18/2011
99	REVISED	05/18/2011
100	REVISED	05/18/2011

PROJECT NO.	10050
DATE	05/18/2011
PROJECT NAME	GLAZER'S OFFICE AND DISTRIBUTION CENTER
CLIENT	GLAZER'S
ARCHITECT	GDA CONSULTING DESIGN & ARCHITECTURE
SCALE	AS SHOWN
DATE PLOTTED	05/18/2011 10:00 AM
PLANNER	DAVID J. GARDNER
DESIGNER	DAVID J. GARDNER
CHECKER	DAVID J. GARDNER
DATE	05/18/2011
PROJECT NO.	10050
DATE	05/18/2011
PROJECT NAME	GLAZER'S OFFICE AND DISTRIBUTION CENTER
CLIENT	GLAZER'S
ARCHITECT	GDA CONSULTING DESIGN & ARCHITECTURE
SCALE	AS SHOWN
DATE PLOTTED	05/18/2011 10:00 AM
PLANNER	DAVID J. GARDNER
DESIGNER	DAVID J. GARDNER
CHECKER	DAVID J. GARDNER
DATE	05/18/2011



TREE LEGEND

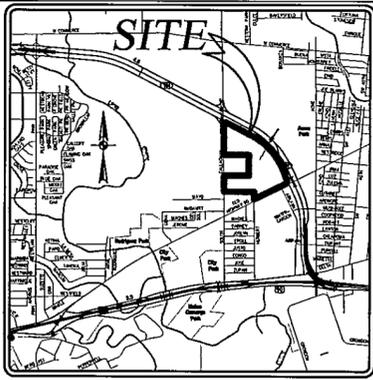
○	10' - 12' DBH, 20' - 25' HGT.
○	12' - 14' DBH, 25' - 30' HGT.
○	14' - 16' DBH, 30' - 35' HGT.
○	16' - 18' DBH, 35' - 40' HGT.
○	18' - 20' DBH, 40' - 45' HGT.
○	20' - 22' DBH, 45' - 50' HGT.
○	22' - 24' DBH, 50' - 55' HGT.
○	24' - 26' DBH, 55' - 60' HGT.
○	26' - 28' DBH, 60' - 65' HGT.
○	28' - 30' DBH, 65' - 70' HGT.
○	30' - 32' DBH, 70' - 75' HGT.
○	32' - 34' DBH, 75' - 80' HGT.
○	34' - 36' DBH, 80' - 85' HGT.
○	36' - 38' DBH, 85' - 90' HGT.
○	38' - 40' DBH, 90' - 95' HGT.
○	40' - 42' DBH, 95' - 100' HGT.
○	42' - 44' DBH, 100' - 105' HGT.
○	44' - 46' DBH, 105' - 110' HGT.
○	46' - 48' DBH, 110' - 115' HGT.
○	48' - 50' DBH, 115' - 120' HGT.
○	50' - 52' DBH, 120' - 125' HGT.
○	52' - 54' DBH, 125' - 130' HGT.
○	54' - 56' DBH, 130' - 135' HGT.
○	56' - 58' DBH, 135' - 140' HGT.
○	58' - 60' DBH, 140' - 145' HGT.
○	60' - 62' DBH, 145' - 150' HGT.
○	62' - 64' DBH, 150' - 155' HGT.
○	64' - 66' DBH, 155' - 160' HGT.
○	66' - 68' DBH, 160' - 165' HGT.
○	68' - 70' DBH, 165' - 170' HGT.
○	70' - 72' DBH, 170' - 175' HGT.
○	72' - 74' DBH, 175' - 180' HGT.
○	74' - 76' DBH, 180' - 185' HGT.
○	76' - 78' DBH, 185' - 190' HGT.
○	78' - 80' DBH, 190' - 195' HGT.
○	80' - 82' DBH, 195' - 200' HGT.
○	82' - 84' DBH, 200' - 205' HGT.
○	84' - 86' DBH, 205' - 210' HGT.
○	86' - 88' DBH, 210' - 215' HGT.
○	88' - 90' DBH, 215' - 220' HGT.
○	90' - 92' DBH, 220' - 225' HGT.
○	92' - 94' DBH, 225' - 230' HGT.
○	94' - 96' DBH, 230' - 235' HGT.
○	96' - 98' DBH, 235' - 240' HGT.
○	98' - 100' DBH, 240' - 245' HGT.
○	100' - 102' DBH, 245' - 250' HGT.
○	102' - 104' DBH, 250' - 255' HGT.
○	104' - 106' DBH, 255' - 260' HGT.
○	106' - 108' DBH, 260' - 265' HGT.
○	108' - 110' DBH, 265' - 270' HGT.
○	110' - 112' DBH, 270' - 275' HGT.
○	112' - 114' DBH, 275' - 280' HGT.
○	114' - 116' DBH, 280' - 285' HGT.
○	116' - 118' DBH, 285' - 290' HGT.
○	118' - 120' DBH, 290' - 295' HGT.
○	120' - 122' DBH, 295' - 300' HGT.
○	122' - 124' DBH, 300' - 305' HGT.
○	124' - 126' DBH, 305' - 310' HGT.
○	126' - 128' DBH, 310' - 315' HGT.
○	128' - 130' DBH, 315' - 320' HGT.
○	130' - 132' DBH, 320' - 325' HGT.
○	132' - 134' DBH, 325' - 330' HGT.
○	134' - 136' DBH, 330' - 335' HGT.
○	136' - 138' DBH, 335' - 340' HGT.
○	138' - 140' DBH, 340' - 345' HGT.
○	140' - 142' DBH, 345' - 350' HGT.
○	142' - 144' DBH, 350' - 355' HGT.
○	144' - 146' DBH, 355' - 360' HGT.
○	146' - 148' DBH, 360' - 365' HGT.
○	148' - 150' DBH, 365' - 370' HGT.
○	150' - 152' DBH, 370' - 375' HGT.
○	152' - 154' DBH, 375' - 380' HGT.
○	154' - 156' DBH, 380' - 385' HGT.
○	156' - 158' DBH, 385' - 390' HGT.
○	158' - 160' DBH, 390' - 395' HGT.
○	160' - 162' DBH, 395' - 400' HGT.
○	162' - 164' DBH, 400' - 405' HGT.
○	164' - 166' DBH, 405' - 410' HGT.
○	166' - 168' DBH, 410' - 415' HGT.
○	168' - 170' DBH, 415' - 420' HGT.
○	170' - 172' DBH, 420' - 425' HGT.
○	172' - 174' DBH, 425' - 430' HGT.
○	174' - 176' DBH, 430' - 435' HGT.
○	176' - 178' DBH, 435' - 440' HGT.
○	178' - 180' DBH, 440' - 445' HGT.
○	180' - 182' DBH, 445' - 450' HGT.
○	182' - 184' DBH, 450' - 455' HGT.
○	184' - 186' DBH, 455' - 460' HGT.
○	186' - 188' DBH, 460' - 465' HGT.
○	188' - 190' DBH, 465' - 470' HGT.
○	190' - 192' DBH, 470' - 475' HGT.
○	192' - 194' DBH, 475' - 480' HGT.
○	194' - 196' DBH, 480' - 485' HGT.
○	196' - 198' DBH, 485' - 490' HGT.
○	198' - 200' DBH, 490' - 495' HGT.
○	200' - 202' DBH, 495' - 500' HGT.
○	202' - 204' DBH, 500' - 505' HGT.
○	204' - 206' DBH, 505' - 510' HGT.
○	206' - 208' DBH, 510' - 515' HGT.
○	208' - 210' DBH, 515' - 520' HGT.
○	210' - 212' DBH, 520' - 525' HGT.
○	212' - 214' DBH, 525' - 530' HGT.
○	214' - 216' DBH, 530' - 535' HGT.
○	216' - 218' DBH, 535' - 540' HGT.
○	218' - 220' DBH, 540' - 545' HGT.
○	220' - 222' DBH, 545' - 550' HGT.
○	222' - 224' DBH, 550' - 555' HGT.
○	224' - 226' DBH, 555' - 560' HGT.
○	226' - 228' DBH, 560' - 565' HGT.
○	228' - 230' DBH, 565' - 570' HGT.
○	230' - 232' DBH, 570' - 575' HGT.
○	232' - 234' DBH, 575' - 580' HGT.
○	234' - 236' DBH, 580' - 585' HGT.
○	236' - 238' DBH, 585' - 590' HGT.
○	238' - 240' DBH, 590' - 595' HGT.
○	240' - 242' DBH, 595' - 600' HGT.
○	242' - 244' DBH, 600' - 605' HGT.
○	244' - 246' DBH, 605' - 610' HGT.
○	246' - 248' DBH, 610' - 615' HGT.
○	248' - 250' DBH, 615' - 620' HGT.
○	250' - 252' DBH, 620' - 625' HGT.
○	252' - 254' DBH, 625' - 630' HGT.
○	254' - 256' DBH, 630' - 635' HGT.
○	256' - 258' DBH, 635' - 640' HGT.
○	258' - 260' DBH, 640' - 645' HGT.
○	260' - 262' DBH, 645' - 650' HGT.
○	262' - 264' DBH, 650' - 655' HGT.
○	264' - 266' DBH, 655' - 660' HGT.
○	266' - 268' DBH, 660' - 665' HGT.
○	268' - 270' DBH, 665' - 670' HGT.
○	270' - 272' DBH, 670' - 675' HGT.
○	272' - 274' DBH, 675' - 680' HGT.
○	274' - 276' DBH, 680' - 685' HGT.
○	276' - 278' DBH, 685' - 690' HGT.
○	278' - 280' DBH, 690' - 695' HGT.
○	280' - 282' DBH, 695' - 700' HGT.
○	282' - 284' DBH, 700' - 705' HGT.
○	284' - 286' DBH, 705' - 710' HGT.
○	286' - 288' DBH, 710' - 715' HGT.
○	288' - 290' DBH, 715' - 720' HGT.
○	290' - 292' DBH, 720' - 725' HGT.
○	292' - 294' DBH, 725' - 730' HGT.
○	294' - 296' DBH, 730' - 735' HGT.
○	296' - 298' DBH, 735' - 740' HGT.
○	298' - 300' DBH, 740' - 745' HGT.
○	300' - 302' DBH, 745' - 750' HGT.
○	302' - 304' DBH, 750' - 755' HGT.
○	304' - 306' DBH, 755' - 760' HGT.
○	306' - 308' DBH, 760' - 765' HGT.
○	308' - 310' DBH, 765' - 770' HGT.
○	310' - 312' DBH, 770' - 775' HGT.
○	312' - 314' DBH, 775' - 780' HGT.
○	314' - 316' DBH, 780' - 785' HGT.
○	316' - 318' DBH, 785' - 790' HGT.
○	318' - 320' DBH, 790' - 795' HGT.
○	320' - 322' DBH, 795' - 800' HGT.
○	322' - 324' DBH, 800' - 805' HGT.
○	324' - 326' DBH, 805' - 810' HGT.
○	326' - 328' DBH, 810' - 815' HGT.
○	328' - 330' DBH, 815' - 820' HGT.
○	330' - 332' DBH, 820' - 825' HGT.
○	332' - 334' DBH, 825' - 830' HGT.
○	334' - 336' DBH, 830' - 835' HGT.
○	336' - 338' DBH, 835' - 840' HGT.
○	338' - 340' DBH, 840' - 845' HGT.
○	340' - 342' DBH, 845' - 850' HGT.
○	342' - 344' DBH, 850' - 855' HGT.
○	344' - 346' DBH, 855' - 860' HGT.
○	346' - 348' DBH, 860' - 865' HGT.
○	348' - 350' DBH,



TREE LEGEND

●	1" - 2" DBH, 10' TALL
○	2" - 4" DBH, 15' TALL
⊕	4" - 6" DBH, 20' TALL
⊕	6" - 8" DBH, 25' TALL
⊕	8" - 10" DBH, 30' TALL
⊕	10" - 12" DBH, 35' TALL
⊕	12" - 14" DBH, 40' TALL
⊕	14" - 16" DBH, 45' TALL
⊕	16" - 18" DBH, 50' TALL
⊕	18" - 20" DBH, 55' TALL
⊕	20" - 22" DBH, 60' TALL
⊕	22" - 24" DBH, 65' TALL
⊕	24" - 26" DBH, 70' TALL
⊕	26" - 28" DBH, 75' TALL
⊕	28" - 30" DBH, 80' TALL
⊕	30" - 32" DBH, 85' TALL
⊕	32" - 34" DBH, 90' TALL
⊕	34" - 36" DBH, 95' TALL
⊕	36" - 38" DBH, 100' TALL
⊕	38" - 40" DBH, 105' TALL
⊕	40" - 42" DBH, 110' TALL
⊕	42" - 44" DBH, 115' TALL
⊕	44" - 46" DBH, 120' TALL
⊕	46" - 48" DBH, 125' TALL
⊕	48" - 50" DBH, 130' TALL
⊕	50" - 52" DBH, 135' TALL
⊕	52" - 54" DBH, 140' TALL
⊕	54" - 56" DBH, 145' TALL
⊕	56" - 58" DBH, 150' TALL
⊕	58" - 60" DBH, 155' TALL
⊕	60" - 62" DBH, 160' TALL
⊕	62" - 64" DBH, 165' TALL
⊕	64" - 66" DBH, 170' TALL
⊕	66" - 68" DBH, 175' TALL
⊕	68" - 70" DBH, 180' TALL
⊕	70" - 72" DBH, 185' TALL
⊕	72" - 74" DBH, 190' TALL
⊕	74" - 76" DBH, 195' TALL
⊕	76" - 78" DBH, 200' TALL
⊕	78" - 80" DBH, 205' TALL
⊕	80" - 82" DBH, 210' TALL
⊕	82" - 84" DBH, 215' TALL
⊕	84" - 86" DBH, 220' TALL
⊕	86" - 88" DBH, 225' TALL
⊕	88" - 90" DBH, 230' TALL
⊕	90" - 92" DBH, 235' TALL
⊕	92" - 94" DBH, 240' TALL
⊕	94" - 96" DBH, 245' TALL
⊕	96" - 98" DBH, 250' TALL
⊕	98" - 100" DBH, 255' TALL
⊕	100" - 102" DBH, 260' TALL
⊕	102" - 104" DBH, 265' TALL
⊕	104" - 106" DBH, 270' TALL
⊕	106" - 108" DBH, 275' TALL
⊕	108" - 110" DBH, 280' TALL
⊕	110" - 112" DBH, 285' TALL
⊕	112" - 114" DBH, 290' TALL
⊕	114" - 116" DBH, 295' TALL
⊕	116" - 118" DBH, 300' TALL
⊕	118" - 120" DBH, 305' TALL
⊕	120" - 122" DBH, 310' TALL
⊕	122" - 124" DBH, 315' TALL
⊕	124" - 126" DBH, 320' TALL
⊕	126" - 128" DBH, 325' TALL
⊕	128" - 130" DBH, 330' TALL
⊕	130" - 132" DBH, 335' TALL
⊕	132" - 134" DBH, 340' TALL
⊕	134" - 136" DBH, 345' TALL
⊕	136" - 138" DBH, 350' TALL
⊕	138" - 140" DBH, 355' TALL
⊕	140" - 142" DBH, 360' TALL
⊕	142" - 144" DBH, 365' TALL
⊕	144" - 146" DBH, 370' TALL
⊕	146" - 148" DBH, 375' TALL
⊕	148" - 150" DBH, 380' TALL
⊕	150" - 152" DBH, 385' TALL
⊕	152" - 154" DBH, 390' TALL
⊕	154" - 156" DBH, 395' TALL
⊕	156" - 158" DBH, 400' TALL
⊕	158" - 160" DBH, 405' TALL
⊕	160" - 162" DBH, 410' TALL
⊕	162" - 164" DBH, 415' TALL
⊕	164" - 166" DBH, 420' TALL
⊕	166" - 168" DBH, 425' TALL
⊕	168" - 170" DBH, 430' TALL
⊕	170" - 172" DBH, 435' TALL
⊕	172" - 174" DBH, 440' TALL
⊕	174" - 176" DBH, 445' TALL
⊕	176" - 178" DBH, 450' TALL
⊕	178" - 180" DBH, 455' TALL
⊕	180" - 182" DBH, 460' TALL
⊕	182" - 184" DBH, 465' TALL
⊕	184" - 186" DBH, 470' TALL
⊕	186" - 188" DBH, 475' TALL
⊕	188" - 190" DBH, 480' TALL
⊕	190" - 192" DBH, 485' TALL
⊕	192" - 194" DBH, 490' TALL
⊕	194" - 196" DBH, 495' TALL
⊕	196" - 198" DBH, 500' TALL
⊕	198" - 200" DBH, 505' TALL
⊕	200" - 202" DBH, 510' TALL
⊕	202" - 204" DBH, 515' TALL
⊕	204" - 206" DBH, 520' TALL
⊕	206" - 208" DBH, 525' TALL
⊕	208" - 210" DBH, 530' TALL
⊕	210" - 212" DBH, 535' TALL
⊕	212" - 214" DBH, 540' TALL
⊕	214" - 216" DBH, 545' TALL
⊕	216" - 218" DBH, 550' TALL
⊕	218" - 220" DBH, 555' TALL
⊕	220" - 222" DBH, 560' TALL
⊕	222" - 224" DBH, 565' TALL
⊕	224" - 226" DBH, 570' TALL
⊕	226" - 228" DBH, 575' TALL
⊕	228" - 230" DBH, 580' TALL
⊕	230" - 232" DBH, 585' TALL
⊕	232" - 234" DBH, 590' TALL
⊕	234" - 236" DBH, 595' TALL
⊕	236" - 238" DBH, 600' TALL
⊕	238" - 240" DBH, 605' TALL
⊕	240" - 242" DBH, 610' TALL
⊕	242" - 244" DBH, 615' TALL
⊕	244" - 246" DBH, 620' TALL
⊕	246" - 248" DBH, 625' TALL
⊕	248" - 250" DBH, 630' TALL
⊕	250" - 252" DBH, 635' TALL
⊕	252" - 254" DBH, 640' TALL
⊕	254" - 256" DBH, 645' TALL
⊕	256" - 258" DBH, 650' TALL
⊕	258" - 260" DBH, 655' TALL
⊕	260" - 262" DBH, 660' TALL
⊕	262" - 264" DBH, 665' TALL
⊕	264" - 266" DBH, 670' TALL
⊕	266" - 268" DBH, 675' TALL
⊕	268" - 270" DBH, 680' TALL
⊕	270" - 272" DBH, 685' TALL
⊕	272" - 274" DBH, 690' TALL
⊕	274" - 276" DBH, 695' TALL
⊕	276" - 278" DBH, 700' TALL
⊕	278" - 280" DBH, 705' TALL
⊕	280" - 282" DBH, 710' TALL
⊕	282" - 284" DBH, 715' TALL
⊕	284" - 286" DBH, 720' TALL
⊕	286" - 288" DBH, 725' TALL
⊕	288" - 290" DBH, 730' TALL
⊕	290" - 292" DBH, 735' TALL
⊕	292" - 294" DBH, 740' TALL
⊕	294" - 296" DBH, 745' TALL
⊕	296" - 298" DBH, 750' TALL
⊕	298" - 300" DBH, 755' TALL
⊕	300" - 302" DBH, 760' TALL
⊕	302" - 304" DBH, 765' TALL
⊕	304" - 306" DBH, 770' TALL
⊕	306" - 308" DBH, 775' TALL
⊕	308" - 310" DBH, 780' TALL
⊕	310" - 312" DBH, 785' TALL
⊕	312" - 314" DBH, 790' TALL
⊕	314" - 316" DBH, 795' TALL
⊕	316" - 318" DBH, 800' TALL
⊕	318" - 320" DBH, 805' TALL
⊕	320" - 322" DBH, 810' TALL
⊕	322" - 324" DBH, 815' TALL
⊕	324" - 326" DBH, 820' TALL
⊕	326" - 328" DBH, 825' TALL
⊕	328" - 330" DBH, 830' TALL
⊕	330" - 332" DBH, 835' TALL
⊕	332" - 334" DBH, 840' TALL
⊕	334" - 336" DBH, 845' TALL
⊕	336" - 338" DBH, 850' TALL
⊕	338" - 340" DBH, 855' TALL
⊕	340" - 342" DBH, 860' TALL
⊕	342" - 344" DBH, 865' TALL
⊕	344" - 346" DBH, 870' TALL
⊕	346" - 348" DBH, 875' TALL
⊕	348" - 350" DBH, 880' TALL
⊕	350" - 352" DBH, 885' TALL
⊕	352" - 354" DBH, 890' TALL
⊕	354" - 356" DBH, 895' TALL
⊕	356" - 358" DBH, 900' TALL
⊕	358" - 360" DBH, 905' TALL
⊕	360" - 362" DBH, 910' TALL
⊕	362" - 364" DBH, 915' TALL
⊕	364" - 366" DBH, 920' TALL
⊕	366" - 368" DBH, 925' TALL
⊕	368" - 370" DBH, 930' TALL
⊕	370" - 372" DBH, 935' TALL
⊕	372" - 374" DBH, 940' TALL
⊕	374" - 376" DBH, 945' TALL
⊕	376" - 378" DBH, 950' TALL
⊕	378" - 380" DBH, 955' TALL
⊕	380" - 382" DBH, 960' TALL
⊕	382" - 384" DBH, 965' TALL
⊕	384" - 386" DBH, 970' TALL
⊕	386" - 388" DBH, 975' TALL
⊕	388" - 390" DBH, 980' TALL
⊕	390" - 392" DBH, 985' TALL
⊕	392" - 394" DBH, 990' TALL
⊕	394" - 396" DBH, 995' TALL
⊕	396" - 398" DBH, 1000' TALL
⊕	398" - 400" DBH, 1005' TALL
⊕	400" - 402" DBH, 1010' TALL
⊕	402" - 404" DBH, 1015' TALL
⊕	404" - 406" DBH, 1020' TALL
⊕	406" - 408" DBH, 1025' TALL
⊕	408" - 410" DBH, 1030' TALL
⊕	410" - 412" DBH, 1035' TALL
⊕	412" - 414" DBH, 1040' TALL
⊕	414" - 416" DBH, 1045' TALL
⊕	416" - 418" DBH, 1050' TALL
⊕	418" - 420" DBH, 1055' TALL
⊕	420" - 422" DBH, 1060' TALL
⊕	422" - 424" DBH, 1065' TALL
⊕	424" - 426" DBH, 1070' TALL
⊕	426" - 428" DBH, 1075' TALL
⊕	428" - 430" DBH, 1080' TALL
⊕	430" - 432" DBH, 1085' TALL
⊕	432" - 434" DBH, 1090' TALL
⊕	434" - 436" DBH, 1095' TALL
⊕	436" - 438" DBH, 1100' TALL
⊕	438" - 440" DBH, 1105' TALL
⊕	440" - 442" DBH, 1110' TALL
⊕	442" - 444" DBH, 1115' TALL
⊕	444" - 446" DBH, 1120' TALL
⊕	446" - 448" DBH, 1125' TALL
⊕	448" - 450" DBH, 1130' TALL
⊕	450" - 452" DBH, 1135' TALL
⊕	452" - 454" DBH, 1140' TALL
⊕	454" - 456" DBH, 1145' TALL
⊕	456" - 458" DBH, 1150' TALL
⊕	458" - 460" DBH, 1155' TALL
⊕	460" - 462" DBH, 1160' TALL
⊕	462" - 464" DBH, 1165' TALL
⊕	464" - 466" DBH, 1170' TALL
⊕	466" - 468" DBH, 1175' TALL
⊕	468" - 470" DBH, 1180' TALL
⊕	470" - 472" DBH, 1185' TALL
⊕	472" - 474" DBH, 1190' TALL
⊕	474" - 476" DBH, 1195' TALL
⊕	476" - 478" DBH, 1200' TALL
⊕	478" - 480" DBH, 1205' TALL
⊕	480" - 482" DBH, 1210' TALL
⊕	482" - 484" DBH, 1215' TALL
⊕	484" - 486" DBH, 1220' TALL
⊕	486" - 488" DBH, 1225' TALL
⊕	488" - 490" DBH, 1230' TALL
⊕	490" - 492" DBH, 1235' TALL
⊕	492" - 494" DBH, 1240' TALL
⊕	494" - 496" DBH, 1245' TALL
⊕	496" - 498" DBH, 1250' TALL
⊕	498" - 500" DBH, 1255' TALL
⊕	500" - 502" DBH, 1260' TALL
⊕	502" - 504" DBH, 1265' TALL
⊕	504" - 506" DBH, 1270' TALL
⊕	506" - 508" DBH, 1275' TALL
⊕	508" - 510" DBH, 1280' TALL
⊕	510" - 512" DBH, 1285' TALL
⊕	512" - 514" DBH, 1290' TALL
⊕	514" - 516" DBH, 1295' TALL
⊕	516" - 518" DBH, 1300' TALL
⊕	518" - 520" DBH, 1305' TALL
⊕	520" - 522" DBH, 1310' TALL
⊕	522" - 524" DBH, 1315' TALL
⊕	524" - 526" DBH, 1320' TALL
⊕	526" - 528" DBH, 1325' TALL
⊕	528" - 530" DBH, 1330' TALL
⊕	530" - 532" DBH, 1335' TALL
⊕	532" - 534" DBH, 1340' TALL
⊕	534" - 536" DBH, 1345' TALL
⊕	536" - 538" DBH, 1350' TALL
⊕	538" - 540" DBH, 1355' TALL
⊕	540" - 542" DBH, 1360' TALL
⊕	542" - 544" DBH, 1365' TALL
⊕	544" - 546" DBH, 1370' TALL
⊕	546" - 548" DBH, 1375' TALL
⊕	548" - 550" DBH, 1380' TALL
⊕	550" - 552" DBH, 1385' TALL
⊕	552" - 554" DBH, 1390' TALL
⊕	554" - 556" DBH, 1395' TALL
⊕	556" - 558" DBH, 1400' TALL
⊕	558" - 560" DBH, 1405' TALL
⊕	560" - 562" DBH, 1410' TALL

Book: 9569
Pages: 0211
Date: 2006090778
Filed & Recorded
04/21/2006 1:28PM
GENY RICHHOFF COUNTY CLERK
BEXAR COUNTY
RECORDING
RECORDS ARCHIVE
RECORDS MANAGEMENT
COURTHOUSE SECURITY



LOCATION MAP
N.T.S.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE:

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

LEGEND

- ESMT. = EASEMENT
- CATV. = CABLE TELEVISION
- F.I.R. = FOUND 1/2" IRON ROD
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 860 --- = EXISTING CONTOURS
- 861 --- = FINISHED CONTOURS
- R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- MONUMENTATION IS BASED ON THOSE SHOWN FOUND.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1808) N: 13731522.2197 E: 2140520.8364
OBLATE, 1953 (P.I.D. #AY1961) N: 13731295.2612 E: 2127038.6019
BITTERS, 1953 (P.I.D. #AY0072) N: 13756584.2745 E: 2129377.7379
- DIMENSIONS SHOWN ARE SURFACE
- COMBINED SCALE FACTOR USED IS 0.99983
- THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- IN ACCORDANCE WITH SECTION 35-506(0)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.
- I UNDERSTAND THAT THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIONS OF OF THE AIRPORT ZONING ORDINANCE AND THE MAXIMUM HEIGHT OF ANY PROPOSED STRUCTURE OR BUILDING WITHIN THIS SUBDIVISION WILL BE LIMITED IN HEIGHT IN ACCORDANCE WITH THE PROVISIONS OF THAT ORDINANCE.
- NO BUILDING PERMIT WILL BE ISSUED FOR ANY INDIVIDUAL LOT WITHIN THIS PLATTED PROPERTY UNTIL A DETENTION BASIN DESIGN HAS BEEN APPROVED BY DSD (STREETS & DRAINAGE) FOR THE INDIVIDUAL LOT REQUESTING A BUILDING PERMIT.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

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 LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Bruce May
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



SHEET 2 OF 6

SHEET 3 OF 6

SHEET 6 OF 6

SHEET 4 OF 6

SHEET 5 OF 6

RAFAEL HERRERA
SURVEY NO. 1/74
ABSTRACT 311
COUNTY BLOCK 4305

CLARK L. OWEN
SURVEY NO. 73
ABSTRACT 565
COUNTY BLOCK 4328

OWNER/DEVELOPER:
CITY OF SAN ANTONIO
DEPARTMENT OF ASSET MANAGEMENT
114 W. COMMERCE, 2nd Floor
SAN ANTONIO, TX 78205
PHONE: (210) 207-6509
FAX: (210) 207-7888

INDEX SHEET
SUBDIVISION PLAT OF
SOUTHWEST BUSINESS AND
TECHNOLOGY PARK, UNIT-3

A 101.48 ACRE TRACT OF LAND OUT OF A 121.302 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO AND DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 6886, PAGE PAGE 1286-1327 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE RAFAEL HERRERA SURVEY NUMBER 1/74, ABSTRACT 311, COUNTY BLOCK 4305 AND THE CLARK L. OWEN SURVEY NUMBER 73, ABSTRACT 565, COUNTY BLOCK 4328, NOW IN NEW CITY BLOCK 11379 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 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 22 DAY OF FEBRUARY A.D. 2006

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY



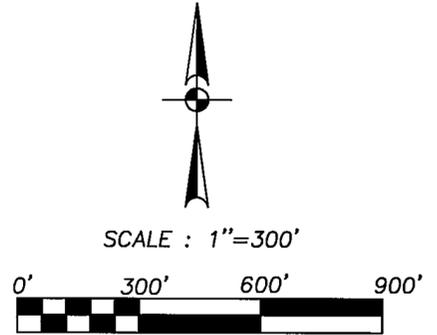
555 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000
FAX: 210.375.9010

- C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, petrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
 2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
 3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
 4. Concrete driveway approaches and steps are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
 5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR ACCESS POINTS ALONG SH 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 3,628.29'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.

IMPACT FEE PAYMENT DUE. WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

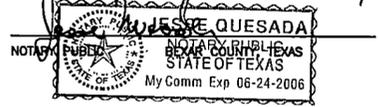


STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CITY OF SAN ANTONIO

Shawn P. Eddy
INTERIM DIRECTOR, DEPARTMENT OF ASSET MANAGEMENT
SHAWN P. EDDY

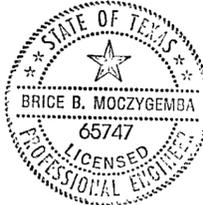
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Shawn P. Eddy*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF February A.D. 2006



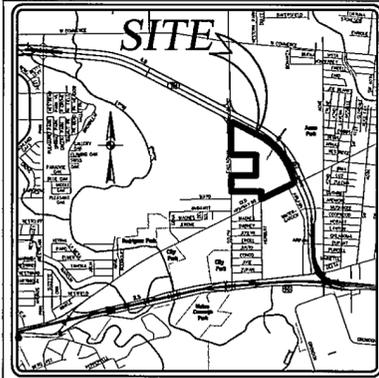
STATE OF TEXAS
COUNTY OF BEXAR
I, *Gerry Richhoff* COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 22nd DAY OF April A.D. 2006 AT 1:20 P.M. AND DULY RECORDED THE 24th DAY OF April A.D. 2006 AT 8:05 A.M. IN THE RECORDS OF DEEDS & PLATS IN BOOK VOLUME 2569 ON PAGE 211 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF April A.D. 2006



COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *[Signature]* DEPUTY



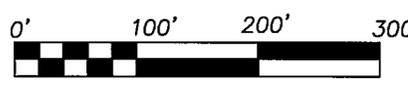
Drawn By: KS Date: Feb 04, 2006 12:35pm User: ID: K5irauga
JOB NO. 5879-00 File: P:\57\42\10\Design\Civil\Plat\p1574210-A1.dwg



LOCATION MAP N.T.S.



SCALE: 1"=100'



WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE:

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

LEGEND

- ESMT. = EASEMENT
CATV. = CABLE TELEVISION
F.I.R. = FOUND 1/2" IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
-860- = EXISTING CONTOURS
-861- = FINISHED CONTOURS
R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

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 LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Signature of Bruce May
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

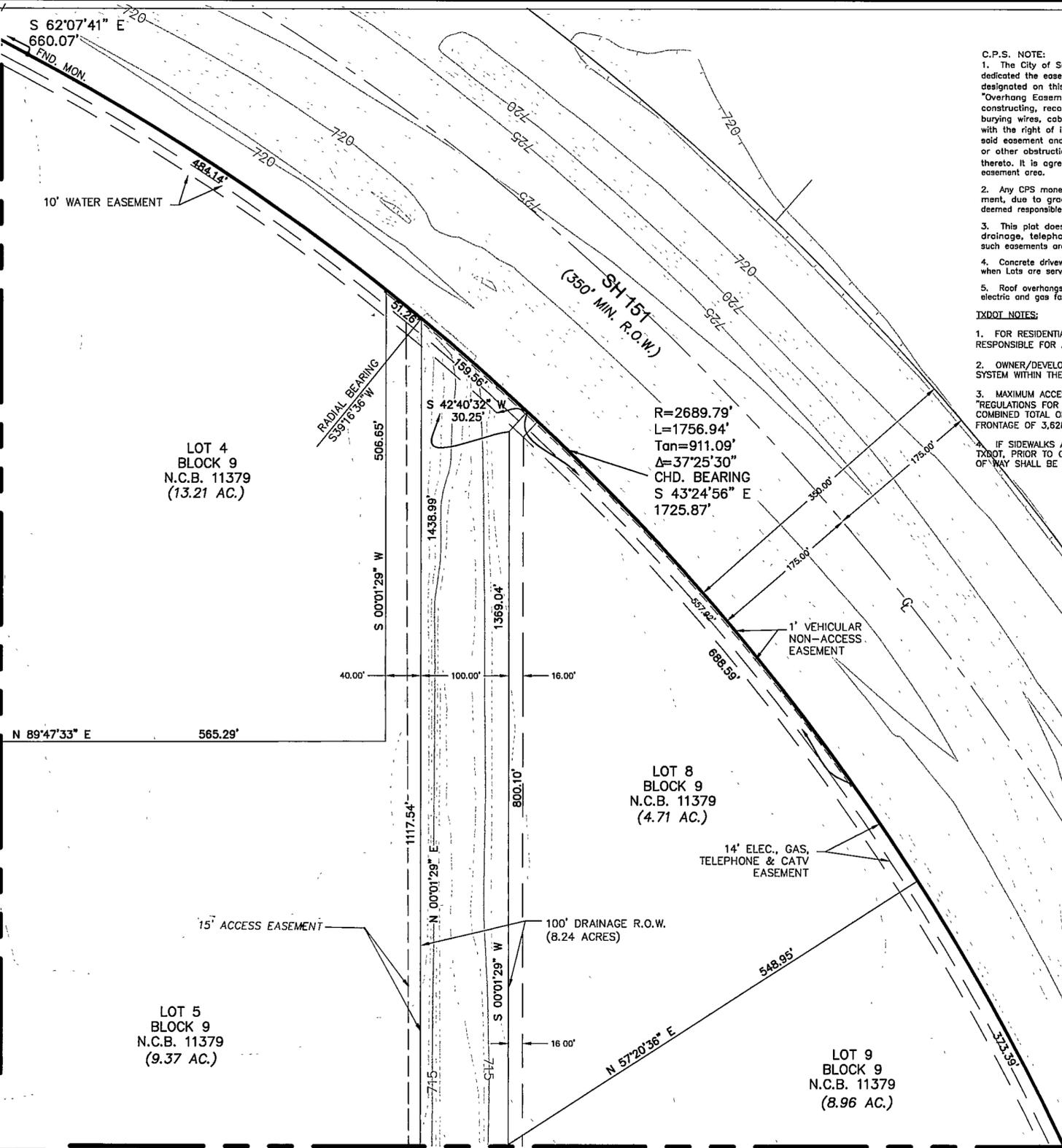
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

Signature of J. Noels
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE (SEE SHEET 2 OF 6)

MATCHLINE (SEE SHEET 6 OF 6)

MATCHLINE (SEE SHEET 4 OF 6)



SUBDIVISION PLAT OF
SOUTHWEST BUSINESS AND
TECHNOLOGY PARK, UNIT-3

A 101.48 ACRE TRACT OF LAND OUT OF A 121.302 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO AND DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 6896, PAGE 1288-1327 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE RAFAEL HERRERA SURVEY NUMBER 1774, ABSTRACT 311, COUNTY BLOCK 4305 AND THE CLARK L. OWEN SURVEY NUMBER 73, ABSTRACT 585, COUNTY BLOCK 4328, NOW IN NEW CITY BLOCK 11379 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 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 12 DAY OF FEBRUARY A.D. 20 06



Signature of Chairman and Secretary

OWNER/DEVELOPER:
CITY OF SAN ANTONIO
DEPARTMENT OF ASSET MANAGEMENT
114 W. COMMERCE, 2nd Floor
SAN ANTONIO, TX 78205
PHONE: (210) 207-6509
FAX: (210) 207-7888



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210 375 9000
FAX 210 375 9010

- C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
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TXDOT NOTES:

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3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR ACCESS POINTS ALONG SH 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 3,628.29'.
IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.

NOTES:

- 1. 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. MONUMENTATION IS BASED ON THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N: 13731522.2197 E: 2140520.8364 OBLATE, 1953 (P.I.D. #AY1961) N: 13731295.2612 E: 2127038.6019 BITTERS, 1953 (P.I.D. #AY0072) N: 13756584.2745 E: 2129377.7379
4. DIMENSIONS SHOWN ARE SURFACE
5. COMBINED SCALE FACTOR USED IS 0.99983
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8. IN ACCORDANCE WITH SECTION 35-506(0)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.
9. I UNDERSTAND THAT THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIONS OF THE AIRPORT ZONING ORDINANCE AND THE MAXIMUM HEIGHT OF ANY PROPOSED STRUCTURE OR BUILDING WITHIN THIS SUBDIVISION WILL BE LIMITED IN HEIGHT IN ACCORDANCE WITH THE PROVISIONS OF THAT ORDINANCE.
10. NO BUILDING PERMIT WILL BE ISSUED FOR ANY INDIVIDUAL LOT WITHIN THIS PLATTED PROPERTY UNTIL A DETENTION BASIN DESIGN HAS BEEN APPROVED BY DSD (STREETS & DRAINAGE) FOR THE INDIVIDUAL LOT REQUESTING A BUILDING PERMIT.
11. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
12. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CITY OF SAN ANTONIO

Signature of Shawn P. Eddy
INTERIM DIRECTOR, DEPARTMENT OF ASSET MANAGEMENT
SHAWN P. EDDY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Shawn P. Eddy, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF February A.D. 2006

Signature of Gerry Rickhoff
NOTARY PUBLIC
BEXAR COUNTY TEXAS
NOTARY PUBLIC
STATE OF TEXAS
My Comm Exp 06-24-2006

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 21st DAY OF April A.D. 2006 AT 1:28 P. M. AND DULY RECORDED THE 21st DAY OF April A.D. 2006 AT 8:10 A. M. IN THE RECORDS OF deeds and plats IN BOOK VOLUME 5562 ON PAGE 217 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 21st DAY OF April A.D. 2006

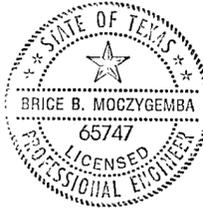


COUNTY CLERK, BEXAR COUNTY, TEXAS
By: David C. Polard, DEPUTY

Book: 9569
Pages: 20617
Date: 02/16/06
Filed & Recorded: 04/21/2006 11:28AM
GERRY RICKHOFF COUNTY CLERK
BEXAR COUNTY
RECORDING
RECORDS ARCHIVE
RECORDS MANAGEMENT
COURTHOUSE SECURITY

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Drawn By: KS
Date: Feb. 04, 2006, 1:06pm
User ID: KStragusa
Job No. 5979-00
File: P:\5742\10\Design\Civil\Plat\p1574210-A1.dwg





LOCATION MAP

C.P.S. NOTE: 1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easements.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

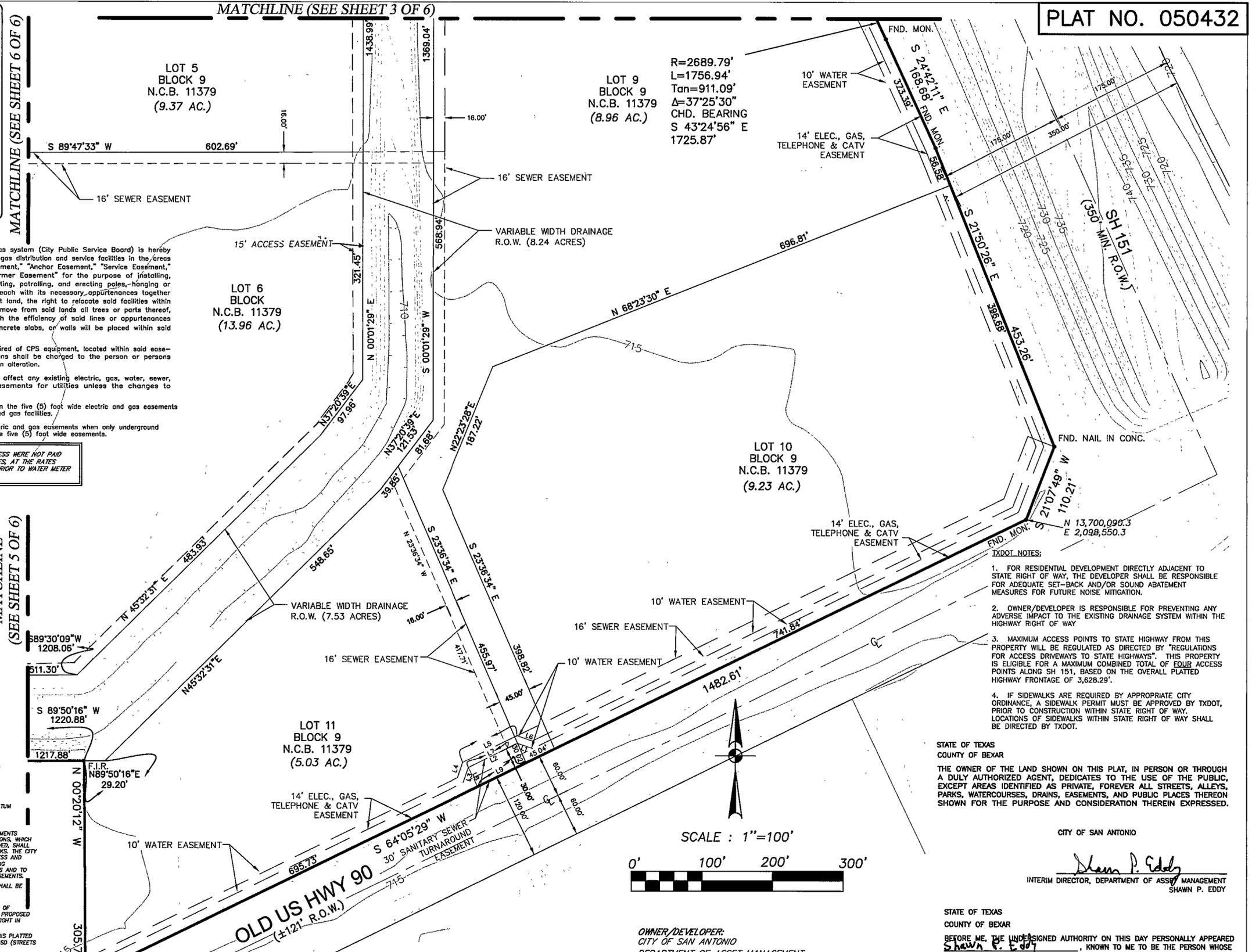
WASTEWATER EDU NOTE THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

- LEGEND ESMT. = EASEMENT CATV. = CABLE TELEVISION F.I.R. = FOUND 1/2" IRON ROD D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS -800- = EXISTING CONTOURS -861- = FINISHED CONTOURS R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

- NOTES: 1. 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 2. MONUMENTATION IS BASED ON THOSE SHOWN FOUND. 3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDMA) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONGSTAR, 1953 (P.I.D. #A11808) N: 13731522.2197 E: 2140320.8384 COLATE, 1953 (P.I.D. #A11812) N: 13732925.2012 E: 2127038.6919 BITTERS, 1953 (P.I.D. #AY0072) N: 13756584.2745 E: 2129377.7379 4. DIMENSIONS SHOWN ARE SURFACE 5. COMBINED SCALE FACTOR USED IS 0.99983 6. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE. 7. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 8. IN ACCORDANCE WITH SECTION 35-506(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS. 9. I UNDERSTAND THAT THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIONS OF THE AIRPORT ZONING ORDINANCE AND THE MAXIMUM HEIGHT OF ANY PROPOSED STRUCTURE OR BUILDING WITHIN THIS SUBDIVISION WILL BE LIMITED IN HEIGHT IN ACCORDANCE WITH THE PROVISIONS OF THAT ORDINANCE. 10. NO BUILDING PERMIT WILL BE ISSUED FOR ANY INDIVIDUAL LOT WITHIN THIS PLATTED PROPERTY UNTIL A DETENTION BASIN DESIGN HAS BEEN APPROVED BY DSD (STREETS & DRAINAGE) FOR THE INDIVIDUAL LOT REQUESTING A BUILDING PERMIT. 11. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. 12. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY. STATE OF TEXAS

COUNTY OF BEXAR 1 HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. [Signature] LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC. [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE (SEE SHEET 5 OF 6)

MATCHLINE (SEE SHEET 6 OF 6)

SUBDIVISION PLAT OF SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3

A 101.48 ACRE TRACT OF LAND OUT OF A 121.302 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO AND DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 6696, PAGE 1286-1327 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE RAFAEL HERRERA SURVEY NUMBER 1/74, ABSTRACT 311, COUNTY BLOCK 4305 AND THE CLARK L. OWEN SURVEY NUMBER 73, ABSTRACT 565, COUNTY BLOCK 4328, NOW IN NEW CITY BLOCK 11379 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 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 22 DAY OF FEBRUARY, A.D. 2006.

BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY

OWNER/DEVELOPER: CITY OF SAN ANTONIO DEPARTMENT OF ASSET MANAGEMENT 114 W. COMMERCE, 2nd Floor SAN ANTONIO, TX 78205 PHONE: (210) 207-6509 FAX: (210) 207-7888



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210 375 9000 FAX 210 375 9010

- TxDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR ACCESS POINTS ALONG SH 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 3,628.29'. 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TxDOT.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CITY OF SAN ANTONIO [Signature] INTERIM DIRECTOR, DEPARTMENT OF ASSET MANAGEMENT SHAWN P. EDDY

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Shawn P. Eddy, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF February, A.D. 2006

[Signature] ASSE QUESADA BEAR COUNTY, TEXAS STATE OF TEXAS My Comm. Exp. 06-24-2006

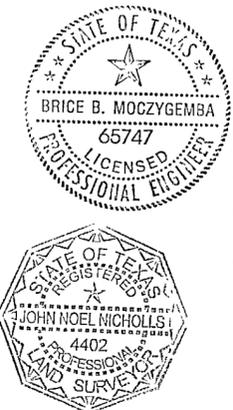
STATE OF TEXAS COUNTY OF BEXAR I, Gerry Rickhoff, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 24th DAY OF April, A.D. 2006 AT 1:28 P.M. AND DULY RECORDED THE 24th DAY OF April, A.D. 2006 AT 8:24 A.M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 2562 ON PAGE 214 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF April, A.D. 2006

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: [Signature] DEPUTY



Book: 9569 Pages: 2214 Doc# 2006090781 Filed & Recorded 04/21/2006 1:28PM GERRY RICKHOFF COUNTY CLERK BEXAR COUNTY RECORDS SECTION RECORDS MANAGEMENT COURTHOUSE SECURITY

RECORDER'S MEMORANDUM AT THE TIME OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLOURED PAPER, ETC.

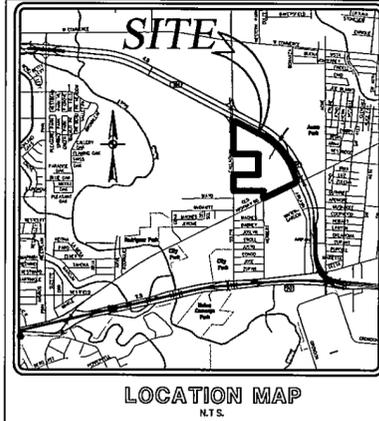


Drawn By: KS Date: Feb 04, 2006 11:06am User ID: kstragusa Job No. 5879-00 File: P:\57142\10\Design\Civil\Plat\p1574210-A1.dwg

Books: 555-9
 Date: 2/20/06
 Job#: 574210-01
 Filed & Recorded: 02/21/06
 BEAR RECORDS ARCHIVE
 COUNTY CLERK

RECORDER'S MEMORANDUM
 AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

DATE: Feb 04, 2006 12:36pm User: KS/racusa
 FILE: P:\574210\Design\Civil\Plat\p1574210-A1.dwg
 DRAWN BY: KS
 JOB NO: 574210-01



C.P.S. NOTE:
 1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
 3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
 4. Concrete driveway approaches and steps are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
 5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements

IMPACT FEE PAYMENT DUE. WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

- NOTES:
- 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - MONUMENTATION IS BASED ON THOSE SHOWN FOUND.
 - N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #A11808) N: 13731522.2197 E: 2140520.8364 OBLATE, 1953 (P.I.D. #A11981) N: 13731295.2612 E: 2127038.6019 BITTERS, 1953 (P.I.D. #A10072) N: 13756584.2745 E: 2129377.7379
 - DIMENSIONS SHOWN ARE SURFACE
 - COMBINED SCALE FACTOR USED IS 0.99983
 - THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- IN ACCORDANCE WITH SECTION 35-506(0)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.
 - I UNDERSTAND THAT THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIONS OF OF THE AIRPORT ZONING ORDINANCE AND THE MAXIMUM HEIGHT OF ANY PROPOSED STRUCTURE OR BUILDING WITHIN THIS SUBDIVISION WILL BE LIMITED IN HEIGHT IN ACCORDANCE WITH THE PROVISIONS OF THAT ORDINANCE.
 - NO BUILDING PERMIT WILL BE ISSUED FOR ANY INDIVIDUAL LOT WITHIN THIS PLATTED PROPERTY UNTIL A DETENTION BASIN DESIGN HAS BEEN APPROVED BY DSD (STREETS & DRAINAGE) FOR THE INDIVIDUAL LOT REQUESTING A BUILDING PERMIT.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
 - THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

- TXDOT NOTES:
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR ACCESS POINTS ALONG SH 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 3,628.29'.
 - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.

LEGEND

ESMT. = EASEMENT
 CATV. = CABLE TELEVISION
 F.I.R. = FOUND 1/2" IRON ROD
 D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

-860- = EXISTING CONTOURS
 -861- = FINISHED CONTOURS
 R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

WASTEWATER EDU NOTE
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE:
 NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

STATE OF TEXAS
 COUNTY OF BEXAR

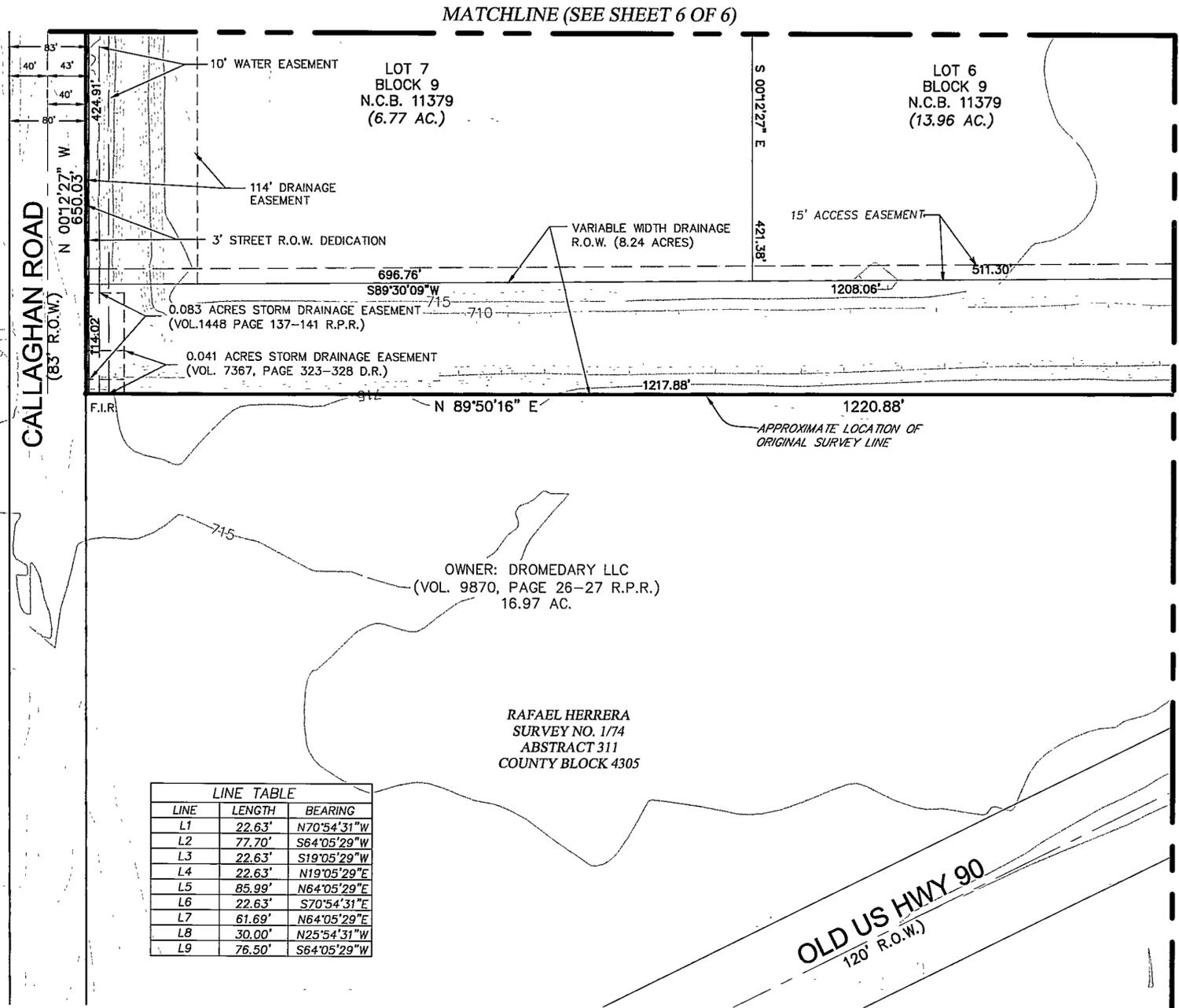
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Bruce May
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

Paul J. Pape
 REGISTERED PROFESSIONAL LAND SURVEYOR



LINE TABLE

LINE	LENGTH	BEARING
L1	22.63'	N70°54'31"W
L2	77.70'	S64°05'29"W
L3	22.63'	S19°05'29"E
L4	22.63'	N19°05'29"E
L5	85.99'	N64°05'29"E
L6	22.63'	S70°54'31"E
L7	61.69'	N64°05'29"E
L8	30.00'	N25°54'31"W
L9	76.50'	S64°05'29"W

SUBDIVISION PLAT OF
 SOUTHWEST BUSINESS AND
 TECHNOLOGY PARK, UNIT-3

A 101.48 ACRE TRACT OF LAND OUT OF A 121,302 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO AND DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 6686, PAGE 1288-1327 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE RAFAEL HERRERA SURVEY NUMBER 174, ABSTRACT 311, COUNTY BLOCK 4305 AND THE CLARK L. OWEN SURVEY NUMBER 73, ABSTRACT 565, COUNTY BLOCK 4328, NOW IN NEW CITY BLOCK 11379 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

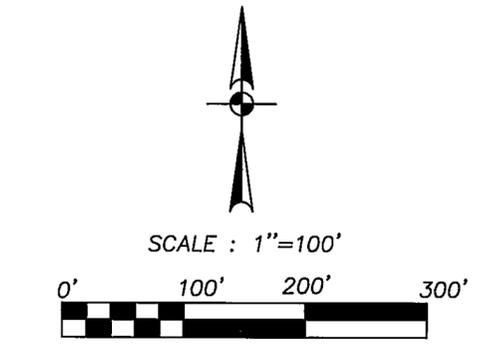
THIS PLAT OF SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS 12 DAY OF FEBRUARY A.D. 20 06

BY: *[Signature]* CHAIRMAN
 BY: *[Signature]* SECRETARY

OWNER/DEVELOPER:
 CITY OF SAN ANTONIO
 DEPARTMENT OF ASSET MANAGEMENT
 114 W. COMMERCE, 2nd Floor
 SAN ANTONIO, TX 78205
 PHONE: (210) 207-6509
 FAX: (210) 207-7888



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210.375.9000
 FAX 210.375.9010



STATE OF TEXAS
 COUNTY OF BEXAR

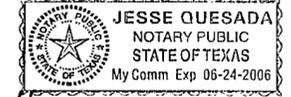
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CITY OF SAN ANTONIO
Shawn P. Eddy
 INTERIM DIRECTOR, DEPARTMENT OF ASSET MANAGEMENT
 SHAWN P. EDDY

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Shawn P. Eddy* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF February A.D. 2006

James H. Quesada
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF BEXAR

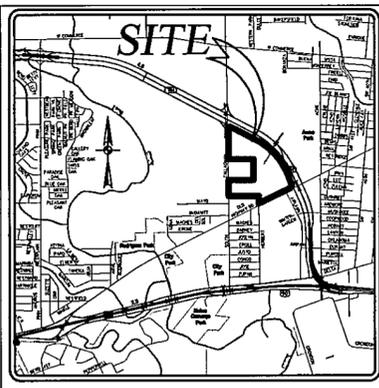
I, *Geary Rickhoff* COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 21st DAY OF April A.D. 2006 AT 11:28 P.M. AND DULY RECORDED THE 21st DAY OF April A.D. 2006 AT 8:30 A.M. IN THE RECORDS OF *deeds and plats* OF SAID COUNTY, IN BOOK VOLUME *8663* ON PAGE *215* IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF April A.D. 2006



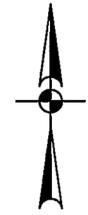
COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: *Brian C. Libardo* DEPUTY

Book: 9569
Pages: 0216
Date: 2006090783
Filed & Recorded
8/27/2006 1:28PM
BERRY RICKHOFF COUNTY CLERK
BEXAR COUNTY
RECORDS DIVISION
RECORDS MANAGEMENT
COURTHOUSE SECURITY

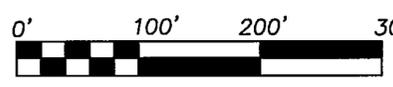
RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.



LOCATION MAP N.T.S.



SCALE: 1"=100'



LEGEND

- ESMT. = EASEMENT
- CATV. = CABLE TELEVISION
- F.I.R. = FOUND 1/2" IRON ROD
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 860- = EXISTING CONTOURS
- 861- = FINISHED CONTOURS
- R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

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 LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Bruce Mogy
BRUCE MOGY
LICENSED PROFESSIONAL ENGINEER

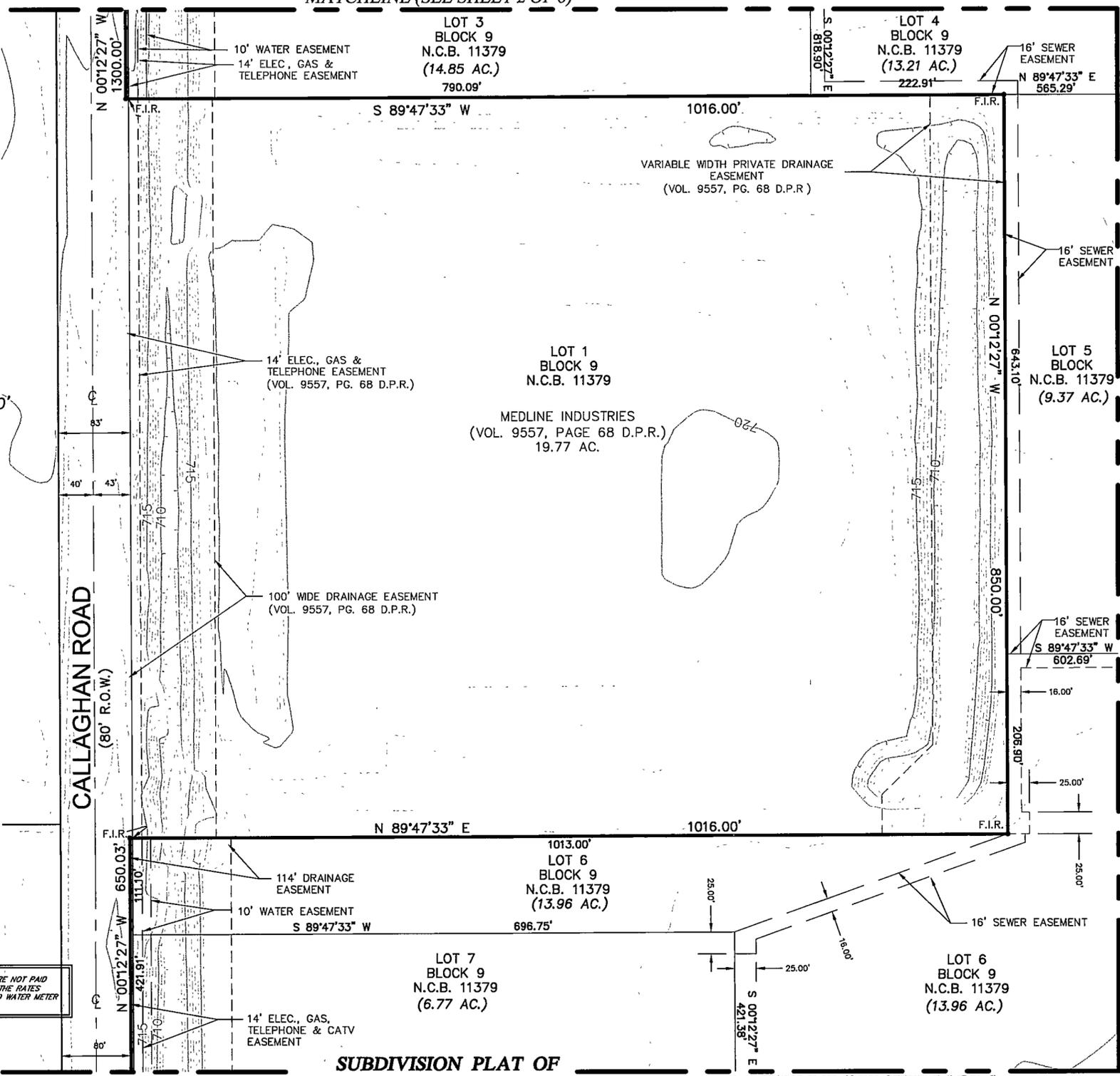
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

John Noell Nicholls
JOHN NOELL NICHOLLS
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

- Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
- Concrete driveway approaches and steps are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
- Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

MATCHLINE (SEE SHEET 2 OF 6)



SUBDIVISION PLAT OF
SOUTHWEST BUSINESS AND
TECHNOLOGY PARK, UNIT-3

A 101.48 ACRE TRACT OF LAND OUT OF A 121.302 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO AND DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 6896, PAGE 1288-1327 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE RAFAEL HERRERA SURVEY NUMBER 1/74, ABSTRACT 311, COUNTY BLOCK 4305 AND THE CLARK L. OWEN SURVEY NUMBER 73, ABSTRACT 565, COUNTY BLOCK 4328, NOW IN NEW CITY BLOCK 11379 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 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 22 DAY OF FEBRUARY A.D. 2006.

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

OWNER/DEVELOPER:
CITY OF SAN ANTONIO
DEPARTMENT OF ASSET MANAGEMENT
114 W. COMMERCE, 2nd Floor
SAN ANTONIO, TX 78205
PHONE: (210) 207-6509
FAX: (210) 207-7888



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210 375 9000
FAX 210 375 9010

NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- MONUMENTATION IS BASED ON THOSE SHOWN FOUND.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONGSTAR, 1953 (P.I.D. #A11808) N: 13731522.2197 E: 2140520.8364
OSLATE, 1953 (P.I.D. #A11811) N: 13731295.2612 E: 2127038.6019
BITTERS, 1953 (P.I.D. #AY0072) N: 13756584.2745 E: 2129377.7379
- DIMENSIONS SHOWN ARE SURFACE
- COMBINED SCALE FACTOR USED IS 0.99983
- THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE GROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- IN ACCORDANCE WITH SECTION 35-508(0)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.
- I UNDERSTAND THAT THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIONS OF THE AIRPORT ZONING AND THE MAXIMUM HEIGHT OF ANY PROPOSED STRUCTURE OR BUILDING WITHIN THIS SUBDIVISION WILL BE LIMITED IN HEIGHT IN ACCORDANCE WITH THE PROVISIONS OF THAT ORDINANCE.
- NO BUILDING PERMIT WILL BE ISSUED FOR ANY INDIVIDUAL LOT WITHIN THIS PLATTED PROPERTY UNTIL A DETENTION BASIN DESIGN HAS BEEN APPROVED BY DSD (STREETS & DRAINAGE) FOR THE INDIVIDUAL LOT REQUESTING A BUILDING PERMIT.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR ACCESS POINTS ALONG SH 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 3,628.29'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CITY OF SAN ANTONIO

Shawn P. Eddy
INTERIM DIRECTOR, DEPARTMENT OF ASSET MANAGEMENT
SHAWN P. EDDY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Shawn P. Eddy* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF February A.D. 2006

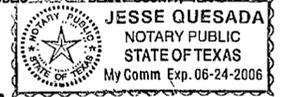
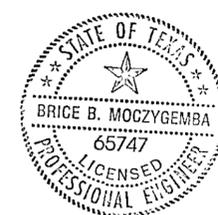
Jesse Quesada
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
My Comm. Exp. 06-24-2006

STATE OF TEXAS
COUNTY OF BEXAR

I, *Gerry Rickhoff* COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 21st DAY OF April A.D. 2006, AT 1:28 P.M. AND DULY RECORDED THE 24th DAY OF April A.D. 2006, AT 9:32 A.M. IN THE RECORDS OF *deeds and plats* OF SAID COUNTY, IN BOOK VOLUME *9569* ON PAGE *216* IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF April A.D. 2006

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Lucina C. Lujan* DEPUTY

DATE: Feb. 04, 2006, 12:48pm
DRAWN BY: KS
JOB NO. 5979-00
FILE: P:\57142\10\Design\Civil\Plat\p574210-A1.dwg
USER ID: kSiragusa





City of San Antonio

Planning & Development Services Department

Staff Report

To: Board of Adjustment
Case No.: A-12-003
Date: November 14, 2011
Applicant: Brenda A. Stahl
Owner: David V. And Isabel Stahl
Location: 150 East Vestal Place
Legal Description: Lot 13, Block 2, NCB 10106
Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
Prepared By: James A. Cramer, Planning Intern

Request

The applicant is requesting a special exception to allow a one-operator beauty or barber shop.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 26, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Executive Summary

The applicant is requesting this special exception to operate a one operator beauty or barber shop within a residential district. This special exception may be approved for a period of four (4) years, as this is a subsequent application.

The applicant has proposed hours of operation to be 10:00am to 3:00pm on Tuesday, Thursday, Friday and Saturday with no operating times to be functioning Monday, Wednesday, and Sunday. Weekly proposed hours of operation total twenty (20) hours.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
R-4 AHOD (Residential Single Family District)	Single Family Residence and One-Operator Beauty/Barber Shop

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	R-6 AHOD (Single Family)	Single Family Residences
South	R-6 AHOD (Single Family)	Single Family Residences
East	R-6 AHOD (Single Family)	Single Family Residences
West	R-6 AHOD (Single Family)	Single Family Residences

Comprehensive Plan Consistency/Neighborhood Association

The subject property is not located within the boundaries of a Neighborhood or Community Plan. The property is not located within the boundaries of a Neighborhood Association.

Criteria for Review

According to Section 482(h) of the Unified Development Code, in order for a special exception to be granted, the Board of Adjustment must find that the request meets each of the following conditions (in addition to the requirements of Section 35-399.01):

1. The special exception will be in harmony with the spirit and purpose of the chapter:

The requested special exception is in harmony with the spirit and purpose of this chapter in that the existing one-operator beauty/barbershop follows the specified criteria established in Section 35-399.01 of the Unified Development Code.

2. The public welfare and convenience will be substantially served:

The requested special exception will further serve the public welfare in that this beauty/barbershop has continuously operated within the parameters set forth by Section 35-399.01 and has served as a public convenience within a residential area.

3. The neighboring property will not be substantially injured by such proposed use:

The granting of the special exception will not alter the use of the property for which the special exception is sought. The primary use of the subject property will remain a single-family residence.

4. The special exception will not alter the essential character of the district and location in which the property for which the special exception is sought:

It does not appear that the granting of the special exception will alter the essential character of the district in which the subject property is located in that the existing beauty/barbershop has and will remain confined to 25% or less of the gross floor area of the primary residence.

5. The special exception will not weaken the general purpose of the district or the regulations herein established for the specified district:

The purpose of the district is to promote the public health, safety, morals, or general welfare. The granting of this special exception will not weaken this purpose, nor will it weaken the regulations established for this district.

Staff Recommendation

The applicant has indicated she will meet all of the limitations, conditions and restrictions set forth in Section 35-399.01 of the UDC (a copy of the application indicating this is attached with this packet). It appears that granting this Special Exception will allow the applicant to use a portion of this property as a beauty shop without altering the residential character of the neighborhood.

It appears the applicant has operated at this location since the previous special exception was granted on October 19, 2009 with no recorded violation. Staff recommends that **A-12-003, 150 East Vestal Place, be approved for a four (4) year period** with hours of operation not to exceed 20 hours. A 4-year period of operation is the maximum allowable time due to the provisions set forth in UDC 35-399.01(i).

Attachments

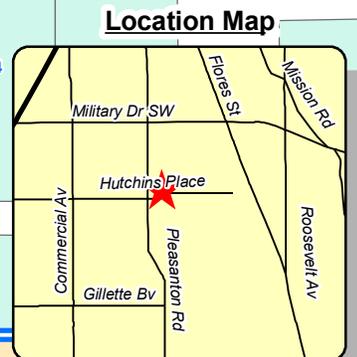
Attachment 1 – Location Map

Attachment 2 – Plot Plan

Attachment 3 – Submitted Floor Plan



HUTCHINS PLACE
 Area is in Airport Hazard Overlay District



Board of Adjustment
 Notification Plan for
 Case A-12-003



- Legend**
- Subject Property ———
 - 200' Notification Boundary - - - - -
 - Scale: 1" approx. = 300'
 - Council District 3

VESTAL

Beauty / Barber Shop
299 sq. ft.
1204 GBA
24.8% of total

Porch

**Existing
Residence**

26'

11'-6"

**NCB 10106
Block 2
Lot 13**

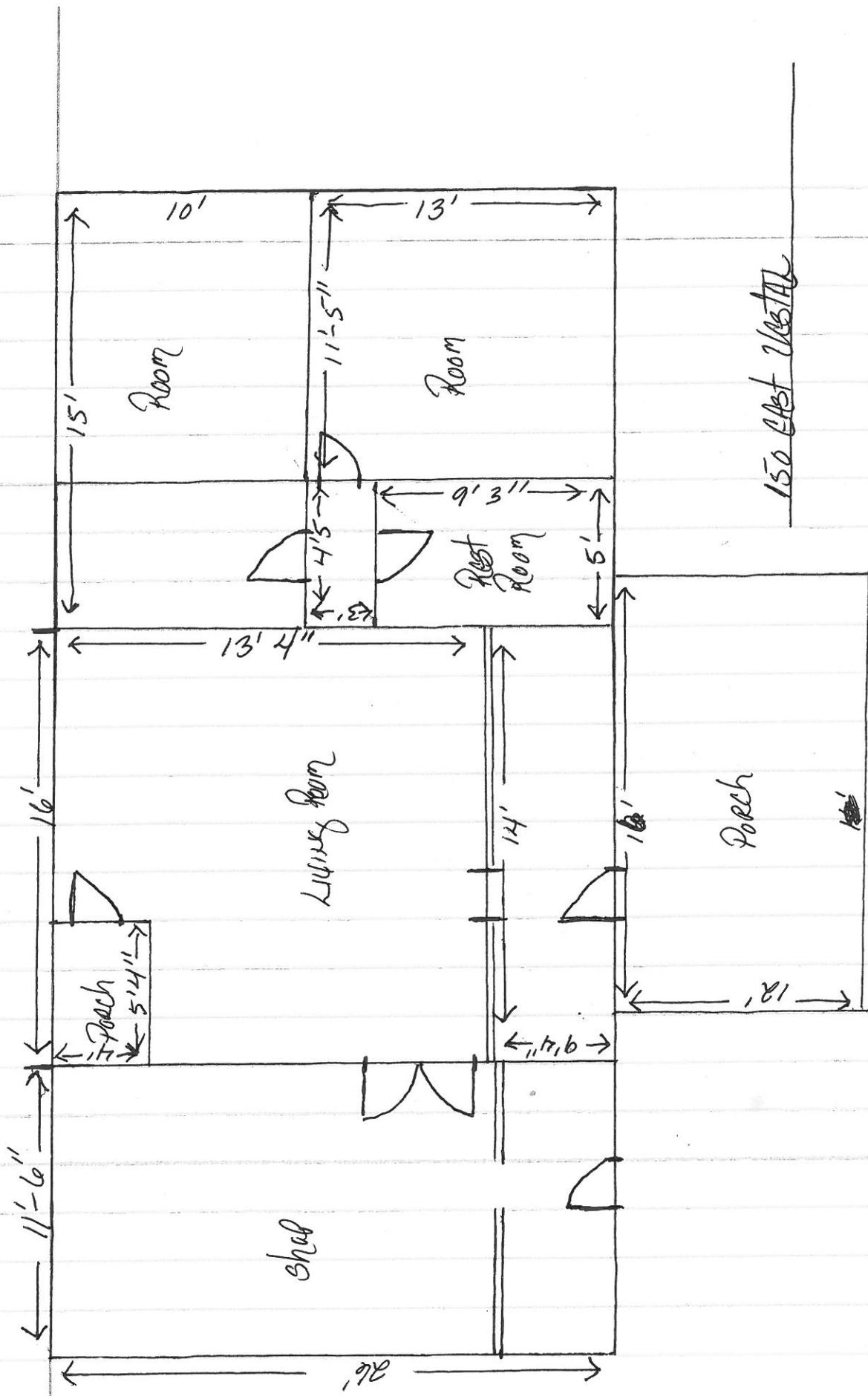
Board of Adjustment
Plot Plan for
Case A-12-003



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

150 E VESTAL PL

Development Services Dept
City of San Antonio
(10/23/2011)



150 East 21st St



City of San Antonio Development Services Department Staff Report

To: Board of Adjustment
Case No.: A-12-004
Date: November 14, 2011
Applicant: Daniel Monreal
Owner: Eduardo Camargo
Location: 150 Freiling Drive
Legal Description: Lot 4, Block 3, NCB 9690
Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
Prepared By: Andreina Dávila-Quintero, Planner

Request

The applicant requests a 7-foot variance from the minimum 20-foot rear setback requirement, in order to allow a 13-foot setback from the centerline of the alley (5-foot, 6-inch setback from the rear property line).

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code ("UDC"). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 27, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 28, 2011. Additionally, notice of this meeting was posted at City Hall and on the City's internet website on November 10, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Executive Summary

The approximately 0.21-acre property consists of an approximately 2,363-square foot, single story single-family residential structure, and a 1,224-square foot, two-story accessory structure. The current property owner built an approximately 717-square foot addition on the south east corner of the single-family residence to connect the principal structure with the accessory structure. The new addition was done without first obtaining the required permits and approval from the City.

The connection of the principal and accessory structures through the new addition resulted in the accessory structure becoming part of the principal structure, and thus subject to the setback requirements of the principal structure. Pursuant to Table 310-1 of the UDC, structures in the "R-4" Single-Family Residential zoning district shall be set back a minimum of twenty (20) feet

from the rear property line. The UDC allows lots that abut a public alley to consider one-half (½) of the alley, up to a maximum of fifteen (15) feet, as part of the minimum required rear or side yard [Section 35-516(c) of the UDC]. According to the Wonder Homes Addition Plat (Volume 2575, Page 209, Deed and Plat Records, Bexar County, Texas), there is an existing 15-foot wide alley along the rear property line. As a result, the principal structure on the subject property may be set back a minimum of twelve (12) feet, six (6) inches from the rear property line [twenty (20) feet from the centerline of the alley].

The existing accessory structure was built five (5) feet, six (6) inches from the rear lot line according to the submitted Site Plan. Consequently, the applicant is requesting a 7-foot variance from the minimum 20-foot required rear setback. According to the submitted application, the variance is requested due to the existing setback of the accessory structure that caused the principal building to be in violation of the minimum setback requirements with the construction of the new addition. The applicant states that the new addition was built due to the need to enlarge the square footage of living area on site.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
R-4 AHOD (Residential)	Single-Family

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	R-4 AHOD (Residential)	Single-Family
South	R-4 AHOD (Residential), R-5 AHOD (Residential)	Single-Family
East	R-4 AHOD (Residential)	Single-Family
West	R-4 AHOD (Residential)	Single-Family

Comprehensive Plan Consistency/Neighborhood Association

The subject property is located within the Greater Dellview Community Plan. The subject property is located within the Dellview Area Neighborhood Association.

Criteria for Review

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest:

The requested variance is contrary to the public interest as, if approved, it will allow a principal structure with a 13-foot rear setback [seven (7) feet, six (6) inches of which consists of alley], which is thirty-five (35) percent less than what is allowed by the UDC. Accessory structures are allowed a lesser setback due to its size and lot coverage restrictions that reduce the impact of the structure on adjoining properties. In connecting the accessory

structure to the principal structure, the minimum separation required between buildings and properties is reduced, thus increasing the impact that a principal structure with no building size restrictions may have on the adjacent properties.

2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

A literal enforcement of the rear setback requirement will require the applicant to relocate the proposed addition to the opposite side of the principal structure, and restore the accessory structure to its original configuration. The subject property does not have any special conditions that prevented the applicant from obtaining the required permits and placing the building in compliance with the minimum development standards of the UDC. The subject property has over nine thousand two hundred (9,200) square feet of lot area, with the principal and accessory structures covering approximately thirty-two (32) percent of the lot.

3. By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.

The variance is neither keeping with the spirit of the ordinance nor would it do substantial justice. The subject property is not uniquely influenced by oppressive conditions, and its reasonable use is not contingent upon an addition between the principal and accessory structures. The subject property has ample space on the west side of the property that allows for an addition in compliance with the minimum development standards of the UDC. Furthermore, the applicant's desire to use the entire 15-foot alley as part of the rear yard takes away the ability of the property to the south to use his/her corresponding half as permitted by the UDC.

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

The requested variance will not authorize the operation of a use on the subject property other than those specifically permitted in the "R-4" Residential Single-Family base zoning district.

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

The requested variance will substantially injure the appropriate use of the adjacent conforming properties. The subject property is located in a residential area with single-family residential uses that are all subject to the same setback requirements. The adjacent conforming properties comply with the minimum required rear setback of the "R-4" Residential Single-Family District. Approval of the variance will reduce the minimum separation required between structures on adjacent lots, as well as alter the character of the district by allowing a principal structure closer to the rear property line than the existing principal structures within the vicinity.

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

No unique conditions or circumstances exist on the property that prevented the applicant from using the property as intended and complying with the minimum requirements of the UDC. The requested variance is needed due to the construction of an addition that was done without first obtaining all necessary and required permits. Had the applicant obtained permits prior to construction, the applicant would have been notified about the minimum required development standards and this variance request would not be necessary. The accessory structure is a legal conforming structure that complies with the minimum development standards for accessory structures as established in the UDC. The result of the applicant's action to connect both structures caused the violation on the property, thus self-imposing hardship.

Staff Recommendation

Staff recommends **denial of A-12-004**. The requested variance does not comply with five (5) of the six (6) required approval criteria for granting a variance as presented above. The applicant has not presented evidence that the requested variance would provide relief from a hardship caused by a literal enforcement of the rear setback requirement.

The purpose of a variance is to restore equity when, due to special circumstances or conditions, the Ordinance restricts one (1) property more severely than other properties in the same zoning district. The subject property has no special circumstances or conditions that would result in the need of the variance requested. The hardship is a direct result of the owner's action to construct an addition without the approval of the City, and which caused the property to be in violation of the UDC. Reasonable use of the property may still be accomplished in compliance with the minimum requirements of the UDC.

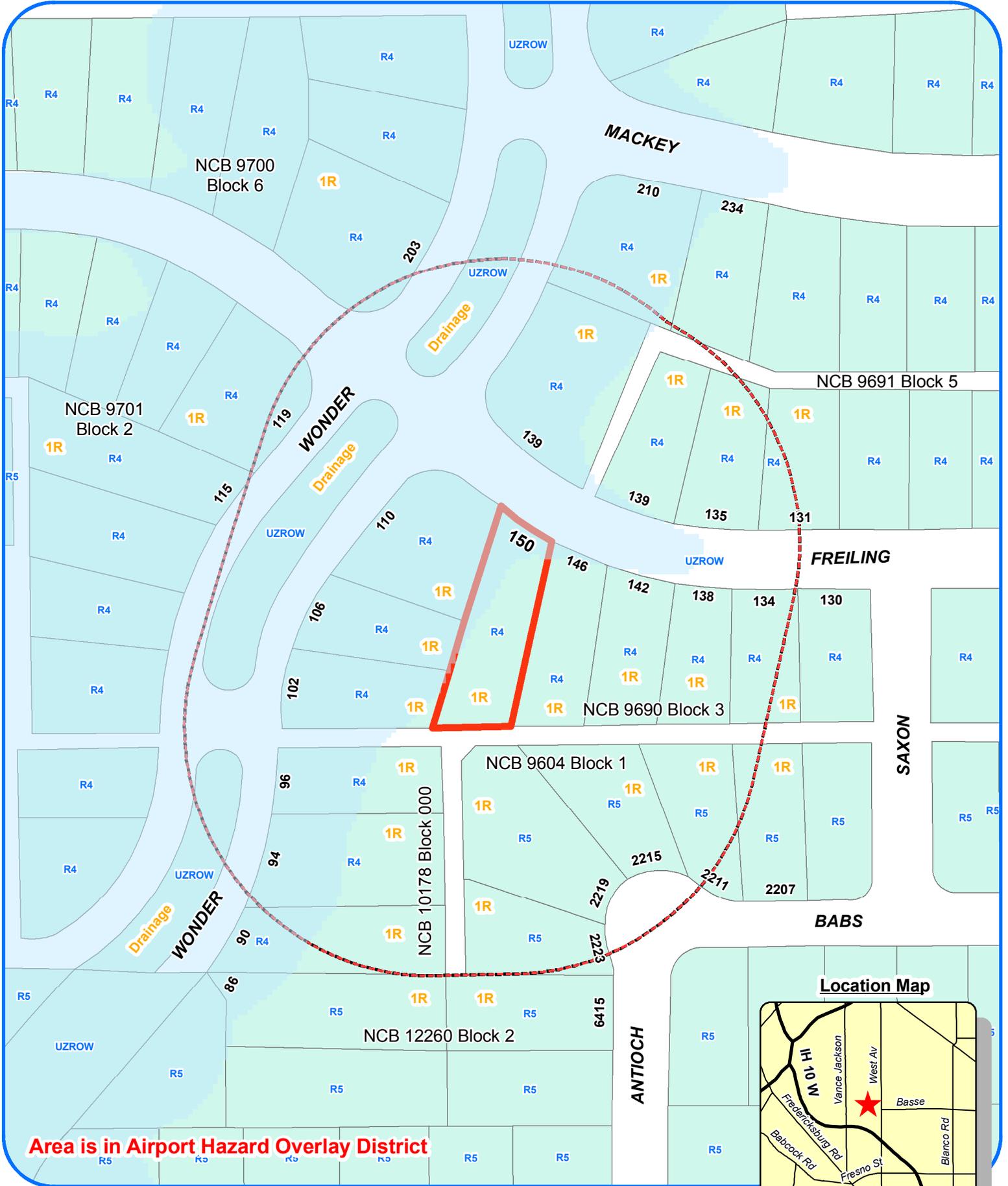
Attachments

Attachment 1 – Location Map

Attachment 2 – Plot Plan

Attachment 3 – Submitted Site Plan

Attachment 4 – Wonder Homes Addition Plat



Area is in Airport Hazard Overlay District

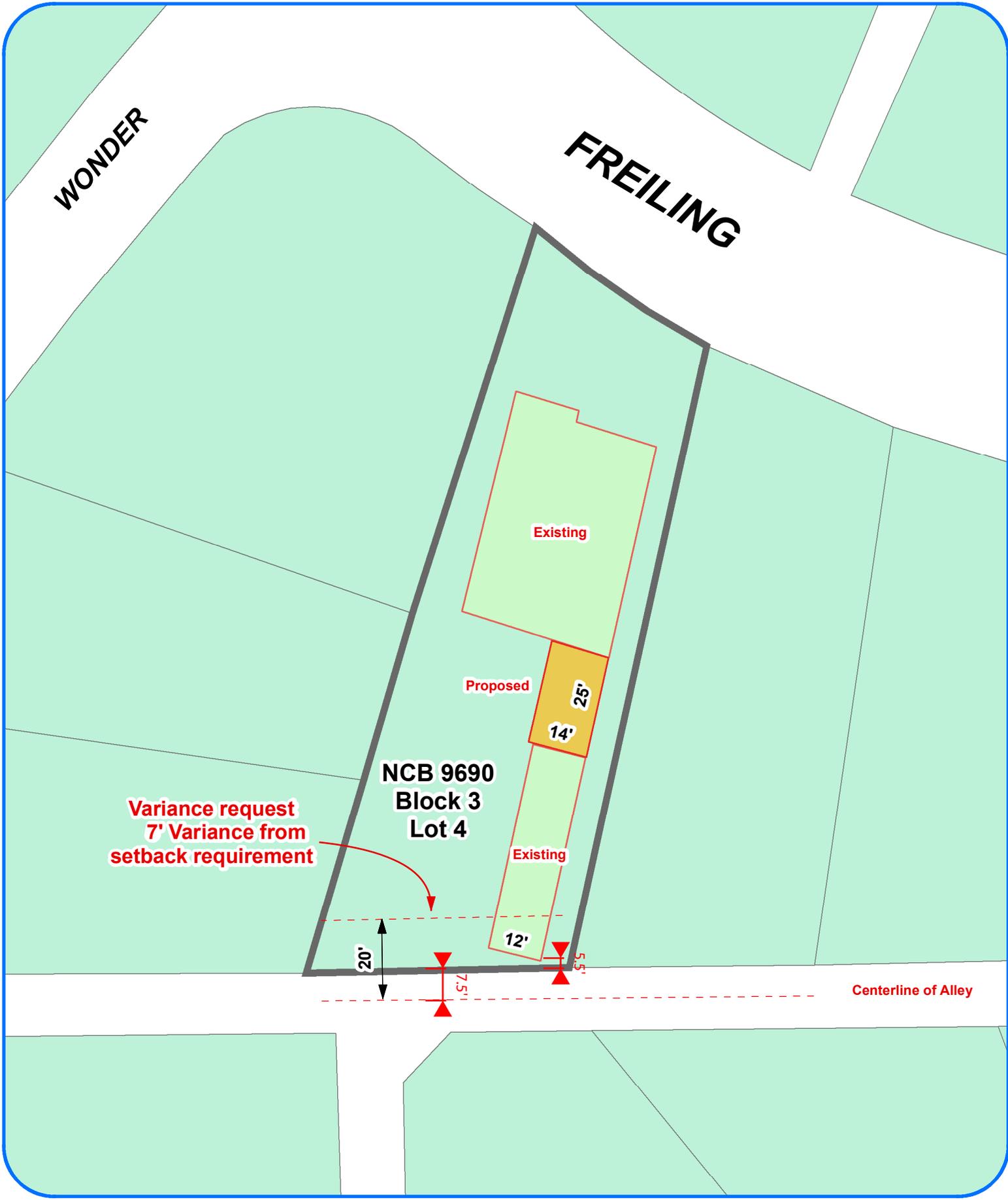


Board of Adjustment
Notification Plan for
Case A-12-004



Legend

- Subject Property
- 200' Notification Boundary
- Scale: 1" approx. = 300'
- Council District 1



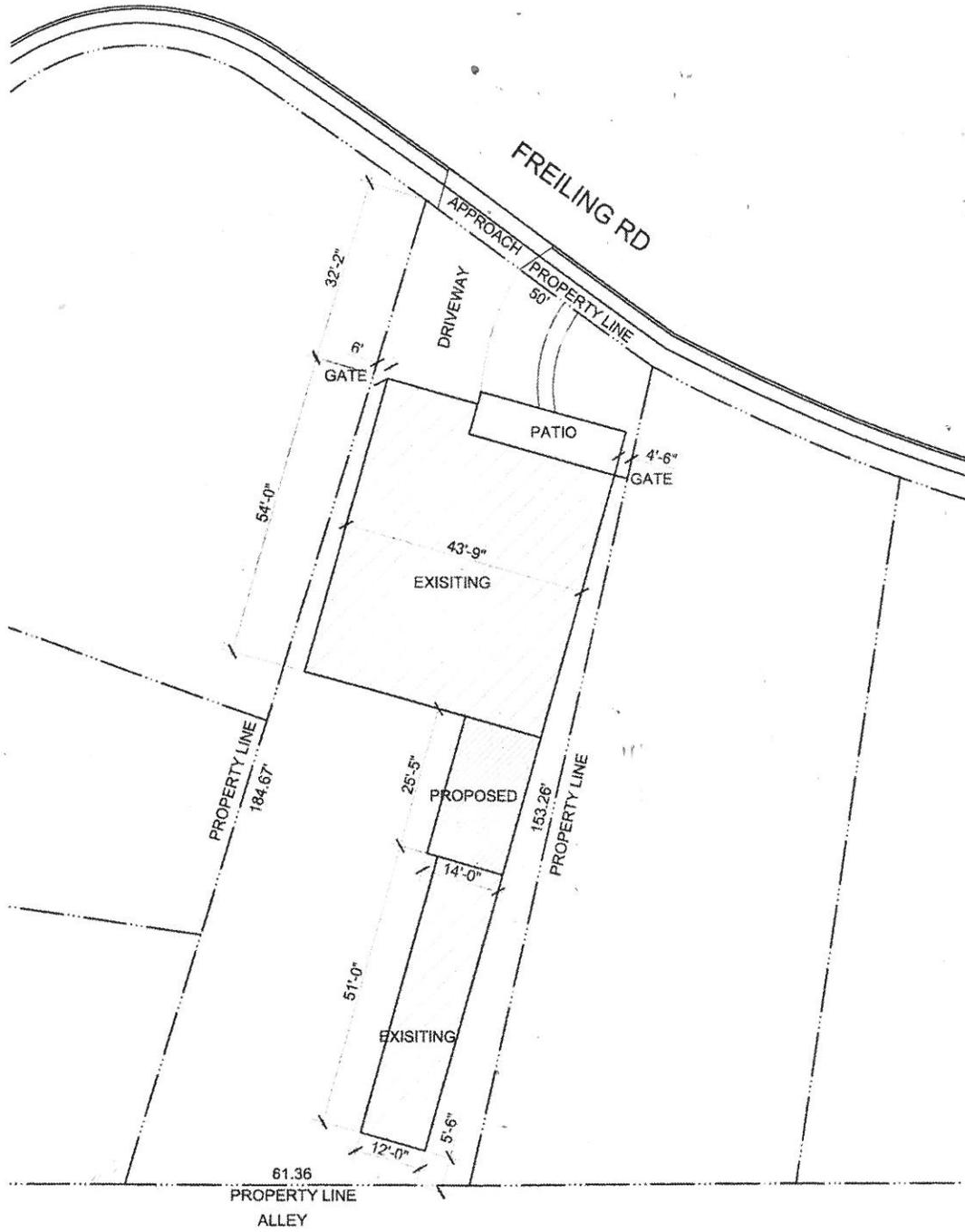
Board of Adjustment
 Plot Plan for
Case A-12-004



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

150 FREILING

Development Services Dept
 City of San Antonio
 (10/23/2011)



SITE

SCALE: 1/16"=1'-0"

NORTH

ADDRESS:
 150 FREILING DRIVE
 SAN ANTONIO, TEXAS 78213

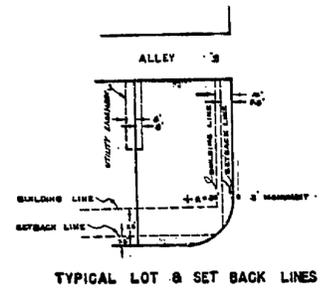
LEGAL DESCRIPTION:
 NCB 9690
 BLK 3
 LOT 4

LOT SIZE 9,295 SQ FT

SET BACK LINES:
 FRONT 25'
 SIDE 10'

608251

NO.	RADIUS'	ANGLE	TANGENT	L. OF CURVE
1	330'	28° 40' 00"	116.24'	223.57'
2	330'	28° 40' 00"	96.61'	189.69'
3	330'	28° 40' 00"	109.87'	220.68'
4	330'	28° 40' 00"	74.20'	148.64'
5	330'	28° 40' 00"	96.22'	192.39'
6	330'	28° 40' 00"	79.23'	158.61'
7	330'	28° 40' 00"	82.16'	162.98'
8	330'	28° 40' 00"	79.23'	158.61'



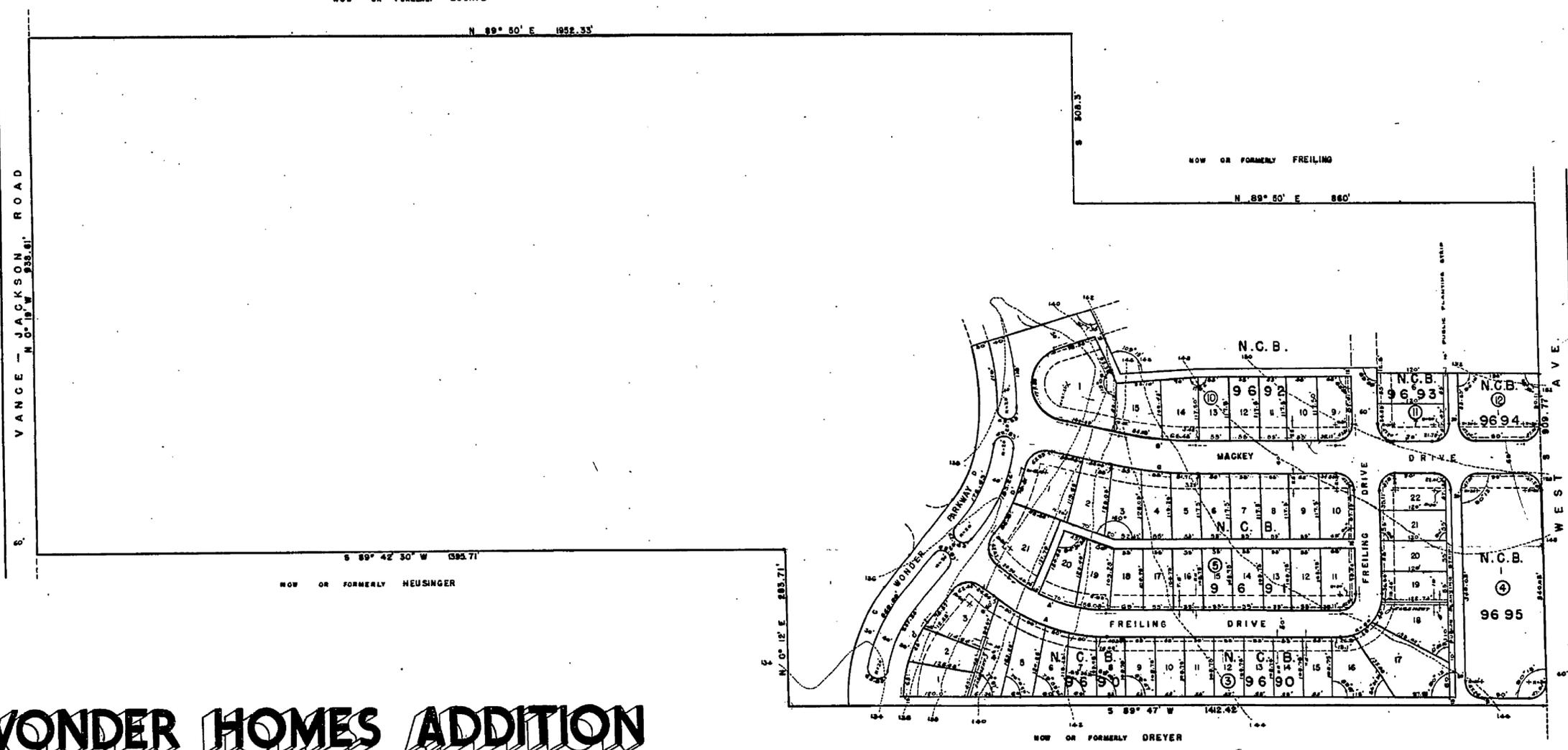
CERTIFICATE OF APPROVAL
 The undersigned Mayor of the City of San Antonio, the presiding officer of the City Council, hereby certifies that the above plat was duly filed with the City Engineer of the City of San Antonio, and that after examination it appears that same conforms to the provisions, ordinances, general laws and regulations governing the same promulgated by the City Council, and that this plat is approved by said City Council.

on this the 1st day of July 1949.

Frank Kelly
 Mayor



FILED FOR RECORD
 1949 JUL 9 AM 11 23
 FRED HUNTRESS
 COUNTY CLERK
 BEAR 11, 1949
 3171



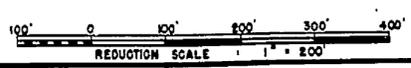
Filed for record July 9, 1949 at 11:23 o'clock A.M.
 Recorded & Indexed July 12, 1949 at 4:30 o'clock P.M.
 FRED HUNTRESS,
 County Clerk, Bexar County, Texas
 By *Jimmie Kelly*
 Deputy

WONDER HOMES ADDITION

PROJECT NO. 2

PLAT SHOWING

A SUBDIVISION OF A 54.22 AND A 9.176 ACRE TRACT BEING OUT OF O.C.L. NO. 7, RANGE NO. 6, DISTRICT NO. 3, C.B. 5287, BEXAR COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY BY THE SURVEYOR WHOSE NAME IS SHOWN HEREON AND DEDICATED TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WONDER HOMES INC. OWNER
 BY *Alvin S. Sealer*
 PRESIDENT

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALVIN S. SEALER, PRESIDENT OF WONDER HOMES, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF JUNE A.D. 1949
P. Lyons
 NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

I, R.H. PORTERSON, LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION.

R.H. Porterson
 LICENSED LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF JUNE A.D. 1949.

P. Lyons
 NOTARY PUBLIC BEXAR CO. TEXAS
 P. LYONS

