

Case Number:	BOA-22-10300187
Applicant:	Jason Trujillo
Owner:	Security Service Federal Credit Union
Council District:	8
Location:	15000 IH 10 West
Legal Description:	Lot 11, Block 2, NCB 14746
Zoning:	"C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District
Case Manager:	Richard Bautista-Vazquez, Planner

Request

A request for a 1' special exception from the maximum 5' fence height, as described in Section 35-314, to allow a predominantly open fence to be 6' along the front yard.

Executive Summary

The subject property is located along the Interstate 10 Frontage Road. There is an office building on the property, and the applicant is wanting to construct a predominantly open fence along the front yard. The proposed fence will not be visible from the adjacent right of way.

Code Enforcement History

There are no relevant Code Enforcement investigations or violations pending.

Permit History

Building permits are awaiting the outcome of the Board of Adjustments Meeting.

Zoning History

The subject property was annexed into the City of San Antonio by Ordinance and was zoned Temp "R-1" Single-Family Residence District. Ordinance 44991 dated March 6, 1975 rezoned the property to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the zoning converted to the current "C-2" Commercial District, established by Ordinance 93881 dated May 3, 2001.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
"C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District	Office Building

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	"C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District	Vacant Lot
South	"C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District	Vacant Lot
East	"C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District	Vacant Lot
West	"C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District	Vacant Lot

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the UTSA Area Regional Center Plan and is designated “Regional Mixed Use” in the future land use component of the plan. There is no registered homeowners association withing the area.

Street Classification

Interstate Highway 10 West is classified as an interstate.

Criteria for Review – Fence Height

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

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

The UDC states the Board of Adjustment can grant a special exception for a fence height modification. The additional fence height if granted would be in harmony with the spirit and purpose of the ordinance.

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

In this case, these criteria are represented by fence heights to protect and still promote a sense of community.

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

The fence will create enhanced security and privacy for the subject property and is unlikely to substantially injure any neighboring properties.

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 additional height for the section of front yard fence will not alter the essential character of 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 requested special exception will not weaken the general purpose of the district as the fence is not easily seen from the right of way.

Alternative to Applicant's Request

The alternative to the applicant's request is to conform to the Fence Height Regulations of Section 35-514.

Staff Recommendation – Front Yard Fence Special Exception

Staff recommends **Approval** in **BOA-22-10300187** based on the following findings of fact:

1. The front yard fence is not easily visible and does not appear to alter the essential character of the district; and