

# **Board of Adjustment** **Notification Plan for** **Case No A-18-101**

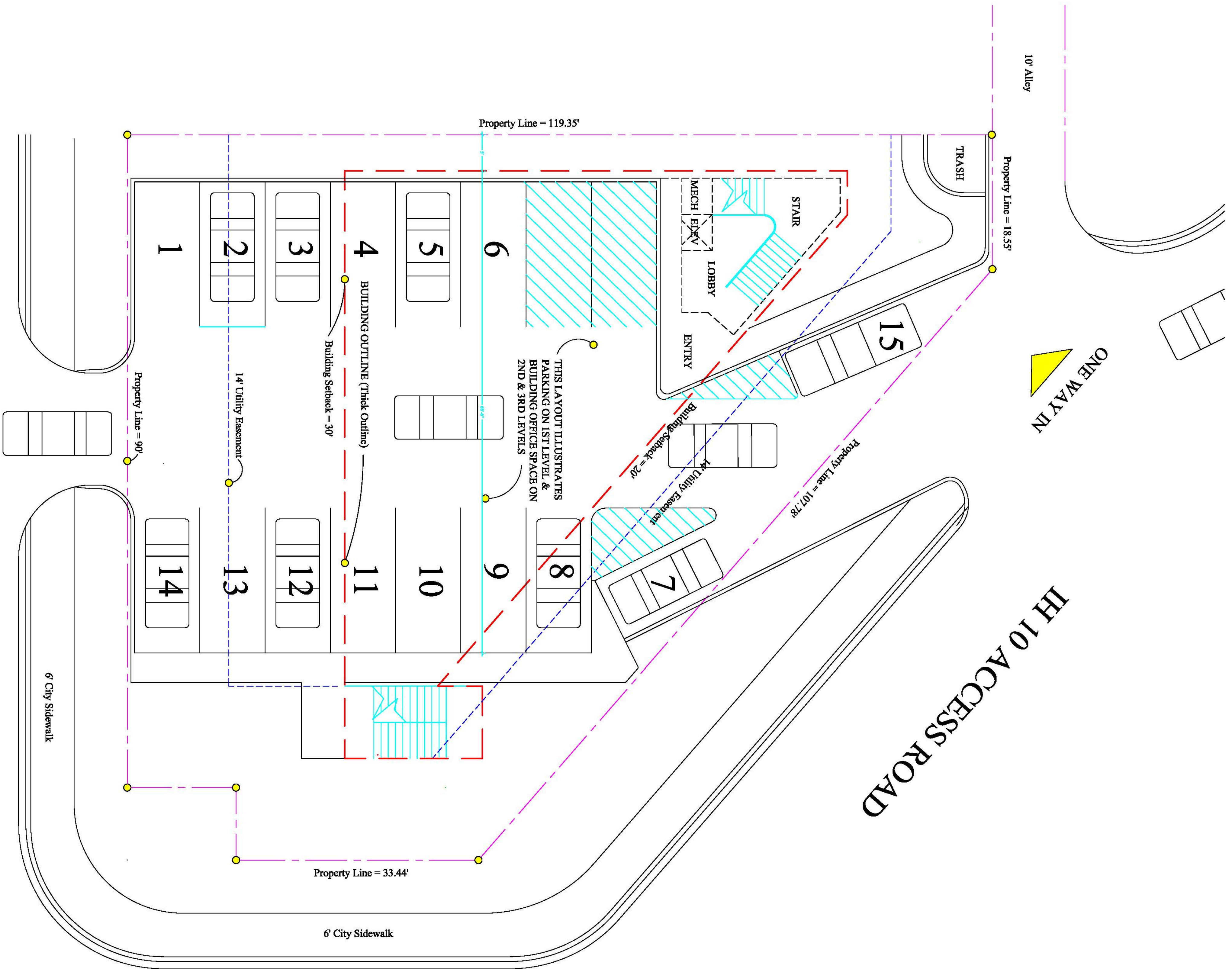


San Antonio City Limits  
 Subject Property  
 200' Notification Boundary  
 Council District: 1



"NOT TO SCALE,  
 FOR ILLUSTRATIVE PURPOSES ONLY"  
 Development Services Department  
 City of San Antonio





## PROPOSED NEW OFFICES

Jesse A. Supelveda, Attorney at Law  
5400 IH 10, SA, TX 78201  
(Approved by COSA on 2-16-2018)  
Previous Address:  
1807 W Wildwood, SA, TX 78201

### REQUEST FOR A HEIGHT & SETBACK VARIANCES

#### PROJECT OBJECTIVES:

1. Determine Maximum Building Square Footage allowed by UDC
2. Determine Minimum Parking Spaces required by UDC
3. Determine if requesting a Side Yard Variance from 10' to 0' increases the project's viability

#### PROJECT NOTES:

1. A 14' Utility easement and setbacks + variance allows a Building Area of 3,170 SF per Level.
2. One Parking Space is required for every 300 SF of Building Area
3. Conceptual Plan indicates 15 spaces, including two HC spaces and HC aisle between spaces
4. An existing Curb Cut along IH 10 is utilized for this Concept requires approval from TxDOT
5. The Building Area may need a slight reduction depending on the Architectural Design
6. One Handraffic Elevator and Stair on 1st Level will allow access to the 2nd & 3rd Levels

#### RECOMMENDATIONS:

1. Request a Height Variance from 25' to 45' and a 5' sideyard setback of in lieu of 10'
2. Utilize this Conceptual Site Plan to further develop a 2nd & 3rd Level Floor Plans
3. Utilize the Building Limit Outline as the 2nd & 3rd Level Floor Plans to Maximize SF



## CONCEPTUAL STREET LEVEL PLAN

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

May 30, 2018

Brad Ave.



ARCHITECT  
May 30, 2018



**A-18-101**  
**Subject Property – 1807 West Wildwood Drive**



**Subject Property**





**Subject Property view along West Wildwood Dr.**



**Subject Property and neighboring property**





**Neighboring property to the West**



**View across from subject property along West Wildwood Dr.**





**View across from subject property along West Wildwood Dr.**



**West Woodlawn Streetscape**





IH-10 Frontage View



IH-10 Frontage View





**Alley View next to subject property**



**View across subject property**

