

## HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2019

**HDRC CASE NO:** 2019-667  
**ADDRESS:** 430 BURLESON ST  
**LEGAL DESCRIPTION:** NCB 520 (432 BURLESON), BLOCK 24 LOT 20  
**ZONING:** IDZ, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Christopher Rucker  
**OWNER:** James Swanson  
**TYPE OF WORK:** Perimeter fencing  
**APPLICATION RECEIVED:** November 01, 2019  
**60-DAY REVIEW:** December 31, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to build a solid wood fence around the perimeter of the property from 6 foot tall at the rear carport to 4 feet tall in front of the front façade plane.

### APPLICABLE CITATIONS:

- 5.Guidelines for Site Elements
- 2.Fences and Walls

### B.NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

Unified Development Code - Sec. 35-514. - Fences.

**Table of Heights**  
**Maximum Permitted Fence Heights**

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family or Mixed Residential Use	3'0" solid fence, 5'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"

**FINDINGS:**

- a. The primary structure at 430 Burleson was constructed by 2018 and is located at the corner of Burleson and N Hackberry in the Dignowity Hill Historic District. The single-family, two-story structure features a simple turned gable configuration, a centered covered porch, a side facing balcony, and an attached carport in the rear.
- b. FENCE – The applicant has proposed to install metal-framed horizontal solid wood fence. The proposed fence is to begin at the existing wood privacy fence in the rear abutting at 1025 N Hackberry, reduce in height toward the front yard, and turn to meet the side fence abutting at 428 Burleson.
- c. FENCE DESIGN - The applicant has proposed to install a metal-framed, horizontal solid wood fence. Per the Guidelines for Site Elements 2.B.i, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; the design of fences should respond to the design and materials of the house or main structure. Staff finds that solid wood fences are found as rear privacy fences in the district. While solid wood fences are atypical in historic front yards, staff finds that the proposed design may be appropriate for non-historic infill properties if the height and configuration is consistent with the Guidelines.
- d. FENCE HEIGHT – The applicant has proposed to install a fence with a height of 6 feet from the rear carport and stepping down to 4 feet before approaching the front yard to meet the existing side fence. Per the Guidelines for Site Elements 2.B.iii, applicants should limit the height of new fences and walls within the front yard to a maximum of four feet; the appropriateness of a front yard fence is dependent on conditions within a specific historic district. Additionally, per UDC - Sec. 35-514., solid fences have a permitted maximum of 3 feet in the front yard. Staff finds that the solid fence height should be reduced to 3 feet before approaching the front yard, instead of the proposed 4 feet. The applicant may also consider a cattle panel design, which would be allowed to maintain 4 feet in height.

**RECOMMENDATION:**

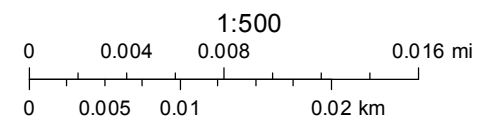
Staff recommends approval of the fence installation based on finding b through d with the stipulation that the fence height is no taller than 6 feet in the rear and 3 feet past the front façade plane.

If the applicant wishes to maintain a height of 4 feet in the front yard, then the fence must feature a predominantly open design, such as a wood picket or cattle panel fence, per Unified Development Code - Sec. 35-514. An updated drawing or example photo must be submitted to staff prior to installation.

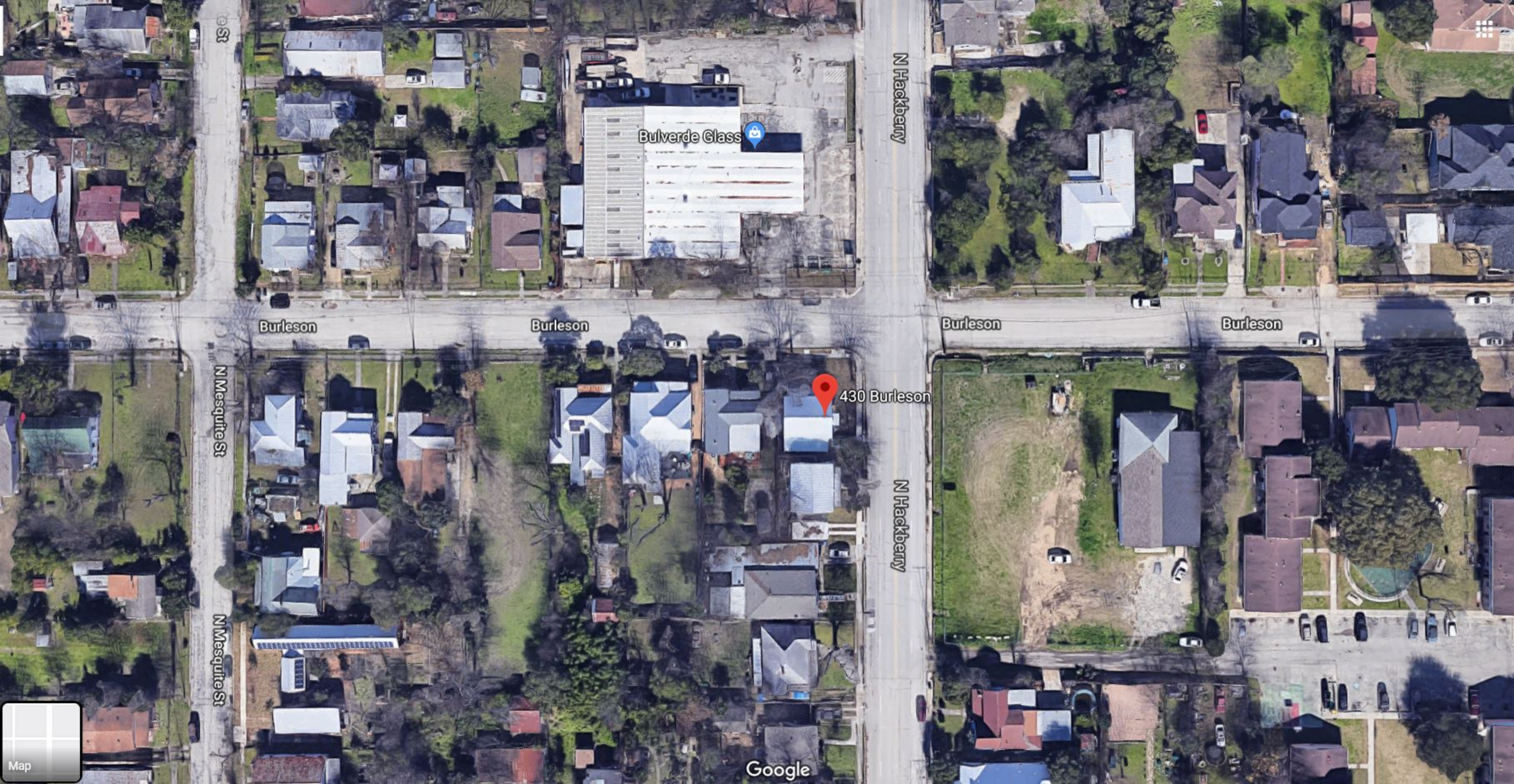
# 430 Burleson



November 9, 2019







N Hackberry

Bulverde Glass

430 Burleson

Burleson

Burleson

Burleson

Burleson

N Mesquite St

N Hackberry

N Mesquite St

Google







430 Burleson

N Hackberry

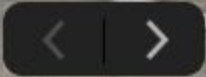
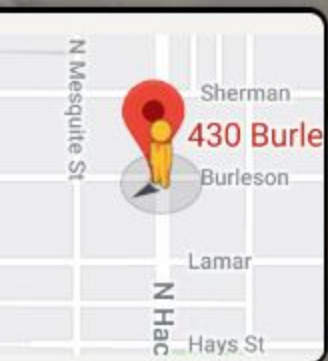
Burleson

Bulverde Glass

N Hackberry  
Google









ALAMO FENCE COMPANY  
OF SAN ANTONIO, INC.

579 Weil Road, Cibolo, TX 78108  
Phone: (210)566-6816 Fax: (210)659-2051



Fence Specifications

Scope	Install 6' Tall horizontal fence with metal post in front yard. Insta 1-10 wide		
	track and and 1-4' wide pedestrian gate.		
	Option. Install 4' tall fence and 5' tall fence on left side and front yard		
Material	where noted. <div></div>		
Height		Posts	





## 430 Burleson Street

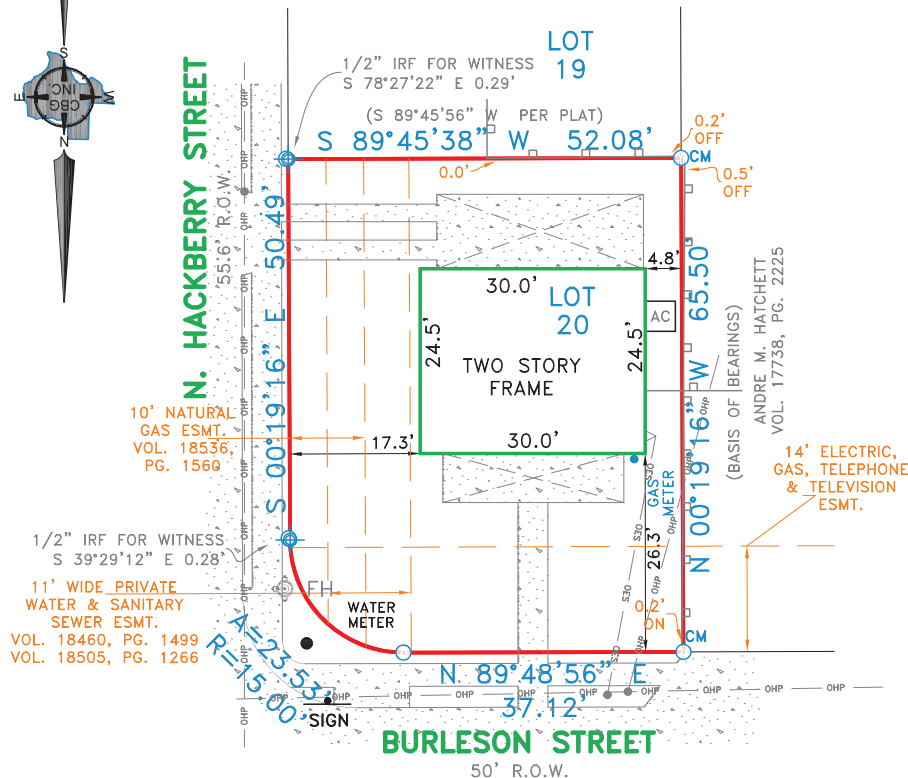
Being Lot 20, Block 24, New City Block 520, 432 BURLESON SUBDIVISION, IDZ, in the City of San Antonio, Bexar County, Texas, according to Map or Plat thereof recorded in Volume 9696, Page 219, Deed and Plat Records, Bexar County, Texas.



Alamo Title

### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /— EDGE OF ASPHALT
- /— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



### EXCEPTIONS:

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48029C0415G, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Alamo Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: E.L.

Scale: 1" = 20'

Date: 08/18/17

GF No.: SAT-11-

4000111700243-SG

Job No. 1718683



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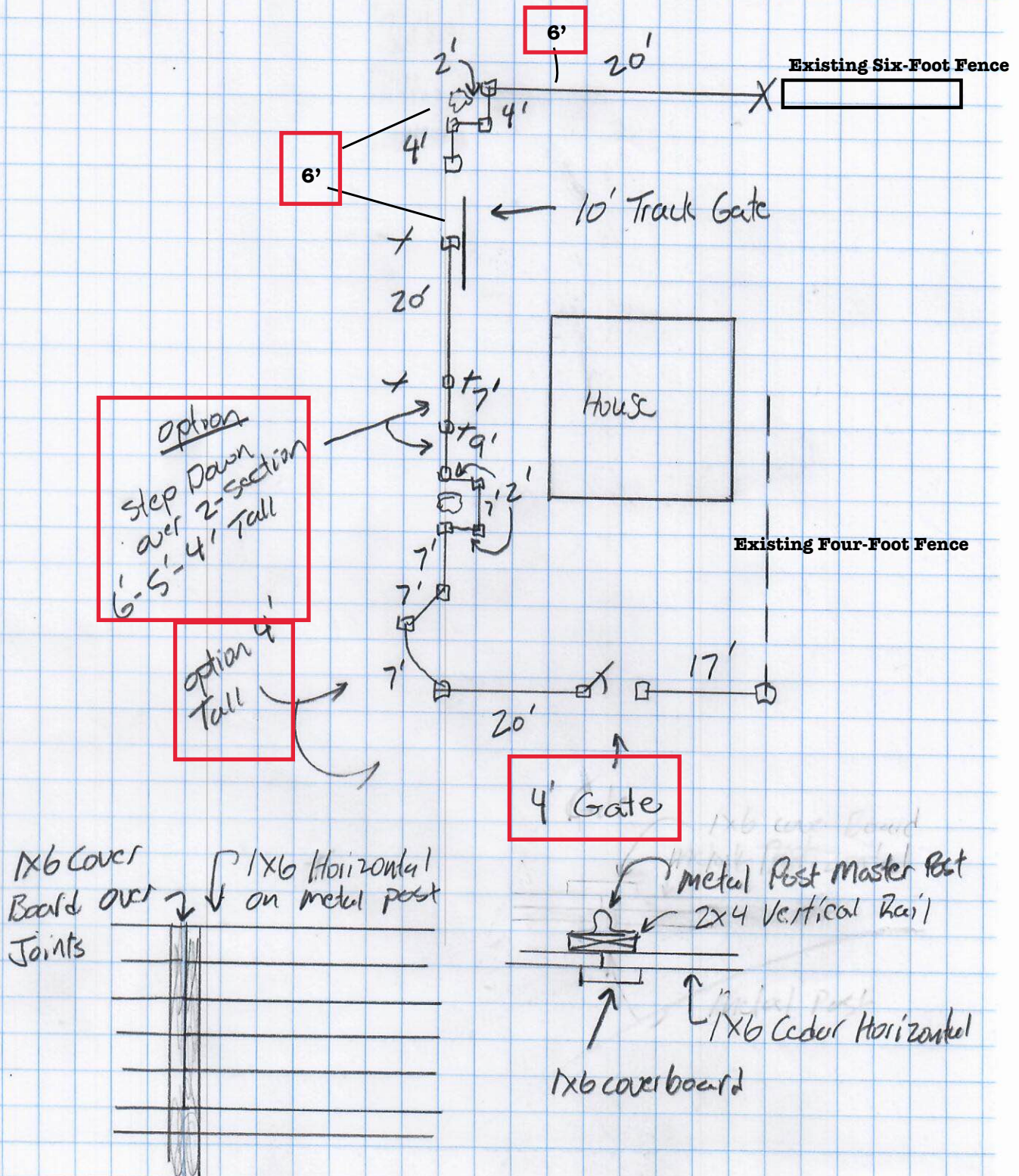
Accepted by: \_\_\_\_\_  
Purchaser

Date: \_\_\_\_\_

Purchaser



Brain Rucker  
430 Burleson - 78202  
830-446-2697  
brainrucker@gmail.com











430

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