

City of San Antonio



AGENDA Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, October 7, 2019

1:00 PM

1901 S. Alamo

Executive Session: At any time during the meeting, the Zoning Commission may meet in executive session for consultation regarding any of the matters posted above for attorney-client consultation under Chapter 551 of the Texas Government Code.

BOARD OF ADJUSTMENT MEMBERSHIP

Roger Martinez – District 10, Chair

Alan Neff – District 2, Vice-Chair

Donald Oroian – District 8, Pro-Tem

Dr. Lisa Zottarelli – District 1 Phillip Manna – District 7

Reba N. Malone – District 3 George Britton – District 4

Maria Cruz – District 5 Seth Teel – District 6

Kimberly Bragman – District 9 Henry Rodriguez – District - Mayor

Alternate Members

Vacant Vacant

Arlene B. Fisher Eugene A. Polendo

Vacant Cyra M. Trevino

1:00 - Public Hearing - Call to Order

Pledge of Allegiance

1. [19-7467](#) (POSTPONED) BOA-19-10300112: A request by Patrick Williams Christensen for a height variance from the two stories height limitation to allow a new theater construction to be three stories and 38' in height within the Alta Vista Neighborhood Conservation District, located at 741 West Ashby Place. (Council District 1) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)

2. [19-7469](#) (POSTPONED) BOA-19-10300104: A request by Aric Gibson for a special exception to allow a privacy fence to be up to 8' tall on both side yards of the side property lines, located at 6739 Millrock Pass. (Council District 10) (Rachel Smith, Planner (210) 207-5407, rachel.smith@sanantonio.gov, Development Services Department)
3. [19-7464](#) BOA-19-10300097: A request by Laurie Cassidy for a 22' variance from the 30' Type E landscape bufferyard requirement to allow a bufferyard to be 8' along the rear yard property line located at 11722 Jones Maltsberger Road. Staff recommends Approval. (Council District 9) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)
4. [19-7465](#) BOA-19-10300105: A request by Curtis Muller for an appeal of the Historic Preservation Officer's decision to deny a Certificate of Appropriateness, located at 534 Mission Street. Staff recommends Denial. (Council District 1) (Stephanie Phillips, Senior Historic Preservation Specialist, Office of Historic Preservation, (210) 207-7902) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)
5. [19-7466](#) BOA-19-10300107: A request by Pamela Carpenter for a 4' variance from the 5' side setback requirement to allow a detached accessory dwelling unit to be 1' from the west property line, located at 314 West Elsmere Place. Staff recommends Approval. (Council District 1) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)
6. [19-7468](#) BOA-19-10300114: A request by Elbert Anthony Fuqua for a 4'11" variance from the 5' side setback requirement to allow two new structures to be 1" from the east and west property line, located at 400 Montana Street. Staff recommends Denial with an Alternate Recommendation. (Council District 2) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)

7. [19-7470](#) BOA-19-10300108: A request by Daniel Moreno for 1) a 6' variance from the 20' rear setback requirement to allow a new house to be 14' away from the rear property line, 2) a 4" variance from the 20' garage setback requirement to allow a garage to be 19'6" from the property line, located at 6358 Hazel Valley Drive. Staff recommends Approval. (Council District 4) (Rachel Smith, Planner (210) 207-5407, rachel.smith@sanantonio.gov, Development Services Department)
8. [19-7473](#) BOA-19-10300113: A request by Joe Gutierrez for a 4' variance from the 5' side setback requirement to allow an attached addition to be 1' from the side property line, located at 10111 Cedarvale Drive. Staff recommends Denial. (Council District 4) (Rachel Smith, Planner (210) 207-5407, rachel.smith@sanantonio.gov, Development Services Department)
9. [19-7471](#) BOA-19-10300109: A request by Florabella Castillo for 1) a 4'11" variance from the 5' side setback requirement to allow an attached carport to be 1" from the east property line, 2) a 2' variance from the 10' front setback requirement to allow an attached carport to be 8' from the north property line, and 3) a special exception to allow a wrought iron fence to be 6' tall in the front yard, located at 1544 West Agarita Avenue. Staff recommends Denial with an Alternate Recommendation. (Council District 4) (Rachel Smith, Planner (210) 207-5407, rachel.smith@sanantonio.gov, Development Services Department)
10. [19-7474](#) BOA-19-10300115: A request by Daniel Garcia for a 9' variance from the 10' front setback requirement to allow an attached carport to be 1' from the front property line, located at 232 Saddlebrook Drive. Staff recommends Denial. (Council District 4) (Rachel Smith, Planner (210) 207-5407, rachel.smith@sanantonio.gov, Development Services Department)
11. [19-7480](#) Consideration and approval of the September 16, 2019 Board of Adjustment Minutes.
12. [19-7511](#) Approval of the 2020 Board of Adjustment Calendar

Director's Report:

Adjournment

Spanish interpreters are available at all the meetings. Interpreters for other languages must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6310. This service is at no cost to our citizens.

Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6310. Esto es un servicio gratis.

ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. 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) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7720) o al 711 (servicio de transmitir para sordos).