

# City of San Antonio



## AGENDA Board of Adjustment

Development and Business Services  
Center  
1901 South Alamo

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**Monday, December 7, 2020**

**1:00 PM**

**Videoconference**

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**Livestream: [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://www.sanantonio.gov/DSD/Boards/MeetingVideos)  
Telephone Access: 210-206-(LIVE) 5483**

**NO IN-PERSON PUBLIC ACCESS TO THIS MEETING. READ BELOW FOR MULTIPLE  
WAYS TO PARTICIPATE AND PROVIDE COMMENT.**

### BOARD OF ADJUSTMENT MEMBERSHIP

Roger Martinez – District 10, Chair

Donald Oroian – District 8, Vice-Chair

Andrew Ozuna – Mayor, Pro-Tem

Anisa Schell – District 1    Vacant – District 2

Abel Menchaca Jr – District 3    George Britton – District 4

Maria Cruz – District 5    Seth Teel – District 6

Phillip Manna - District 7    Kimberly Bragman – District 9

### Alternate Members

Anne Englert    Vacant

Arlene B. Fisher    Kevin W. Love

Seymour Battle III    Cyra M. Trevino

Jonathan Delmer

To protect the health of the public and limit the potential spread of COVID 19, the Board of Adjustment will hold this meeting via videoconference. These meeting standards are based upon the various suspended provisions of Open Meetings Act issued by the Texas Governor in response to the COVID 19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

To watch and listen to this meeting, visit [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://www.sanantonio.gov/DSD/Boards/MeetingVideos). To listen to audio only, call 210-206-LIVE (5483)

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Board of Adjustment meetings and state law. Public comment may be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager, these will be read at the time the item is heard, as requested. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
2. Drop-off a written statement at 1901 S Alamo by 10am the day of the meeting. The written statement can be up to 300 words. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
3. Leave a voice message of a maximum two minutes by dialing 210-206-(ZBOA) 9262 by 10am the day of the meeting. Your message will be played during the meeting. Please include your full name, home or work address, item # and / or address of the request and / or address of the request.
4. Sign up to give your comments live during the meeting by leaving your name, telephone number, item # on which you would like to speak on at 210-206-(ZBOA) 9262 by 10am the day of the meeting. City staff will call you when your item is up for discussion but cannot guarantee a specific time after 1 pm. Once you join the call, you will be given two minutes to provide your comments.

\*Note: Comments may be submitted in Spanish. Written comments, voicemails, and requests to make comments during the meeting live must be received by Friday, December 4th, at 10am to give time for translation.

1:00 - Public Hearing - Call to Order

1. [20-7179](#) (POSTPONED) BOA-20-10300110: A request by Elvira Salazar for a special exception to allow an 8' solid screen fence on the side property, located at 139 Arizona Avenue. (Council District 5) (Azadeh Sagheb, Planner (210) 207-5407, [Azadeh.Sagheb@sanantonio.gov](mailto:Azadeh.Sagheb@sanantonio.gov), Development Services Department)

2. [20-7122](#) A request by GFR Development Services, LLC, Michael Knoespel for an appeal of the Historic Preservation Officer's denial of the demolition of the historic landmark at 4007 S Flores Street and the conceptual approval of a new car wash. Staff recommends Denial. (Council District 3) (Cory Edwards, Deputy Historic Preservation Officer, (210) 207-1496, Cory.Edwards@sanantonio.gov, Office of Historic Preservation; Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)
3. [20-7170](#) BOA-20-10300134: A request by George Gervin Youth Center, Inc. for a variance from 1) the AE-3 district parking requirements to allow parking within the front yard, and 2) the AE-3 lot size requirements, located at 311 Spriggdale. Staff recommends Approval. (Council District 2) (Dominic Silva, Senior Planner (210) 207-0120, Dominic.Silva@sanantonio.gov, Development Services Department)
4. [20-7060](#) BOA-20-10300113: A request by Cool Breeze Consultants LLC for A request for 1) a 24' 11" variance from the Type D bufferyard to allow the southern bufferyard to be 1" wide and 2) a 25' variance from the Type E bufferyard to allow the western bufferyard to be 5' wide, located at 2637 Navajo Street. Staff recommends Approval. (Council District 4) (Dominic Silva, Senior Planner (210) 207-0120, Dominic.Silva@sanantonio.gov, Development Services Department)
5. [20-7101](#) BOA-20-10300111: A request by Diane Covert for a special exception to allow registration of a one-operator beauty/barber shop within a single-family residence, located at 526 Elmwood Drive. Staff recommends Approval. (Council District 1) (Joyce Palmer, Planner, 210-207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
6. [20-7028](#) BOA-20-10300108: A request by Rudy Trevino for a 2' variance to the minimum 5' side setback requirement to allow a structure to be 3' away, with overhang 1' away, from the side property line, located at 311 Thorman Place. Staff recommends Approval. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
7. [20-7106](#) Consideration and approval of November 16, 2020 minutes

## 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).**