

# City of San Antonio



## AGENDA Board of Adjustment

Development and Business Services  
Center  
1901 South Alamo

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**Monday, September 19, 2016**

**1:00 PM**

**1901 S. Alamo**

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**At any time during the meeting, the Board of Adjustment may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.**

### BOARD OF ADJUSTMENT MEMBERSHIP

Mary Rogers - District 7, Chair

John Kuderer – District 9, Vice-Chair

Roger Martinez – District 10, Pro-Tem Chair

Frank Quijano – District 1

Alan Neff – District 2

Denise Ojeda – District 3

George Britton – District 4

Maria Cruz – District 5

Jesse Zuniga – District 6

Christopher Garcia- District 8

Henry Rodriguez – Mayor

### Alternate Members

Richard Acosta

Jay C. Gragg

Jeffrey Finlay

Paul E. Klein

Seth P. Teel

Edward P. Magallanes

1:00 - Public Hearing - Call to Order

Pledge of Allegiance

1. [16-4910](#) A-16-145: A request by Michael Perez for a variance from the S. Presa/S. St. Marys Neighborhood Conservation District (NCD-1) standards to allow 3 story structures, located at 1123 S. Presa Street. Staff recommends Approval. (Council District 1)

2.     [16-4911](#)     A-16-150: A request by Mario Gonzalez for variances from the S. Presa/S. St. Mary's Neighborhood Conservation District (NCD-1) standards which 1) limit building height to 2.5 stories and 35 feet to allow 3 story buildings up to 39 feet in height; and 2) prohibit attached garages in order to allow them, located at 1226 S. Presa Street. Staff recommends Approval. (Council District 1)
  
3.     [16-4912](#)     A-16-162: A request by Efraim Varga for variances from the S. Presa/S. St. Marys Neighborhood Conservation District (NCD-1) to include: 1) the prohibition of attached garages; 2) the requirement that a porch comprise at least one-third the width of the front façade; 3) to allow a window in the principal elevation which does not satisfy the 2:1 vertical ratio; 4) the 2.5 story limitation to allow 3 stories; and 5) the requirement that homes be within 20% of the block median setback of 24 feet to allow new homes which are no closer than 7 feet, located at 1511-1519 S. Presa Street. Staff recommends Approval. (Council District 1)
  
4.     [16-4909](#)     A-16-154: A request by Meritage Homes of Texas, LP for a 1'5" variance from the 45 foot minimum lot width for a property zoned "R-5" Residential Single-Family to allow the lot to be 43'7" wide, located at 13027 Tulip Farm. Staff recommends Approval. (Council District 8)
  
5.     [16-4668](#)     A-16-151: A request by Jose E. Esparza for a 20 foot variance from the 30 foot platted front setback to allow a carport to be 10 feet from the front property line, located at 6130 Topcroft Drive. Staff recommends Approval. (Council District 6)
  
6.     [16-4669](#)     A-16-144: A request by Angel De Luna for a 20 foot variance from the 30 foot platted front setback to allow a home addition and a carport to be as close as 10 feet from the front property line, located at 4346 Sunshadow Street. Staff recommends Approval. (Council District 2)
  
7.     [16-4670](#)     A-16-142: A request by Blanca Tellez for an elimination of the 20 foot rear setback to allow a rear home addition to be on the rear property line, located at 136 Uvalde Street. Staff recommends Denial, with an alternate recommendation. (Council District 3)

8.     [16-4907](#)     A-16-143: A request by ACL Creek Ventures, LLC for for 1) a five foot variance from the ten foot required side setback opposite a zero lot line property to allow a community with five foot side setbacks opposite a zero lot line rather than ten foot side setbacks and 2) a request for a variance from the provision that restricts a zero lot line lot abutting a non-zero lot line property to allow a total of four (4) zero lot line properties that abut non-zero lot line properties, generally located Northwest of the Higgins Road and Bromley Place intersection. Staff recommends Approval. (Council District 10)
  
9.     [16-4908](#)     A-16-148: A request by Margaret Carlyle for a 20 foot variance from the 20 foot rear setback to allow an in-line addition to be on the rear property line, located at 4342 Putting Green Drive. Staff recommends Approval. (Council District 10)
  
10.    [16-4914](#)     Consideration of the Board of Adjustment minutes from August 22, 2016

Director's Report

Adjournment

**Language interpreters are available at the meeting. For more information call 210-207-6044.**

**Interpretes estarán disponibles en la reunión. Para mayor informes, favor de llamar 210-207-6044.**

**This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).**

**Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos).**