

City of San Antonio



AGENDA **Board of Adjustment**

Development and Business Services
Center
1901 South Alamo

Monday, October 3, 2016

1:00 PM

1901 S. Alamo St

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, Chairman

John Kuderer – District 9, Vice-Chair

Roger Martinez – District 10, Pro-Tem Chair

Frank Quijano – District 1

Denise Ojeda – District 3

Maria Cruz – District 5

Christopher Garcia- District 8

Alan Neff – District 2

George Britton – District 4

Jesse Zuniga – District 6

Henry Rodriguez – District Mayor

Alternate Members

Richard Acosta

Jeffrey Finlay

Seth P. Teel

Jay C. Gragg

Paul E. Klein

Edward P. Magallanes

1:00 - Public Hearing - Call to Order

Pledge of Allegiance

1. [16-5252](#) (POSTPONED) A-16-140: A request by Marc Toppel for variances from the design regulations described in the South Presa/South St. Mary's Neighborhood Conservation District, UDC 35-335: 1) the signage limitations to allow a rooftop sign that is 60 square feet in area; 2) signage limitations to allow both awning and blade signage for each tenant totaling no more than 10 square feet; and 3) two way-finding signs as large as 24 square feet located at 812 South Alamo Street. Staff recommends Approval. (Council District 1)
2. [16-5152](#) A-16-152: A request by CST Brands, Inc for 1) an 18 foot variance from the maximum 6 foot height to allow a 24 foot tall sign; 2) a 100 square foot variance from the maximum 32 square foot sign area to allow a sign with 132 square foot and 3) a variance from the requirement that the pole be fully encased, located at 15239 Poteet Jourdanton Freeway. Staff recommends Denial with Alternate Recommendation. (Council District 4)
3. [16-5155](#) (Continued from 09/19/16) 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)
4. [16-5154](#) A-16-157: A request by Chad McNamara for a variance from the Whispering Oaks Neighborhood Conservation District limitation that the aggregate driveway width be no more than 20% wider than the garage width, located at 11102 Whispering Wind. Staff recommends Denial with Alternate Recommendation. (Council District 9)
5. [16-5153](#) A-16-155: A request by James Day for 1) a variance from the minimum 200 foot distance from residentially zoned property to allow a food truck court within 200 feet of residentially zoned property; and variances from the "MC-3" Austin Highway/Harry Wurzbach Parkway Metropolitan Corridor overlay design standards to include 2) a 2 foot variance from the maximum 4 foot front fence height; 3) a variance from the required building materials to allow metal buildings; 4) a variance from the requirement that dumpsters be screened with masonry materials to allow wood screening, located at 1916 Austin Highway. Staff recommends Approval. (Council District 10)

6. [16-4899](#) A-16-159: A request by Rene Villalabos for a 27 foot variance from the 30 foot rear setback to allow two carports to remain three (3) feet from the rear property line, located at 2211 Cincinnati Avenue. Staff recommends Denial. (Council District 7)

7. [16-4902](#) A-16-161: A request by S&K Development Co, Inc. for a 20 foot variance from the 30 foot rear setback to allow two commercial buildings to be ten (10) feet from the rear property line, generally located in the 6300 block of Ray Ellison Boulevard. Staff recommends Approval. (Council District 4)

8. [16-4894](#) A-16-160: A request by David Marshall for a six foot variance from the 20 foot rear setback requirement and the Mahncke Park Neighborhood Conservation District design standards to allow a rear home addition to be 14 feet from the rear property line, located at 214 Lucas Street. Staff recommends Approval. (Council District 2)

9. [16-4903](#) A-16-146: A request by Michael Villarreal for a 20 foot variance from the 20 foot platted foot front setback to allow two carports to be on the front property line, located at 8940 and 8943 Rich Trace. Staff recommends Approval. (Council District 6)

10. [16-5156](#) A-16-156: A request by Carl Wendt for an eleven foot variance from the 35 foot platted front setback to allow a carport to be 24 feet from the front property line, located at 270 Wellesley Drive. Staff recommends Approval. (Council District 10)

11. [16-4904](#) A-16-158: A request by Edizon Estrada for 1) a five foot variance from the 10 foot front setback to allow two carports to be five (5) feet from the front property line and 2) an elimination of the five foot side setback to allow two carports to be on the side property line 3) a special exception to allow a predominately open and wood privacy fence to be as tall as six feet in the front yard of the property and 4) a variance from the provision that states that corrugated or sheet metal is not permitted as a fencing material, located at 4422 Commercial Avenue. Staff recommends Denial with an Alternate Recommendation. (Council District 3)

12. [16-5157](#) A-16-163: A request by Candelario Garcia for a 25 foot variance from the 30 foot platted front setback to allow a carport to remain five feet from the front property line, located at 5986 Midcrown Drive. Staff recommends Approval. (Council District 2)

Director's Report

Adjournment

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

**Hay servicios de traducción simultánea disponibles.
Para más información llame al (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).