

City of San Antonio



AGENDA Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, December 5, 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

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 – District Mayor

Alternate Members

Richard Acosta

Jay C. Gragg

Jeffrey Finlay

Paul E. Klein

Seth P. Teel

Edward P. Magallanes

11:00 AM - Worksession to discuss Department Procedures related to processing Board of Adjustment requests.

1:00 PM - Public Hearing - Call to Order

Pledge of Allegiance

1. [16-6007](#) A-17-012: A request by Daniel Snyder for for 1) a four foot variance from the maximum 8 foot fence height to allow a 12 foot fence in the rear and side yards; 2) a variance from the provision that prohibits sheet corrugated metal as a fencing material, and 3) a 25 foot variance from the 25 foot landscaped bufferyard required along the side and rear property lines, located at 5814 IH 10 East. Staff recommends Approval. (Council District 2)

2. [16-5976](#) A-17-013: A request by Gulf Coast Sign Company, Inc. for 1) an 11 square foot variance from the NCD-5 requirement that allows a maximum of five square feet of wall signage per tenant space to allow two 16 square feet signs; and 2) a variance from the NCD-5 requirement that only permits individual signage to be located under an awning/canopy or above the entrance door to allow signage to be located at each end of the front facade; and 3) a variance from the NCD-5 requirement the prohibits internally lit signage, located at 919 Fredericksburg Road. Staff recommends Approval. (Council District 1)

3. [16-5978](#) A-17-015: A request by Buck Benson for a 15 foot variance from the 30 foot front setback to allow a veterinary clinic and boarding facility to be 15 feet from the front property line, located at 4900 West Loop 1604. Staff recommends Approval. (Council District 8)

4. [16-6009](#) A-17-031: A request by Donald Orion for 1) a 35 foot variance from the minimum 80 foot lot depth to allow 45 foot deep townhouse lots; and 2) a variance from the requirement that each lot include 100 square feet of contiguous open space, located at 807, 811 and 815 E. Elmira Street. Staff recommends Approval. (Council District 1)

5. [16-6006](#) A-17-011: A request by Vince Cantu for a special exception to allow a seven foot fence in the side and rear yard, located at 142 Verdant Street. Staff recommends Approval. (Council District 10)

6. [16-5974](#) A-17-009: A) The request of Francis J. Sykes to waive the 12-month time limitation of Section 35-482 (f) of the UDC regarding a subsequent variance application on the property located at 8940 Rich Trace. Staff recommends Approval. (Council District 6)
- B) A request by Francis J. Sykes for a 19 foot variance from the 20 foot platted front setback to allow a carport to be one (1) foot from the front property line, located at 8940 Rich Trace Street. Staff recommends Approval. (Council District 6)
7. [16-5975](#) A-17-010: A) The request of Freddie Rodriguez to waive the 12-month time limitation of Section 35-482 (f) of the UDC regarding a subsequent variance application on the property located at 8943 Rich Trace. Staff recommends Approval. (Council District 6)
- B) A request by Freddie L. Rodriguez for a 19 foot variance from the 20 foot platted front setback to allow a carport to be one (1) foot from the front property line, located at 8943 Rich Trace Street. Staff recommends Approval. (Council District 6)
8. [16-6008](#) A-17-016: A request by Jario and Sonia Castillo for a 11.5 foot variance from the 15 foot platted side setback to allow a carport 3.5 feet from the side property line, located at 102 Enchanted Drive. Staff recommends Approval. (Council District 9)
9. [16-5979](#) A-17-017: A request by Gabriel Kellum for 1) a special exception to allow an eight foot fence in the front and side yard and 2) a request for a 30 foot variance from the 30 foot platted front setback to allow a carport on the front property line, located at 12722 El Sonteo. Staff recommends Denial with an Alternate Recommendation. (Council District 10)
10. [16-5989](#) Approval of the November 21, 2016 Board of Adjustment meeting minutes

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).