

City of San Antonio



AGENDA Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, March 20, 2017

1:00 PM

1901 S. Alamo

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

Vacant - District 8

Henry Rodriguez – District 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. [17-2203](#) A-17-070: An appeal by Myfe Moore of the denial of a Certificate of Appropriateness to allow the installation of 30 solar panels visible from the public right of way, located at 603 River Road. Staff recommends Denial. (Council District 1)
2. [17-2229](#) A-17-071: A request by Jim Poteet for a 13 foot variance from the minimum 20 foot garage setback to allow a garage 7 feet from the property line, located at 504 King William. Staff recommends Approval. (Council District 1)
3. [17-2231](#) A-17-067: A request by ACI Creek Ventures, LLC for 1) a five foot variance from the ten foot required side setback opposite a zero lot line property to allow a proposed residential 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 two (2) zero lot line properties that abut non-zero lot line properties, generally located at the northwest corner of Higgins Road and Bromley Place. Staff recommends Approval. (Council District 10)
4. [17-2246](#) A-17-062: A request by Mary Lopez for 1) a 3 foot special exception from the 3 foot limitation for solid screen fencing in the front yard to allow a 6 foot privacy fence along the south property line; and 2) a special exception to allow a 7.5 foot fence in the rear yard, located at 8418 Windline Street. Staff recommends Approval. (Council District 6)
5. [17-2233](#) A-17-072: A request by Kathy DeLeon for 1) a 7 foot variance from the 10 foot front setback to allow a carport 3 feet from the front property line, and 2) a variance from the distance restriction that requires that architectural features remain 3 feet from a property line to allow an eave overhang on the front property line, located at 1903 Dellhaven. Staff recommends Denial with an Alternate Recommendation. (Council District 2)
6. [17-2232](#) A-17-068: A request by Tirso Zarate for a four foot variance from the five foot side setback to allow a home addition one foot from the side property line, located at 711 Winnipeg Avenue. Staff recommends Approval. (Council District 5)

7. [17-2097](#) Approval of the March 6, 2017 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).