

# City of San Antonio



## AGENDA Board of Adjustment

Development and Business Services  
Center  
1901 South Alamo

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**Monday, April 17, 2017**

**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, 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. [17-2715](#) A-17-060: A request by GD Bar Family for 1) an 11 foot variance from the 20 foot rear building setback in the Northeast Gateway Corridor Overlay District to allow a new building 9 feet from the rear property line and 2) a 10 foot variance from the 20 foot side setback in the Northeast Gateway Corridor Overlay District to allow a building 10 feet from the side property line, and 3) a variance from the required 50% front facade dedicated to windows to allow a building with 25% windows, located at 11110 N. IH 35. Staff recommends Approval. (Council District 10)
2. [17-2693](#) A-17-081: A request by Carlos F. Melick for a nine foot variance from the 25 foot platted side setback to allow a storage facility 16 feet from the property line, located at 8463 NE Loop 410. Staff recommends Approval. (Council District 2)
3. [17-2426](#) (Continued from 03/20/17) 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)
4. [17-2712](#) A-17-083: A request by Estela Lopez for 1) a special exception to allow a 6 foot fence in a portion of the front yard and 2) a variance from the Clear Vision requirement to allow a fence in a portion of the Clear Vision area, located at 1330 Bayou Drive. Staff recommends Denial. (Council District 4)
5. [17-2682](#) A-17-086: A request by Hector Sanchez for a special exception to allow up to a 7.5 foot tall fence in the front yard, located 13238 Grace Place. Staff recommends Approval. (Council District 9)
6. [17-2675](#) A-17-082: A request by Steven Catalani for a 5 foot variance to allow an accessory structure on the side property line, located at 16903 Happy Hollow. Staff recommends Approval. (Council District 9)
7. [17-2681](#) A-17-085: A request by Tina Marti for a variance to allow an accessory structure in the front yard, located at 2848 Nacogdoches Road. Staff recommends Approval. (Council District 10)

8.     [17-2714](#)     A-17-084: A request by Angelita DeLuna for a four foot variance from the minimum five foot side setback to allow a carport one foot from the side property line, located at 448 E. Mitchell Street. Staff recommends Denial with an Alternate Recommendation. (Council District 3)
  
9.     [17-2711](#)     A-17-087: A request by Victor Santos Velasquez for a 30 foot variance from the 30 foot platted front setback to allow a carport on the front property line, located at 4415 Monaco Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 2)
  
10.    [17-2683](#)     A-17-088: A request by Maria Perez for a 5 foot variance from the 5 foot side setback to allow a carport on the side property line, located at 1107 Prado. Staff recommends Approval. (Council District 5)
  
11.    [17-2684](#)     A-17-089: A request by Steve Cevallos for a 5 foot variance from the 5 foot side setback to allow a carport on the side property line, located at 238 Astor Street. Staff recommends Denial with an Alternate Recommendation. (Council District 3)
  
12.    [17-2079](#)     Approval of the April 3, 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).**