

# City of San Antonio



## AGENDA Board of Adjustment

Development and Business Services  
Center  
1901 South Alamo

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**Monday, November 6, 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

Dr. Lisa Zottarelli – District 1

Alan Neff – District 2

Denise Ojeda – District 3

George Britton – District 4

Maria Cruz – District 5

Jesse Zuniga – District 6

Donald Oroian – 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. [17-5990](#) (WITHDRAWN) A-17-181: A request by Susan Taylor for 1) a four foot and eleven inch variance from the five foot side setback to allow a structure to be one inch from the side property line and 2) a three foot variance from the ten foot front setback to allow a carport to remain seven feet from the front property line, located at 5022 Village Crest Drive. (Council District 2)

2. [17-6081](#) (POSTPONED) A-17-194: A request by Elliot Grochal for a four foot variance from the five foot side setback requirement to allow a carport/accessory dwelling unit to be built one foot from the side property line, located at 812 West Russell Place. (Council District 1)
3. [17-6009](#) A-17-178: A request by Carter Thurmond for 1) a 15 foot variance from the 150 foot minimum required distance between two signs to allow two signs to be 135 feet apart and 2) a 7.5 foot variance from the maximum 37.5 foot secondary sign height to allow a second sign to be 45 feet tall, located at 5730 NW Loop 410. Staff recommends Approval. (Council District 7)
4. [17-6085](#) (Continued from 10/02/17) A-17-173: A request by Eco-Site, LLC for a 135 foot variance from the 200 foot distance requirement between a wireless communication tower and all residential zoning districts to allow a distance of 65 feet, located at 2814 Majestic Drive. Staff recommends Approval. (Council District 7)
5. [17-6086](#) (Continued from 10/16/17) A-17-188: A request by Jeffry Post for a ten percent variance from the limitation that an accessory dwelling unit not exceed 40 percent the size of the primary dwelling to allow an accessory dwelling unit to be 50 percent the size of the primary dwelling, located at 946 W. Lullwood Avenue. Staff recommends Approval. (Council District 1)
6. [17-5992](#) (Continued from 10/16/17) A-17-180: A request by Alvin Peters for a 7.5 foot variance from the 15 foot landscape buffer to allow a 7.5 foot landscape buffer, located at 8638 Fairhaven Street. Staff recommends Approval. (Council District 8)
7. [17-6084](#) A-17-203: A request by Patrick W. Christensen for an 83 foot variance from the 136 foot setback requirement to allow a new development to be 53 feet from an adjacent single-family residential property, located at 17815 La Cantera Parkway. Staff recommends Approval. (Council District 8)
8. [17-6083](#) A-17-197: An appeal by David Darr of the Director's decision to issue a Zoning Verification Letter that allows for outdoor recreational activity for animals at an Animal Clinic, located at 12058 Vance Jackson Road. Staff recommends Denial. (Council District 8)

9.     [17-6020](#)     A-17-193: A request by Jose Cueva for a special exception to allow a six foot tall predominately open fence in the front yard of the property, located at 2121 North St. Mary's Street. Staff recommends Approval. (Council District 1)
  
10.    [17-6035](#)     A-17-192: A request by Antonio Martinez for 1) a two foot variance from the ten foot front setback to allow a carport to be eight feet from the front property line and 2) a 4 foot and eleven inch variance from the five foot side setback to allow a carport to be one inch from the side property line, located at 5438 Joslyn Lane. Staff recommends Denial with an Alternate Recommendation. (Council District 6)
  
11.    [17-6018](#)     Consideration and Adoption of the 2018 Board of Adjustment Meeting Calendar.
  
12.    [17-6008](#)     Consideration and Approval of the Board of Adjustment Meeting Minutes for October 16, 2017.

Director's Report: Update on Board of Adjustment and Scheduling of Orientation.

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).**

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