

# City of San Antonio



## AGENDA

### Board of Adjustment

Development and Business Services

Center

1901 South Alamo

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**Monday, October 16, 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

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

11:00 a.m - Worksession to review policies and procedures of the Board of Adjustment in the Tobin Room.

\*The Board of Adjustment may recess into executive session, during the Worksession to consult with their attorney (Texas Government Code Section 551.071) to discuss current litigation involving the Board of Adjustment regarding the following cases:

- A) East Central Independent School District v. Board of Adjustment for the City of San Antonio et al., Cause No. 2009-CI-17596
- B) Roderick Sanchez, et al v. Board of Adjustment, et al East Central; Cause No. 2009-CI-17593
- C) Michael and Theresa Hayes v. Board of Adjustment of City of San Antonio
- D) Roderick Sanchez, et al. v. San Antonio Board of Adjustment, Cause No. 2015-CI-02439
- E) Johnny Martinez v. City of San Antonio, et al., Cause No. 2016-CI-15030
- F) River Road Neighborhood Association and James A. Cullum Jr. v. City of San Antonio and San Antonio Board of Adjustment, Cause No. 2016-CI-02124.

1:00 p.m. - Public Hearing - Call to Order

1.     [17-5696](#)     A-17-185: A request by Kevin Hull for 1) an 11 foot variance from the maximum 24 foot sign height to allow an overall sign height of 35 feet and 2) a nine foot an eleven inch variance from the 10 foot setback to allow a sign to be one (1) inch from the property line, located at 611 Lockhill-Selma Road. Staff recommends Approval. (Council District 2)
  
2.     [17-5704](#)     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)
  
3.     [17-5661](#)     A-17-187: A request by Aarzo Food Inc for 1) a 25 foot variance from the 30 foot rear setback to allow a five foot rear setback and 2) a request for a 14 foot 11 inch variance from the Type C 15 foot rear bufferyard to allow a one (1) inch rear bufferyard and 3) a request for a 14 foot 11 inch variance from the Type B 15 foot front bufferyard to allow a one (1) inch front bufferyard, located at 1515 Castroville Road. Staff recommends Denial with an Alternate Recommendation. (Council District 5)

4.     [17-5683](#)     A-17-186:  
A) The request of Jarred Corbell 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 210 Barrett Avenue. Staff recommends Approval. (Council District 2)
- B) A request by Jarred Corbell for variances from the following Mahncke Park Neighborhood Conservation District design guidelines:  
1) a 15 foot variance from the requirement limiting multi-family dwellings with four or more units not exceed 50 feet in width to allow 65 feet in width, applicable to those structures located along Tendick Street and 2) a 2.5 foot variance from the requirement that minimum spacing between multi-family structures with five or more units be no closer than 20 feet apart to allow a 17.5 foot spacing, applicable to those properties located along Tendick Street and 3) a 45 foot variance from the requirement limiting multi-family structures with five or more units not exceed 80 feet in width to allow those buildings to be 125 feet wide, applicable to structures in the rear and 4) a five foot variance from the requirement that spacing between multi-family structures be no closer than 20 feet of one another to allow them to be 15 feet apart, applicable to structures in the rear, located at 511 Brackenridge Avenue. Staff recommends Approval. (Council District 2)
5.     [17-5684](#)     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.     [17-5695](#)     A-17-184: A request by Efrain Tamez for a five foot variance from the ten foot front setback to allow a carport five feet from the front property line, located at 3202 Vista Lake Drive. Staff recommends Approval. (Council District 2)
7.     [17-5681](#)     A-17-179: A request by Stephen and Carmelita Harrison for a five foot variance from the ten foot front setback to allow a carport to be five feet from the front property line, located at 1802 Highland Mist Lane. Staff recommends Approval. (Council District 6)

8.     [17-5682](#)     A-17-183: A request by Danny and Josefina Corprew for a five foot variance from the ten foot front setback to allow a carport to be five feet from the front property line, located at 1731 County Cork Road. Staff recommends Denial. (Council District 6)
  
9.     [17-5703](#)     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. Staff recommends Denial. (Council District 2)
  
10.    [17-5708](#)     Approval of the October 2, 2017 Board of Adjustment meeting minutes

Director's Report - Update on Board of Adjustment appointments/orientation of new members.

Adjournment

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

**Hay servicios de traducción simultánea disponibles.  
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