

City of San Antonio



AGENDA Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, April 16, 2018

1:00 PM

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

John Kuderer - District 9, Chairman

Roger Martinez – District 10, Vice-Chair

Alan Neff – District 2, Pro-Tem Chair

Dr. Lisa Zottarelli – District 1 Mary Rogers – District 7

Denise Ojeda – District 3 George Britton – District 4

Maria Cruz – District 5 Seth Teel – District 6

Donald Oroian – District 8 Henry Rodriguez – District Mayor

Alternate Members

Richard Acosta Jay C. Gragg

Jeffrey Finlay Paul E. Klein

Edward P. Magallanes Vacant

1:00 - Public Hearing - Call to Order

Pledge of Allegiance

1. [18-2872](#) (Continued from March 19, 2018) A-18-045: A request by Richard Rabago for a four foot variance from the five foot side setback requirement to allow a metal carport to be one foot from the side property line, located at 5802 Bennington Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 7)

2. [18-2861](#) A-18-064: A request by Joe F. Rodriguez for an eight foot variance from the 15 foot Type C landscaped buffer yard requirements to allow a buffer yard to be as narrow as seven feet, located at 1452 South WW White Road. Staff recommends Approval. (Council District 2)

3. [18-2863](#) A-18-068: A request by Julie Howard for a parking adjustment to allow a trade school to have up to 133 parking spaces, located at 5511 Ingram Road. Staff recommends Approval. (Council District 7)

4. [18-2875](#) A-18-067: A request by Jose Rolando Garza for 1) a ten foot variance from the required Type B 15 foot landscaped bufferyard along the east and west property lines to allow a bufferyard to be five feet deep and 2) a request for a five foot variance from the required ten foot side setbacks to allow a development five feet from the east and west side property line, located at 1330 West Mulberry Avenue. Staff recommends Approval. (Council District 1)

5. [18-2862](#) A-18-065: A request by David West for 1) a 389 square foot variance from the maximum 800 square foot floor area to allow a 1,189 square foot accessory detached dwelling unit, and 2) a request for a variance from the requirement that an accessory dwelling unit must be located in the side or rear yard to allow an accessory dwelling unit to be located in the front yard, located at 7702 Woodridge Drive. Staff recommends Approval. (Council District 10)

6. [18-2865](#) A-18-070: A request by Tranquilino Villalobos for 1) a 14 foot and 11 inch variance from the 20 foot rear setback to allow an attached carport to be located five feet and one inch from the rear property line and 2) a four foot and eleven inch variance from the five foot side setback to allow an attached carport to be one inch from the side property line and 3) a variance from the restriction against the use of corrugated metal as a fencing material to allow for the use of corrugated metal for fencing, located at 567 Marchmont Lane. Staff recommends Denial with an Alternate Recommendation. (Council District 1)

7. [18-2876](#) A-18-069: A request by Evening Star Real Estate, LLC for 1) a 24 foot variance from the 30 foot rear setback to allow a shed to be six feet from the rear property line and 2) a six foot variance from the ten foot side setback to allow a new addition to be four feet away from the eastern property line, located at 150 West Sunset Road. Staff recommends Approval. (Council District 1)

8. [18-2877](#) A-18-071: A request by Deborah Sheppard for 1) a two foot five inch variance from the five foot side setback to allow a new attached garage to be located two feet and seven inches from the side property line and 2) a nine foot and eleven inch variance from the ten foot rear setback to allow a new attached garage to be located one inch from the rear property line and 3) a request for a 19 foot and eleven inch variance from the 20 foot garage setback requirement to allow a garage to be one inch from the property line, located at 212 East Rosewood Avenue. Staff recommends Approval. (Council District 1)

9. [18-2874](#) A-18-066: A request by David Bogle for 1) a two foot variance from the five foot side setback to allow an accessory dwelling unit to be three feet from the side property line and 2) a 387 square foot variance from the 800 square foot maximum accessory dwelling unit size to allow an accessory dwelling unit to be 1,187 square feet and 3) a 1,680 square foot variance from the 2,500 square foot maximum accessory structure size to allow a total of 4,180 square feet of accessory structures and 4) a 34 square foot variance from the 50% maximum paved front yard to allow a total 1,010 square feet of paved surface in the front yard and 5) a two foot variance from the Mahncke Park Neighborhood Conservation District six foot maximum fence height to allow a fence in the rear yard to be eight feet tall on the east and west property line and 6) a variance from the Mahncke Park Neighborhood Conservation Design requirement that a non-corner lot may have only one driveway to allow a second driveway on the west side of the property, located at 444 Pershing Avenue. Staff recommends Denial with an Alternate Recommendation. (Council District 2)

10. [18-2878](#) A-18-081: A request by Richard Hinojosa for a 19.55 foot variance from the required 31.19 foot median blockface front setback to allow a new residential unit to be 11.64 feet from the property line, located at 434 Pershing Avenue. Staff recommends Denial. (Council District 2)

11. [18-2679](#) Consideration and Approval of the April 2, 2018 Board of Adjustment meeting minutes.

Director's Report - Update on Board of Adjustment Alternates.

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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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).