

# City of San Antonio



## AGENDA

### Board of Adjustment

Development and Business Services

Center

1901 South Alamo

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**Monday, April 2, 2018**

**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

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. [18-2739](#) (WITHDRAWN) A-18-028: A request by Martin and Sandra Gomez for 1) a 560 square foot variance from the 800 square foot Accessory Dwelling Unit maximum size to allow an accessory dwelling unit to be 1,360 square feet in size and 2) a variance from the requirement that an Accessory Dwelling Unit be located in the side or rear yard of the primary dwelling to allow the Accessory Dwelling Unit to be located in front of the primary dwelling, located at 358 W Mayfield Boulevard. Staff recommends Denial. (Council District 3)
2. [18-2409](#) (Continued from February 5, 2018) A-18-025: A request by Rafic C. de los Santos for a special exception to allow an eight foot tall fence within the rear and side yard, located at 6446 Lost Holly. Staff recommends Denial. (Council District 7)
3. [18-2426](#) (Continued from March 5, 2018) A-18-020: A request by Jesse A. Sepulveda for a variance from the following Alta Vista Neighborhood Conservation Design signage guidelines: 1) a three foot variance from the eight foot maximum sign height to allow a sign be eleven feet tall and 2) a ten square foot variance from the 15 square foot maximum sign area to allow a 25 square foot sign, located at 2611 San Pedro Avenue. Staff recommends Denial. (Council District 1)
4. [18-2427](#) (Continued from March 5, 2018) A-18-027: A request by Joel Hernandez for a special exception to allow an eight foot tall solid screen fence in the rear and side yard, located at 8711 Abe Lincoln Drive. Staff recommends Denial. (Council District 7)
5. [18-2680](#) A-18-059: A request by Mary Johnson for an appeal of the Director's decision on Unified Development Code Section 35-515(a): Buildings on a Lot and Unified Development Code Section 35-517: Building Height Regulations, located at 311 West Norwood Court. Staff concludes the decision be upheld. (Council District 1)
6. [18-2659](#) A-18-062: A request by Rosemary Olivares Dodd for a portion of the 15 foot Type B landscape buffer yard along the south property line to be relocated, located at 5314 IH-10 East. Staff recommends Approval. (Council District 2)

7.     [18-2683](#)     A-18-058: A request by Jennifer Gonzalez for a special exception from the following Form Based Zone District design requirements: 1) to reduce the minimum required parking spaces from 75 to 40, 2) to increase the maximum lot coverage from 80 percent to 85 percent, 3) to waive the setback from five feet to zero feet, 4) to increase the maximum height of the principle building from four stories to five stories, and 5) to waive the required use of massing breaks, located at 1500 North St. Mary's Street & 405 West Jones Avenue. Staff recommends Approval. (Council District 1)
  
8.     [18-2681](#)     A-18-056: A request by Mark Cloud for 1) a special exception to allow an eight foot eight inch tall privacy fence along the west property line in the rear yard and 2) a special exception to allow an eight foot two inch tall privacy fence in a portion of the front yard of the property, located at 3526 Barrington Street. Staff recommends Denial with an Alternate Recommendation. (Council District 10)
  
9.     [18-2658](#)     A-18-061: A request by Paul D. Palacio for a 13 foot variance from the 20 foot rear setback to allow an attached garage to be seven feet from the rear property line, located at 806 West Theo Street. Staff recommends Denial. (Council District 5)
  
10.    [18-2661](#)     A-18-063: A request by Orange Bison Enterprises, LLC for a 1) a five (5) foot seven (7) inch variance from the median blockface front setback as described in the South Presa/South St. Mary's Neighborhood Conservation District standards to allow the front setback of the dwelling to be seven (7) feet six (6) inches and 2) a three (3) foot four (4) inch variance from the five (5) foot side setback requirement to allow the east side setback of the dwelling to be two (2) feet eight (8) inches and 3) a two (2) foot four (4) inch variance from the five (5) foot rear setback to allow a detached garage to be two (2) feet eight (8) inches from the rear property line, located at 110 Kearney Street. Staff recommends Approval (Council District 1)
  
11.    [18-2682](#)     A-18-057: A request by Joel D. Shoemaker for a four foot variance from the five foot side setback to allow a garage to be one foot away from the side property line, located at 530 Overhill Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 7)

12.     [18-2679](#)     Consideration and Approval of the March 19, 2018 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.**

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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).**