

City of San Antonio



AGENDA Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, May 7, 2018

1:00 PM

1901 S. Alamo

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. [18-3238](#) (Continued from April 16, 2018) 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)

2. [18-3208](#) A-18-082: A request by Joanna Ramos for a special exception to allow a one-operator beauty/barber shop within a home, located at 60 Vaughn Place. Staff recommends Approval. (Council District 7)

3. [18-3207](#) A-18-080: A request by Key Properties for 1) a 14'11" variance from the 15' Type B landscape bufferyard requirement to allow a bufferyard to be as narrow as 1" along the east and south property lines and 2) a 9'11" variance from the 10' Type A bufferyard requirement along the north property line to allow a bufferyard to be 1" deep and 3) a special exception to allow an 8' tall predominately open fence along all four property lines, located at 244 West Cevallos Street. Staff recommends Denial with an Alternate Recommendation. (Council District 1)

4. [18-3233](#) A-18-076: A request by Mitsuko Ramos, Government Relations Group of TX, for the following variances: On 11460 IH-10 East: 1) to waive the planting requirement for trees and shrubs along the front buffer yard to allow a buffer containing native vegetation only and 2) a 10' variance from the 15' Type B bufferyard along the front property line to allow the front bufferyard to be 5' deep and 3) to waive the planting requirement for shrubs along the eastern side bufferyard to allow a bufferyard to contain only trees and 4) a 10' variance from the 15' Type B landscape bufferyard along the east property line to allow a 5' deep bufferyard and on 11402 IH-10 East: 1) to waive the planting requirement for trees and shrubs along the front buffer yard to allow a buffer containing native vegetation only and 2) a 10' variance from the 15' Type B bufferyard along the front property line to allow the front bufferyard to be 5' deep, located at 11460 IH-10 East and 11402 IH-10 East. Staff recommends Approval. (Council District 2)
5. [18-3232](#) A-18-074: A request by Feliz Ziga for a parking adjustment to allow for two residential lots to contain no off-street parking, located at 1111 East Crockett and 1115 East Crockett Street. Staff recommends Approval. (Council District 2)
6. [18-3201](#) A-18-072: A request by Henry Gomez for 1) a 4'11" variance from the 5' side setback to allow an attached carport to be located 1" from the side property line and 2) a 9' variance from the 10' front setback to allow an attached carport to be located 1' from the front property line, located at 507 Astor Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 3)
7. [18-3206](#) A-18-075: A request by Ricardo Flores for 1) a 3'6" variance from the maximum 20' driveway width to allow a residential driveway to be 23'6" wide and 2) a 3' variance from the 5' side setback requirement to allow a carport to be as close as 2' from the side property line and 3) a special exception to allow a 6'8" tall privacy fence in the front yard of the property, located at 4343 Shavano Woods. Staff recommends Approval. (Council District 8)
8. [18-3234](#) A-18-077: A request by Brown & Ortiz, PC for a 15' variance from the 20' rear setback to allow a new home to be constructed as close to 5' from the rear property line, located at 7010 Bella Rose. Staff recommends Approval. (Council District 8)

9. [18-3235](#) A-18-083: A request by Francisco Morales for a 1'6" variance from the 5' side setback to allow a new residential building and detached accessory dwelling unit to be 3'6" away from the side property line, located at 521 North San Dario Street. Staff recommends Approval. (Council District 5)

10. [18-3211](#) A-18-084: A request by Richard and Jeannine Rayfield for a 4'11" variance from the 5' side setback to allow a shed to be 1" from the side property line, located at 15237 Pebble Falls. Staff recommends Approval. (Council District 10)

11. [18-3239](#) Consideration and Approval of the April 16, 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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