

# City of San Antonio



## AGENDA Board of Adjustment

Development and Business Services  
Center  
1901 South Alamo

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**Monday, June 4, 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. [18-3667](#) A-18-094: A request by Ian P. Cochran for a 12' variance from the 15' Type B landscape bufferyard requirement to allow a bufferyard to be as narrow as 3' along the south property line, located at 1922 Culebra Road. Staff recommends Approval. (Council District 1)

2. [18-3674](#) A-18-103: A request by Barkaritiville Pet Resort, Inc. for 1) a 25' variance from the 30' Type E landscaped bufferyard requirement to allow a bufferyard to be as narrow as 5' along the south and east property lines and 2) a 5' variance from the 10' Type A landscaped bufferyard requirement to allow a bufferyard to be as narrow as 5' along the north and west property lines and 3) a variance request to reduce the planting requirements along the western boundary of the property by 60% and 4) a variance request to reduce the tree requirements along the southern and eastern boundaries by 80% and the shrub requirement by 100%, located at 7182 Oak Drive. Staff recommends Approval. (Council District 8)
3. [18-3658](#) A-18-101: A request by Jesse Sepulveda 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 west property line, 2) a 20' variance from the 25' maximum building height to allow a 45' tall building, and 3) a 9'11" variance from the 10' side setback to allow a commercial building to be 1" from the west property line and 4) a variance from the provisions in Section 35-517 "Building Height" that require that a commercial or office development that abuts a single-family district, when seeking height beyond that permitted by the base zoning district, shall be limited to the height of the adjacent single-family zone for the first 50 feet from the shared property line, located at 1807 West Wildwood Drive. Staff recommends Denial. (Council District 1)
4. [18-3656](#) A-18-100: A request by Jorge A. Mariscal for a 30% variance from the 50% front yard impervious cover limitation to allow 80% of the front yard to be covered in impervious surfacing, located at 1038 West Woodlawn. Staff recommends Denial. (Council District 1)
5. [18-3654](#) A-18-092: A request by Jason Tyson for 1) a special exception to allow an 8' tall solid screen fence along the side property lines and 2) a request for a variance from the Clear Vision standards to allow a fence within the Clear Vision field, located at 2922 Albin Drive. Staff recommends Denial. (Council District 10)
6. [18-3655](#) A-18-095: A request by Rebecca Flores for 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 5810 Monte Verde Street. Staff recommends Denial. (Council District 10)

7.     [18-3664](#)     A-18-085: A request by Rodolfo Vagliant for 1) a 7'5" variance from the 10' reverse corner front setback to allow a carport to be located 2'5" away from the property line and 2) a variance from the Beacon Hill Neighborhood Conservation District design requirement that an accessory structure must match the primary structure building materials, located at 1702 Michigan Avenue. Staff recommends Denial. (Council District 1)
  
8.     [18-3668](#)     A-18-098: A request by Antonio Perez for 1) a 3' variance from the 5' side setback to allow a carport to be 2' from the side property line and 2) a 8' variance from the 10' front setback to allow a carport to be 2' from the front property line, located at 2331 Clower Street. Staff recommends Denial with an Alternate Recommendation. (Council District 1)
  
9.     [18-3613](#)     Consideration and Approval of the May 21, 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.

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).

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).