

City of San Antonio



AGENDA

Board of Adjustment

Development and Business Services

Center

1901 South Alamo

Monday, November 19, 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

Vacant – District 3 George Britton – District 4

Maria Cruz – District 5 Seth Teel – District 6

Donald Oroian – District 8 Henry Rodriguez – District - Mayor

Alternate Members

Kimberly Bragman Jorge Calazo

Arlene B. Fisher Eugene A. Polendo

Roy F. Schaufele Cyra M. Trevino

1:00 - Public Hearing - Call to Order

Pledge of Allegiance

1. [18-6384](#) (Continued from 11/05/18) A-18-172: A request by Daniel C. Zertuche for 1) a special exception to allow a privacy fence to be as tall as 8'5" decreasing to 4'6" tall in the front yard and 2) a variance from the Clear Vision requirements to allow a solid screen fence within the Clear Vision field, located at 215 West Emerson Avenue. Staff recommends Denial. (Council District 5)

2. [18-6383](#) A-18-180: A request by Manuela L. Rodriguez for a special exception to allow a renewal of a one-operator beauty/barber shop within a home, located at 322 Lemur Drive. Staff recommends Approval. (Council District 1)
3. [18-6389](#) A-18-179: A request by Ralph Hernandez, Los Hermanos Investments, for an 8.45' variance from the Alta Vista Neighborhood Conservation District design requirement of a 14.25' median front setback to allow a structure to be 5.8' from the front property line, located at 829 West Ashby Place. Staff recommends Approval. (Council District 1)
4. [18-6390](#) BOA-18-900003: A request by Michael Perez for 1) a 10' variance from the 20' rear setback to allow an addition to be 10' from the rear property line, 2) a variance from the Westfort Alliance Neighborhood Conservation District design requirement that a carport shall be located in the rear to allow a carport in the side yard, 3) a variance from the Westfort Alliance Neighborhood Conservation District design requirement that a carport shall not exceed 10' in height to allow a carport to be taller than 10 feet to allow a carport taller than 10 feet, 4) a variance from the Westfort Alliance Neighborhood Conservation District design requirement that a carport shall have a flat roof to allow a sloped roof, and 5) a 2' variance from the 5' side setback requirements to allow an attached carport to be 3' away from the side property line, located at 817 East Josephine Street. Staff recommends Denial with an Alternate Recommendation. (Council District 2)
5. [18-6366](#) BOA-18-900001: A request by Joel Martinez for a 920 square foot variance from the minimum 4,000 square foot lot size to allow a lot size to be 3,080 square feet in area, located at 2014 Montezuma Street. Staff recommends Approval. (Council District 5)
6. [18-6388](#) A-18-178: A request by Lacie Valadez, Urban Alamo Properties LLC, for a 222 square foot variance from the minimum 4,000 square foot lot size to allow a lot size to be 3,778 square feet, located at 331 East Whittier Street. Staff recommends Approval. (Council District 2)
7. [18-6382](#) A-18-177: A request by Mack L. McKay for a 10' variance from the 20' garage setback to allow a garage to be 10' from the property line, located at 14202 Ridge Meadow Drive. Staff recommends Approval. (Council District 10)

8. [18-6385](#) BOA-18-900002: A request by Miguel Espinoza for a special exception to allow a fence to be as tall as 6' within the front yard of the property, located at 234 Millwood Lane. Staff recommends Approval. (Council District 1)
9. [18-6386](#) A-18-176: A request by Claudia Athens for 1) a special exception to allow an 8' tall solid screen fence along east side and rear property line, and 2) a request for a variance from the Clear Vision standards to allow a fence to be within the Clear Vision field, located at 2910 Albin Drive. Staff recommends Approval. (Council District 10)
10. [18-6391](#) BOA-18-900004: A request by Tomas Mendez for a special exception to allow 1) a 7'4" predominately open fence gate along the front property line and 2) a special exception to allow a 6'4" solid screen fence in the front yard, located at 5322 and 5330 Dietrich Road. Staff recommends Approval. (Council District 2)
11. [18-6387](#) Consideration and approval of the November 5, 2018 Board of Adjustment Minutes.

Director's Report

Adjournment

Spanish interpreters are available at all the meetings. Interpreters for other languages must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6310. This service is at no cost to our citizens.

Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6310. Esto es un servicio gratis.

ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7720) o al 711 (servicio de transmitir para sordos).