

City of San Antonio



AGENDA Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, October 21, 2019

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

Roger Martinez – District 10, Chair

Alan Neff – District 2, Vice-Chair

Donald Oroian – District 8, Pro-Tem

Dr. Lisa Zottarelli – District 1 Phillip Manna – District 7

Reba N. Malone – District 3 George Britton – District 4

Maria Cruz – District 5 Seth Teel – District 6

Kimberly Bragman – District 9 Henry Rodriguez – District - Mayor

Alternate Members

Vacant Vacant

Arlene B. Fisher Eugene A. Polendo

Vacant Cyra M. Trevino

1:00 - Public Hearing - Call to Order

Pledge of Allegiance

1. [19-7799](#) BOA-19-10300112: A request by Patrick Christensen for a height variance from the two stories height limitation to allow construction of a new theater to be three stories and 38' in height within the Alta Vista Neighborhood Conservation District, located at 725 and 741 West Ashby Place. Staff recommends Approval. (Council District 1) (Dominic Silva, Senior Planner (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

2. [19-7818](#) BOA-19-10300116: A request by Red & Black Engineering Group, LLC for a 15' variance from the 25' required front setback requirement to allow an existing building to be 10' from the front property line, located at 6185 Camp Bullis Road. Staff recommends Approval. (Council District 8) (Rachel Smith, Planner (210) 207-5407, rachel.smith@sanantonio.gov, Development Services Department)
3. [19-7807](#) BOA-19-10300121: A request by Luis Cardona for 1) a 25' variance from the 30' Type E landscape buffer yard requirement to allow a buffer yard to be 5' along the south property line and 2) a 12' variance from the 15' Type C landscape buffer yard requirement to allow a buffer yard to be 3' along the north property line, located at 712 W Laurel St. Staff recommends Approval. (Council District 9) (Rachel Smith, Planner (210) 207- 5407, rachel.smith@sanantonio.gov, Development Services Department)
4. [19-7809](#) BOA-19-10300124: A request by Mark Aerts for a special exception of the density limitations to allow one short-term rental (Type 2) unit, located at 1154 East Euclid Avenue. Staff recommends Denial. (Council District 1) (Dominic Silva, Senior Planner (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)
5. [19-7803](#) BOA-19-10300119: A request by Alamo Community Group for 1) a 1,830 square foot variance from the minimum 4,000 square foot lot size to allow 3 lot sizes to be 2,170 square feet, and 2) a 10' variance from the 20' rear setback requirement to allow new structures to be 10' away from the rear property line, located at 824 S San Eduardo Ave. Staff recommends Approval. (Council District 5) (Rachel Smith, Planner (210) 207- 5407, rachel.smith@sanantonio.gov, Development Services Department)
6. [19-7802](#) BOA-19-10300118: A request by David Rodriguez for appeal of the Historic Preservation Officer's decision to deny a Certificate of Appropriateness, located at 1418 West Rosewood Avenue. Staff recommends Denial. (Council District 1) (Huy Pham, Historic Preservation Specialist, (210) 207-5469, huy.pham@sanantonio.gov, Office of Historic Preservation) (Dominic Silva, Senior Planner (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

7. [19-7801](#) BOA-19-10300104: A request by Aric Gibson for a special exception in fence height limitation to allow a privacy fence to be up to 8' tall along both sides and rear yard of the property, located at 6739 Millrock Pass. Staff recommends Approval. (Council District 10) (Rachel Smith, Planner (210) 207- 5407, rachel.smith@sanantonio.gov, Development Services Department)
8. [19-7806](#) BOA-19-10300120: A request by Veronica Johnson for a special exception to allow a fence to be eight (8) feet tall along the northeast property line, located at 3502 Litchfield Drive. Staff recommends Approval. (Council District 9) (Rachel Smith, Planner (210) 207- 5407, rachel.smith@sanantonio.gov, Development Services Department)
9. [19-7808](#) BOA-19-10300122: A request by Derek Gisriel for 1) a 4'11" variance from the 5' side setback requirement to allow a detached dwelling unit to be 1" from the side property line and 2) a 2' variance from the 5' rear setback requirement to allow a detached dwelling unit to be 3' from the rear property line, located at 802 Matagorda Street. Staff recommends Approval. (Council District 1) (Rachel Smith, Planner (210) 207- 5407, rachel.smith@sanantonio.gov, Development Services Department)
10. [19-7819](#) BOA-19-10300117: A request by Jorge de La Vega for a 1.5' variance from the 5' required side setback requirement to allow a structure to be 3.5' away from the east property line, located at 429 Natalen Ave. Staff recommends Approval. (Council District 2) (Rachel Smith, Planner (210) 207- 5407, rachel.smith@sanantonio.gov, Development Services Department)
11. [19-7823](#) Consideration and approval of the October 7, 2019 Board of Adjustment Minutes.

Director's Report: BOA Alternates

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).