

City of San Antonio



AGENDA Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, November 4, 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. [19-8127](#) (POSTPONED) BOA-19-10300123: A request by Orpha Flores for 1) a special exception to the fence height standards to permit a fence to be up to 7' tall along the front yard and 8' tall south and east property line, 2) a variance from the clear vision standards to allow a fence within the clear vision field, and 3) an 18' variance from the 20' rear setback requirements, to allow an attached carport to be 2' from the rear property line, located at 302 S San Eduardo. (Council District 5) (Rachel Smith, Planner (210) 207- 5407, rachel.smith@sanantonio.gov, Development Services Department)
2. [19-8055](#) Discussion and possible action amending the Unified Development Code (UDC), Chapter 35 of the City Code of San Antonio, Texas, with changes to Section 35-801 relating to the composition of the Board of Adjustment (BOA) and authorizing a change to the BOA Rules and Procedures Document in order to modify the BOA Composition. (Catherine Hernandez, Development Services Administrator, (210) 207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)
3. [19-8085](#) (Continued from 10/21/2019) 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)
4. [19-8083](#) (Continued from 10/21/2019) 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)
5. [19-8084](#) (Continued from 10/21/2019) 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)

6. [19-8080](#) BOA-19-10300128: A request by Patrick Cristensen for a variance of 3'8" from the 5' rear setback requirement to allow a detached carport to be 1'4" from the rear property line, located at 7801 Broadway. Staff recommends Approval. (Council District 10) (Rachel Smith, Planner (210) 207- 5407, rachel.smith@sanantonio.gov, Development Services Department)
7. [19-8076](#) BOA-19-10300125: A request by Adam Harden for a special exception request to allow for one Type 2 short term rental, located at 507 E Ashby Place #102. Staff recommends Denial. (Council District 1) (Rachel Smith, Planner (210) 207- 5407, rachel.smith@sanantonio.gov, Development Services Department)
8. [19-8077](#) BOA-19-10300126: A request by Nicholas Van Delist for a 2' variance from the 5' side and rear setback requirement to allow a detached garage to be 3' from the side and rear property lines and eaves to be projected 1' from the side and rear property lines, located at 509 West Gramercy Place. Staff recommends Approval. (Council District 1) (Rachel Smith, Planner (210) 207- 5407, rachel.smith@sanantonio.gov, Development Services Department)
9. [19-8034](#) BOA-19-10300133: A request by Robert King for 1) a variance of the 800 square feet maximum for an accessory detached dwelling unit to allow it up to 1,500 square feet and 2) a 18% variance from the 40% maximum size for an accessory dwelling unit to allow an accessory dwelling unit to be 58% of the size of the primary structure, located at 250 Laurel Heights Place. Staff recommends Approval. (Council District 1) (Dominic Silva, Senior Planner (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)
10. [19-8078](#) BOA-19-10300127: A request by Brady Johnson for a variance of 4'11" from the 5' side setback requirement to allow a home to be 1" from the side property line, located at 12627 Sandtrap Lane. Staff recommends Denial. (Council District 10) (Rachel Smith, Planner (210) 207- 5407, rachel.smith@sanantonio.gov, Development Services Department)
11. [19-8087](#) Consideration and approval of the October 21, 2019 Board of Adjustment Minutes.

Director's Report: BOA Orientation.

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)