

# City of San Antonio



## AGENDA Board of Adjustment

Development and Business Services  
Center  
1901 South Alamo

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Monday, December 2, 2019

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

Roger Martinez – District 10, Chair

Alan Neff – District 2, Vice-Chair

Donald Oroian – District 8, Pro-Tem

Dr. Lisa Zottarelli – District 1      Reba N. Malone – District 3

George Britton – District 4      Maria Cruz – District 5

Seth Teel – District 6      Phillip Manna - District 7

Kimberly Bragman – District 9      Andrew Ozuna - Mayor

### Alternate Members

Anne Englert      Frank A. Quijano

Arlene B. Fisher      Kevin W. Love

Seymour Battle III      Cyra M. Trevino

Jonathan Delmer

11:00 - Worksession: BOA Member Orientation and Training.

1:00 - Public Hearing - Call to Order

Pledge of Allegiance

1. [19-8810](#) (WITHDRAWN) BOA-19-10300143: A request by Alfonso Cano for 1) a 13' variance from the 15' Type B landscaping bufferyard to allow a bufferyard to be 2' along the north property line, 2) a 5' variance of the 15' Type C landscaping bufferyard to allow a bufferyard to be 10' along the south property line, 3) a 20' variance from the 30' rear setback requirement to allow a new structure to 10' from the south property line, 4) a 46' variance from the maximum 25' front setback Beacon Hill Neighborhood Conservation District design standards to allow a new structure to be 72' from the front property line, and 5) a variance from the parking location of Beacon Hill Neighborhood Conservation District design standards to allow parking to be located in front of the structure, located at 822 & 826 W Hildebrand Ave. (Council District 1) (Rachel Smith, Planner (210) 207- 5407, [rachel.smith@sanantonio.gov](mailto:rachel.smith@sanantonio.gov), Development Services Department)
2. [19-8929](#) (WITHDRAWN) BOA-19-10300147: A request by Hacam Properties, LLC for a 190 square foot variance from the minimum 6,000 square foot lot size to allow a lot size to be 5,810 square feet, located at 221 Muncey. (Council District 2) (Debora Gonzalez, Senior Planner (210) 207- 3074, [debora.gonzalez@sanantonio.gov](mailto:debora.gonzalez@sanantonio.gov), Development Services Department)
3. [19-8928](#) BOA-19-10300138: A request by Conception Amparan for a special exception to allow a four-year renewal for a one-operator beauty shop in a single family home, located at 2814 War Arrow Drive. Staff recommends Approval. (Council District 6) (Debora Gonzalez, Senior Planner (210) 207- 3074, [debora.gonzalez@sanantonio.gov](mailto:debora.gonzalez@sanantonio.gov), Development Services Department)
4. [19-8809](#) BOA-19-10300146: A request by Ben Jarvis for a parking variance request to allow one accessory detached dwelling unit parking space to be located within the front yard of the property, located at 6107 Woodmoor St. Staff recommends Approval. (Council District 8) (Rachel Smith, Planner (210) 207- 5407, [rachel.smith@sanantonio.gov](mailto:rachel.smith@sanantonio.gov), Development Services Department)

5. [19-8807](#) BOA-19-10300140: A request by Orlando Morales for a 3' variance from the 5' side setback requirement to allow an accessory detached dwelling unit to be 2' from the side property line, located at 123 Glamis Ave. Staff recommends Approval. (Council District 3) (Rachel Smith, Planner (210) 207- 5407, [rachel.smith@sanantonio.gov](mailto:rachel.smith@sanantonio.gov), Development Services Department)
  
6. [19-8926](#) BOA-19-10300135: A request by Hulse Wagner for a 2' variance from the 5' side setbacks to allow an accessory detached dwelling unit and detached garage to be 3' from both side property lines, located at 146 Crofton Avenue. Staff recommends Approval. (Council District 1) (Debora Gonzalez, Senior Planner (210) 207- 3074, [debora.gonzalez@sanantonio.gov](mailto:debora.gonzalez@sanantonio.gov), Development Services Department)
  
7. [19-8808](#) BOA-19-10300141: A request by Maria Muniz for 1) a 14.5' variance from the 20' rear setback requirement to allow an attached addition to be 5.5' from the rear property line, 2) a special exception of the allowable fence height to allow a fence to be 6' tall with 4' solid screen within the front yard, and 3) a request for a variance from the Clear Vision standards to allow a fence to be within the Clear Vision field, located at 208 Gould St. Staff recommends Approval. (Council District 5) (Rachel Smith, Planner (210) 207- 5407, [rachel.smith@sanantonio.gov](mailto:rachel.smith@sanantonio.gov), Development Services Department)
  
8. [19-8806](#) BOA-19-10300142: A request by Johnny Rodriguez for 1) a 9' variance from the 10' front setback requirement to allow an attached carport to be 1' from the front property line, 2) a 2' variance from the 5' side setback requirement to allow 2 attached carports to be 3' from the side property line, 3) a 2' variance from the 5' side setback requirement to allow an attached addition to be 3' from the side property line, 4) a 6' variance from the 20' rear setback requirement to allow an attached addition to be 14' from the rear property line, and 5) a special exception to allow a solid wood fence to be 6' tall within the front yard, located at 131 Burke Ave. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Rachel Smith, Planner(210) 207- 5407 [rachel.smith@sanantonio.gov](mailto:rachel.smith@sanantonio.gov), Development Services Department)

9. [19-8927](#) BOA-19-10300137: A request by Dominguez Octavio for 1) a 9' variance from the 10' front setback to allow an attached carport to be 1' from the front property line, 2) 3'7" variance from the 5' side setback requirement to allow an attached carport to be 1'5" from the side property line, and 3) an 18' variance from the 20' rear setback requirement to allow an attached carport to be 2' from the rear property line, located at 1212 North Navidad Street. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Debora Gonzalez, Senior Planner (210) 207- 3074, [debora.gonzalez@sanantonio.gov](mailto:debora.gonzalez@sanantonio.gov), Development Services Department)
10. [19-8937](#) Consideration and approval of the November 18, 2019 Board of Adjustment Minutes

Director's Report : 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).**