

City of San Antonio



AGENDA

Zoning Board of Adjustment Development and Business Services Center 1901 South Alamo

Monday, October 4, 2021

1:00 PM

1901 S. Alamo

At any time during the meeting, the Zoning Board of Adjustment may meet in executive session regarding any of the matters posted for attorney-client consultation in compliance with the Texas Open Meetings Act.

It is the intent of the City that the residing officer will be in attendance at this location.

BOARD OF ADJUSTMENT MEMBERSHIP

Donald Oroian – District 8 Chair

Andrew Ozuna – Mayor, Vice-Chair

Seth Teel – District 6, Pro-Tem

Vacant – District 1 Scott Albert – District 2

Abel Menchaca Jr. – District 3 George Britton – District 4

Maria Cruz – District 5 Phillip Manna – District 7

Kimberly Bragman – District 9 Jonathan Delmer – District 10

Alternate Members

Patrick Conroy Elizabeth Ingalls

Jo-Anne Kaplan Lisa Lynde

Lillian Miess Jesse Vasquez

Jesse Zuniga

Members of the public may provide comment on any agenda item, consistent with procedural rules

governing the Zoning Board of Adjustment meetings and state law. Public comment may also be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager or drop off written comments at 1901 S Alamo by 10am on the day of the Meeting. Please include your full name, home or work address, item # and / or address of the request. Written comments will be part of the official written record only.

2. Leave a voice message of a maximum two minutes by dialing 210-206-(ZBOA) 9262 by 10am the day of the meeting. Your message will be played during the meeting. Please include your full name, home or work address, item # and / or address of the request and / or address of the request.

*Note: Comments may be submitted in Spanish. Written comments and voice mails must be received the day prior to the meeting, at 10am to give time for translation.

12:30 PM Work Session - Briefing on UDC Amendment Process

1:00 P.M. – Call to Order

Pledge of Allegiance

Briefing and Possible Action on the following items

1. (Continued from 9/13/2021) BOA-21-10300100: A request by Daniel Moreno for 1) a 25 square-foot variance from the minimum 4,000 square foot requirement to allow a lot size of 3,975 square feet, 2) a 2' variance from the minimum 5' side setback requirement to allow a residential structure to be 3' from the side property line, and 3) a 4' 7" variance from the minimum 20' rear setback to allow a residential structure to be 15' 5" away from the rear property line, located at 2723 Chihuahua Street. Staff recommends Approval. (Council District 5) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
2. BOA-21-10300119: A request by Texas Republic Signs, LLC for 1) a 104 square foot sign variance from the 650 square foot sign maximum to allow a multi-tenant sign to be 754 square feet and 2) a 24' 7" sign variance from the maximum 60' sign height maximum to allow a multi-tenant sign to be 84' 7", located at 1815 North Foster Road. Staff recommends Denial. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
3. BOA-21-10300122: A request by Tomas Eggers for a 5' sign variance from the 40' maximum sign height allowance to allow a single-tenant sign to be 45' tall, located at 14000 Nacogdoches Road. Staff recommends Approval. (Council District 10) (Kayla Leal, Senior Planner (210) 207-

0197, kayla.leal@sanantonio.gov, Development Services Department)

4. BOA-21-10300095: A request by Joseph Palumbo for 1) a 1' 11" special exception from the 3' maximum height to allow an 4' 11" wooden privacy fence along the front property line and 2) a 6' variance from the clear vision standards of 25' to allow a solid screened fence within the Clear Vision Field, located at 132 Rehmann Street. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
5. BOA-21-10300080: A request by Herbert Lopez Garcia for a 7' 4" variance from the 10' minimum front setback requirement to allow a carport to be 2' 8" from the front property line, located at 220 Lebanon Street. Staff recommends Approval. (Council District 3) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
6. BOA-21-10300113: A request by Michael Phillips for a variance from the NCD-3 Ingram Hills Neighborhood Conservation District design standards to allow a 5' predominantly open fence in the front yard, located at 4126, 4130 and 4134 Majestic Drive and 4311 Horseshoe Bend. Staff recommends Denial. (Council District 7) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
7. BOA-21-10300114: A request by Keith Wideman for 1) a 3' 11" variance from the minimum 5' side setback requirement to allow an addition to be 1' 1" away from the western side property line and 2) a 2' 10" variance from the minimum 5' side setback requirement to allow a detached accessory structure to be 2' 2" away from eastern side property line, located at 1713 West Mulberry Drive. Staff Recommends Denial with an Alternate Recommendation. (Council District 7) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
8. BOA-21-10300117: A request by Jesus M. Trevino for a 2' special exception from the 6' maximum fence height to allow an 8' solid screen fence along the side and rear property lines, located at 4005 Skyridge Avenue. Staff recommends Approval. (Council District 3) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
9. BOA-21-10300118: A request by Juan R Cervantes for 1) a 15' variance from the minimum 20' rear setback requirement to allow a structure to be 5' from the rear property line and 2) a 1' special exception from the maximum fence height of 5' in the front yard to allow a portion of a solid screened front yard fence to be 6' tall, located at 427 Guanajuato Street. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
10. BOA-21-10300120: A request by Jennifer Gonzales for a 5' variance from the minimum 30' front setback requirement to allow a structure to be 25' from the front property line, located at 143 Remount Drive. Staff recommends Approval. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
11. BOA-21-10300121: A request by Robert A. Stovall for a 2' special exception from the 6' maximum fence height to allow an 8' solid screen fence along the side and rear property lines,

located at 510 Prinz Drive. Staff recommends Approval. (Council District 9) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

Approval of Minutes

12. Approval of the minutes from the Zoning Board of Adjustment meeting on September 20, 2021.

ACCESSIBILITY STATEMENT - 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). 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).

DECLARACIONES DE ACCESIBILIDAD - Los intérpretes para sordos deben solicitarse cuarenta y ocho [48] horas antes de la reunión. Para obtener asistencia, llame al (210) 207-7720 Voice/TTY o 711 (Servicio de Retransmisión de Texas para sordos). 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).

Simultaneous translation services for Spanish are available. Interpreters for other languages must be ordered 48 hours in advance. For more information or for translation, call (210) 207-0121. This is a free service.

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- 0121. Esto es un servicio gratis.

En cualquier momento durante la reunión, Consejo de Ajuste puede reunirse en sesión ejecutiva para consultar con la Oficina del Fiscal de la Ciudad en relación con asuntos de abogados y clientes bajo el Capítulo 551 del Código del Gobierno de Texas.