

# City of San Antonio



## AGENDA

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

**Monday, October 18, 2021**

**1:00 PM**

**1901 South Alamo**

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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 presiding 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.

### **Briefing and Possible Action on the following items**

1. (POSTPONED) BOA-21-10300127: A request by Sean Bourg for 1) 16' variance from the 24' sign height maximum to allow a sign to be 40' tall, located at 6069 Ingram Road. (Council District 7) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
2. (Continued from 10/04/2021) 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-21-10300128: A request by Sean Bourg for a 35' variance from the 40' sign height maximum to allow a sign to be 75' tall, located at 1846 South General McMullen. Staff recommends Denial. (Council District 5) (Kayla Leal, Principal Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
4. BOA-21-10300137: A request by Mary Ellen Hardee for an appeal of the Historic Preservation Officer's approval of front yard fencing to not exceed four (4) feet in height, located at 1123,

- 1127, and 1129 North Hackberry Street. Staff recommends Denial. (Council District 2) (Edward Hall, Sr. Historic Preservation Specialist (210) 207-4680, edward.hall@sanantonio.gov, Office of Historic Preservation; Kayla Leal, Principal Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
5. BOA-21-10300130: A request by Heath Wenrich for 1) a 2' variance from the maximum 8' fence requirement to allow a 10' solid screened fence along the northern side and rear property lines and 2) a 2' variance from the 8' maximum fence requirement to allow a 10' predominantly open fence in the front yard, located at 4902 Fredericksburg Road. Staff recommends Approval. (Council District 7) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
  6. BOA-21-10300154: A request by Paul El-Bayeh for a variance from the Accessory Structure Standards to allow an accessory structure in the front yard, located at 9318 Oakland Road. Staff recommends Denial. (Council District 8) (Kayla Leal, Principal Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
  7. BOA-21-10300086: A request by John Casanova for a special exception from the 6' maximum fence height standard to allow a side yard fence to be 8' tall, located at 1348 Blanco Woods Street. Staff recommends Approval. (Council District 9) (Kayla Leal, Principal Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
  8. BOA-21-10300115: A request by Christopher Coffey for a 3' 3" variance from the minimum 5' side setback to allow a detached structure to be 1' 9" away from the side property line, located at 323 Devine Street. Staff recommends Approval. (Council District 1) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
  9. BOA-21-10300124: A request by Christine Little 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 2618 Pebble Breeze. Staff recommends Approval. (Council District 10) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
  10. BOA-21-10300129: A request by Charles Whitehead for a special exception from the maximum fence height to allow an 8' solid screened fence along the side and rear property lines, located at 4001 Skyridge Avenue. Staff recommends Approval. (Council District 3) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

### **Approval of Minutes**

11. Approval of the minutes from the Zoning Board of Adjustment meeting on October 4, 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.**