

City of San Antonio



AGENDA

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

Monday, December 20, 2021

1:00 PM

1901 South 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 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

Vacant 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 three 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-21-10300170: A request by Patrick Williams Christensen for a half-story variance from the two and a half-story maximum to allow a multi-family structure to be three stories tall, located in the 1400 Block of West Villaret Boulevard. Staff recommends Approval. (Council District 4) (Kayla Leal, Principal Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
2. (Continued from 11/15/2021) BOA-21-10300153: A request by Antonio and Lupe Centeno for a 5' variance from the 10' minimum front setback to allow a carport with 3' overhang to be 5' from the front property line, located at 7934 Veleta Street. Staff recommends Denial. (Council District 7) (Kayla Leal, Principal Planner (210) 207-00197, Kayla.Leal@sanantonio.gov, Development Services Department)
3. BOA-21-10300175: A request by Shaun Cane for a special exception from the Short Term Rental density limitation to allow one (1) additional Type 2 Short Term Rental Permit on the blockface, located at 700 Dawson Street. Staff recommends Denial. (Council District 2) (Kayla Leal, Principal Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
4. BOA-21-10300171: A request by Emilie Weissler for a 10% variance from the 80% maximum coverage requirement to allow a maximum lot coverage of 90%, located at 1610 North Saint Mary's Street. Staff recommends Approval. (Council District 1) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

5. BOA-21-10300166: A request by Paco Felici for 1) a 4' 10" variance from the 10' minimum side setback requirement to allow a building awning to be 5' 2" from side property line and 2) a variance from the fencing material requirement allow a solid screened cast iron metal fence, located at 1616 Fulton Avenue. Staff recommends Approval. (Council District 1) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
6. BOA-21-10300174: A request by Carlos Sanchez for a 3' 6" variance from the 5' side setback requirement to allow an accessory structure with 1' overhang to be 1' 6" from the side property line, located at 153 Oelkers Street. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
7. BOA-21-10300159: A request by Rey Gutierrez for 1) a 4' 11" variance from the 5 foot minimum rear and side setback requirement to allow an accessory detached dwelling unit to be 1" from the side and rear property line and 2) a 2,164 square foot variance from the 4,000 square foot minimum requirement to allow a 1,836 square foot lot size, located at 1118 South Mesquite Street. Staff recommends Denial with an Alternate Recommendation. (Council District 2) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
8. BOA-21-10300169: A request by Vicente Torres Leiva for 1) a 2' 9" variance from the 5' minimum setback requirement to allow a carport to be 2' 3" from the side property line and 2) a 7" variance from the 15' minimum clear vision requirement to allow a gate to be 14' 5" from the curb, located at 2946 West Ashby Place. Staff recommends Approval. (Council District 7) (Richard Bautista-Vazquez, Planner (210) 207-0215, Richard.Bautista-Vazquez@sanantonio.gov, Development Services Department)
9. BOA-21-10300167: A request by Sylvia G. Gonzales for 1) a 10" special exception from the maximum 5' fence height to allow a 5'10" predominately open fence along the front property line 2) a 3' variance from the 15' minimum clear vision requirement to allow a gate to be 12' from the curb, located at 1018 Barclay. Staff recommends Approval. (Council District 5) (Rebecca Rodriguez, Planner (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Approval of Minutes

10. Approval of the minutes from the Zoning Board of Adjustment meeting on December 06, 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

solicitarase 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.