

City of San Antonio



AGENDA

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

Monday, November 1, 2021

1:00 PM

1901 South Alamo

At any time during the meeting, the Zoning Board of Adjustment Meeting 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 Meeting 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. BOA-21-10300037: A request by Emilie Weissler for a waiver to the minimum parking requirements to allow for 104 parking spaces on the property, located at 6919 North 1604 West. Staff recommends Approval. (Council District 8) (Kayla Leal, Principal Planner (210) 207-00197, Kayla.Leal@sanantonio.gov, Development Services Department)
2. BOA-21-10300145: A request by Jennifer Gonzales for a variance to reduce the landscape buffer to 1', located at 7979 and 7989 Bandera Road. Staff recommends Denial with an Alternate Recommendation. (Council District 7) (Kayla Leal, Principal Planner (210) 207-00197, Kayla.Leal@sanantonio.gov, Development Services Department)
3. BOA-21-10300104: A request by Santos Rodriguez for a special exception from the maximum height limitation of 5' to allow for a 6' predominantly open wrought iron fence in the front yard, located at 339 Harriman Place. Staff recommends Approval. (Council District 5) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
4. BOA-21-10300143: A request by Rosiz Rusk for a special exception from the maximum height limitation of 6' to allow for an 8 foot solid screened privacy fence along the side property lines, located at 18307 Brookwood Forest Street. Staff recommends Approval. (Council District 9) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
5. BOA-21-10300136: A request by Arcelia Sandoval for a 152 square foot variance from the 4000 square foot lot size requirement to allow a 3,848 square foot lot, located at 710 North Elmendorf

Street. Staff recommends Approval. (Council District 1) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

6. BOA-21-10300139: A request by Mario Manzano for a half story variance from the maximum 2 1/2 story building height limitation to allow a residential structure to be 3 stories, located at 206 South Mesquite Street. Staff recommends Approval. (Council District 2) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
7. BOA-21-10300141: A request by David Gomez for 1) a 3' 10" variance from the minimum 10' front setback to allow a carport with 3' of overhang to be 6' 2" from the front property line, 2) a 4' 11" variance from the minimum 5' side setback requirement to allow a carport to be 1" from the side property line, 3) a 1' 3" special exception from the 5' maximum height requirement to allow a solid-screened front yard fence to be 6' 3" tall, and 4) a 7' 10" variance from the 15' minimum clear vision standards to allow a front yard fence to be 7' 2" away from the curb, located at 1419 West Gramercy Place. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Kayla Leal, Principal Planner (210) 207-00197, Kayla.Leal@sanantonio.gov, Development Services Department)

Other Items

8. Approval of the 2022 Board of Adjustment Meeting Calendar.

Approval of Minutes

9. Approval of the minutes from the Zoning Board of Adjustment meeting on October 18, 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.