

# City of San Antonio



## AGENDA

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

**Monday, November 15, 2021**

**1:00 PM**

**1901 South Alamo**

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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.

## **Work Session 11 A.M. : Discuss possible UDC Amendments from the Board of Adjustment.**

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

1. (Continued from 10/18/2021) BOA-21-10300154: A request by Paul El-Bayeh for 1) variance from the Accessory Structure Standards to allow an accessory structure in the front yard, and 2) a 5' variance from the 15' minimum front setback to allow an accessory structure to be 10' from the front property line, located at 9318 Oakland Road. Staff recommends Denial. (Council District 8) (Kayla Leal, Principal Planner (210) 207-0197, [kayla.leal@sanantonio.gov](mailto:kayla.leal@sanantonio.gov), Development Services Department)
2. BOA-21-10300158: A request by TX 3 Properties, LLC for a request to appeal an HDRC decision, located at 615 East Evergreen Street. Staff recommends Denial. (Council District 1) (Rachel Rettaliata, Historic Preservation Specialist, (210) 207-0145, [Rachel.Rettaliata@sanantonio.gov](mailto:Rachel.Rettaliata@sanantonio.gov), Office of Historic Preservation; Kayla Leal, Principal Planner (210) 207-00197, [Kayla.Leal@sanantonio.gov](mailto:Kayla.Leal@sanantonio.gov), Development Services Department)
3. BOA-21-10300144: A request by Adrian Buck for a variance from the NCD-7 Jefferson Neighborhood Conservation District design standards to allow non-discreet solar panels on the front facing roof of a primary structure, located at 103 Cromwell. Staff recommends Denial. (Council District 7) (Roland Arsate, Planner (210) 207-3074, [Roland.Arsate@sanantonio.gov](mailto:Roland.Arsate@sanantonio.gov), Development Services Department)
4. BOA-21-10300155: A request by Carlos Saucedo for 1) a 110 square foot variance from the

- 40% maximum square footage allowance for an Accessory Detached Dwelling Unit (ADDU) to allow an ADDU to be 600 square feet and 2) a 13' 7" variance from the 20' minimum garage setback to allow a garage to be 6' 5" from the property line., located at 599 Lively Street. Staff recommends Approval. (Council District 1) (Kayla Leal, Principal Planner (210) 207-0197, [kayla.leal@sanantonio.gov](mailto:kayla.leal@sanantonio.gov), Development Services Department)
5. BOA-21-10300148: A request by Monica Naves Ayluardo for 1) a 2' variance from the 5' minimum side setback to allow a structure to be 3' from the side property line, 2) a 875 sq. ft. lot size variance from the minimum 4,000 sq. ft requirement to allow a lot size of 3,125 sq. ft. and 3) a 10' variance from the minimum lot width requirement of 35' to allow a lot width of 25', located at 1723 and 1727 East Crockett Street. Staff recommends Approval. (Council District 2) (Roland Arsate, Planner (210) 207-3074, [Roland.Arsate@sanantonio.gov](mailto:Roland.Arsate@sanantonio.gov), Development Services Department)
  6. BOA-21-10300132: A request by Lorenzo Herrera for a 3' 3" variance from the 5' minimum side setback to allow an accessory structure with 1' of overhang to be 1' 9" from the side property line, located at 2415 Ravina Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 3) (Kayla Leal, Principal Planner (210) 207-00197, [Kayla.Leal@sanantonio.gov](mailto:Kayla.Leal@sanantonio.gov), Development Services Department)
  7. BOA-21-10300138: A request by Leticia Velasquez for a 3' 6" variance from the 5' minimum side setback to allow a carport with 4" of overhang to be 1' 6" away from the side property line, located at 607 Brady Boulevard. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Kayla Leal, Principal Planner (210) 207-0197, [Kayla.Leal@sanantonio.gov](mailto:Kayla.Leal@sanantonio.gov), Development Services Department)
  8. 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](mailto:Kayla.Leal@sanantonio.gov), Development Services Department)
  9. BOA-21-10300150: A request by Jonathan Rackler for a 4' 4" variance from the 5' minimum side setback requirement to allow a new carport to be 8" from the side property line, located at 4923 Greenwood. Staff recommends Denial with an Alternate Recommendation. (Council District 3) (Roland Arsate, Planner (210) 207-3074, [Roland.Arsate@sanantonio.gov](mailto:Roland.Arsate@sanantonio.gov), Development Services Department)
  10. BOA-21-10300149: A request by Pedro Rodriguez for a 3' special exception from the 5' maximum fence height to allow an 8' solid screen fence in the front yard, located at 17460, 17540 Blanco, and 102 Lariat. Staff recommends Approval. (Council District 9) (Roland Arsate, Planner (210) 207-3074, [Roland.Arsate@sanantonio.gov](mailto:Roland.Arsate@sanantonio.gov), Development Services Department)
  11. BOA-21-10300152: A request by Amanda Carollo for 1) a 4' 8" variance from the 5' minimum side setback requirement to allow an accessory structure to be 4" from the side property line, 2) a 4' 4" variance from the 5' minimum rear setback requirement to allow an accessory structure to be 8" from the rear property line, and 3) 5' 6" variance from the 6' maximum fence height to allow an

11' 6" fence in the rear yard, located at 3906 Cordoba Creek. Staff recommends Denial with an Alternate Recommendation. (Council District 10) (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 November 1, 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.**