

# City of San Antonio



## AGENDA

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

**Monday, December 6, 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 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.

**Work Session 11:00 A.M.-** Discuss possible Unified Development Code (UDC) amendments from Board of Adjustment.

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

1. (WITHDRAWN) BOA-21-10300144: A request by Adrian Buck for a variance from the NCD-7 Jefferson Neighborhood Conservation District design standards to allow non-discreet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, Development Services Department)
2. (CONTINUED FROM 11/15/2021) 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, Development Services Department)
3. BOA-21-10300161: A request by Roi Biton for a 14' 11" variance from the landscape buffer requirement to allow 1" landscape buffer along the northern side and rear property lines, located at 1407 North Pine Street. Staff recommends Approval. (Council District 2) (Kayla Leal, Principal Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

4. BOA-21-10300157: A request by Felise De Novo for a 2' special exception to allow an 8ft solid screened privacy fence along the side and rear property lines, located at 519 West King's Highway. Staff recommends Denial. (Council District 7) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
5. BOA-21-10300165: A request by John Higginbotham for a 2' special exception to allow an 8ft solid screened privacy fence along the left side property line, located at 17014 Summer Creek Drive. Staff recommends Approval. (Council District 9) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
6. BOA-21-10300160: A request by Joe Terrazas for a variance of 1,500 sq. ft. to required minimum 6,000 sq. ft. to allow a residential structure to be built on a 4,500 sq. ft. lot, and a variance of 4' to the required minimum 5' side setback to allow a residential structure to be 1' from side property line, located at 1414 Estancia Street. Staff recommends Denial with an Alternate Recommendation. (Council District 3) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
7. BOA-21-10300162: A request by John Cortez for 1,700 sq. ft. variance from the minimum lot size requirement of 6,000 sq. ft. to allow a lot size of 4,300 sq. ft., located at 705 West Craig Place. Staff recommends Approval. (Council District 1) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
8. BOA-21-10300163: A request by Clifford Soto for 1) a 908 sq. ft. variance from the minimum 6,000 square foot lot size requirement to allow a 5,092 sq. ft. lot size located at 3127 Winsome Lane and 2) a 904 sq. ft. variance from the minimum 6,000 square foot lot size requirement to allow a 5,096 sq. ft. lot size located at 3123 Winsome Lane. Staff recommends Approval. (Council District 4) (Kayla Leal, Principal Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
9. BOA-21-10300151: A request by Irma Ibanez for a 4' 11" variance from the minimum 5' side setback requirement to allow a carport to be 1" from the side property line, located at 207 Havana Drive. Staff recommends Denial. (Council District 7) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
10. BOA-21-10300156: A request by Patrick Williams Christensen for a 10' variance from the 20' minimum front setback required by the Beacon Hill Neighborhood Conservation District standards to allow a duplex to be 10' from the front property line, located at 1102 West Ashby Place. Staff recommends Approval. (Council District 1) (Forrest Wilson, Senior Planner (210) 207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)
11. BOA-21-10300164: A request by Ilija Huljev for a 11' variance from the minimum 20' rear setback requirement to allow a structure to be 9' from the rear property line, located at 1843 Dawson Street. Staff recommends Approval. (Council District 2) (Rebecca Rodriguez, Planner (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
12. BOA-21-10300168: A request by Brett Henneke for a 6" variance from the minimum 5' side setback requirement to allow a structure to be 4' 6" from the side property lines, located at 1651, 1655, and 1659 North Center Street. Staff recommends Approval. (Council District 2) (Kayla

Leal, Principal Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

#### Other Items

13. Discussion and possible action on proposed 2021 UDC Amendments from the Board of Adjustment. Monique Mercado, Principal Planner, (210) 207-5016, monique.mercado@sanantonio.gov, Development Services Department.)

#### Approval of Minutes

14. Approval of the minutes from the Zoning Board of Adjustment meeting on November 15, 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.**