

City of San Antonio



AGENDA

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

Monday, March 21, 2022

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-22-10300018: A request by Mary McGehee for a request for a 4' 11" variance from the minimum 5' side setback to allow an attached carport with gutters to be 1" from the side property line, located at 223 West Mayfield Boulevard. (Council District 3) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
2. (Continued from 02/07/2022) 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)
3. (Continued from 02/21/2022) 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-22-10300026: A request by ISRO Engineering Services, PLLC for a variance from the frontage requirement to allow the frontage of a single-family residential lot on a Secondary Arterial B street, located at 721 Iowa Street. Staff recommends Denial. (Council District 2) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development

Services Department)

5. BOA-22-10300016: A request by Jason Reed for a 10' variance from the minimum 15' landscape bufferyard requirement to allow a 5' landscape buffer, located at 1735 South WW White Road. Staff recommends Denial. (Council District 2) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
6. BOA-22-10300029: A request by Gerardo Garcia for Special Exceptions from the Short Term Rental Density Limitation to allow two (2) Type 2 Short Term Rental permits on the blockface, located at 410 Barrera Street. Staff recommends Denial. (Council District 1) (Joshua Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
7. BOA-22-10300027: A request by Patrick Christensen for 1) a 25' variance from the minimum 30' setback requirement to allow for a structure to be 5' from the rear property line and 2) a 10' variance from the minimum 15' landscape bufferyard requirements to allow a 5' landscape buffer, generally located in the 6200 block of Franklin Street. Staff recommends Approval. (Council District 10) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
8. BOA-22-10300019: A request by Linda Resendiz for 1) 14' 7" variance from the minimum 20' rear setback requirement to allow an attached room addition with 1' overhang to be 5' 5" from the rear setback and 2) a request for a 7" variance from the minimum 5' side setback requirement to allow an attached room addition with 16" overhang to be 4' 5" from the side property line, located at 1337 West Gerald. Staff recommends Denial. (Council District 5) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department).
9. BOA-22-10300025: A request by Bertha Dominguez for a 2,220-lot size variance from the 6,000 minimum lot size requirement to allow a lot size of 3,800 square feet, located at 715 Laurens Lane. Staff recommends Approval. (Council District 2) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
10. BOA-22-10300024: A request by Justin Rominski for a 2' special exception from the maximum 6' fence height requirement to allow an 8' solid screened privacy fence along the side and rear property lines, located at 15522 Triple Creek. Staff recommends Approval. (Council District 10) (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 February 21, 2022.

Other Items

12. Director's Report: Update on 2022 UDC Code Amendments.

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.

Posted on: 03/18/2022 10:27 AM