

# City of San Antonio



## AGENDA

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

**Monday, April 18, 2022**

**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

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 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 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. (WITHDRAWN) BOA-22-10300027: A request by Patrick Christensen for 1) a 25' variance from the minimum 30' setback requirement to allow for a structure to be 5' from the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)
2. (WITHDRAWN) BOA-22-10300041: A request by Scott Malouff 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 475 E French. (Council District 1) (Joshua Orton, Senior Planner (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
3. (Continued from 03/21/2022) 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)
4. (Continued from 04/04/2022) BOA-22-10300014: A request by Steve Williams 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 511 Elmhurst Drive. Staff recommends Denial. (Council District 2) (Kayla Leal, Principal Planner (210) 207-0197, Kayla.Leal@sanantonio.gov,

Development Services Department)

5. (Continued from 03/21/2022) 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)
6. BOA-22-10300012: A request by Elva Laureano for a special exception to renew a one-operator beauty salon, located at 245 Isabel Street. Staff recommends Approval. (Council District 3) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
7. BOA-22-10300040: A request by Virginia Losoya for a special exception to allow the renewal of a one-operator beauty salon, located at 248 West Cheryl Drive. Staff recommends Approval. (Council District 7) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
8. BOA-22-10300032: A request by Renata Costanzo for a 2' special exception from the maximum 6' fence height requirement to allow an 8' solid screened fence along the side and rear yard, located at 421 Howard Street. Staff recommends Approval. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
9. BOA-22-10300035: A request by Christine Salcido for a request for a 2' special exception from the maximum 6' fence height requirement to allow a solid screened fence to be 8' tall along the side and rear of the property lines, located at 15303 Spring Cove. Staff recommends Approval. (Council District 10) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
10. BOA-22-10300037: A request by Fernando Deleon for a request for 1) a 560 square foot variance from the minimum 4,000 square foot requirement to allow a lot size of 3,440 square feet and 2) a request for a 10' variance from the minimum 20' rear setback requirement to allow a structure to be 10' from the rear property line, located at 2614 West Poplar Street. Staff recommends Approval. (Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
11. BOA-22-10300038: A request by Francisco Javier Morales for a 10' variance from the minimum 20' rear setback requirement to allow a structure to be 10' from the rear property line, located at 615 West Baylor. Staff recommends Denial. (Council District 5) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
12. BOA-22-10300039: A request by Gabriel Gonzales for a 14' 7" variance from the minimum 20' rear setback to allow an attached structure to be 5'3" from the rear property line, located at 612 Leigh Street. Staff recommends Denial with Alternate Recommendation. (Council District 1) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

13. BOA-22-10300064: A request by Summit Property Holdings LLC for a 10' variance from the Beacon Hill Neighborhood Conservation District (NCD-5) minimum 20' front setback requirement to allow two residential dwellings to be 10' from the front property line, located at 1024 Blanco Street. Staff recommends Approval. (Council District 1 ) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

#### **Approval of Minutes**

14. Approval of the minutes from the Zoning Board of Adjustment meeting on April 4, 2022.

#### **Other Items**

15. 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: 04/14/2022 04:49 PM