

City of San Antonio



AGENDA

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

Monday, May 2, 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. (WITHDRAWN) BOA-22-10300016: A request by Jason Reed for a 10' variance from the minimum 15' landscape bufferyard requirement to allow a 5' landscape buffer, located at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)
2. (WITHDRAWN) BOA-22-10300045: A request by Gallegos Engineering, Inc for 1) 39'11" variance from the minimum 40' landscape buffer yard requirement to allow a landscape buffer to be 1" along the rear, 2) A request for a 39' variance from the minimum 40' landscape buffer yard requirement to allow the landscape buffer to be 1' along the side and 3) 14'11" variance from minimum 15' landscape buffer yard requirement to allow the landscape buffer to be 1" along Wetmore Road, located at 10511 Wetmore Road. (Council District 9) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
3. (Continued from 4/18/2022) 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)
4. (Continued from 4/18/2022) 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)
5. BOA-22-10300044: A request by Mary Gorman for a 15' variance from the 50' sign height maximum to allow a sign to be 65' tall, located at 14402 N US HWY 281. Staff recommends Denial. (Council District 9) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
 6. BOA-22-10300053: A request by Leonard Trinidad for a special exception from the Short Term Rental density limitation to allow for one (1) additional Type 2 Short Term Rental Permit on the blockface, located at 151 Paul Street. Staff recommends Denial. (Council District 2) (Joshua Orton, Senior Planner (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
 7. BOA-22-10300059: A request by Tracy Chell for a special exception from the Short Term Rental density limitation to allow for one (1) additional Type 2 Short Term Rental Permit on the blockface, located at 132 Carnahan Street. Staff recommends Denial. (Council District 2) (Joshua Orton, Senior Planner (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
 8. BOA-22-10300049: A request by Matthew Hlavinka for a 5' 6" variance from the Woodlawn Lake Neighborhood Conservation District design regulations of the maximum 50' front-façade width to allow a front façade to be 55' 6" wide, located at 1303 Waverly Ave. Staff recommends Approval. (Council District 7) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
 9. BOA-22-10300034: A request for a 2' special exception from the maximum 6' fence height requirement to allow an 8' fence along the side and rear property lines, located at 227 Lewis St. Staff recommends Approval. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, vincent.trevino@sanantonio.gov, Development Services Dept.)
 10. BOA-22-10300043: A request by Raul Ayala for 1) 8' 9" variance from the minimum 10' front setback requirement to allow a carport to be 3" from the front property line and 2) a 3' variance from the minimum 5' side setback requirement to allow a carport with 1' 2" overhang and gutters to be 2' from the side property line, located at 1714 Rivas Street. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
 11. BOA-22-10300046: A request by Nicholas Nunium for a 6' 3" variance from the minimum 10' front setback requirement to allow a structure to be 3'9" from the front property line, located at 325 South Hackberry Street. Staff recommends Approval. (Council District 2) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
 12. BOA-22-10300048: A request by Howard Guirdy for a 3' variance from the minimum 5' rear setback requirement to allow a pool to be 2' from the rear property line, located at 23010 Summit

Canyon. Staff recommends Approval. (Council District 9) (Vincent Trevino, Senior Planner (210) 207-5501, vincent.trevino@sanantonio.gov, Development Services Department)

Approval of Minutes

13. Approval of the minutes from the Zoning Board of Adjustment meeting on April 18, 2022.

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: 04/28/2022 03:47 PM