

City of San Antonio



AGENDA

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

Monday, May 16, 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

Mark Spielman – 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-22-10300047: A request by Jaime Sanchez for 1) a 9' variance from the 10' front setback requirement to allow a carport to be 1' away from front property line and 2) a 4' variance from a 5' side setback requirement to allow a carport to be 1' away from side property line, and 3) a request for a 1' special exception from the maximum 5' fence height to allow a 6' fence in the front yard, located at 127 Blueridge. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov)
2. (Continued from 5/2/2022) 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)
3. BOA-22-10300066: A request by Morgan's Wonderland for a 10' variance from the maximum 40' sign height allowance to allow a 50' tall single tenant sign, located at 5223 David Edwards Drive. Staff recommends Approval. (Council District 10) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov)
4. BOA-22-10300083: A request by AAG All Pro Construction LLC for 1) a 1' special exception from the maximum 6' fence height requirement to allow for a 7' fence and 2) a 3' variance from the maximum 4' height requirement to allow for a 7' solid screened fence within the MC-3 Corridor Overlay, located at 1278 Austin Hwy. Staff recommends Denial with an Alternate

- Recommendation. (Council District 2) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov)
5. BOA-22-10300061: A request by Jin Koh 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 2205 Monterey Street. Staff recommends Denial. (Council District 5) (Joshua Orton, Senior Planner (210) 2077945, Joshua.Orton@sanantonio.gov, Development Services Department)
 6. BOA-22 -10300087: A request by Pape-Dawson Engineers for a 61' variance from the maximum 90' front setback requirement to allow a structure to be 151' from the front property line, generally located northwest of the Rogers Road and Wiseman Boulevard. Staff recommends Approval. (Council District 6) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
 7. BOA-22-10300017: A request by Salvador Gutierrez for 1) 2' 9" special exception from the maximum 3' solid screened fence height requirement to allow a 5' 9" solid screen fence in the front yard and 2) a 1' 10" special exception from the maximum 6' large lot predominantly open screened fence requirement to allow a 7' 10" predominantly open screened fence in the front yard, located at 1011 West Villaret. Staff recommends Denial with an Alternate Recommendation. (Council District 4) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
 8. BOA-22-10300028: A request by Lauren Snider for a 4' 11" variance from the 5' side setback requirement to allow a detached structure to be 1" from the side property line, located at 326 Clay 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)
 9. BOA-22-10300050: A request by Epic Remodeling and Construction LLC for a 5' variance from the minimum 10' rear setback requirement to allow a structure to be 5' from the rear property line, located at 236 King William. Staff recommends Approval. (Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
 10. BOA-22-10300065: A request by Weston Dean Custom Homes for 1) a 9" variance from the minimum 20' front setback requirement to allow a structure to be 19' 3" from the front property line and 2) 3' variance (with 8' credit from the alley) from the minimum 20' rear setback requirement to allow a structure to be 9' from the rear property line, located at 228 Rockhill Drive. Staff recommends Approval. (Council District 10) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
 11. BOA-22-10300085: A request by Jacob Castro for a variance from the fence materials to allow for a corrugated metal fence in the rear yard, located at 2347 SW 21st Street. Staff recommends Approval. (Council District 5) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov)

Approval of Minutes

12. Approval of the minutes from the Zoning Board of Adjustment meeting on May 2, 2022.

Director's Report: Update on 2022 UDC Code Amendments

At any time during the meeting, the Zoning Board of Adjustment may meet in executive session for consultation with the City Attorney's Office concerning attorney client matters under Chapter 551 of the Texas Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-7268 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

Posted on: 05/13/2022 09:59 AM