

City of San Antonio



AGENDA

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

Monday, June 6, 2022

1:00 PM

1901 South Alamo

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

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 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 (WITHDRAWN) BOA-22-10300077: A request by Martin & Drought, P.C. for an Appeal of a Non-Conforming Use Administrative Decision, located at 2114 North St. Mary's Street. (Council District 1) (Kayla Leal, Principal Planner, (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
2. 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' 6" variance from a 5' side setback requirement to allow a carport to be 6" away from side property line, 3) a request for a 1' 4" special exception from the maximum 5' fence height to allow a 6' 4" predominately open fence in the front yard, 4) a 6' variance from the Clear Vision Standards to allow a gate 9' from the curb, located at 127 Blueridge. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
3. BOA-22-10300052: A request by Tobias L Mandujano for 1) a 770 square foot lot size variance from the minimum 4,000 square foot requirement to allow a 3,230 square foot lot at 114 and 116 Huerta Street, 2) a 8' 4" from the minimum 20' garage setback requirement to allow a garage to be 11' 8" from the front property line at 114, 116 and 122 Huerta Street, and 3) a 10' variance from the minimum 20' rear setback requirement to allow a structure at 114 and 116 Huerta Street to be 10' from the rear property line. Staff recommends Approval. (Council District 5) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services

Department)

4. BOA-22-10300054: A request by Francisco Gonzalez for 1) a variance to allow driveway access off of S New Braunfels and 2) a 250 square foot lot size variance from the minimum 4,000 sq. ft. requirement to allow a 3,750 sq. ft. lot, located at 1210 South New Braunfels. Staff recommends Approval. (Council District 2) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
5. BOA-22-10300060: A request by Mary Hernandez for a 2' special exception from the maximum 6' fence height to allow a solid screened fence to be 8' tall along the side property line, located at 1423 Santa Anna. Staff recommends Approval. (Council District 1) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
6. BOA-22-10300062: A request by Bret Potter for a 2' special exception from the maximum 6' fence height to allow a solid screened fence to be 8' tall in the side yard, located at 9224 Jorwoods Drive. Staff recommends Approval. (Council District 6) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
7. BOA-22-10300067: A request by Ramona Arellano for a request for 1) a 3,800 square foot variance from the minimum 6,000 square foot lot size requirement to allow a 2,200 square foot lot, 2) a 4' variance from the minimum 5' side setback requirement to allow a structure to be 1' from the southern side property line, 3) a 18' variance from the minimum 20' rear setback requirement to allow a structure to be 2' from the rear property line, and 4) a 8' variance from the minimum 10' front setback requirement to allow a structure to be 2' from the front property line, located at 110 Clarendon. 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-22-10300068: A request by Freda Martin for 1) a 10' variance from the 20' garage setback requirement to allow a garage to be 10' from side property line and 2) a 7' variance from the 20' rear setback requirement to allow an attached garage to be 6' from the rear property line (with 7' credit from the alley), located at 203 Brettonwood Drive. Staff recommends Approval. (Council District 2) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
9. BOA-22-10300070: A request by Cassandra Dearth for a 2' 5" variance from the minimum 5' side setback requirement to allow a structure with 1' 6" overhang and gutters to be 2' 5" from the side property line, located at 103 Vaughan Place. Staff recommends Approval. (Council District 7) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
10. BOA-22-10300071: A request by Janelle R Chase for 1) a 2' variance from the minimum 5' side setback requirement to allow a structure to be 3' from the side property line, 2) a variance from the maximum 800 square foot and one bedroom requirement to allow an accessory detached dwelling unit to be 965 square feet with 2 bedrooms, located at 2127 W Woodlawn Ave. Staff

recommends Approval. (Council District 7) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

11. BOA-22-10300073: A request by Fernando DeLeon for a 4' 7" variance from the minimum 5' side setback requirement to allow a carport with 4" overhang and gutters to be 5" from the side property line, located at 822 North Cherry Street. Staff recommends Approval. (Council District 2) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
12. BOA-22-10300079: A request by Alan Neff for a 184 square foot variance from the maximum 40% allowance of 530 square feet to allow an accessory dwelling unit to be 714 square feet, located at 312 W. Agarita Avenue. Staff recommends Approval. (Council District 1) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Approval of Minutes

13. Approval of the minutes from the Zoning Board of Adjustment meeting on May 16, 2022.

Director's Report: Update on 2022 UDC Amendments

At any time during the meeting, the Zoning Board of Adjustment Meeting 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) 207-7720 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: 06/03/2022 09:25 AM