City of San Antonio

AGENDA

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

Monday, July 18, 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.

1. Work Session at 11AM: Briefing on 2021 UDC amendments

Briefing and Possible Action on the following items

1. (POSTPONED) BOA-22-10300082: A request by Jose J Hernandez for a 2’ 2” variance from the minimum 5’ side setback requirement to allow a carport with overhang to be 2' 10" from the side property line, located at 1535 W Ashby Place. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
2. (Continued from 06/06/22) 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)
3. BOA-22-10300076: A request by Claudia Romero for a variance from the maximum 10’ accessory structure height requirement in the Jefferson NCD design standards to allow an 11’ carport, located at 154 Rosemont. Staff recommends Denial. (Council District 7) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
4. BOA-22-10300139: A request by Patrick Christensen for 1) a 5' variance from the 10' side setback requirement for a reverse corner lot to allow a 5’ setback along West Ashby and 2) a variance from the Beacon Hill Neighborhood Conservation District standards to allow a structure

to be setback 5’ from the side property line along West Ashby, located at 1102 West Ashby Place. Staff recommends Approval. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

5. BOA-22-10300090: A request by Jose Garza for 1) a variance from the minimum parking requirement of 7 parking spaces to allow a business to have 6 parking spaces, 2) a 9’ variance from the minimum 40’ driveway access requirement to allow a driveway to be 31’, 3) a 75’ variance from the 125’ minimum driveway length to allow a driveway to be 50’, and 4) a 10’ variance from the 20’ maximum setback to allow a structure to be 30’ from the front property line, located at 1330 West Mulberry Avenue. Staff recommends Approval. (Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
6. BOA-22-10300008: A request by Hillard Soward for a 3’ variance from the maximum 6’ fence height requirement to allow a 9' solid screen fence along the rear property line, located at 5215 Dove Nest. Staff recommends Denial. (Council District 6) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
7. BOA-22-10300080: A request by Rene LaFuente for a 1,500 square foot variance from the maximum 2,500 square foot allowance to allow an accessory structure to be 4,000 square feet, located at 866 W Villaret. Staff recommends Denial. (Council District 4) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
8. BOA-22-10300084: A request by Cynthia Neal for a Special Exception for a One Operator Beauty/Barber Shop, located at 103 Gazel Dr. Staff recommends Approval. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
9. BOA-22-10300086: A request by Jorge Ramos for a Special Exception for a One Operator Beauty/Barber Shop, located at 60 Vaughan Place. Staff recommends Approval. (Council District 7) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
10. BOA-22-10300088: A request by Juan Flores for 1) a variance from the fence materials to allow for a corrugated metal fence along the side property line and 2) a 3' special exception from the maximum 3' fence height to allow a solid screened fence to be 6' in the front yard, located at 6816 Whitby Road. Staff recommends Approval. (Council District 7) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
11. BOA-22-10300089: A request by Lucas Huckleberry for a 9’ variance from the minimum 10’ front setback to allow a carport to be 1’ from the front property line, located at 730 Cravens Avenue. Staff recommends Approval. (Council District 3) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
12. Consideration and recommendation of amendments to Chapter 35 of the Municipal Code, the Unified Development Code, affecting all Articles and Appendices. These amendments are part of the 2021 UDC update program. (Logan Sparrow, Policy Administrator, Development Services

Department, (210) 207-8691, Logan.Sparrow@sanantonio.gov)

Approval of Minutes

13. Approval of the minutes from the Zoning Board of Adjustment meeting on June 6, 2022.

Director's Report

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: 07/15/2022 09:35 AM