

City of San Antonio



AGENDA

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

Monday, August 1, 2022

1:00 PM

1901 South Alamo

At any time during the meeting, the 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.

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the 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. (POSTPONED) BOA-22-10300096: A request by Ernesto Vela for a variance request from the maximum 50% impervious cover requirement and Jefferson Heights Neighborhood Conservation Design Standards to allow the front yard to exceed 50% impervious cover, located at 110 Bellview. (Council District 2) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
2. BOA-22-10300098: A request by Alejandra Maldonado for a Special Exception for a One Operator Beauty/Barber Shop, located at 1130 Lamar Street. Staff recommends Approval. (Council District 2) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
3. BOA-22-10300102: A request by Celeste Ponce for a 2' special exception from the 6' maximum fence height requirement to allow an 8' fence along the side and rear property lines, located at 407 Parland Place. Staff recommends Approval. (Council District 2) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
4. BOA-22-10300091: A request by Fidel Contreras for 1) a 4' 2" variance from the minimum 5' side setback requirement to allow a carport with overhang and gutters to be 10" from the side property line, 2) a 4' 4" variance from the minimum 5' side setback to allow a structure with overhang and gutters to be 8" from the side property line, and 3) a special exception to allow a fence to be 8' tall along the side property line, located at 134 Cathage. 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)
5. BOA-22-10300093: A request by Luis Martinez for 1) a 7' 8" variance from the minimum 10' front setback to allow a carport with overhang to be 2' 4" from the front property line, 2) a 4' 7" variance from the minimum 5' side setback to allow a carport with overhang and gutters to be 5" from the side property line, 3) 5" special exception from the maximum 5' fence height requirement to allow a predominately open fence to be 5' 5" tall in the front yard, and 4) 3' 10" variance from the 15' minimum clear vision standard to allow a front gate to be 11' 2" from the curb, located at 1307 West Lynwood. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
6. BOA-22-10300094: A request by Susan Almazan for a 4' 1" variance from the minimum 5' side setback requirement to allow a room addition with overhang and gutters to be 11" from the side property line, located at 565 North San Manuel. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
7. BOA-22-10300095: A request by Araseli B Perez for a 2' variance from the 5' minimum side setback requirement to allow a structure with overhang to be 3' from the side and rear property lines, located at 7903 Deepwell Drive. Staff recommends Approval. (Council District 6) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov,

Development Services Department)

8. BOA-22-10300097: A request by Antonio Leal for a 4' variance from the minimum 5' side setback requirement to allow a carport with overhang and gutters to be 1' from the side property line, located at 306 East Baylor. Staff recommends Approval. (Council District 5) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
9. BOA-22-10300099: A request by Josue Carrizales for a 7' 8" variance from the minimum 10' front setback requirement to allow a carport to be 2' 4" from the front property line, located at 3830 East Palfrey Street. Staff recommends Denial with an Alternate Recommendation. (Council District 3) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
10. BOA-22-10300100: A request by Andrew Hernandez for a 5' variance from the minimum 50' street frontage and lot width requirements to allow the lot to be 45' wide, located at 1707 Runnels. Staff recommends Approval. (Council District 2) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

Approval of Minutes

11. Approval of the minutes from the Zoning Board of Adjustment meeting on July 18, 2022.

ADJOURNMENT

At any time during the meeting, the 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.

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