# City of San Antonio

# AGENDA

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

**Monday, August 15, 2022** **1:00 PM** **1901 South Alamo**

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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.

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. (POSTPONED) BOA-22-10300114: A request by Jason Whitehead for a Special Exception to allow one (1) additional Type 2 Short Term Rental permit on the block face, located at 1119 N Olive Street. (Council District 1) (Joshua Orton, Senior Planner, (210)-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
2. (POSTPONED) BOA-22-10300144: A request by Audrey Trinidad for a 3’ special exception from the 5’ maximum fence height requirement to allow an 8' fence in the front yard, located at 1039 West Hildebrand Avenue. (Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
3. BOA-22-10300082: A request by Jose Hernandez for 1) a 2’ 2” variance from the minimum 5’ side setback requirement to allow a carport with overhang and gutters to be 2' 10" from the side property line and 2) a 6’ 7” variance from the 10’ minimum front setback requirement to allow a carport to be 3’ 5” from the front property line, located at 1535 West Ashby Place. Staff recommends Approval. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
4. BOA-22-10300096: A request by Ernesto Vela for 1) a variance from the maximum 50% impervious cover requirement to allow the front yard to exceed the 50% impervious cover and 2) a variance from the Mahncke Park Neighborhood Conservation District (NCD-6) regulation of a maximum 1 curb cut to allow 2 curb cuts on the lot, located at 110 Bellview. Staff recommends Denial. (Council District 2) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
5. BOA-22-10300103: A request by Corvera Enterprises Inc for a 36 parking space variance from the minimum 64 parking space requirement to allow a multi-tenant commercial property to provide 28 parking spaces, located at 3915 San Pedro. Staff recommends Denial. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
6. BOA-22-10300104: A request by Bexar Engineers & Associates for a variance from the frontage requirement to allow the frontage of single-family residential lots on a Collector street, located at 786 Gillette Boulevard. Staff recommends Approval. (Council District 4) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
7. BOA-22-10300105: A request by Mario Robledo for 4’ variance from the minimum 5’ side setback requirement to allow a carport with gutters to be 1’ from the side property line, located at 931 Sams Drive. Staff recommends Approval. (Council District 3) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
8. BOA-22-10300106: A request by Paul Flynn for a 4' 10" variance from the 5' minimum side setback requirement to allow structure with overhang and gutters to be 2" from the side and rear

property lines, located at 343 Viendo. Staff recommends Approval. (Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

9. BOA-22-10300115: A request by Jorge Cervantes for a 4’ variance from the 5’ minimum side setback requirement to allow a carport with overhang and gutters to be 1' from the side property line, located at 6006 Reefridge. Staff recommends Approval. (Council District 4) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
10. BOA-22-10300116: A request by Guadalupe Macias for 1) a 1’ 4” special exception from the 5’ maximum fence height requirement to allow a predominately open fence to be 6’ 4” and 2) a 4’ 5” variance from the 15’ minimum clear vision requirement to allow a fence to be 10’ 7” from the curb, located at 6007 Viva Max. Staff recommends Approval. (Council District 6) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
11. BOA-22-10300117: A request by Gloria Sancho for a Special Exception to allow one (1) additional Type 2 Short Term Rental permit on the block face, located at 50 Kansas Street. Staff recommends Denial. (Council District 2) (Joshua Orton, Senior Planner, (210)-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

**Approval of Minutes**

12. Approval of the minutes from the Zoning Board of Adjustment meeting on {August 1, 2022}

**ADJOURNMENT**

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.**

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on: 08/12/2022 10:28 AM