

# City of San Antonio



## AGENDA

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

**Monday, December 5, 2022**

**1:00 PM**

**1901 South Alamo**

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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. (WITHDRAWN) BOA-22-10300160: A request by Willy Reed for a request for 1) a 17' variance from the 20' minimum garage setback for a detached garage to be 3' from the side property line, 2) a request for a 2' variance from the 5' minimum accessory structure side setback for a detached accessory structure to be 3' from the side property line, and 3) a request for a 1'-8" variance from the minimum 15' clear vision requirement to allow a fence to be 13'-4" from the curb, located at 801 West Mistletoe. (Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
2. BOA-22-10300189: A request by Alejandra Moralda for A request for 1) a 5' variance from the 5' minimum front setback, to allow an addition to be 5' from the front property line, 2) a request for a 20' variance from the 25' minimum clear vision requirement, to allow a solid screen fence to be 5' from the curb, 3) a request for a 5'-3" and 8'-9" variance from the 15' minimum clear vision requirement, to allow a solid screen fence to be 9'-9" and 6'-3" from driveways, 4) a request for a 3' special exception from the 3' maximum solid screen fence height requirement, to allow a 6' solid screen fence in the front yard, and 5) a request for a 1' special exception from the 5' maximum predominantly open fence height requirement, to allow a 6' predominantly open fence in the front yard, located at 714 South Navidad Street. Staff recommends Approval. (Council District 5) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
3. (Continued from 10/24/22) BOA-22-10300180: A request by Elizabeth Escajeda for 1) a request for a 3' 2" variance to the required 5' rear setback for an accessory structure to allow an accessory structure to have a 1' 10" side setback, 2) a request for a 4' variance to the required 5' side setback for an accessory structure to allow an accessory structure to have a 1' side setback, and 3) a request for a variance to the 50% maximum lot coverage for all accessory structures in the rear and side yard to allow over 50% lot coverage for all accessory structures, located at 218 South San Gabriel Avenue. Staff recommends Denial. (Council District 5) (Mirko Maravi, Principal Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
4. (Continued from 11/7/22) BOA-22-10300197: A request by Nam Lee for a Special Exception to allow one (1) additional Type 2 Short Term Rental permit on the block face, located at 736 East Myrtle. Staff recommends Denial. (Council District 1) (Joshua Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
5. BOA-22-10300070: A request by Cassandra Dearth for a request for a 3'-8" variance from the minimum 5' side setback requirement to allow an accessory structure to be 1'-4" from the side property line, located at 106 Vaughan Place. Staff recommends Approval. (Council District 7) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
6. BOA-22-10300171: A request by ONE80 SOLAR for a request for a 4'-6" variance from the 5' minimum rear property setback to allow a detached carport to be 6" from the rear property line,

- located at 1602 North Interstate Highway 35. Staff recommends Approval. (Council District 2) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
7. BOA-22-10300196: A request by Tom Portillo for a 3'-5" variance from the minimum 5' side setback requirement, to allow a structure to be 1'-7" from the side property line, located at 232 Cornell Avenue. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
  8. BOA-22-10300219: A request by Rod Wallace for 1) a 2' special exception from the maximum 6' fence height to allow a solid screened fence to be 8' tall along the side and rear property lines and 2) a 5' special exception from the maximum 3' fence height to allow a solid screened fence to be 8' tall along the front yard, located at 562 East Mitchell Street. Staff recommends Approval. (Council District 3) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
  9. BOA-22-10300223: A request by Marcus Bledsoe for a 250 square foot lot size variance from the 4,000 minimum lot size to allow a lot to be 3,750 square feet, located at 1614 San Carlos Street. Staff recommends Approval. (Council District 5) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
  10. BOA-22-10300225: A request by Daryl Shelton for a 9'-11" variance from the minimum 10' side setback to allow a fence with barbwire to be 1" from the side property line, located at 258 Ardmore Street. Staff recommends Denial. (Council District 6) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
  11. BOA-22-10300227: A request by Susan Ramirez for a 2'-5" variance from the 6' side yard fence height to allow an 8'-5" fence in the side yard, located at 155 Meadow Park Street. Staff recommends Denial. (Council District 6) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
  12. BOA-22-10300228: A request by Anna Saenz for 1) a 4'-2" variance from the 5' minimum side property setback to allow a structure to be 10" from the side property line, and 2) a 5' variance from the 15' clear vision area to allow a fence to be 10' from the driveway, located at 1615 Santa Rita Street. Staff recommends Approval for the Clear Vision. Staff recommends Denial with an Alternate Recommendation for the Side Setback. (Council District 3) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
  13. BOA-22-10300229: A request by Gail Wise for 1) a 2'-4" variance from the 6' side yard fence height to allow an 8'-4" fence in the side yard, 2) a 9" variance from the minimum 5' side setback requirement to allow a carport with overhang to be 4'-3" from the side property line, and 3) a variance from the maximum 50% impervious cover requirement to allow the front yard to exceed the 50% impervious cover, located at 470 Sharon Drive. Staff recommends Approval for the Side Setback. Staff recommends Denial for the Fence Height and Impervious Cover. (Council District

- 1) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
14. BOA-22-10300232: A request by Felipe Lara for 1) a 2'-9" variance from the minimum 5' side setback requirement to allow a detached carport to be 2'-3" from the side property line, and 2) a 4'-9" variance from the 15' minimum clear vision requirements to allow a predominately open fence to be 10'-3" from the front driveway, located at 5704 Magnes Lane. Staff recommends Denial. (Council District 6) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
15. BOA-22-10300234: A request by Joann Zamudio for a request for 9'-11" variance from the minimum 10' front setback requirement to allow a carport to be 1" from the front property line, located at 262 Savannah Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
16. BOA-22-10300242: A request by Caren Easterling for a 2' special exception from the maximum 6' fence height to allow a privacy fence to be 8' in the rear area of the property, located at 2364 E Southcross Boulevard. Staff recommends Approval. (Council District 3) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)

### **Approval of Minutes**

17. Approval of the minutes from the Zoning Board of Adjustment meeting on November 21, 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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on: 12/02/2022 12:13 PM