

City of San Antonio



AGENDA

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

Monday, February 6, 2023

1:00 PM

1901 South Alamo

At any time during the meeting, the Zoning Board of Adjustment 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 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. (Continued from 2/6/2023) BOA-22-10300240: A request by Alvin Peters for 1) a 7'-6" variance from the required 15' buffer to allow a 7'-6" side buffer next to a residential lot, 2) a 9'-9" variance from the required 15' buffer to allow a 5'-3" side buffer along a Minor Arterial, 3) a 7'-4" variance from the required 10' buffer to allow a 2'-8" side buffer along a Collector, and 4) a 20' variance from the required 30' side setback to allow a structure to have a 10' side setback, located at 995 Southwest 36th Street. Staff recommends Approval. (Council District 6) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
2. (Continued from 1/23/2023) BOA-23-10300266: A request by Justin Ramirez for a Special Exception to allow one (1) additional Type 2 Short Term Rental permit on the block face, located at 245 West Fest. Staff recommends Denial. (Council District 1) (Joshua Orton AICP, Senior Planner (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
3. BOA-23-10300004: A request by Luis Aguilar to appeal the Administrator's decision to revoke the short-term rental permit, located at 222 Dresden Drive. Staff recommends Denial. (Council District 1) (Joshua Orton AICP, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
4. BOA-23-10300005: A request by Luis Aguilar for an appeal of the Administrator's decision to revoke the short-term rental permit, located at 1315 Willow Street. Staff recommends Denial. (Council District 2) (Joshua Orton AICP, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
5. BOA-22-10300269: A request by Corben and Amy Pate for a 2' special exception from the maximum 6' fence height to allow a 8' solid screened privacy fence along the side yard, located at 2126 Oak Ranch. Staff recommends Denial. (Council District 9) (Jacob Exler, Planner, (210) 207-5876, Jacob.Exler@sanantonio.gov, Development Services Department)
6. BOA-23-10300001: A request by Angela Aguinaga for a 770 square feet variance from the minimum 4,000 square feet lot size requirement to allow a lot to be 3,230 square feet, located at 126 Huerta Street. Staff recommends Approval. (Council District 5) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
7. BOA-23-10300002: A request by Ray Lopez for 1) a 1,270 square feet variance from the minimum 4,000 square foot lot size requirement to allow a lot to be 2,730 square feet and 2) a 10' variance to the maximum 20' rear setback, to allow a 10' rear setback, located at 119 Chico Alley. Staff recommends Approval. (Council District 5) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
8. BOA-23-10300003: A request by Raymundo and Adel Olvera for a 4'-7" variance from the minimum 5' side setback requirement to allow a structure to be 5" from the side property line, located at 1826 Barrett Palms. Staff recommends Denial. (Council District 4) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
9. BOA-23-10300007: A request by Robert Saenz for a 1,607 square feet variance and below from

the minimum 4,000 square feet lot size requirement, to allow the lots to be 2,393 square feet and above for 11 lots, located at 5146 - 5166 Kelwood Street and 5143 - 5163 North Trails Drive. Staff recommends Denial. (Council District 6) (Jacob Exler, Planner, (210) 207-5876, Jacob.Exler@sanantonio.gov, Development Services Department)

10. BOA-23-10300010: A request by Michael Potter for a 3'-4" variance from the minimum 5' side setback to allow a structure to be 1'-8" from the side property line, located at 257 Lovera Boulevard. Staff recommends Approval. (Council District 1) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
11. BOA-23-10300019: A request by Pape-Dawson Engineers for a parking location variance to allow parking within the front 20' of the front setback, located at 13985 FM 1560 North. Staff recommends Approval. (Council District 8) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

Approval of Minutes

12. Approval of the minutes from the Board of Adjustment meeting on January 23, 2023.

Director's Report

ADJOURNMENT

At any time during the meeting, the Zoning Board of Adjustment 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: 02/03/2023 11:23 AM