

City of San Antonio



AGENDA

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

Monday, February 20, 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 12/5/22) 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)
2. (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)
3. BOA-22-10300258: A request by Morales Design Group for a request for a 15' variance from the minimum 30' rear setback requirement to allow a structure to be 15' from the rear property line, located at 6690 Prue Road. Staff recommends Approval. (Council District 8 and 7) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
4. BOA-22-10300264: A request by Censeo Homes for 1) a variance from the maximum 50% impervious cover requirement, to allow the front yard to exceed the maximum 50% impervious cover to exclude 7523 Casina Run, 2) a variance from the front entry oriented to the primary street, to allow a side door, and 3) a 2' special exception from the 6' maximum height, to allow an 8' solid fence along the rear of the property, located at 7503 - 7627 Casina Run, 14906 - 14915 Casina Knoll and 14902 - 14915 Casina Green. Staff recommends Approval for Front Entry Door Variance and Fence Height Special Exception. Staff recommends Denial for Impervious Cover Variance. (Council District 8) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
5. BOA-23-10300009: A request by Daniel Marin for a 4'-11" variance from the minimum 5' side setback requirement to allow a structure with a 10" overhang to be 1" from the side property line, located at 1131 McIlvaine Street. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
6. BOA-23-10300011: A request by Michael Paulos for a 4'-8" variance from the minimum 5' side setback requirement, to allow an accessory structure with a 3" overhang to be 4" from the side property line, located at 3302 Carnaby Creek Drive. Staff recommends Denial with an Alternate

Recommendation. (Council District 10) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)

7. BOA-23-10300014: A request by Robert W. Carey for a 15' variance from the required 15' buffer, to allow the elimination of a buffer on the west and north property lines, located at 9336 West Loop 410. Staff recommends Denial with an Alternate Recommendation. (Council District 3) (Jacob Exler, Planner, (210) 207-5876, Jacob.Exler@sanantonio.gov, Development Services Department)
8. BOA-23-10300015: A request by Omar Trevino for a 1' variance from the 5' minimum rear setback requirement, to allow a structure to be on the property line (with 4' credit from the alley), located at 1010 West Wildwood Drive. Staff recommends Approval. (Council District 1) (Jacob Exler, Planner, (210) 207-5876, Jacob.Exler@sanantonio.gov, Development Services Department)
9. BOA-23-10300018: A request by Israel Gonzalez for 1) a 5'-6" variance from the 10' front setback requirement to allow a carport to be 4'-6" from the property line, 2) a 4'-11" variance from the 5' side setback requirement to allow a carport with a 12" overhang to be 1" from the property line, 3) a variance to allow a corrugated metal fence in the rear and back yard, and 4) a variance from the maximum 50% impervious cover requirement to allow the front yard to exceed the 50% impervious cover, located at 1114 Lee Hall. Staff recommends Denial. (Council District 1) (Jacob Exler, Planner, (210) 207-5876, Jacob.Exler@sanantonio.gov, Development Services Department)

Approval of Minutes

10. Approval of the minutes from the Board of Adjustment meeting on February 6, 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.**

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on: 02/15/2023 04:07 PM