

City of San Antonio



AGENDA

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

Monday, January 24, 2022

1:00 PM

1901 South Alamo

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.

BOARD OF ADJUSTMENT MEMBERSHIP

Donald Oroian – District 8 Chair

Andrew Ozuna – Mayor, Vice-Chair

Seth Teel – District 6, Pro-Tem

Vacant – District 1 Scott Albert – District 2

Abel Menchaca Jr. – District 3 George Britton – District 4

Maria Cruz – District 5 Phillip Manna – District 7

Kimberly Bragman – District 9 Jonathan Delmer – District 10

Alternate Members

Vacant Elizabeth Ingalls

Jo-Anne Kaplan Lisa Lynde

Lillian Miess Jesse Vasquez

Jesse Zuniga

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. (Continued from 12/20/2021) BOA-21-10300159: A request by Rey Gutierrez for 1) a 4' 11" variance from the 5 foot minimum rear and side setback requirement to allow an accessory detached dwelling unit to be 1" from the side and rear property line and 2) a 2,164 square foot variance from the 4,000 square foot minimum requirement to allow a 1,836 square foot lot size, located at 1118 South Mesquite Street. Staff recommends Denial with an Alternate Recommendation. (Council District 2) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
2. (Continued from 12/20/2021) BOA-21-10300175: A request by Shaun Cane for a special exception from the Short Term Rental density limitation to allow one (1) additional Type 2 Short Term Rental Permit on the blockface, located at 700 Dawson Street. Staff recommends Denial. (Council District 2) (Kayla Leal, Principal Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
3. BOA-21-10300170: A request by Patrick Williams Christensen for a half-story variance from the two and a half-story maximum to allow a multi-family structure to be three stories tall, located in the 1400 Block of West Villaret Boulevard. Staff recommends Denial. (Council District 4) (Kayla Leal, Principal Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
4. BOA-21-10300183: A request by Mario A Zuazua for a 4' 9" variance from the minimum 5' side setback requirement to allow a patio cover with no overhang to be 3" from side property line,

located at 1831 Red Elm. Staff recommends Denial. (Council District 3) Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

5. BOA-21-10300188: A request by Tobias Mandujano for 1) a variance of 770 sq. ft. to the 4,000 sq. ft. minimum lot size requirement to allow a residential structure to be built on a lot size of 3,230 sq. ft. and 2) a 9' 4" variance to the minimum required rear setback of 20' to allow a residential structure to be built 10' 8" away from the rear property line, located at 122 Huerta Street. Staff recommends Approval. (Council District 5) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
6. BOA-21-10300190: A request by Luis Gonzalez for a 7' variance from the minimum 10' front setback to allow a carport with 1' 6" overhang to be 3' from the front property line, located at 151 Savannah. Staff recommends Approval. (Council District 1) (Rebecca Rodriguez, Planner (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
7. BOA-21-10300191: A request by Melisha Roger Harris for 1) a 2,011 square foot variance from the minimum 4,000 square foot lot size requirement to allow a 1,989 square foot lot, and 2) a 5' variance from the minimum 10' front and rear setback requirement to allow a dwelling to be 5' from the front and rear property lines, located at 203 Gravel Street. Staff recommends Approval. (Council District 2) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
8. BOA-21-10300192: A request by Roel Flores for a variance of 2,250 sq. ft. to the required 6,000 sq. ft. minimum lot size requirement to allow a residential structure to be built on a 3,750 sq. ft. lot, located at 123 East Burcham Avenue. Staff recommends Approval. (Council District 3) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
9. BOA-21-10300193: A request by Maria Elena Luna for 1) a 4' 11" variance from the minimum 5' side setback requirement to allow a carport to be 1" from the side property line, 2) a 8' 5" variance from the minimum 10' front setback requirement to allow a patio structure with 1' 6" overhang to be 1' 7" from the front property line, and 3) a 2' 9" variance from the minimum 5' side setback requirement to allow a patio structure with 2' overhang to be 2' 3" from the side property line, located at 222 Madero Street. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Rebecca Rodriguez, Planner (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
10. BOA-21-10300194: A request by Carlos Ornelas for 1) a 5' 5" variance from the 10' front setback requirement to allow a carport to be 4' 7" from the front property line and 2) a 4' 1" variance from the minimum 5' side setback requirement to allow a carport with 5" overhang to be 11" from the side property line, located at 158 Hartford Avenue. 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)
11. BOA-21-10300197: A request by Jason Trujillo for 1) a 1' 2" special exception from the maximum 3' solid screen fence height restriction to allow a 4' 2" solid screened fence in the front

yard, 2) a 1' 8" variance from the 5' side setback requirement to allow a detached garage to be 3' 4" from the side property line, 3) a 15' 1" variance from the 20' minimum garage setback requirement to allow a detached garage to be 4' 11" from the rear property line, and 4) a 10' 4" variance from the Clear Vision Standards to allow a solid screened fence to be 4' 8" from the curb, located at 601 Hunstock Avenue. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Kayla Leal, Principal Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

Other Items

Election of Officers

Approval of Minutes

12. Approval of the minutes from the Zoning Board of Adjustment meeting on January 10, 2022.

ADJOURNMENT

ACCESSIBILITY STATEMENT - Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting. For Assistance, Call (210) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf). This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).

DECLARACIONES DE ACCESIBILIDAD - Los intérpretes para sordos deben solicitarse cuarenta y ocho [48] horas antes de la reunión. Para obtener asistencia, llame al (210) 207-7720 Voice/TTY o 711 (Servicio de Retransmisión de Texas para sordos). Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos).

Simultaneous translation services for Spanish are available. Interpreters for other languages must be ordered 48 hours in advance. For more information or for translation, call (210) 207-0121. This is a free service.

Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 0121. Esto es un servicio gratis.

En cualquier momento durante la reunión, Consejo de Ajuste puede reunirse en sesión ejecutiva para consultar con la Oficina del Fiscal de la Ciudad en relación con asuntos de abogados y clientes bajo el Capítulo 551 del Código del Gobierno de Texas.

Posted on: 01/21/2022 10:39 AM