

City of San Antonio



AGENDA

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

Monday, April 3, 2023

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.

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-23-10300028: A request by Alamo As Builts for 1) a 50'-3" variance from the NCD-8 maximum 50' front façade length to allow an 100'-3" front façade, and 2) a 10' variance from the NCD-8 minimum front setback of 20 feet to allow a front setback of 10', located at 2060 West Woodlawn Avenue. (Council District 7) (Jacob Exler, Planner, (210) 207-5876, Jacob.Exler@sanantonio.gov, Development Services Department)
2. (POSTPONED) BOA-23-10300055: A request by John McFall for 1) a 1,750 square foot variance from the minimum 4,000 square foot to allow a lot size of 2,250 square feet, 2) a 9'-11" variance from the minimum 10' front setback to allow a structure with a carport with a 1" front setback, 3) a 4' variance from the minimum 10' rear setback to allow a structure to be on the property line (with 6' credit from the alley), 4) a 4'-11" variance from the minimum 5' side setback to allow a 1" side setbacks on the east and west property lines, and 5) a half story variance from the maximum 2.5 story to allow a building with 3 stories, located at 726 Aransas Avenue. (Council District 2) (Jacob Exler, Planner, (210) 207-5876, Jacob.Exler@sanantonio.gov, Development Services Department)
3. (Continued from 3/6/2023) BOA-23-10300030: A request by Jane Wetzel for a variance from the fence materials to allow for a corrugated metal fence in the side and rear yards, located at 17103 Springhill Drive. Staff recommends Denial. (Council District 9) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
4. (Continued from 3/20/2023) BOA-23-10300040: A request by Filimon Hernandez for a 9'-11" variance from the minimum 10' front setback to allow a carport to be 1" from the property line, located at 8930 Fabens. Staff recommends Denial. (Council District 6) (Jacob Exler, Planner, (210) 207-5876, Jacob.Exler@sanantonio.gov, Development Services Department)
5. (Continued from 3/20/2023) BOA-23-10300044: A request by Phoenix Vintage Opportunity Fund, LLC for 1) a 2,750 square feet variance from the minimum 6,000 square feet lot size requirement to allow a lot to be 3,250 square feet, and 2) a 5' variance from the minimum 20' rear setback requirement to allow a structure to be 15' from the rear property line, located at 315 Tilden Street. Staff recommends Denial for the Minimum Lot Size Variance. Staff recommends Approval for the Rear Setback Variance. (Council District 2) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
6. (Continued from 3/20/2023) BOA-23-10300045: A request by Mario Esparza for a 1'-10" variance from the minimum 5' side setback requirement to allow an addition to be 3'-2" from the side setback property line, located at 1509 Burnet Street. Staff recommends Denial. (Council District 2) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
7. (Continued from 3/20/2023) BOA-23-10300048: A request by Ortiz McKnight, PLLC for a 30' variance from the maximum 90' front setback requirement for properties with 100' or more of frontage, to allow a 120' front setback, generally located in the 27000 Block of US Highway 281 North. Staff recommends Approval. (Council District 9) (Joseph Leos, Planner (210) 207-3074,

joseph.leos@sanantonio.gov, Development Services Department)

8. BOA-23-10300049: A request by Killen, Griffin & Farrimond, PLLC for 1) a 15' variance from the maximum 35' Corridor sign height allowance, to allow a 60' tall single-tenant sign with a 10' elevated adjacent grade bonus and 2) a 140 square foot variance from the maximum 200 square footage allowance, to allow a single-tenant sign to be 340 square feet, generally located in the 26000 Block of Bulverde Road. Staff recommends Denial. (Council District 9) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
9. BOA-23-10300050: A request by Killen, Griffin & Farrimond, PLLC for 1) a 10' variance from the 50' maximum expressway sign height, to allow a 60' sign height and 2) a 90' variance from the minimum Right of Way distance of 100' to allow a sign within 10' of a Right of Way, generally located in the 10000 Block of South Zarzamora Street. Staff recommends Denial. (Council District 4) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
10. BOA-23-10300051: A request by Isela Karina Garcia Hernandez for 1) a 2'-7" variance from the minimum 5' side setback requirement to allow an accessory dwelling unit with a 1' overhang to be 2'-5" from the side property lines and 2) a 5' variance from the minimum 15' clear vision requirement to allow a fence to be 10' from the front driveway, located at 3930 Spear Street. Staff recommends Denial of the Side Setback Variance. Staff recommends Approval of the Clear Vision Variance. (Council District 6) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
11. BOA-23-10300052: A request by Ringtail Rhinos for 1) a 20' variance from the minimum 30' side setback requirement to allow a structure to have a 10' side setback, and 2) a 5' variance from the minimum 15' buffer requirement to allow reduced buffer of 10' in the northern property line, located at 1817 South Presa Street. Staff recommends Denial. (Council District 1) (Jacob Exler, Planner, (210) 207-5876, Jacob.Exler@sanantonio.gov, Development Services Department)
12. BOA-23-10300053: A request by David L. Hernandez for a 1,964 square foot variance from the minimum 5,000 square foot lot size to allow a 3,036 square foot lot, located at 121 Winslow Street. Staff recommends Approval. (Council District 2) (Jacob Exler, Planner, (210) 207-5876, Jacob.Exler@sanantonio.gov, Development Services Department)
13. BOA-23-10300054: A request by Sawyer Dean, LLC for an 8 parking spaces variance from the minimum 16 required parking spaces to allow 8 parking spaces, located at 2520 McCullough Avenue. Staff recommends Denial. (Council District 1) (Jacob Exler, Planner, (210) 207-5876, Jacob.Exler@sanantonio.gov, Development Services Department)
14. BOA-23-10300057: A request by Susanne Escobar for a 160 square foot variance from the maximum 800 square foot accessory dwelling to allow a detached accessory dwelling unit to have 960 square foot accessory dwelling, located at 5826 Shadow Way. Staff recommends Approval. (Council District 2) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
15. BOA-23-10300058: A request by Santiago Mendoza for a 9'-3" variance from the minimum 10'

- rear setback requirement to allow an addition with an 8” overhang to be 9” from the rear property line, located at 6630 Gallery Oak Street. Staff recommends Denial. (Council District 6) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
16. BOA-23-10300059: A request by EDDASA, LLC for a 6' variance from the minimum 50' lot width to allow a lot with a 44' width, located at 5852 Mayo Drive. Staff recommends Approval. (Council District 6) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
17. BOA-23-10300060: A request by Alberto Cubillos for 1) a 3’-4” variance from the minimum 5' side setback to allow a carport to have a 1’-8” side setback, 2) a 5’-11” variance from the minimum 10’ front setback to allow a carport to have a 4’-1” front setback, 3) a variance from the fence materials to allow a corrugated metal fence along the western property line, 4) a 3’ special exception from the maximum 3’ front yard fence height to allow a 6’ solid screened fence along the western property line, 5) an 8” special exception from the maximum 5’ front yard fence to allow a 5’-8” predominately open fence along the northern property line, and 6) a 7’-3” variance from the minimum 15’ driveway clear vision to allow a fence to be 7’-9” from the front curb, located at 924 Iowa Street. Staff recommends Denial. (Council District 2) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
18. BOA-23-10300061: A request by Eliseo Garcia for a 4'-9” variance from the minimum 5' side setback to allow a carport to have a 3" side setback, located at 5903 Knoll Krest Street. Staff recommends Denial. (Council District 4) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)

Approval of Minutes

19. **Approval of the minutes from the Board of Adjustment meeting on March 20, 2023.**

Director’s Report

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: 03/30/2023 10:28 AM