

# City of San Antonio



## AGENDA

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

**Monday, April 17, 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. (Continued from 4/3/2023) 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) (Vincent Trevino, Senior Planner, Vincent.Trevino@sanantonio.gov, Development Services Department)
2. (Continued from 4/3/2023) 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, Vincent.Trevino@sanantonio.gov, Development Services Department)
3. (Continued from 4/3/2023) 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, Vincent.Trevino@sanantonio.gov, Development Services Department)
4. (Continued from 4/3/2023) BOA-23-10300060: A request by Alberto Cubillos for 1) a 3'-4" variance from the minimum 5' side setback requirement to allow a carport to have a 1'-8" side setback, 2) a 5'-11" variance from the minimum 10' front setback requirement 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' variance from the maximum 3' front yard fence height requirement to allow a 6' solid screened fence along the western property line, 5) an 8" variance from the maximum 5' front yard fence requirements 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 requirement 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, Joseph.Leos@sanantonio.gov, Development Services Department)
5. (Continued from 4/3/2023) BOA-23-10300061: A request by Eliseo Garcia for a request for a 4'-9" variance from the minimum 5' side setback requirement 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, Joseph.Leos@sanantonio.gov, Development Services Department)
6. BOA-23-10300064: A request by Juan Montelongo for 1) a 4'-11" variance from the 5' minimum side setback requirement to allow a carport with overhang to be 1" from the side property line, 2) a 2'-5" variance from the 5' minimum side setback requirement to allow a structure with a 1'-8" overhang to be 2'-7" from the side property line, 3) a 2' variance from the 5' minimum rear setback requirement to allow an accessory structure with a 1'-5" overhang to be 3' from the rear property line, 4) a variance from the permitted fence materials to allow a corrugated metal fence

along the side property line, 5) a 6' variance from the maximum 6' fence height requirement to allow a 12' solid screened fence in the rear yard, 6) a 2'-9" variance from the minimum 15' clear vision requirement to allow a predominately open fence to be 12'-3" from the front driveway curb, and 7) a variance from the maximum 50% impervious cover requirement to allow the front yard to exceed the 50% impervious cover, located at 1114 South Mesquite Street. Staff recommends Denial for Carport Side Setback, Fence Height and Material, and Impervious Cover Variances. Staff recommends Approval for Accessory Structure Side and Rear Setbacks, and Clear Vision Variances. (Council District 2) (Joseph Leos, Planner, Joseph.Leos@sanantonio.gov, Development Services Department)

7. BOA-23-10300065: A request by One Stop Code Consulting, LLC for a variance from the frontage requirements to allow the frontage of three single-family residential lots on a Collector Street, located at 3727 Commercial Ave. Staff recommends Approval. (Council District 3) (Joseph Leos, Planner, Joseph.Leos@sanantonio.gov, Development Services Department)
8. BOA-23-10300066: A request by HOMETEK LLC for 1) a 2' special exception from the maximum 6' side yard fence height requirement to allow an 8' fence along the western property line, 2) a 2'-8" variance from the minimum 5' side setback requirement to allow a structure to be 2'-4" from the western property line, and 3) a 2'-1" variance from the maximum 5' side setback requirement to allow an accessory structure with an 11" overhang to be 2'-11" from the eastern property line, located at 509 West Mistletoe Avenue. Staff recommends Denial for the Fence Special Exception. Staff recommends Approval for the Side Setback Variances. (Council District 1) (Joseph Leos, Planner, Joseph.Leos@sanantonio.gov, Development Services Department)
9. BOA-23-10300068: A request by Mark Sanchez for 1) a 2'-6" variance from the minimum 10' front setback requirement to allow a detached carport with a 1'-7" overhang to be 7'-6" from the front property line, and 2) a 1'-5" variance from the minimum 5' side setback requirement to allow a detached carport with a 1' overhang to be 3'-7" from the side property line, located at 5934 Seacroft Drive. Staff recommends Denial. (Council District 6) (Vincent Trevino, Senior Planner, Vincent.Trevino@sanantonio.gov, Development Services Department)
10. BOA-23-10300070: A request by Peter B. Stainken for 1) a 13'-10" variance from the minimum 20' rear setback requirement to allow a structure (with 5' alley credit) to be 1'-2" from the rear property line and 2) a 2'-2" variance from the minimum 5' side setback requirement to allow a structure with a 1'-3" overhang to be 2'-10" from the side property line, located at 431 Larkwood Drive. Staff recommends Approval. (Council District 10) (Vincent Trevino, Senior Planner, Vincent.Trevino@sanantonio.gov, Development Services Department)

### **Approval of Minutes**

11. Approval of the minutes from the Board of Adjustment meeting on April 3, 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.**

Posted  
on: 04/14/2023 12:46 PM