

City of San Antonio



AGENDA

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

Monday, May 1, 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 BOA 4.3.23) 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) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
2. BOA-23-10300072: An appeal by Sandra Guerra of the Administrator's decision to revoke the short-term rental permit, located at 410 E Rosewood Avenue. Staff recommends Denial. (Council District 1) (Joshua Orton AICP, Senior Planner (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
3. BOA-23-10300073: A request by Esther Castillo for an 9'-11" variance from the minimum 10' front setback requirement to allow a carport to be 1" from the front property line, located at 9614 Bratton Drive. Staff recommends Denial. (Council District 4) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
4. BOA-23-10300075: A request by Octaviano Cardenas for a 700 square foot variance from the minimum 6,000 square foot lot size to allow development on a 5,300 square foot lot, located at 5730 Broken Lance Street. Staff recommends Approval. (Council District 4) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
5. BOA-23-10300076: A request by Leticia Robledo for 1) a 15'-10" variance from the minimum 20' rear setback requirement to allow a structure with a 1'-4" overhang to be 4'-2" from the rear property line, and 2) a 3'-8" variance from the minimum 15' clear vision requirement to allow a fence to be 11'-4" from the front driveway, located at 442 Arteago. Staff recommends Denial for the Rear Setback Variance. Staff recommends Approval for the Clear Vision Variance. (Council District 5) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
6. BOA-23-10300079: A request by American GI Forum National Veterans Outreach Program, Inc. for 1) a 2' special exception from the maximum 5' fence height requirement to allow a 7' predominantly open fence in the front yard, 2) a 1' special exception from the maximum 6' fence height requirement to allow a 7' predominantly open fence in the side and rear yards, and 3) a 6'-10" variance from the minimum 15' Clear Vision requirement to allow a fence to be 8'-2" from the front driveways, located at 611 North Flores Street. Staff recommends Approval. (Council District 1) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
7. BOA-23-10300080: A request by American GI Forum National Veterans Outreach Program, Inc. for 1) a 2' special exception from the maximum 5' front yard fence height requirement to allow a 7' predominantly open fence in the front yard, 2) a 1' special exception from the maximum 6' fence height requirement to allow a 7' predominantly open fence in the side and rear yards, and 3)

a 9'-9" variance from the minimum 15' clear vision requirement to allow a fence to be 5'-3" from the front driveways, located at 202 and 206 San Pedro Avenue. Staff recommends Approval. (Council District 1) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)

8. BOA-23-10300082: A request by American GI Forum National Veterans Outreach Program, Inc. for 1) a 2' special exception from the maximum 5' front yard fence height requirement to allow a 7' predominantly open fence in the front yard, 2) a 1' special exception from the maximum 6' fence height to allow a 7' predominantly open fence in the side and rear yards, and 3) a 6'-4" variance from the minimum 15' clear vision requirement to allow a fence to be 8'-8" from the front driveway, located at 722 Morales Street. Staff recommends Approval. (Council District 5) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
9. BOA-23-10300083: A request by Brenda Borrego for a 2' variance from the minimum 5' side setback to allow a structure with a 3' side setback, located at 234 Pharis Street. Staff recommends Denial. (Council District 6) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)
10. BOA-23-10300084: A request by Mullaney Contracting and Consulting for 1) a 1' special exception from the maximum 3' solid fence height requirement to allow a 4' solid fence along the front property line, 2) a 1' special exception from the maximum 5' fence height requirement to allow a 6' fence along the front property line, and 3) a 1' special exception from the maximum 5' fence height requirement to allow a 6' predominately open fence along the front yard, eastern and western property lines, located at 163 Rittiman Road. Staff recommends Approval. (Council District 2) (Joseph Leos, Planner (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)

Approval of Minutes

11. Approval of the minutes from the Board of Adjustment meeting on April 17, 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: 04/24/2023 02:19 PM