

# City of San Antonio



## AGENDA

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

**Monday, March 18, 2024**

**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.

#### **Briefing and Possible Action on the following items**

1. (Continued from 2/19/2024) BOA-23-10300263: A request by Eluterio Tenorio for Appealing a Certificate of Appropriateness, located at 620 South Presa Street. Staff recommends Denial. (Council District 1) (Mirko Maravi, Principal Planner (210) 207-0107,

Mirko.Maravi@sanantonio.gov, Development Services Department)

2. (Continued from 03/04/2024) BOA-24-10300017: A request by Effective Images for 1) a 25' height variance from the 50' sign height maximum to allow a sign to be 75' in height, and 2) a 594'-6" square feet variance from the 375 square feet maximum to allow a sign to be 969'-6" square feet, located at 9425 South Presa Street. Staff recommends Denial. (Council District 3) (Alfonso Camacho, Senior Planner (210)-207-0237, alfonso.camacho@sanantonio.gov, Development Services Department)
3. BOA-24-10300019: A request by SSC Signs & Lighting for an 80' variance from the PC-1 Corridor required 200' distance from other freestanding commercial signs to allow a 120' distance between freestanding commercial signs, located at 22143 Bulverde Road. Staff recommends Denial. (Council District 9) (Alfonso Camacho, Senior Planner (210)-207-0237, alfonso.camacho@sanantonio.gov, Development Services Department)
4. (Continued from 03/04/2024) BOA-24-10300005: A request by Jonathan Clarke for a Special Exception to allow one (1) additional Type 2 Short Term Rental permit on the block face, per UDC Section 35-374.01(c), located at 825 E Park Ave. Staff recommends Denial. (Council District 1) (Juan Alvarez, Planner (210) 207-7232 , Juan.Alvarez2@SanAntonio.gov, Development Services Department)
5. BOA-24-10300021: An Appeal by Adrian Chaplin of the Administrator's decision to revoke the short-term rental permit, located at 8010 Briargate Drive. Staff recommends Denial. (Council District 1) (Joseph Leos, Senior Planner, (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
6. BOA-24-10300022: An appeal by Adrian Chaplin of the Administrator's decision to revoke the short term rental permit, located at 2831 Whisper View Street. Staff recommends Denial. (Council District 9) (Juan Alvarez, Planner (210) 207-7232 , Juan.Alvarez2@SanAntonio.gov, Development Services Department)
7. BOA-24-10300026: A request by Jose Villareal for a parking adjustment to waive the one (1) required off-street parking space for a Short-Term Rental, located at 214 South Monumental Street. Staff recommends Denial. (Council District 2) (Joseph Leos, Senior Planner (210) 207-0315 , joseph.leos@sanantonio.gov, Development Services Department)
8. BOA-24-10300023: A request by Miguel Aguinaga for a 4'-11" variance from the minimum 5' side setback to allow a 1" side setback on both sides, located at 9947 Fall Harvest. Staff recommends Denial. (Council District 7) (Alfonso Camacho, Senior Planner (210)-207-0237, alfonso.camacho@sanantonio.gov, Development Services Department)
9. BOA-24-10300028: A request by David Cortes for a 4' special exception from the maximum 5' height to allow a 9' predominantly open fence and an 8' predominantly open fence within the front yard setback, located at 218 Mabelle Drive. Staff recommends Denial. (Council District 10) (Alfonso Camacho, Senior Planner (210)-207-0237, alfonso.camacho@sanantonio.gov, Development Services Department)
10. BOA-24-10300018: A request by Eunice Hernandez for 1) a 2'-5" variance from the minimum 5' side setback to allow an addition to be 2'-7" from the side setback, and 2) a 3'-9" variance from

the minimum 5' side setback to allow a carport to be 1'-3" from the side setback, located at 514 Gulf Street. Staff recommends Approval for the Side Setback Variance. Staff recommends Denial for the Carport Side Setback Variance. (Council District 2) (Melanie Clark, Planner, (210-207-5550, [melanie.clark@sanantonio.gov](mailto:melanie.clark@sanantonio.gov), Development Services Department)

11. BOA-24-10300020: A Request by Rey Saldana for a 4' Special Exception from the maximum 3' fence height, to allow a 7' privacy fence in the front yard, located at 8802 Mission Road. Staff recommends Approval. (Council District 3) (Melanie Clark, Planner, (210-207-5550, [melanie.clark@sanantonio.gov](mailto:melanie.clark@sanantonio.gov), Development Services Department)
12. Consideration of rescheduling Board of Adjustment meeting from April 8, 2024 to April 15, 2024.

### **Approval of Minutes**

13. Approval of the minutes from the Board of Adjustment meeting on March 4, 2024.

### **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: 03/15/2024 11:18 AM