

City of San Antonio



AGENDA

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

Monday, April 15, 2024

1:00 PM

1901 South Alamo

At any time during the meeting, the Zoning Board of Adjustments 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 Adjustments 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.

Work Session

11:45 AM Briefing on the short term rental ordinance task force and summary of proposed recommendations.

Briefing and Possible Action on the following items

1. (POSTPONED) BOA-24-10300034: A Request by Trushant Patel for a fence material variance to allow corrugated metal on the side and front of property, located at 6364 Interstate 35 North. (Council District 2) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
2. (Continued from 03/18/2024) 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)
3. (Continued from 03/18/2024) 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)
4. BOA-24-10300033: A request by Antonio Pacheco 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 913 Leal Street Unit 1. Staff recommends Denial. (Council District 5) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
5. (Continued from 3/18/2024) 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)
6. BOA-24-10300035: A request by Richard Gonzalez to appeal a Certificate of Appropriateness decision to 1) replace existing wood windows, and 2) replace fenestration pattern, located on 504 North Hackberry Street. Staff recommends Denial. (Council District 2) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
7. BOA-24-10300002: A request by SS Engineer PLLC for 1) a 154' variance from the required 200' separation to allow the use of a mobile food court within 46' of a residential lot, and 2) a 3' variance from the minimum 15' landscape buffer to allow a 12' landscape buffer, located at 10000 Block of Culebra Road. Staff recommends Denial. (Council District 6) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
8. BOA-24-10300030: A request by Coral Studio for a variance to remove the "FBZD" Form Based Zoning District Development streetscape tree planting requirements along the exterior of the property, located on 1000 North Alamo Street. Staff recommends Approval. (Council District 1) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
9. BOA-24-10300041: A request by David Guzman for 1) a variance from the fence materials to allow for a corrugated metal fence, and 2) a variance from the drainage and surfacing standards, located at 2140 Frio City Road. Staff recommends Denial. (Council District 5) (Mirko Maravi,

Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

10. BOA-24-10300043: A request by Restaurant Repair Company for a 40' variance from the minimum 60' Northeast Gateway Corridor front setback to allow a structure to be 20' from the corridor front setback, located at 9911 Interstate 35 North. Staff recommends Denial. (Council District 2) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
11. BOA-24-10300027: A request by Jose Miguel Figueroa Serrano for a 4'-11" variance from the minimum 5' side setback to allow a 1" side setback, located on 222 Castroville Road. Staff recommends Approval. (Council District 5) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
12. BOA-24-10300031: A request by Claudia Berteaux for a 2' variance from the minimum 5' side setback requirement to allow an addition to be 3' from the side setback, located at 415 Cedar Street. Staff recommends Approval, limited to a 5' width. (Council District 1) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
13. BOA-24-10300040: A request by Jose Salazar for 1) a 4'-11" variance from the minimum 5' side setback to allow an attached carport to be 1" from the side setback, and 2) a 9'-11" variance from the minimum 10' front setback to allow a 1" attached carport front setback, located at 3810 East Palfrey Avenue. Staff recommends Approval. (Council District 3) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
14. BOA-24-10300042: A request by CDS Muery for 1) a 2' special exception from the maximum 8' fence height to allow a 10' fence, and 2) an 8'-6" variance from the 30' side setback to allow a barbed wire fence on a 21'-6" side setback, located at 2215 Belknap Place. Staff recommends Approval. (Council District 1) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
15. BOA-24-10300044: A request by CKG Freedom Venture Capital LLC for a 9'-11" variance from the minimum 10' carport setback to allow a 1" carport setback, located at 339 Olney Drive. Staff recommends Approval. (Council District 2) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
16. BOA-24-10300038: A request by LiftFund Inc. for a 1' special exception from the maximum 5' fence height to allow 6' predominantly open fence in the front yard, located at 2007 West Martin Street. Staff recommends Approval. (Council District 5) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

Approval of Minutes

17. Approval of the minutes from the Board of Adjustment meeting on March 18, 2024.

Director's Report

ADJOURNMENT

At any time during the meeting, the Zoning Board of Adjustments 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: 04/12/2024 12:36 PM