City of San Antonio

AGENDA

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

Monday, May 6, 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. BOA-24-10300060: A request by Christina Ramirez for an appeal from an Administrator's decision for a Nonconforming Denial, located at 9655 New Laredo Highway. Staff recommends Denial. (Council District 4) (Colton Unden, Planner, 210-207-0120,

Colton.Unden2@sanantonio.gov, Development Services Department)

2. BOA-24-10300057: A request by Michael Gonzales 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 1230 Rivas Street. Staff recommends Denial. (Council District 5) (Juan Alvarez, Planner (210) 207-7232 , Juan.Alvarez2@SanAntonio.gov, Development Services Department)
3. BOA-23-10300316: A request by Brandon Melland for 1) a 5' and 2’ special exception from the maximum 3' and 6’ fence height to allow an 8' privacy fence in the front, side, and rear yards, and 2) a request for a variance from the fence materials to allow for a corrugated metal fence on the property, located at 10601 and 10515 Nacogdoches Road. Staff recommends Approval for the Fence Height Special Exception. Staff recommends Denial for Fence Material Variance. (Council District 10) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
4. (Continued from 4/15/2024) BOA-24-10300002: A request by SS Engineering 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 in the 10000 Block of Culebra Road. Staff recommends Denial. (Council District 6) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
5. BOA-24-10300034: A request by Trushant Patel for 1) a fence material variance to allow corrugated metal on the side and front of property, and 2) a 3'-3" fence height special exception from the maximum 3' fence height to allow an 6'-6" privacy fence in the front and side of the property, located at 6364 Interstate 35 North. Staff recommends Approval for the Fence Height Special Exception. Staff recommends Denial for Fence Material Variance. (Council District 2) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
6. BOA-24-10300055: A request by Jamail & Smith Construction for a 1’ special exception from the maximum 5’ height to allow a 6’ predominantly open fence in the front yard, located at 701 South Zarzamora Street. Staff recommends Approval. (Council District 5) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)
7. BOA-24-10300058: A request by Chrysalis Ministries for a 1’ special exception from the maximum 5’ height to allow a 6’ predominantly open fence in the front yard, located at 509 San Pedro Avenue. Staff recommends Approval. (Council District 1) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)
8. BOA-24-10300062: A request by the Law Office of EAR PLLC for 1) a 15’ variance from the minimum 30’ setback to allow a structure with a 15’ rear setback, 2) a 15’ variance from the minimum 15’ buffer to allow an elimination of the buffer requirements on the front yard, and 3) a 5’ variance from the minimum 20’ setback to allow a 15’ side setback, located at 12102 Huebner Road. Staff recommends Denial. (Council District 8) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)
9. BOA-24-10300064: A request by Stephanie Garcia for 1) a 15’ variance from the minimum 15’

Buffer to allow the elimination of the Buffer in the front yard, 2) a 29'-11" variance from the minimum 30' front setback to allow a structure with a 1" front setback, 3) a 29'-11" variance from the minimum 30' side setback to allow a structure with a 1" side setback, 4) a 20' variance from the minimum 30' rear setback to allow a structure with a 10' rear setback, and 5) a 15' variance from the minimum 25' rear buffer to allow a 10' buffer in the rear yard, located at 2102 South Presa Street. Staff recommends Denial. (Council District 5) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)

10. BOA-24-10300066: A request by Victor Perez for 1) a 9'-11" variance from the minimum 10' setback to allow a carport with a 1" front setback, and 2) a 5' variance from the minimum 15' clear vision to allow a 10' driveway clear vision, located at 2319 Fairhill Street. Staff recommends Approval for Clear Vision Variance. Staff recommends Denial for Front Setback Variance. (Council District 7) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
11. BOA-24-10300067: A request by Santiago Anguiano for a 6" variance from the minimum 50' width to allow a width of 49'-6" on two lots, located at 8022 and 8026 Airlift Avenue. Staff recommends Approval. (Council District 4) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)

Approval of Minutes

12. Approval of the minutes from the Board of Adjustment meeting on April 15, 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: 05/03/2024 12:19 PM