City of San Antonio

AGENDA

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

Monday, May 20, 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 4/15/2024) 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 4/15/2024) 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)
3. BOA-24-10300059: A request by Juan Hernandez for 1) a 29'-11" variance from the minimum 30' setback to allow a structure with a 1" rear setback, and 2) a fence material variance to allow a corrugated metal fence on the property, located at 2423 Rigsby Avenue. Staff recommends Denial. (Council District 2) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
4. BOA-24-10300061: A request by Philip Kraemer for 1) a fencing material variance to allow corrugated metal on the side and rear yard, 2) a 4'-11" variance from the minimum 5' setback to allow a structure with a 1" side setback, 3) a 2' special exception from the maximum 6' height to allow an 8' privacy fence on the side and rear yards, 4) a variance from the Beacon Hill Area Neighborhood Conservation District carport vertical support or structure elements to match principal structure materials, 5) a 4'-11" variance from the minimum Beacon Hill Area Neighborhood Conservation District 5' carport recess standard to allow a 1" carport recess from the front façade, located at 723 West Elsmere Place. Staff recommends Denial. (Council District 1) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
5. BOA-24-10300070: A request by Virginia Salinas for 1) a 4' variance from the minimum 5' side setback to allow a 1' side setback, 2) a 3' special exception from the maximum 3' fence height to allow a 6' fencing the front yard, located at 138 Marlena Drive. Staff recommends Denial for the Side Setback Variance. Staff recommends Approval for the Fence Height Special Exception limited to 20' from the front façade. (Council District 1) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)
6. BOA-24-10300071: A request by BioBridge Global for a 9' variance from the minimum 10' setback to allow a sign with a 1' front setback, located at 6211 IH-10 West. Staff recommends Denial. (Council District 1) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
7. BOA-24-10300072: A request by JPG Investments LLC for 1) a 15' variance from the maximum 40' height to allow a 55' sign height, 2) a 10 square feet variance from the maximum 240 square feet to allow a 250 square feet sign, 3) an 88' variance from the minimum 150' distance to allow two signs 62' apart, located at 920 Southeast Military Drive. Staff recommends Denial. (Council District 3) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)
8. BOA-24-10300074: A request by Alan Dsouza for 1) a 1/2-story variance from the maximum 1.5 stories to allow a 2-story structure, 2) a 20% variance to from the maximum 45% of lot area requirement to allow 65% buildable area in an "R-1", located at 238 Rounds Street. Staff

recommends Denial. (Council District 5) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)

9. BOA-24-10300077: A request by Mario Morales for a 1/2-story variance from the maximum 1.5 stories to allow a 2-story structure, located at 92 Flann Street. Staff recommends Denial. (Council District 5) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)
10. BOA-24-10300078: A request by Ernesto Flores Jr. for a 9'-11" variance from the minimum 10' carport setback to allow a carport with a 1" setback, located at 1702 Mountjoy Street. Staff recommends Approval. (Council District 9) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
11. BOA-24-10300081: A request by Victor Flores for a variance to allow an accessory dwelling in the front yard, located at 1518 Calle Valencia. Staff recommends Denial. (Council District 5) (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 22, 2024 and May 6, 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
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