

City of San Antonio



AGENDA Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, January 11, 2021

1:00 PM

Videoconference

Livestream: www.sanantonio.gov/DSD/Boards/MeetingVideos

Telephone Access: 210-206-(LIVE) 5483

**NO IN-PERSON PUBLIC ACCESS TO THIS MEETING. READ BELOW FOR MULTIPLE
WAYS TO PARTICIPATE AND PROVIDE COMMENT.**

At any time during the meeting, the Board of Adjustment may meet in executive session regarding any of the matters posted for attorney-client consultation in compliance with the Texas Open Meetings Act.

BOARD OF ADJUSTMENT MEMBERSHIP

Roger Martinez – District 10, Chair

Donald Oroian – District 8, Vice-Chair

Andrew Ozuna – Mayor, Pro-Tem

Anisa Schell – District 1 Seymour Battle III – District 2
Abel Menchaca Jr – District 3 George Britton – District 4
Maria Cruz – District 5 Seth Teel – District 6
Phillip Manna - District 7 Kimberly Bragman – District 9

Alternate Members

Anne Englert Vacant

Arlene B. Fisher Kevin W. Love

Vacant Cyra M. Trevino

Jonathan Delmer

To protect the health of the public and limit the potential spread of COVID 19, the Board of Adjustment will hold this meeting via videoconference. These meeting standards are based upon the various suspended provisions of Open Meetings Act issued by the Texas Governor in response to the COVID 19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

To watch and listen to this meeting, visit www.sanantonio.gov/DSD/Boards/MeetingVideos. To listen to audio only, call 210-206-LIVE (5483)

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Board of Adjustment meetings and state law. Public comment may be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager, these will be read at the time the item is heard, as requested. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
2. Drop-off a written statement at 1901 S Alamo by 10am the day of the meeting. The written statement can be up to 300 words. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
3. Leave a voice message of a maximum two 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.
4. Sign up to give your comments live during the meeting by leaving your name, telephone number, item # on which you would like to speak on at 210-206-(ZBOA) 9262 by 10am the day of the meeting. City staff will call you when your item is up for discussion but cannot guarantee a specific time after 1 pm. Once you join the call, you will be given two minutes to provide your comments.

*Note: Comments may be submitted in Spanish. Written comments, voicemails, and requests to make comments during the meeting live must be received by Friday, January 8th, at 10am to give time for translation.

1:00 - Public Hearing - Call to Order

1. [21-1057](#) BOA-20-10300136: A request by Ben Allen for an Appeal of the revocation of the Certificate of Occupancy, located at 2023 Sable Lane. Staff recommends Denial. (Council District 10) (Zenon Solis, Principal Planner (210) 207-7796, zenon.solis@sanantonio.gov, Development Services Department)
2. [21-1036](#) BOA-20-10300130: A request by Killen, Griffin & Farrimond, PLLC

for a 15' sign variance from the sign height maximum of 40' to allow for a 55' tall sign, generally located south of the Potranco Road and Stevens Parkway intersection. Staff recommends Approval. (Outside City Limits) (Zenon Solis, Principal Planner (210) 207-7796, Zenon.Solis@sanantonio.gov, Development Services Department)

3. [21-1040](#) BOA-20-10300131: A request by Killen, Griffin & Farrimond, PLLC, for a 20' sign variance from the sign height maximum of 40' to allow for a 60' tall single-tenant sign, located at 1852 North Foster Road. Staff recommends Denial with an Alternate Recommendation. (Outside City Limits) (Zenon Solis, Principal Planner (210) 207-7796, Zenon.Solis@sanantonio.gov, Development Services Department)

4. [21-1021](#) BOA-20-10300115: A request by Ryan Casanova for 1) a 4' 10" variance from the minimum 5' side setback to allow a carport to be 2" away from the side property line, 2) a variance to allow plastic as a fencing material, and 3) a special exception to allow a portion of the side yard fence to be 8' tall and zoning variances from the Beacon Hill Neighborhood Conservation District (NCD-5) carport design regulations (a) is recessed a minimum of 5' behind the principal structure front facade, (b) vertical support or structural elements shall match the exterior materials of the principal structure in design, scale, proportion, placement, and profile, (c) has a roof that meets the principal structure below the principal structure's eaves, (d) a 4' variance to the maximum 12' driveway width design regulation to allow a driveway width to be 16', and (e) 1' 3" variance to the curb cut maximum of 15' to allow a curb cut to be 16' 3", located at 1127 West Rosewood Avenue. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

5. [20-7503](#) BOA-20-10300121: A request by Adam Word Gates for a 2'9" variance to allow a carport to be 2'3" away from the side property line with a 1' overhang, located at 311 W Meadowlane Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 10) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

6. [21-1022](#) BOA-20-10300123: A request by Fernando De Leon for a 10" variance to the minimum 5' side setback to allow a single-family home

to be 4' 2" away from the side property line, located at 135 Katy Way. Staff recommends Approval. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

7. [20-7502](#) BOA-20-10300110: A request by Elvira Salazar for 1) a special exception to allow an 8' solid screen fence on the side property, 2) a special exception to allow a privacy fence to be up to 8' tall along the side property line within the front yard, and 3) a 5'9" variance from the Clear Vision standards to allow a fence to be 9' 3" within the Clear Vision field, located at 139 Arizona Avenue. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)
8. [21-1005](#) Consideration and approval of December 21, 2020 Board of Adjustment meeting minutes.

Adjournment

Spanish interpreters are available at all the meetings. Interpreters for other languages must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6310. This service is at no cost to our citizens.

Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6310. Esto es un servicio gratis.

ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7720) o al 711 (servicio de transmitir para sordos).

