

City of San Antonio



AGENDA

Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, March 15, 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

Donald Oroian – District 8, Chair

Andrew Ozuna – Mayor, Vice-Chair

Seth Teel – District 6, Pro-Tem

Anisa Schell – District 1 Seymour Battle III – District 2

Abel Menchaca Jr – District 3 George Britton – District 4

Maria Cruz – District 5 Phillip Manna – District 7

Kimberly Bragman - District 9 Jonathan Delmer – District 10

Alternate Members

Vacant Vacant

Arlene B. Fisher Kevin W. Love

Vacant Cyra M. Trevino

Vacant

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, March 12th, at 10am to give time for translation.

1:00 - Public Hearing - Call to Order

1. [21-2128](#) (POSTPONED) BOA-21-10300003: A request by Bob Wehrmeyer for 1) a sign variance to allow for an additional 180 square feet of signage for three cabinets and 2) a 18' sign variance from the minimum 150' spacing requirement to allow for a sign to be 132' away from an adjacent sign, located at 1922 SW Military Drive. (Council District 3) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
2. [21-2027](#) (Continued from December 21, 2020) BOA-20-10300119: A request by Patrick Williams Christensen for a zoning variance from the South Presa and South St. Mary's Neighborhood Conservation District design regulations to allow 1) a new residential development to be three stories and 38' in height, and 2) attached rear facing garages to be constructed, located at 1508 South St. Mary's Street. Staff recommends Approval. (City Council District 1) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)
3. [21-2063](#) BOA-21-10300004: A request by Mary Ann Paredez for a special exception to allow a back yard fence and side yard fence to be 8' tall, located at 5338 Vista Run. Staff recommends Approval. (Council District 10) (Joyce Palmer, Planner, 210-207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
4. [21-2062](#) BOA-21-10300005: A request by Sylvia Cantu for a request for 1) a special exception to allow a front yard fence to be 6' tall privacy fence and 2) a 10' 4" variance from the minimum 15' clear vision requirement to allow a front yard fence to be 4' 8" from the street, located at 6214 Spring Valley. Staff recommends Approval. (Council District 10) (Mirko A. Maravi, Senior Planner, 210-207-0107, Mirko.maravi@sanantonio.gov, Development Services Department)
5. [21-2026](#) BOA-21-10300006: A request by Philip Schulman for 1) a 1,480 square foot variance from the minimum lot size square footage of 4,000 to allow a lot to be 2,520 square feet, and 2) a 5' variance from the minimum 20' rear setback requirement to allow the structure to be 15' from the rear property line, located at 105 Lux Lane. Staff recommends Approval. (Council District 3) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

6. [21-2064](#) BOA-20-10300142: A request by Cotton Estes for a 5% variance from the 35% maximum square footage restriction to allow an Attached Accessory Dwelling to be 40%, located at 230 Thelka. Staff recommends Approval. (Council District 3) (Joyce Palmer, Planner, 210-207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

7. [21-2029](#) BOA-21-10300002: A request by Bexar Engineers & Associates for 1) a special exception to allow the front fence to be 6'4" tall, 2) a 7'8" variance from the minimum 15' Clear Vision field requirement to allow the front yard fence to be 7'4" away from the street, 3) zoning variances from the Accessory Detached Dwelling Unit requirements to allow a) a roof pitch not identical to the principal residence, and b) the parking space to be located within the front yard, located at 1014 West Hermosa Drive. Staff recommends Denial with an Alternate Recommendation. (City Council District 1) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

8. [21-2025](#) BOA-20-10300141: A request by Rose Valdez for 1) a 1'4" variance to the minimum side setback requirement of 5' to allow a new addition having 1'2" overhang to be 3'8" away from the side property line, and 2) a 4'9" variance to the minimum side setback requirement of 5' to allow a detached carport to be 3" away from the side property line, located at 2510 Cincinnati Avenue. Staff recommends Denial with an Alternate Recommendation. (Council District 7) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

9. [21-2065](#) BOA-20-10300140: A request by D. Scott Dye for the following: For the structure at 535 West Kings Highway: A request for 1) a 1' variance to the 5' minimum side setback requirement to allow the front structure facing W Kings Hwy to have an attached carport with 6" overhang to be 4' from the east side property line, 2) a special exception to allow a side yard fence to be 8' tall, 3) a variance from the Alta Vista Neighborhood Conservation District regarding carports to maintain the same roof line(s) as the primary structure; and, for the structure at 3500 block of North Flores Street: A request for 4) a 2' variance to the 5' minimum side setback requirement to allow a structure to be 3' from the north side property line, 5) a 6' 6" variance to the minimum 10' front setback to allow a structure to be 4' 6" from the front property line, 6) a special exception to allow a solid wood front yard fence to be 4' 2" tall, 7) a waiver from the Minimum Parking Standards, and 8) a variance from the Alta Vista Neighborhood Conservation District to allow a solid wood front yard fence to be 4' 2" tall. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
10. [21-2066](#) BOA-21-10300007: A request by Dave Isaacs for 1) variances from the Mahncke Park Neighborhood Conservation District design standards to include a) transition spaces and b) windows, 2) a 3' variance to the minimum 5' rear setback to allow a detached carport to be 2' from the rear property line, 3) a 4' 11" variance to the minimum 5' side setback to allow a detached carport to be 1" from the side property line and 4) a 3' variance to the minimum 15' clear vision requirement to allow a driveway to be 12' from the street, located at 300 Queen Anne Court. Staff recommends Denial with Alternate Recommendation. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
11. [21-2133](#) Appointment of two Board of Adjustment Members to the Planning Commission Technical Advisory Committee for a two year term.
12. [21-2132](#) Discussion, consideration and possible action of current cases to determine need for a Board of Adjustment Special Meeting.
13. [21-2072](#) Consideration and approval of March 1, 2021 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).