

# City of San Antonio



## AGENDA

### Board of Adjustment

Development and Business Services

Center

1901 South Alamo

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**Monday, June 7, 2021**

**1:00 PM**

**Videoconference**

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**Livestream: [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://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](http://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, June 4th, at 10am to give time for translation.

1:00 - Public Hearing - Call to Order

1. [21-4172](#) (Continued from May 17, 2021) BOA-21-10300042: A request by Jose Fong for an appeal to the Administrative Official's decision of Denial for a Nonconforming Use Registration for "Live Entertainment Without Cover Charge 3 or More Days per Week", located at 2831 NW Loop 410. Staff recommends Denial. (Council District 1) (Mirko Maravi, Senior Planner, 210-207-0107, [Mirko.Maravi@Sanantonio.gov](mailto:Mirko.Maravi@Sanantonio.gov), Development Services Department)
  
2. [21-4168](#) BOA-21-10300051: A request by Jay Brandon for an appeal of the Historic Preservation Officer's decision of Denial to issue a Certificate of Appropriateness, located at 244 Hermine Boulevard. Staff recommends Denial. (Council District 1) (Huy Pham, Historic Preservation Specialist, 210-207-5464, [Huy.Pham@sanantonio.gov](mailto:Huy.Pham@sanantonio.gov), Office of Historic Preservation; Mirko Maravi, Senior Planner, 210-207-0107, [Mirko.Maravi@Sanantonio.gov](mailto:Mirko.Maravi@Sanantonio.gov), Development Services Department)
  
3. [21-4165](#) BOA-21-10300034: A request by Small House Solutions for variances to the Beacon Hill Neighborhood Conservation District (NCD-5) design standards as follow: 1) a 7'1" variance to the required minimum front setback of 20' to allow a 12'11" front setback, 2) a variance to the restriction to allow a driveway gate, 3) a variance to the same material and proportion requirement for new street-facing fences for corner lots to allow a steel fence in the front yard, 4) a 20' variance to the maximum width of 12' for a driveway to allow a driveway width of 32', located at 201 Hickman Street. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Mirko Maravi, Senior Planner, 210-207-0107, [Mirko.Maravi@Sanantonio.gov](mailto:Mirko.Maravi@Sanantonio.gov), Development Services Department)
  
4. [21-4167](#) BOA-21-10300048: A request by PrymeHomes for a 4'11" variance to the required 5' side setback, to allow a 1" side setback for a single-family dwelling, located at 4211 Clear Lake Drive. Staff recommends Approval. (Council District 10) (Mirko Maravi, Senior Planner, 210-207-0107, [Mirko.Maravi@Sanantonio.gov](mailto:Mirko.Maravi@Sanantonio.gov), Development Services Department)

5. [21-4115](#) BOA-21-10300052: A request by Miguel Garcia for a 4' side setback variance to allow a carport to be 1' from the side property line with an 8" overhang, located at 351 Kendalia Avenue. Staff recommends Denial with an Alternate Recommendation. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
  
6. [21-4166](#) BOA-21-10300036: A request by Gilberto Barrera for a special exception to the maximum height limitation of 5' for predominantly open fence, to allow a front yard solid screen fence to be 8' in height, located at 3018 Charter Crest Street. Staff recommends Denial. (Council District 9) (Mirko Maravi, Senior Planner, 210-207-0107, Mirko.Maravi@Sanantonio.gov, Development Services Department)
  
7. [21-4205](#) Consideration and approval of May 17, 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 esta-cionamiento. 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).**

