

City of San Antonio



AGENDA

Board of Adjustment

Development and Business Services

Center

1901 South Alamo

Monday, June 21, 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 Thursday, June 17th, at 10am to give time for translation.

1:00 - Public Hearing - Call to Order

1. [21-4329](#) BOA-21-10300050: A request by Carlos Armando Villela for 1) a 3' variance to the minimum 5' side setback to allow a carport with 1' overhang to be 2' from the side property line, and 2) a 1' special exception request from the maximum fence height of 5' to allow a predominately open front yard fence to be 6' tall, located at 231 Cliffwood Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

2. [21-4489](#) BOA-21-10300053: A request by Daniel Dalcais for 1) a 3' special exception request from the maximum fence height to allow a privacy fence to be 8' tall within the front yard and 2) a 4' variance to the minimum 15' clear vision standard to allow a front yard fence to be 11' away from the street, located at 1014 River Park. Staff recommends Denial. (Council District 9) (Azadeh Sagheb, Senior Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

3. [21-4488](#) BOA-21-10300054: A request by Jaime Vasquez for 1) a 2,030 square foot lot size variance from the minimum 5,000 square foot requirement to allow a lot to be 2,970 square feet, 2) a 2'5" variance from the minimum 5' side setback requirement, to allow the structure to be 2'7" away from the side property line, and 3) a 2'10" variance from the minimum 20' rear setback requirement to allow the structure to be 17'2" away from the rear property line, located at 322 Mockert Street. Staff recommends Approval. (Council District 5) (Azadeh Sagheb, Senior Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

4. [21-4354](#) BOA-21-10300055: A request by Sara Gerrish for 1) a 15' 6" variance to the minimum 20' rear setback to allow the structure to be 4'6" from the rear property line and 2) a 1'4" variance to the minimum 5' side setback to allow the structure to be 3'8" from the side property line, and 3) a 2,130 square foot variance to the 6,000 square foot minimum lot size to allow a lot to be 3,870 square feet. Staff recommends Approval. (Council District 5) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

5. [21-4480](#) BOA-21-10300057: A request by Laura Butterfield for 1) a 15' variance from the minimum 20' rear setback, to allow the structure to be 5' from the rear property line, 2) a 1'8" variance from the minimum 5' side setback, to allow the structure to be 3'4" from the side property line, and 3) a 2' special exception request from the maximum fence height of 6' to allow a back and side yard fence to be 8' tall, located at 9306 Pottesgrove. Staff recommends Approval. (Council District 7) (Mirko Maravi, Senior Planner, 210-207-0107, Mirko.Maravi@Sanantonio.gov, Development Services Department)
6. [21-4330](#) BOA-21-10300060: A request by Robert Alvarado for 1) a 2' variance from the minimum 5' side setback requirement to allow a second dwelling unit to be 3' from the side property line, 2) a 5' variance to the minimum 10' rear setback to allow a dwelling unit to be 5' from the rear property, and 3) a special exception from the maximum fence height to allow a side and rear yard fence to be 8' tall, located at 401 Grove Avenue. Staff recommends Approval. (Council District 5) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
7. [21-4481](#) BOA-21-10300061: A request by Rhonda Schrantz for a 1' variance from the Ingram Hills Neighborhood Conservation District maximum fence height standard for front yard fences, located at 4119 E Horseshoe Bend. Staff recommends Denial. (Council District 7) (Mirko Maravi, Senior Planner, 210-207-0107, Mirko.Maravi@Sanantonio.gov, Development Services Department)
8. [21-4482](#) BOA-21-10300062: A request by Brett Henneke for 1) a 10' variance from the minimum 20' rear setback, to allow the structure to be 10' from the rear property line, 2) an 1,827 square feet variance from the minimum lot size square footage of 4,000, to allow a lot to be 2,173 square feet, and 3) an 8' variance from the minimum 20' garage setback, to allow a garage to have a 12' front setback, located at 1717 Burnet St. Staff recommends Approval. (Council District 2) (Mirko Maravi, Senior Planner, 210-207-0107, Mirko.Maravi@Sanantonio.gov, Development Services Department)

9. [21-4483](#) BOA-21-10300063: A request by Miguel Gil for 1) a 4'11" variance from the minimum 5' side setback, to allow a carport to be 1" from the side property line and 2) a 9'11" variance from the minimum 10' front setback, to allow a carport to be 1" from the front property line, located at 4318 Katrina Lane. Staff recommends Denial with an Alternate Recommendation. (Council District 3) (Mirko Maravi, Senior Planner, 210-207-0107, Mirko.Maravi@Sanantonio.gov, Development Services Department)

10. [21-4484](#) BOA-21-10300074: A request by Jason Rios for a 10' variance from the minimum 20' front setback, to allow a carport to be 10' from the front property line, located at 2110 E Lawndale Dr. Staff recommends Denial. (Council District 10) (Mirko Maravi, Senior Planner, 210-207-0107, Mirko.Maravi@Sanantonio.gov, Development Services Department)

11. [21-4350](#) Consideration and approval of June 7, 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).

