

City of San Antonio



AGENDA

Board of Adjustment

Development and Business Services

Center

1901 South Alamo

Monday, September 13, 2021

1:00 PM

1901 S. Alamo

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.

It is the intent of the City that the presiding officer will be in attendance at this location.

BOARD OF ADJUSTMENT MEMBERSHIP

Donald Oroian – District 8, Chair

Andrew Ozuna – Mayor, Vice-Chair

Seth Teel – District 6, Pro-Tem

Vacant – District 1 Vacant – 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

Patrick Conroy Elizabeth Ingalls

Jo-Anne Kaplan Lisa Lynde

Lillian Miess Jesse Vasquez

Jesse Zuniga

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Zoning Commission 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 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

*Note: Comments may be submitted in Spanish. Written comments and voice mails must be received the day prior to the meeting, at 10am to give time for translation.

12:00 P.M. - Orientation for new Alternate Appointments (Tobin Room)

1:00 P.M. – Call to Order

Pledge of Allegiance

1. [21-5359](#) BOA-21-10300083: A request by Maricela Sanchez for 1) a special exception to allow a predominately open front yard fence to be 6' tall with a 6' 10" tall gate, 2) a special exception to allow a solid screen fence in the front yard to be 6' tall, 3) a 4' 11" variance from the minimum 5' side setback requirement to allow an attached carport to be 1" from the side property line, and 4) a 3' 6" variance from the 15' minimum Clear Vision Standard to allow a gate to be 11' 6" away from the street, located at 531 Peggy Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

2. [21-5360](#) BOA-21-10300084: A request by Yolanda Rodriguez for 1) a variance to allow parking to be located in front of the structure and 2) a 20' 6" variance from the minimum 30' rear setback to allow a rear setback of 9' 6", located at 2011 Probandt Avenue. Staff recommends Approval. (Council District 3) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
3. [21-5355](#) BOA-21-10300094: A request by Dorothy Choice for a 5' 5" variance (with 7' credit from the alley) from the minimum rear setback requirement to allow a structure to be located 7' 7" from the property line, located at 647 Blakeley Drive. Staff recommends Approval. (Council District 2) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
4. [21-5356](#) BOA-21-10300097: A request by Emanuel M Ardelean for 1) a 3' 10" variance from the minimum 5' side setback to allow a structure to be 2' 2" from the side property line and 2) a 1' 8" variance from the minimum 5' side setback to allow a structure to be 3' 4" from the side property line, located at 11511 Clifton Forge Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 8) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
5. [21-5357](#) BOA-21-10300098: A request by Francis Cisneros to renew a Special Exception to allow a Single-Operator Beauty Shop, located at 507 Creath Place. Staff recommends Approval. (Council District 3) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
6. [21-5361](#) BOA-21-10300099: A request for 1) a 420 square-foot variance from the minimum 6,000 square foot requirement to allow a lot size of 5,580 square feet, 2) a 1' variance from the minimum 20' garage setback to allow a garage to be 19' away from the front property line, and 3) a 7' variance from the minimum 20' rear setback to allow a residential structure to be 13' away from the rear property line, located at 1912 West Mayfield Boulevard. Staff recommends Denial with an Alternate Recommendation. (Council District 4) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

7. [21-5363](#) BOA-21-10300100: A request by Daniel Moreno for 1) a 25 square-foot variance from the minimum 4,000 square foot requirement to allow a lot size of 3,975 square feet, 2) a 2' variance from the minimum 5' side setback requirement to allow a residential structure to be 3' from the side property line, and 3) a 4' 7" variance from the minimum 20' rear setback to allow a residential structure to be 15' 5" away from the rear property line, located at 2723 Chihuahua Street. Staff recommends Approval. (Council District 5) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
8. [21-5358](#) BOA-21-10300101: A request by Oscar Patino for a 9' 11" variance from the minimum 10' front setback requirement to allow a detached carport to be 1" from the front property line, located at 10518 Kinderhook Drive. Staff recommends Approval. (Council District 4) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
9. [21-5364](#) Consideration and action appointing one Board of Adjustment Member as primary to the Planning Commission Technical Advisory Committee for a two-year term.
10. [21-5321](#) Consideration and approval of the August 16, 2021 Board of Adjustment meeting minutes

Director's Report

Adjournment

ACCESSIBILITY STATEMENT - 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). This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).

DECLARACIONES DE ACCESIBILIDAD - Los intérpretes para sordos deben solicitarse cuarenta y ocho [48] horas antes de la reunión. Para obtener asistencia, llame al (210) 207-7720 Voice/TTY o 711 (Servicio de Retransmisión de Texas para sordos). Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos).

Simultaneous translation services for Spanish are available. Interpreters for other languages must be ordered 48 hours in advance. For more information or for translation, call (210) 207-0121.

This is a free service.

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- 0121. Esto es un servicio gratis.

En cualquier momento durante la reunión, la Comisión de Zonificación puede reunirse en sesión ejecutiva para consultar con la Oficina del Fiscal de la Ciudad en relación con asuntos de abogados y clientes bajo el Capítulo 551 del Código del Gobierno de Texas.