

City of San Antonio



AGENDA Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, August 3, 2020

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.**

BOARD OF ADJUSTMENT MEMBERSHIP

Roger Martinez – District 10, Chair

Donald Oroian – District 8, Vice-Chair

Andrew Ozuna – Mayor, Pro-Tem

Vacant – District 1 Vacant – 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

Seymour Battle III 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 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. 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. 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, July 31st, at 10am to give time for translation.

1:00 - Public Hearing - Call to Order

1. [20-4363](#) BOA-20-10300073: A request by Mark Beavers for a request for 1) a variance to allow the use of metal paneling as a permitted building material 2) a 39'11" variance from the 40' maximum front setback to allow a building to be 79'11" away from the front property line, and 3) a 3% variance from the maximum 80% impervious cover limitation to allow 83% impervious cover, located at 2265 Austin Highway. Staff recommends Approval. (Council District 2) (Dominic Silva, Senior Planner (210) 207-0120, Dominic.Silva@sanantonio.gov, Development Services Department)

2. [20-4361](#) BOA-20-10300051: A request by Mary J. Vargas for an appeal of the Historic Preservation Officer's decision to issue a Certificate of Appropriateness, located at 533 East Carson. Staff recommends Denial. (Council District 2) (Dominic Silva, Senior Planner (210) 207-0120, Dominic.Silva@sanantonio.gov, Development Services Department)
3. [20-4367](#) BOA-20-10300069: A request by Laura Schuhmacher for a special exception to allow one (1) Type 2 Short Term Rental, located at 318 West Grayson Avenue, Unit 504. Staff recommends Denial. (Council District 1) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
4. [20-4366](#) BOA-20-10300046: A request by River City Acquisitions, LLC for 1) a 125 square foot variance from the 4,000 minimum square foot requirement, 2) a 10' variance from the minimum 35' lot width requirement to allow a lot to be 25' wide, and 3) a 2' variance from the 5' minimum side setback to allow a residential home to be 3' away from the side property line, located at 625 East Drexel Avenue. Staff recommends Approval. (Council District 3) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
5. [20-4362](#) BOA-20-10300061: A request by Adapt Architecture and Construction, LLC for a 10' variance from the required 20' minimum separation between garage entrance to property line to allow a garage entrance to be located 10' away from the side property line, and 2) a variance from the Clear Vision standards to allow a fence to be within the Clear Vision field, located at 205 Wellesley Boulevard. Staff recommends Approval. (Council District 10) (Dominic Silva, Senior Planner (210) 207-0120, Dominic.Silva@sanantonio.gov, Development Services Department)
6. [20-4348](#) BOA-20-10300062: A request by Henry Guzman for 1) a 4'11" variance from the 5' side setback requirement to allow the metal carport to be 1" away from the side property line, located at 410 Pilgrim Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

7. [20-4349](#) BOA-20-10300066: A request by Erick Hanken for 1) a 604 square feet variance from the 4000 square feet minimum lot size requirement to allow a lot size to be 3,396 square feet, and 2) a 3' variance from the 35' minimum lot width to allow the lot width to be 32', located at 206 East Lubbock Street. Staff recommends Approval. (Council District 5) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

8. [20-4378](#) Consideration and approval of the July 20, 2020 Board of Adjustment 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).