

City of San Antonio



AGENDA Board of Adjustment

Development and Business Services
Center
1901 South Alamo

Monday, September 21, 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

Anisa Schell – 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 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, September 18th, at 10am to give time for translation.

1:00 - Public Hearing - Call to Order

1. [20-4772](#) (POSTPONED) BOA-20-10300078: A request by Brett Henneke for 1) a 1,816 square foot variance from the minimum lot size requirement of 4,000 square feet to allow the lot to be 2,184 square feet and 2) a 10' variance to the rear setback to be allow a 10' setback from the rear property line, located at 211 North Polaris Street. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

2. [20-5538](#) BOA-20-10300079: A request by Ian Cochran for 1) a 7'6" variance from the 15' Type C landscape bufferyard requirement to allow a bufferyard to be 7'6" along the southeast property line, 2) a 7'6" variance from the 15' Type C landscape bufferyard requirement to allow a bufferyard to be 7'6" along the southwest property line, 3) a 16' variance from the required 30' side setback to allow a structure to be built 14' from the southeast property line, located at 8736 Wurzbach Road. Staff recommends Approval. (Council District 8) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

3. [20-5539](#) BOA-20-10300088: A request by Kathleen Connell for 1) a variance to allow an accessory detached dwelling unit to be located within the front property and 2) a variance to allow parking for an accessory detached dwelling unit to be located within the front yard of the property, located at 7232 Seidel Road. Staff recommends Denial with an Alternate Recommendation. (Council District 10) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov; Dominic Silva, Senior Planner (210) 207- 0120, Dominic.Silva@sanantonio.gov Development Services Department)

4. [20-5536](#) BOA-20-10300076: A request by Celia Saenz for a special exception to allow registration of a one-operator beauty/barber shop within a single-family residence, located at 41707 Ann Arbor Dr. Staff recommends Approval. (Council District 4) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

5. [20-5537](#) BOA-20-10300077: A request by Connie High for 1) a 2'11" special exception to allow the privacy fence to be up to 5'11" tall in the front yard, and 2) a variance from the Clear Vision standards to allow a fence to be within the Clear Vision field, located at 2313 Edison Drive. Staff recommends Denial with an Alternate Recommendation. (Council District 1) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)

6. [20-5419](#) BOA-20-10300075: A request by J07 Investments LLC for a request for a 3,210 square foot variance from the minimum lot size requirement of 6,000 square feet to allow a lot size to be 2,790 square feet, located at 220 East Lachapelle. Staff recommends Approval. (Council District 5) (Dominic Silva, Senior Planner (210) 207-0120, Dominic.Silva@sanantonio.gov, Development Services Department)

7. [20-5547](#) BOA-20-10300080: A request by David Olivares for 542 square foot variance from the minimum lot size requirement of 4,000 square feet to allow a lot size to be 3,458 square feet, located at 508 Nevada Street. Staff recommends Approval. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

8. [20-5139](#) Consideration and approval of August 17, 2020 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).

