

City of San Antonio



AGENDA

Board of Adjustment

Development and Business Services

Center

1901 South Alamo

Monday, April 5, 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 Friday, April 2nd, at 10am to give time for translation.

1:00 - Public Hearing - Call to Order

1. [21-2548](#) (POSTPONED) 21-10300014: A request by Jennifer Rodriguez for a 4' variance, from the minimum 10' front setback to allow a carport to be 6' from the front property line and a 2' variance from the minimum 5' side setback to allow a carport to be 3' from the side property line, located at 2403 Mission Forest. (Council District 6) (Joyce Palmer, Planner, 210-207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
2. [21-2445](#) BOA-21-10300015: A request by The Rock Fellowship/All Nations Worship Assembly for a 16' sign variance to allow the single-tenant signage to be 40' tall, located at 8235 Vicar Drive. Staff recommends Approval. (Council District 2) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)
3. [21-2446](#) BOA-21-10300016: A request by Lewis Martin for a 143' variance from minimum 200' tower setback requirement to allow the Antenna support structure to be 57' away from a residential zoned property, located at 10000 Block of Culebra Road. Staff recommends Approval. (Council District 6) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)
4. [21-2447](#) BOA-21-10300019: A request by Xabula LLP for 1) a 10'6" variance from the minimum 20' rear setback requirement to allow the new addition to be 9'6" away from the rear property line, and 2) a 1'10" variance from the minimum 5' side setback requirement to allow the structure to be 3'2" away from the side property line, located at 3022 El Paso Street. Staff recommends Approval. (Council District 5) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department)
5. [21-2549](#) BOA-21-10300018: A request by Mary O'Connor for a variance to the garage minimum setback of 20' to allow a garage to be 11' away from the side property line, located at 1604 El Monte Blvd. Staff recommends Approval. (Council District 1) (Mirko Maravi, Senior Planner, 210-907-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

6. [21-2576](#) BOA-21-10300012: A request by Iram Ramirez for a 4' 8" variance from the minimum 5' side setback requirement to allow a carport with 2" gutters to be 4" away from the side property line, located at 746 Brunswick Boulevard. Staff recommends Denial with an Alternate Recommendation. (Council District 3) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
7. [21-2577](#) BOA-21-10300013: A request by Adolfo Mijares for a 1,160 square foot lot size variance from the minimum 4,000 square foot requirement to allow a lot to be 2,840 square feet, located at 330 Utah Street. Staff recommends Approval. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
8. [21-2578](#) BOA-21-10300017: A request by Michael Robert Macey for a 240 square foot variance from the maximum accessory detached dwelling unit limit of 800 square feet to allow an accessory detached dwelling unit to be 1040 sq.ft., located at 14022 Susancrest Drive. Staff recommends Approval. (Council District 9) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
9. [21-2547](#) 21-10300010: A request by David McKay for a special exception to allow a back yard fence and side yard fence to be 8' tall, located at 4906 Babson Street. Staff recommends Approval. (Council District 8) (Joyce Palmer, Planner, 210-207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
10. [21-2579](#) BOA-21-10300022: A request by Catalina Chavez for a variance from the Ingram Hills Neighborhood Conservation District fencing requirements to allow a predominately open front yard fence to be 5' 8" tall, located at 3907 and 3911 West Horseshoe Bend. Staff recommends Denial. (Council District 7) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)
11. [21-2602](#) Discussion, consideration and possible action of current cases to determine need for a Board of Adjustment Special Meeting.

12. [21-2460](#) Consideration and approval of the March 15, 2021 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).