

City of San Antonio



AGENDA

Board of Adjustment

Development and Business Services

Center

1901 South Alamo

Monday, September 20, 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 Scott Albert – 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 Board of Adjustment 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.

11:00 A.M. - Orientation for new Board of Adjustment members (Tobin Room)

1:00 P.M. – Call to Order

Pledge of Allegiance

1. [21-5371](#) (POSTPONED) BOA-21-10300085: A request by Henry Banowsky for a 251 square foot variance from the minimum lot size requirement of 4,000 square feet to allow a lot size of 3,749 square feet, located at 1301 South Hamilton Street. Staff recommends Approval. (Council District 5) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

2. [21-5369](#) (Continued from 08/02/2021) BOA-21-10300075: A request by Francisco Leija for 1) a 2' 6" variance from the minimum 5' side setback to allow a carport to be 2' 6" away from the side property line, 2) a 9' 9" variance from the 10' front setback to allow a carport to be 3" away from the front property line, 3) a 4' 11" variance from the minimum 5' side setback to allow a 1" side setback, and 3) a 40% variance from the 50% front yard impervious cover limitation to allow front yard impervious cover of 90%, and 4) a 11' 5" variance from the minimum 15' Clear vision area to allow a driveway with a 3' 7" clear vision area, located at 2414 Suzette Avenue. Staff recommends Denial with an Alternate Recommendation. (Council District 6) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

3. [21-5370](#) (Continued from 08/02/2021) BOA-21-10300090: A request by Tarun Gajera for a 4' 8" variance from the minimum 5' side setback requirement to allow an addition with 2" gutters to be 4" from side property line, located at 343 Bank Street. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@sanantonio.gov, Development Services Department)

4. [21-5377](#) BOA-21-10300106: A request by SDI Wender Plaza, LLC for variances from the Highway 151 Gateway Corridor design standards including: 1) a 264 square foot sign variance from the 300 square foot maximum to allow a multi-tenant sign facing State Highway 151 to be 564 square feet and 2) a 174 square foot sign variance from the 200 square foot maximum to allow a multi-tenant sign facing North Hunt Lane to be 374 square feet, generally located in the 9800 Block of TX Hwy 151. Staff recommends Approval. (Council District 4) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

5. [21-5380](#) BOA-21-10300126: A request by Mary Ann MacCartney for a Special Exception from the density limitation to allow a Type 2 Short Term Rental, located at 230 Lucas Street. Staff recommends Denial. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

6. [21-5372](#) BOA-21-10300102: A request by Paula and Daniel Minesinger for a 4' 11" variance from the minimum 5' side setback requirement to allow an addition to be 1" from the side property line, located at 235 Yellowstone. Staff recommends Denial with an Alternate Recommendation. (Council District 5) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
7. [21-5373](#) BOA-21-10300103: A request by Clara R Sanchez for 1) a 10' 4" variance from the minimum 20' rear setback to allow a structure to be 9' 8" away from the rear property line and 2) a 204 square foot variance from the minimum lot size requirement of 4,000 square feet to allow a lot to be 3,796 square feet, located at 2615 West Poplar Street. Staff recommends Approval. (Council District 1) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)
8. [21-5376](#) BOA-21-10300105: A request by Bexar Engineers & Associates for 1) a variance from the fencing material to allow a corrugated metal fence and 2) a special exception to allow a fence in the front yard to be 6' 7" tall, located at 255 South WW White Road. Staff recommends Approval. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
9. [21-5378](#) BOA-21-10300107: A request by Christopher Morton for a 4' 11" variance from the 5' minimum rear setback to allow a detached accessory structure to be 1" from the rear property line, located at 206 East Lullwood Avenue. Staff recommends Approval. (Council District 1) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)
10. [21-5374](#) BOA-21-10300108: A request by Thomas Carrasco for a 1,843 square foot variance from the minimum lot size requirement of 4,000 square feet to allow a lot size of 2,157 square feet, located at 447 Vine Street. Staff recommends Approval. (Council District 2) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

11. [21-5375](#) BOA-21-10300109: A request by Elvira Bustos for 1) a 2' 2" variance from the 10' minimum front setback to allow a carport to be 7' 10" from the front property line and 2) a 4' 1" variance from 5' minimum side setback to allow a carport to be 11" from the side property line, located at 11301 El Sendero Street. Staff recommends Denial with an Alternate Recommendation. (Council District 10) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

12. [21-5379](#) BOA-21-10300112: A request by Eric Duxstad for a 2' variance from the 5' minimum side setback to allow a residential structure to be 3' from the side property lines, located at 123 and 131 Boudet Place. Staff recommends Approval. (Council District 2) (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

13. [21-5383](#) Consideration and approval of September 13, 2021 Board of Adjustment meeting minutes.

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.