

City of San Antonio



AGENDA

Zoning Board of Adjustment Meeting Development and Business Services Center 1901 South Alamo

Monday, March 4, 2024

1:00 PM

1901 South Alamo

At any time during the meeting, the Zoning Board of Adjustment Meeting 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.

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Zoning Board of Adjustment Meeting 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 three 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.

Briefing and Possible Action on the following items

1. BOA-24-10300025: A request by Alvin Peters for a 4'-11" variance for an appeal from an Administrator's decision on the interpretation of Section 35-310.06 (a)(1), located at 412 South Hackberry Street. Staff recommends Denial. (Council District 2) (Mirko Maravi, Principal Planner

- (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
2. (Continuance) BOA-24-10300005: A request by Jonathan Clarke for a Special Exception to allow one (1) additional Type 2 Short Term Rental permit on the block face, per UDC Section 35-374.01(c), located at 825 E Park Ave. Staff recommends Denial. (Council District 1) (Juan Alvarez, Planner (210) 207-7232 , Juan.Alvarez2@SanAntonio.gov, Development Services Department)
 3. BOA-24-10300011: A request by Juan Franco for a Special Exception to allow two (2) additional Type 2 Short Term Rental permits on the block face, per UDC Section 35-374.01(c), located at 2411 Pinn Road Units 205 & 206. Staff recommends Denial. (Council District 7) (Juan Alvarez, Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
 4. BOA-24-10300017: A request by 9425 South Presa Street for 1) a 25' height variance from the 50' sign height maximum to allow a sign to be 75' in height, and 2) a 594'-6" square feet variance from the 375 square feet maximum to allow a sign to be 969'-6" square feet, located at 9425 South Presa Street. Staff recommends Approval. (Council District 3) (Richard Bautista-Vazquez, Planner (210)-207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
 5. BOA-24-10300015: A request by E Z SHOP 7-11 INC for 1) a 15' variance from the minimum 15' buffer yard and composition to allow a 0' buffer yard and composition along a 193' portion of the southern property line, 2) a request for an 8' variance from the minimum 10' buffer yard to allow a 2' buffer yard structure encroachment along eastern property line, 3) a request for a 15' variance from the minimum 30' buffer yard to allow a 15' buffer along northern property line, and 4) a request for a 30' variance from the minimum 30' buffer composition to allow a 0' buffer composition along northern property line, located at 8823 South IH 35 . Staff recommends Approval. (Council District 4) (Richard Bautista-Vazquez, Planner (210)-207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
 6. BOA-24-10300010: A request by Maria Martinez for a 4'-11' variance from the minimum 5' side setback to allow a carport to be 1" from the side setback, located at 250 Micklejohn Street. Staff recommends Denial. (Council District 1) (Melanie Clark, Planner, (210) 207-5550, melanie.clark@sanantonio.gov, Development Services Department)
 7. BOA-24-10300013: A request by Maria Del Rosario for 1) a Window Configuration Variance from the NCD-8 Window Configuration Standards, and 2) a 3' variance from the minimum 5' side setback to allow a side setback to be 2' to include a 1' overhang, located at 1713 Texas Avenue. Staff recommends Denial. (Council District 7) (Richard Bautista-Vazquez, Planner (210)-207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
 8. BOA-24-10300016: A request by A-1 Engineering, LLC for a 3'-6" special exception from the maximum 3' fence height to allow a 6'-6" privacy fence east of the front property line, located at 2907 Deer Ledge Drive. Staff Recommends Denial. (Council District 1) (Melanie Clark, Planner, (210)-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
 9. BOA-24-10300014: A request by Elizabeth Haynes for a 3'-9" variance from the minimum 5' rear

accessory setback to allow a detached garage to be 1'-2" from rear property line, located at 207 Wyanoke Drive. Staff recommends Approval. (Council District 10) (Melanie Clark, Planner, (210) 207-5550, melanie.clark@sanantonio.gov, Development Services Department)

Approval of Minutes

10. Approval of the minutes from the Board of Adjustment meeting on February 19, 2024.

Director's Report

ADJOURNMENT

At any time during the meeting, the Zoning Board of Adjustment Meeting may meet in executive session for consultation with the City Attorney's Office concerning attorney client matters under Chapter 551 of the Texas Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-7720 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

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