

City of San Antonio



AGENDA

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

Monday, April 22, 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. (WITHDRAWN) BOA-24-10300047: A request by Tatyana Vaynberg for a 9" variance from the minimum 5' setback to allow for a 4'-3" side yard setback for an existing carport, located at 5010 Driskill Street. (Council District 7) (Melanie Clark, Planner, 210-207-5550,

- melanie.clark@sanantonio.gov, Development Services Department)
2. Consideration and recommendation of amendments to Chapter 16 of the Municipal Code, Licenses and Business Regulations, Article XXII Short Term Rentals. (Monique Kormann, Policy Administrator, Development Services Department, (210) 207-5016, Monique.Kormann@sanantonio.gov)
 3. BOA-24-10300052: A request by Eduardo Gonzalez 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 523 Ruiz St Unit 102. Staff recommends Denial. (Council District 5) (Juan Alvarez, Planner (210) 207-7232 , Juan.Alvarez2@SanAntonio.gov, Development Services Department)
 4. BOA-24-10300054: A request by Nazakat Hossain 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 1005 Essex Street Unit 102. Staff recommends Denial. (Council District 2) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
 5. (Continued from BOA 4/15/2024) BOA-24-10300038: A request by LiftFund Inc. for a 1' special exception from the maximum 5' fence height to allow 6' predominantly open fence in the front yard, located at 2007 West Martin Street. Staff recommends Approval. (Council District 5) (Mirko Maravi, Principal Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
 6. BOA-24-10300045: A request by Nerida Chapa for 1) a 3' special exception from the maximum 3' fence height to allow a 6' privacy fence east side front yard, and 2) a 3'-2" variance from the minimum 5' side setback for an accessory structure to be 1'-10" from side set back, located at 2911 Deer Ledge Drive. Staff recommends Denial. (Council District 1) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
 7. BOA-24-10300046: A request by Maasias Montejano for a 5' variance from the minimum 20' rear setback to allow an addition to be 15' from rear setback, located at 411 Sandmeyer Street. Staff recommends Approval. (Council District 2) (Colton Uden, Planner, 210-207-0120, Colton.Uden2@sanantonio.gov, Development Services Department)
 8. BOA-24-10300048: A request by Ramon Torres for a 3' variance from the minimum 5' rear setback to allow a 2' rear setback for an accessory structure, located at 328 Madison Street. Staff recommends Approval. (Council District 1) (Colton Uden, Planner, 210-207-0120, Colton.Uden2@sanantonio.gov, Development Services Department)
 9. BOA-24-10300049: A request by Veronica Villegas for 1) a fence material variance to allow corrugated metal fence on property, and 2) a 5' variance from the minimum 15' clear vision to allow a 10' driveway clear vision, located at 307 Overlook Road. Staff recommends Approval for Driveway Clear Vision. Staff recommends Denial for the Corrugated Metal Fence. (Council District 2) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
 10. BOA-24-10300051: A Request by Ronald S. Gross for a 6'-7" variance from the minimum 10' front setback to allow a carport to be 3'-5" from the front property line, located at 13835

Susancrest Drive. Staff recommends Denial. (Council District 9) (Melanie Clark, Planner, (210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)

11. BOA-24-10300053: A request by Janie Cortez for a fence material variance to allow a corrugated metal fence along side and rear yard, located at 907 Greer Street. Staff recommends Denial. (Council District 3) (Colton Uden, Planner, 210-207-0120, Colton.Uden2@sanantonio.gov, Development Services Department)

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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