

# City of San Antonio



## AGENDA

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

**Monday, August 19, 2024**

**1:00 PM**

**1901 South Alamo**

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At any time during the meeting, the Zoning 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.

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Zoning 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 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-24-10300137: A request by Avani Bhansali 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 2639 East Commerce Street, Unit 201. Staff recommends Denial. (Council District 2)

(Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)

2. (Continued from 7/1/2024) BOA-24-10300105: A request by Martin Hagan for 1) a request for a 3'-6" variance from the minimum 5' side setback to allow a detached accessory structure with a 1'-6" side setback, and 2) a 4' variance from the minimum 5' rear setback to allow a detached accessory structure with a 1' rear setback, located at 3240 LeBlanc Street. Staff recommends Denial. (Council District 10) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
3. (Continued from 7/15/2024) BOA-24-10300121: A request by Oxbow Development Group for a 4'-11" variance from the minimum 5' side and rear setbacks to allow a 1" side and rear setback, located at 1301 and 1311 East Elmira Street, 813 East Myrtle Street, 818 East Locust Street, and 1212-1218 East Euclid Street. Staff recommends Approval. (Council District 1) (Colton Uden, Planner, 210-207-0120, Colton.Uden2@sanantonio.gov, Development Services Department)
4. BOA-24-10300128: A request by Guadalupe Ibarra for 1) a 7' variance from the minimum 10' front setback to allow a 3' front carport setback, 2) a 4' variance from the minimum 5' side setback to allow a 1' carport side setback, and 3) a 5' variance from the minimum 15' clear vision to allow a 10' driveway clear vision, located at 2918 Linn Road. Staff recommends Approval for the Driveway Clear Vision Variance. Staff recommends Denial for the Front and Side Setback Variance. (Council District 3) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
5. BOA-24-10300139: A request by Randy Cunniff for a 14' variance from the 15' setback to allow a Structure to be 1' from the Urban Corridor district front setback, located at 1420 North Main Avenue. Staff recommends Approval. (Council District 1) (Colton Uden, Planner, 210-207-0120, Colton.Uden2@sanantonio.gov, Development Services Department)
6. BOA-24-10300141: A request by Ernest Romero for an 1,838 square feet variance from the minimum lot size requirement of 4,000 square feet to allow development on 2,162 square feet lot, located at 621 Iowa Street. Staff recommends Approval. (Council District 2) (Colton Uden, Planner, 210-207-0120, Colton.Uden2@sanantonio.gov, Development Services Department)
7. BOA-24-10300143: A request by Juan Delallata for 1) a 1,330 square feet variance from the minimum lot size requirement of 4,000 square feet to allow development on 2,670 square feet lot, 2) a 4' variance from the minimum 5' side setback requirement to allow a structure to have 1' side setbacks, and 3) a 6' variance from the minimum 10' rear setback requirement to allow a structure to have a 4' rear setback, located at 1204 Delaware Street. Staff recommends Approval for the Minimum Lot Size Variance. Staff recommends Denial for Side and Rear Setback Variances. (Council District 2) (Colton Uden, Planner, 210-207-0120, Colton.Uden2@sanantonio.gov, Development Services Department)
8. BOA-24-10300144: A request by WG Inc. for an appeal from an Administrator's Decision for a sidewalk Administrative Variance, located at 2711 West Avenue. Staff recommends Denial. (Council District 1) (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

9. BOA-24-10300146: A request by Yolanda Alvarado for a 19' variance from the minimum 25' clear vision to allow a corner with a 6' clear vision, located at 939 Wallace Street. Staff recommends Denial. (Council District 5) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
10. Consideration of a request by Killen, Griffin and Farrimond to waive the 12-month time limitation under UDC Sec. 35-480(f) for a subsequent Board of Adjustment application located at 1702 Mountjoy Drive.

### **Approval of Minutes**

11. Approval of the minutes from the Board of Adjustment meeting on August 5, 2024.

### **Director's Report**

### **ADJOURNMENT**

At any time during the meeting, the Zoning Board of Adjustment 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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on: 08/16/2024 12:04 PM