City of San Antonio

AGENDA

Zoning Board of Adjustment

Development and Business Services Center

1901 South Alamo

Monday, January 27, 2025 **1:00 PM** **1901 South Alamo**

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. (Continued from 12/16/2024) BOA-24-10300221: A request by Killen, Griffin & Farrimond, PLLC 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 335 East Park Avenue. Staff recommends

Denial. (Council District 1) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)

2. BOA-24-10300247: A request by Anthony Candia 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 331 Burleson Street. Staff recommends Denial. (Council District 2) (Joseph Leos, Senior Planner (210) 207-0315 , Joseph.Leos@SanAntonio.gov, Development Services Department)
3. (Continued from 12/16/2024) BOA-24-10300228: A request by Cesar Puente for a request for 3'-6" variance from the minimum 5' side setback requirement to allow a detached accessory structure to be 1'-6" from the side property line, located at 2806 Hopeton Drive. Staff recommends Denial. (Council District 1) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
4. (Continued from 1/6/2025) BOA-24-10300241: A request by 2021 FII Bulverde, LLC for a 2'-8" variance from the minimum 20' side setback to allow a 17'-4" US 281 North Gateway Corridor side setback on the southern property line, located at 26782 Bulverde Road. Staff recommends Denial. (Council District 9) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)
5. BOA-24-10300249: A request by Horizon Landscape for 1) a 11' variance application from the minimum 15' landscape buffer to allow a 4' landscape buffer against Ingram Road, and 2) a request for a 9' variance application from the minimum 15' landscape buffer to allow a 6' landscape buffer against Wurzbach Road, located at 3103 Wurzbach Road. Staff recommends Approval. (Council District 6) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
6. BOA-24-10300214: A request by Francisca Lopez for request for a 16'-5" variance from the minimum 20' rear setback requirement to allow a structure to be 3'-7" from the rear property line to include a 10" overhang, located at 522 Ceralvo Street. Staff recommends Denial. (Council District 5) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
7. BOA-24-10300222: A request by Addison Martinez for 1) a variance to allow three separate structures on an "RM-4" that is less than one-third of an acre, 2) a half-story variance from the maximum 2.5 stories to allow a 3-story structure, 3) a 7' variance from the minimum 10' rear setback regulation to allow a residential structure to be 3' from the rear setback, and 4) a 10' garage setback from the minimum 20' garage setback to allow (3) one car garages to be 10' from the property line, located at 715 Piedmont Avenue. Staff recommends Denial. (Council District 2) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
8. BOA-24-10300243: A request by The Kaufman Group, INC. for 1) an 18' variance from the minimum 20' rear setback to allow a 2' rear setback for a barbed wire fence, 2) a 3' variance from the minimum 5' side setback to allow a 2' side setback for a barbed wire fence, and 3) a 1' Fence Height Special Exception from the maximum 6' height to allow a 7' barbed wire fence along the rear and side yards, located at 12307 Huebner Road. Staff recommends Approval. (Council

District 8) (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

9. BOA-24-10300244: A request by WGA Consulting Engineers for a 7’ variance from the 15’ setback to allow a structure to be 8’ from the Urban Corridor district front setback, located at 2100 North Main Avenue. Staff recommends Denial. (Council District 1) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
10. BOA-24-10300245: A request by Erik and Nidia Galvan for 1) a 4'-11" side setback variance from the minimum 5' side setback to allow a structure to be 1" from the side property line, and 2) a 5’-2” clear vision variance from the minimum 15’ clear vision to allow a 9’-10” driveway clear vision, located at 1912 Santa Barbara Street. Staff recommends Denial for the Side Setback Variance. Staff recommends Approval for the Driveway Clear Vision Variance. (Council District 1) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)
11. BOA-24-10300248: A request by A-1 Engineering for a 10’ variance from the minimum 20’ rear setback to allow a 10’ rear setback for a residential structure, located at 615 Calle Sur. Staff recommends Denial. (Council District 5) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)
12. BOA-24-10300250: A request by LPA, Inc. for an appeal from an Administrator’s decision for a Nonconforming Denial, located at 10290 Southton Road. (Council District 3) (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
13. BOA-24-10300251: A request by Jack Lloyd-Reilley for a 1,205 square foot variance from the minimum 4,000 square feet lot size to allow development on a 2,795 square foot lot, located at 1125 Rogers Avenue. Staff recommends Approval. (Council District 2) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)
14. BOA-24-10300252: A request by Jonathan Smith for a 28’-9” variance from the minimum 30’ side setback to allow a proposed addition, with dimensions limited to the site plan provided, to be 1’-3” from the side property line, located at 422 Pereida Street. Staff recommends Approval. (Council District 1) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)
15. BOA-24-10300253: A request by Pamela Ann Almazon for 1) a 3’ special exception from the maximum 3’ fence height to allow a 6’ privacy fence height in the front yard, 2) a 1’ variance from the minimum 15’ driveway clear vision to allow a 14’ driveway clear vision, 3) a 4’ variance from the minimum 5’ side setback to allow a carport with a 1’ side setback, and 4) an 8’ variance from the minimum 10’ front setback to allow a carport with a 2’ front setback, located at 303 Rosa Verde. Staff recommends Denial for the Fence Height Special Exception, Carport Side Setback, and Carport Front Setback. Staff recommends Approval for the Driveway Clear Vision Variance (Council District 5) (Colton Unden, Planner, 210-207-0120, Colton.Unden2@sanantonio.gov, Development Services Department)
16. BOA-24-10300254: A request by Md Shihab Adnan for a 2’-6” variance from the minimum 5’

side setback to allow for a proposed residential structure to be 2'-6" from the side property line, located at 715 Amanda Street. Staff recommends Approval. (Council District 2) (Melanie Clark, Planner, 210-207-5550, melanie.clark@sanantonio.gov, Development Services Department)

Approval of Minutes

17. Approval of the minutes from the Board of Adjustment meeting on January 6, 2025

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: 01/24/2025 10:42 AM