City of San Antonio

AGENDA

Zoning Board of Adjustment

Development and Business Services Center

1901 South Alamo

Monday, April 7, 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. BOA-25-10300017: A request by Jamala Okoh for 1) a parking adjustment to waive the two (2) required off-street parking spaces for two (2) Short-Term Rentals (Section 35-526) and, 2) a Special Exception to allow one (1) additional Type 2 Short Term Rental permit on the block face

(Section 35-374.01(c))., located at 118 Callaghan Avenue Unit A & B. Staff recommends Denial. (Council District 1) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@SanAntonio.gov, Development Services Department)

2. (continued from 3/10/25) BOA-25-10300014 A request by Duesouth Properties, LLC for a 4'-11" variance from the minimum 5' side setback to allow a structure to be 1" from the side property line, located at 306 Odell Street. Staff recommends Denial. (Council District 1) (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
3. (continued from 3/24/25) BOA-25-10300027: A request by Santos Barrera for a 5'-4" variance from the minimum 10' front setback to allow a 4' 8" front setback to include a 2'-4" overhang for an attached carport, located at 610 Northwest 20th Street. Staff recommends Denial. (Council District 5) (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
4. BOA-25-10300040: A request by Image Solutions Sign Company for 1) A 434 square foot variance from the maximum 500 sign square footage to allow a 934 square foot sign and 2) A 20' sign height variance from the maximum 50' sign height to allow a 70' sign height, located at 11235 Fischer Rd. Staff recommends Denial. (Council District 4) (Manuel Mottu, Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)
5. BOA-25-10300020: A request by Our Casas Resident Council, INC. for 1) a 4' variance from the minimum 5' side setback to allow a 1' side setback on the western property lines for 2 residential structures, and 2) a 2' variance from the minimum 5' side setback to allow a 3' side setback on the eastern property lines for 3 residential structures, and 3) a 10' variance from the minimum 15' clearvision to allow a 5' driveway clearvision, located at 2222 Chihuahua Street; 2226 Chihuahua Street; 2230 Chihuahua Street. Staff recommends Denial on the Side Setback Variance. Staff recommends Approval on the Driveway Clear Vision Variance. (Council District 5) (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
6. BOA-25-10300033: A request by Gudbrandur Brandsson for a 1' fence height special exception from the maximum 5' front yard fence height to allow a 6' predominately open front yard fence., located at 165 East Petaluma Blvd. Staff recommends Denial. (Council District 3) (Manuel Mottu, Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)
7. BOA-25-10300034: A request by Rudolph Cavazos for 1) a 4'-6" variance from the minimum 5' side setback to allow an attached carport to be 6" from the side setback, and 2) a 1' fence height special exception from the maximum 5' fence height to allow the fence gate support beams of a predominately open front yard fence to be 6' in height, located at 135 East Palfrey Street. Staff recommends Denial on the side setback. Staff recommends Approval for the Fence Height Special Exception. (Council District 3) (Melanie Clark, Planner, 210-207-5550, Melanie.Clark@sanantonio.gov, Development Services Department)
8. BOA-25-10300036: A request by Leroy B Horn III for a request for a 3' fence height special exception from the maximum 3' solid front yard fence height to allow a 6' privacy fence in the front

yard, located at 9115 Callaghan Road. Staff recommends Approval. (Council District 1) (Melanie Clark, Planner, 210-207-5550, Melanie.Clark@sanantonio.gov, Development Services Department)

9. BOA-25-10300037: A request by Raymond Johnson for 1) a 4'-6" fence height special exception from the maximum 3' solid front yard fence height to allow a 7'-6" privacy fence in the front yard, and 2) a 5' driveway clear vision variance from the minimum 15' driveway clear vision to allow a 10' driveway clear vision, located at 9103 Callaghan Road. Staff recommends Denial with an alternate recommendation for the Fence Height Special Exception. Staff recommends Denial for the Clear Vision Variance. (Council District 1) (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
10. BOA-25-10300039: A request by Wendell Brown for a 4'-11" variance from the minimum 5' rear setback to allow an addition to a detached accessory structure to be 1" from the rear property line, located at 215 South Pinto Street. Staff recommends Denial. (Council District 5) (Melanie Clark, Planner, 210-207-5550, Melanie.Clark@sanantonio.gov, Development Services Department)

Approval of Minutes

11. Approval of the minutes from the Board of Adjustment meeting on March 24, 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.

Posted

on: 04/04/2025 12:43 PM