City of San Antonio

AGENDA

Zoning Board of Adjustment

Development and Business Services Center

1901 South Alamo

Monday, April 21, 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 4/7/2025) BOA-25-10300039: A request by Wendell Brown for a request

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)

2. BOA-25-10300043: A request by Lee Percenti for 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 709 East Locust Street. Staff recommends Approval. (Council District 1) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@SanAntonio.gov, Development Services Department)
3. BOA-25-10300045: A request by Beatriz Guzman for 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 623 Dakota Street. Staff recommends Denial. (Council District 2) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@SanAntonio.gov, Development Services Department)
4. BOA-25-10300046: A request by Cynthia Polnaszek 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 203 Paschal Street Unit 101. Staff recommends Approval. (Council District 1) (Juan Alvarez, Senior Planner (210) 207-7232, Juan.Alvarez2@SanAntonio.gov, Development Services Department)
5. BOA-25-10300050: A request by Karla Perez 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 630 East Carson Street. Staff recommends Denial. (Council District 2) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@SanAntonio.gov, Development Services Department)
6. BOA-25-10300052: A request by Fast Signs of San Angelo for a 123.2 square foot variance from the maximum 87.5 square feet for a digital sign to allow for a 210.7 square foot digital sign, located at 11900 IH 10 West, Staff recommends Denial. (Council District 8) (Manuel Mottu, Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)
7. BOA-25-10300048: A request by Horizon Landscape for an 11’–9” buffer variance from the 15’ type B buffer along 145’ of the IH 10 West R.O.W. to allow for a parking lot expansion with a 3’-3” type B buffer, located at 10855 IH 10 West. Staff recommends Approval. (Council District 8) (Manuel Mottu, Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)
8. BOA-25-10300051: A request by Horizon Landscape for an elimination of a buffer yard requirements, located at 2815 Southeast Military Drive. Staff recommends Approval. (Council District 3) (Melanie Clark, Planner, 210-207-5550, Melanie.Clark@sanantonio.gov, Development Services Department)
9. BOA-25-10300026: A request by Irving Aleman for 1) a 1' special exception from the maximum 5' fence height to allow a 6' predominantly open fence in the front yard, and 2) a variance from the fence materials to allow for a corrugated metal fence, located at 3723 Culebra Road. Staff recommends Approval for the fence height special exception. Staff recommends Denial for the fence material variance (Council District 7) (Melanie Clark,

Planner, 210-207-5550, Melanie.Clark@sanantonio.gov, Development Services Department)

10. BOA-25-10300042: A request by Estela Villarreal for a 2’ rear setback variance from the minimum 20’ rear setback to allow for an 18’ rear setback, located at 714 Chihuahua Street, Staff recommends Approval. (Council District 5) (Manuel Mottu, Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)
11. BOA-25-10300049: A request by Law office of EAR PLLC for 1) a 3'-2" special exception from the maximum 6' fence height to allow an 8' solid fence, with 9'-2" support beams, in the side and rear yard, 2) a variance from the fence materials to allow for a corrugated metal fence, and 3) a 13’-9” variance from the minimum 25’ corner clear vison to allow a 11’-3” corner clear vision, located at 3400 Pitluk Avenue and 7434 New Laredo Highway. Staff recommends Denial. (Council District 4) (Melanie Clark, Planner, 210-207-5550, Melanie.Clark@sanantonio.gov, Development Services Department)
12. (POSTPONED) BOA-25-10300044: A request by Oscar Cruz for 1) a 4'-11" side setback variance from the minimum 5' setback requirement to allow an attached accessory structure to be 1" from the side property line, and 2) a 4'-11" side setback variance from the minimum 5' setback requirement to allow a carport attached to an accessory structure to remain 1" from the side property line, located at 1603 Steves Avenue. (Council District 3) (Melanie Clark, Planner, 210-207-5550, Melanie.Clark@sanantonio.gov, Development Services Department)

Approval of Minutes

13. Approval of the minutes from the Board of Adjustment meeting on April 7, 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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