City of San Antonio

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

Monday, May 5, 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.

Work Session

Briefing and Possible Action on the following items

1. (Continued from 04/21/2025) 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)
2. (Continued from 04/21/2025) 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)
3. BOA-25-10300040: A request by Image Solutions Sign Company for 1) a 559 square foot variance from the maximum 375 sign square foot 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 Road. Staff recommends Denial (Council District 4) (Manuel Mottu, Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)
4. BOA-25-10300055: A request by Brandon Wurz for 1) a 3' special exception from the maximum 3' fence height to allow a 6' solid fence in the front yard and 2) a variance from the fence materials to allow for a corrugated metal fence, located at 9419 Poteet Jourdanton Freeway and 2314 Palo Alto Road. Staff recommends Denial. (Council District 4) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
5. BOA-25-10300056: A request by Alice Estrada for 1) a 4'-6" variance from the minimum 5' side setback to allow for a carport with a 6" side setback and 2) a 3’ variance from the minimum 5’ side setback to allow a 2’ side setback for a front addition, located at 507 East Whittier Street. Staff recommends Denial for the Carport Setback Variance. Staff recommends Approval for the Front Addition Variance (Council District 2) (Manuel Mottu, Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)
6. BOA-25-10300058: A request by Elissa Ramirez for 1) a 4'-6" variance from the minimum 5' side setback to allow for a carport with a 6" side setback, 2) a 2’-6” variance from the minimum 5' side setback to allow an addition with a 2’-6” side setback, and 3) a 4'-6" variance from the minimum 5' side setback to allow for an accessory structure with a 6" side setback, located at 322 Cupples Road. Staff recommends Denial for the Carport and Accessory Structure Setback. Staff recommends Approval for the Principal Structure Setback. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
7. BOA-25-10300060: A request by Maite Landa for 1) a variance from the NCD-5 standards to exceed the 40% footprint for an accessory dwelling, 2) a variance from the NCD-5 standard for matching roof material with the principal dwelling and accessory dwelling, and 3) a variance from the NCD-5 standard requiring front façade windows at a 2:1 ratio, located at 1101 West Mulberry Avenue. Staff recommends Approval. (Council District 1)

(Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

8. BOA-25-10300061: A request by Phoenix Vintage Opportunity Fund LLC for a 10' and 5' variance from the minimum 20' garage setback and 10' reverse corner lot setback to allow for a detached garage with a 10' garage setback and a 5' reverse corner lot setback, located at 602 Hood Street. Staff recommends Denial. (Council District 2) (Manuel Mottu, Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)
9. BOA-25-10300062: A request by Mauro Garza for a 3' variance from the minimum 15' front setback to allow a 12' front setback, located at 1402 North Main Avenue. Staff recommends Approval. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
10. BOA-25-10300063: A request by Intertek Automotive Research for a 15' setback variance from the minimum 30' setback to allow for a PV array system with a 15' setback, located at 4950 Callaghan Road. Staff recommends Approval. (Council District 7) (Manuel Mottu, Planner, 210-207-0198, Manuel.Mottu@sanantonio.gov, Development Services Department)

Approval of Minutes

11. Approval of the minutes from the Board of Adjustment meeting on April 21, 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: 05/01/2025 11:37 AM