City of San Antonio

AGENDA

Zoning Board of Adjustment

Development and Business Services Center

1901 South Alamo

Monday, May 19, 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. (POSTPONED) BOA-25-10300072: A request by Millennial Homes for 1) variance from

the requirement for all lots to front a public or private street or platted irrevocable ingress/egress easement to allow for primary access and frontage to be located off an alley, and 2) a variance from the Transportation and Streets Design minimum pavement requirements to allow for an alley to be gravel instead of asphalt pavement, located at 1102 South Olive Street #1. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, joel.vela@sanantonio.gov, Development Services Department)

2. BOA-25-10300068: A request by Veronica Valerio 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 8231 Titan Belt. Staff recommends Denial. (Council District 4) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@SanAntonio.gov, Development Services Department)
3. 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. Staff recommends Approval for the Attached Side Setback Variance. Staff recommends Denial for the Carport Side Setback Variance. (Council District 3) (Joel Vela, Senior Planner, 210-207-0237, joel.vela@sanantonio.gov, Development Services Department)
4. BOA-25-10300064: A request by Burea Inc. for a 25’ and 10’ variance from the minimum 30’ rear setback and 15’ buffer to allow a 5’ rear setback and buffer, located at 910 East Mistletoe Avenue. Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, joel.vela@sanantonio.gov, Development Services Department)
5. BOA-25-10300066: A request by Beatriz Ramirez for 1) a 4’-11” variance from the minimum 5’ side setback to allow a carport with a 1” side setback, and 2) a 9’-11” variance from the minimum 10’ front setback to allow a carport with a 1” front setback, located at 4518 Newcome Drive. Staff recommends Denial. (Council District 7) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
6. BOA-25-10300069: A request by The Pauli Group, LLC for 1) an 11'-1" variance from the minimum 20' rear setback to allow for an 8'-11" rear setback, 2) a 3'- 5" variance from minimum 5' side setback to allow for a 1'-7" side setback, 3) a 3' variance from the 15' Driveway Clear Vision Area requirement to allow for a 12' Driveway Clear Vision Area, and 4) a 3’ Fence Height Special Exception from the maximum 3' height to allow for a 4'-6" fence with 6' stone columns, located at 5604 Vance Jackson Road. Staff recommends Approval. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, joel.vela@sanantonio.gov, Development Services Department)
7. BOA-25-10300070: A request by Max Schmitt for a variance from the NCD-5 Residential Design Standards to allow for the complete removal of a porch and balcony, located at 1043 West Magnolia Avenue. Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, joel.vela@sanantonio.gov, Development Services Department)
8. BOA-25-10300071: A request by Laura DeLeon for a 1'-6" variance from the minimum 5’ side setback to allow a 3'-6" side setback, located at 307 South San Bernardo. Staff

recommends Approval. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

9. BOA-25-10300073: A request by Marta Partida for 1) a 4'-11" variance from the minimum 5' rear setback to allow a carport with a 1" rear setback, and 2) a 230 square foot variance from the maximum 890 square feet to allow a 1,120 square foot carport accessory structure in the NCD-7, located at 225 John Page Drive. Staff recommends Denial. (Council District 7) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

Approval of Minutes

10. Approval of the minutes from the Board of Adjustment meeting on May 5, 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: 05/16/2025 10:42 AM