City of San Antonio

AGENDA

Zoning Board of Adjustment

Development and Business Services Center

1901 South Alamo

Monday, June 2, 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. Consideration and action to appoint 1 primary and 1 alternate member of the Board of

Adjustment to serve a two year term on the Planning Commission Technical Advisory Committee.

2. BOA-25-10300074: A request by the Law Office of David E. Dilley, PLLC, for 1) a 3’ fence height special exception from the maximum 5’ fence height to allow an 8’ predominantly open fence along the front yard, and 2) a 15’-6” variance from the minimum 25’ corner clear vision to allow a 9’-6” corner clear vision, and 3) a 7' variance from the minimum 15’ driveway clear vision to allow an 8’ driveway clear vision, located at 133 West Craig Place. Staff recommends Denial (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
3. BOA-25-10300067: A request by the Law Office of David E. Dilley, PLLC, for an Appeal of a Certificate of Appropriateness, located at 133 West Craig Place. Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
4. BOA-25-10300077: A request by Alyssa Tamez for an appeal of the Administrator's decision to deny a Type 1 Short-Term Rental permit; located at 125 Glass Avenue. Staff recommends Denial. (Council District 5) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov , Development Services Department)
5. BOA-25-10300079: A request by Keisha Harper 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 311 East Evergreen Street Unit 5. Staff recommends Denial. (Council District 1) (Juan Alvarez, Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
6. BOA-25-10300075: A request by Mccall Mcpherson 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 2152 Hays Street. Staff recommends Approval. (Council District 2) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
7. (Continued from 5/5/2025) 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)
8. (Continued from 5/5/2025) 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 side setback request and Approval for the addition side setback request. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
9. BOA-25-10300076: A request by Steve Hazzard for a request for a 3' special exception from the maximum 3' privacy fence to allow a 6' front yard privacy fence limited to 17’ past the front façade and on the eastern property line, located at 1118 Dawson Street. Staff

recommends Approval. (Council District 2) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

10. BOA-25-10300078: A request by Jovanna Canel for 1) a 7'-6" variance from the minimum 10' front setback to allow a carport with a 2'-6" front setback, 2) a 4'-11" variance from the minimum 5' side setback to allow a carport with a 1" side setback, 3) a 6' variance from the minimum 15' driveway clear vision to allow a 9' driveway clear vision, and 4) a 10% variance from the maximum 50% impervious cover to allow a front yard with 60% impervious coverage, located at 714 South Brownleaf Drive. Staff recommends Approval for the Driveway Clear Vision Variance. Staff recommends Denial for the Attached Carport Front and Side Setback and Impervious Cover Variances. (Council District 6) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
11. BOA-25-10300080: A request by Eneida Y. Flores for 1) a 3'-6" special exception from the maximum 5' predominantly open fence to allow a 6' predominantly open fence with 8'-6' support beams, and 2) a fence material variance to allow corrugated metal fencing in the side and rear yard, located at 2512 SW Loop 410. Staff recommends Denial. (Council District 4) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
12. (WITHDRAWN) BOA-25-10300072: A request by Millennial Homes for a 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, located at 1102 South Olive Street #1. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

Approval of Minutes

13. Approval of the minutes from the Board of Adjustment meeting on May 19, 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: 05/30/2025 11:23 AM