City of San Antonio

AGENDA

Zoning Board of Adjustment

Development and Business Services Center

1901 South Alamo

Monday, June 16, 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 6/2/2025) 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)
2. (Continued from 5/19/2025) 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)
3. (Continued from June 2, 2025) 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)
4. BOA-25-10300085: A request by Rick Parsons 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 211 Utah Street Unit 801. Staff recommends Denial. (Council District 2) (Joseph Leos, Senior Planner (210) 207-0315 , Joseph.Leos@sanantonio.gov, Development Services Department)
5. BOA-25-10300090: A request by Lisa Hendrickson 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 607 Mason Street. Staff recommends Denial. (Council District 2) (Tyler Adam, Planner (210) 207-0271 , Tyler.Adam@sanantonio.gov, Development Services Department)
6. BOA-25-10300082: A request by KYSE & Associates Management for a 104 square foot variance from the maximum allowable 500 square foot Multiple Tenant Sign size to allow for a 604 square foot Multiple Tenant Sign, located at 5999 De Zavala Road. Staff recommends Denial. (Council District 8) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
7. BOA-25-10300064: A request by Burea Inc., for 1) a 25' variance from the minimum 30' rear setback to allow a 5' rear setback, 2) a 10' variance from the minimum 15' buffer to allow a 5' rear buffer, 3) a 10' variance from the minimum 15' buffer to allow a 5' side buffer, and 4) an elimination of the minimum 10' front 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)
8. BOA-25-10300089: A request by Eduardo Garcia for 1) a 3-parking space variance from the minimum 12 parking spaces to allow a development with 9 parking spaces, 2) a variance to eliminate a 10' side buffer yard, and 3) a 13' variance from the minimum 18' sight distance to allow a driveway with a 5' sight distance, located at 1120 Buena Vista Street. Staff recommends Denial. (Council District 5) (Joel Vela, Senior Planner, 210-207-0237,

Joel.Vela@sanantonio.gov, Development Services Department)

9. BOA-25-10300044: A request by Oscar Cruz for a 4'-11" side setback variance from the minimum 5' setback requirement to allow an addition to be 1" from the side property line, located at 1603 Steves Avenue. Staff recommends Approval. (Council District 3) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
10. BOA-25-10300081: A request by Ruben Valadez for a 4'-11" side setback variance from the minimum 5' setback requirement to allow an addition to be 1" from the northern side property line, located at 7523 Happy Valley Drive. Staff recommends Denial. (Council District 4) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
11. BOA-25-10300084: A request by Margarita Juarez for 1) a 4'-11" side setback variance from the minimum 5' setback requirement to allow a carport to be 1" from the side property line, and 2) a 3' side setback variance from the minimum 5' setback requirement to allow an accessory structure to be 2' from the side property line, located at 1522 La Manda Boulevard. Staff recommends Denial for the Carport. Staff recommends Approval for the Accessory Structure. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
12. BOA-25-10300086: A request by Shawnee Cervantes for 1) a 4'-11" side setback variance from the minimum 5' setback requirement to allow a carport to be 1" with gutters from the side property line, and 2) a 4' side setback variance from the minimum 5' setback requirement to allow an accessory structure to be 1' with overhang from the side property line, located at 1334 Hicks Avenue. Staff recommends Denial. (Council District 3) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
13. BOA-25-10300087: A request by Alamo Consulting Services for 1) a fence material variance to allow sheet, roll or corrugated metal fencing, 2) a 4’-11” variance from the minimum 5’ side setback to allow a 1” side setback for the proposed 10' fence with razor wire, 3) a 9’-11” variance from the minimum 10’ front setback to allow a 1” front setback for the proposed 10' fence with razor wire, and 4) a 2’ special exception from the maximum 8’ fence height to allow a 10’ privacy fence, located at 5180 Fredericksburg Road. Staff recommends Approval. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
14. BOA-25-10300088: A request by Lance Edward Johnson for a 4'-6" variance from the minimum 5' setback requirement to allow an accessory structure with a 6” side setback, located at 304 East Harlan Avenue. Staff recommends Denial. (Council District 3) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

Approval of Minutes

15. Approval of the minutes from the Board of Adjustment meeting on June 2, 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: 06/13/2025 12:01 PM