City of San Antonio

AGENDA

Zoning Board of Adjustment

Development and Business Services Center

1901 South Alamo

Monday, July 7, 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

1. Work Session 12:30 PM – Legislative update. (Logan Sparrow, AICP, Development Services Administrator, Land Development). Board Members may direct questions to staff regarding work session items on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

Briefing and Possible Action on the following items

2. (WITHDRAWN) BOA-25-10300100: A request by Trung Tran for an 8'-6" side setback variance from the minimum required 10' side setback to allow for an accessory structure with a 1'-6" side setback, located at 14940 Judson Road. Staff recommends Denial. (Council District 10) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
3. (Continued from 06/16/2025) 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)
4. (Continued from 06/16/2025) 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, 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)
5. BOA-25-10300093: A request by Edgar Manrique for 1) an 8'-6" variance from the minimum 20' NCD-7 residential front yard setback standard to allow for a detached carport with an 11'-6" front yard setback, and 2) an elimination of the NCD-7 residential design standard for screening of a detached front yard carport's roofing material, located at 334 Senisa Drive. Staff recommends Denial. (Council District 7) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
6. BOA-25-10300097: A request by Ronnie Capetillo for a fence material variance to allow for sheet, roll, or corrugated metal, located at 6238 Randolph Boulevard. Staff recommends Denial. (Council District 10) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
7. BOA-25-10300099: A request by Maria Castanon for 1) a 6'-6" front setback variance from the minimum 10' setback requirement to allow an attached carport to be 3'-6" from the front property line, 2) a 4'-11" side setback variance from the minimum 5' setback requirement to allow an attached carport to be 1" from the west side property line, 3) a 17' variance from the minimum 25' corner clear vision to allow an 8' corner clear vision, 4) a 6' variance from the minimum 15' alleyway/driveway clear vision area to allow five separate 9' alleyway/driveway clear vision areas, 5) a fence material variance to allow corrugated metal fencing limited to the rear property line and the south 10' of the east and west side property lines, 6) a 3'-3" special exception from the maximum 3' privacy fence to allow a 6'-3" front yard privacy fence limited to 30'-6" past the front façade and on the west side property line,

located at 802 Sims Avenue. Staff recommends Approval on the alleyway/driveway clear vision variance. Staff recommends Denial for the carport front and side setback, corner clear vision and fencing material variances. Staff recommends Denial for the fence height special exception. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

8. BOA-25-103000101: A request by Earl and Associates, P.C. for 1) an elimination of the required 200' separation to allow the use of a mobile food court within 200' of a residential lot or use, 2) an elimination of a 10’ buffer yard along Culebra Road, and 3) a 1' special exception from the maximum 5' predominantly open fence height to allow a 6' predominantly open fence in the front yard, located at 1310 Watkins Lane. Staff recommends Denial. (Council District 7) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
9. BOA-25-10300102: A request by Joel Ferdin for An appeal from an Administrator’s decision for a Nonconforming Use Denial to permit the use of Auto and Light Truck Repair and Auto Paint and Body Shop, located at 3406 Roosevelt. Staff recommends Denial. (Council District 3) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
10. BOA-25-103000103: A request by Jason Mattern for a 3'-3" special exception from the maximum 3' privacy fence to allow a 6'-3" front yard privacy fence, located at 3909 Tupelo Lane. Staff recommends Denial. (Council District 8) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
11. BOA-25-10300104: A request by Nephtali De Leon for 1) a variance from the Transportation and Street Design 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 front an alley, and 2) a 10’ variance from the minimum 60’ lot width to allow 2 driveways on a 50’ lot, located at 414 Regina Street 1. Staff recommends Approval. (Council District 3) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
12. BOA-25-103000105: A request by Maria Rodriguez for 1) a 4'-11" side setback variance from the minimum 5' setback requirement to allow a carport to be 1" from the east side property line, and 2) a 9'-11" front setback variance from the minimum 10' setback requirement to allow a carport to be 1" from the front property line, located at 442 Kayton Avenue. Staff recommends Denial. (Council District 3) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
13. BOA-25-10300106: A request by Ben Wilde for a variance from the NCD-6 residential design standards to allow for a rear addition with a flat roof that does not match the pitch of the existing structure, located at 523 Eleanor. Staff recommends Denial. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

Approval of Minutes

14. Approval of the minutes from the Board of Adjustment meeting on June 16, 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: 07/03/2025 12:23 PM