City of San Antonio

AGENDA

Zoning Board of Adjustment

Development and Business Services Center

1901 South Alamo

Monday, July 21, 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. (Continued from 07/07/2025) 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)
2. BOA-25-10300091: A request by Pradhi Management LLC for 1) a fence material variance to allow corrugated metal fencing, and 2) a 3’ fence height special exception to the maximum 3’ solid fence to allow a 6’ solid fence in the front yard, located at 2434 SW Loop 410. Staff recommends Denial for the fence material variance. Staff recommends Approval for the fence height special exception. (Council District 4) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
3. BOA-25-10300092: A request by Cotton Estes for 1) a 5’ variance from the minimum 20’ rear setback to allow a 15’ rear setback, 2) an 8’ variance from the minimum 15’ driveway clear vision area to allow a 7’ driveway clear vision, 3) a fence material variance to allow sheet, roll, or corrugated metal fencing in the rear, 4) a 2’-6” special exception from the maximum 5’ predominantly open fence to allow a 7’-6” gate entrance limited to 5’ of the front yard fence, and 5) a 1’ special exception from the maximum 6’ rear fence height to allow a 7’ rear fence, located at 241 East French Place. Staff recommends Approval for the rear setback, driveway clear vision, and fence height special exception. Staff recommends Denial for the rear fence material. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
4. BOA-25-10300107: A request by Stephanie Pina for a 5' variance from the minimum 20' rear setback to allow a 15' rear setback, located at 114 Dewberry Street. Staff recommends Approval. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
5. BOA-25-10300108: A request by Lettuce License for an appeal of an Administrator’s decision for a Nonconforming Use Denial to permit the use of a Mobile Food Court, located at 7038 UTSA Boulevard. Staff recommends Denial. (Council District 8) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
6. BOA-25-10300109: A request by Gilbert Pena for a 5’ special exception from the maximum 3’ front yard privacy fence to allow an 8’ front yard privacy fence along the east side property line, located at 5050 E Houston Street. Staff recommends Approval. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
7. BOA-25-10300111: A request by Harry Oliver for a 9’-11” variance from the minimum 10’ front setback to allow a carport with a 1” front setback, located at 415 Saddlebrook Drive. Staff recommends Denial. (Council District 4) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
8. BOA-25-10300112: A request by Carlos Quezada for a 2’-6” variance from the minimum required 5’ side setback to allow a primary structure with a 2’-6” side setback on the west property line, that includes a 12” overhang, located at 322 East Mayfield Boulevard. Staff recommends Denial. (Council District 3) (Joel Vela, Senior Planner, 210-207-0237,

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

9. BOA-25-10300113: A request by Margarita Flores for 1) a 9’ variance from the minimum required 10’ front setback to allow for a carport with a 1’ front setback, 2) a 4’-6” variance from the minimum required 5’ side setback to allow for a carport with a 6” side setback on the north property line, and 3) a 5’ variance from the minimum 15’ driveway clear vision to allow a 10’ driveway clear vision, located at 10818 Gaylord Drive. Staff recommends Denial for setback variances. Staff recommends Approval for clear vision variance. (Council District 4) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
10. BOA-25-10300114: A request by Sergio De La Mora for 1) a variance from the NCD-2 principal structure's building footprint to allow an 1,800 square foot garage accessory structure, 2) a variance from the NCD-2 principal structure's height and UDC standard to allow a 35' tall accessory structure and dwelling, and 3) a variance from the NCD-2 and UDC standard to allow an 1,800 square foot accessory dwelling unit, located at 626 Fulton Avenue. Staff recommends Denial. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
11. BOA-25-10300115: A request by the property owner for a 4'-6" variance from the minimum required 5' side setback to allow an addition to be 6" from the side property line, located at 3130 Morning Creek. Staff recommends Denial. (Council District 10) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
12. (POSTPONED) BOA-25-10300116: A request by Patrick Williams Christensen for 1) a 7' variance from the NCD-2 non-residential standard maximum 30' curb cut to allow a 37' curb cut along West Ashby Place, and 2) a 11' variance from the NCD-2 residential standard maximum 15' curb cut to allow a 26' curb cut along North Flores Street, located at 725 and 741 West Ashby Place. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
13. BOA-25-10300117: A request by Alamo Consulting Services for an appeal of an Administrator’s decision for a Nonconforming Use Denial to permit the use of a Motor Vehicle Sales, located at 5400 IH-10 West. Staff recommends Denial. (Council District 1) (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 July 7, 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: 07/18/2025 11:28 AM