# City of San Antonio

# AGENDA

## Zoning Board of Adjustment

## Development and Business Services Center

## 1901 South Alamo

**Monday, August 4, 2025** **1:00 PM** **1901 South Alamo**

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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. BOA-25-10300120: A request by Aaron Fouts for a parking adjustment to waive the one (1) required off-street parking space for a Short-Term Rental, located at 222 Beauregard Street Unit 4. Staff recommends Approval. (Council District 1) (Joseph Leos, Senior Planner (210) 207-0315 , Joseph.Leos@sanantonio.gov, Development Services Department)
2. BOA-25-10300121: A request by Cory Gray 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 130 Stella Street Unit 201. Staff recommends Denial. (Council District 2) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
3. (Continued from 07/07/2025) 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)
4. BOA-25-10300119: A request by Michael Riojas for a 3'-4" variance from the minimum 5' side setback to allow a new porch with a 1'-8" side setback from the west property line to include a 1'-8" overhang and limited to 9' in depth, located at 344 Linares Avenue. Staff recommends Approval. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
5. (POSTPONED) BOA-25-10300122: A request by Carlos Jimenez for an appeal of an Administrator's decision for a Nonconforming Use Denial to permit the use of Motor Vehicle Sales, located at 1139 New Laredo Highway. (Council District 4) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
6. BOA-25-10300123: A request by Andrew Salazar for 1) a 2,503 square-foot variance from the maximum 2,500 square-foot combined total floor area of all accessory structures to allow for a combined 5,003 square feet of accessory structures, and 2) a 1'-4" special exception from the maximum 5' predominantly open fence to allow a 6'-4" predominantly open front yard fence, located at 700 Crystal Street. Staff recommends Denial for accessory structures variance. Staff recommends Approval for front fence height. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
7. BOA-25-10300124: A request by Tri-Tech Engineering for a 16'-4" variance from the maximum 20' front setback to allow a 36'-4" front setback, located at 11006 Bandera Road. Staff recommends Approval. (Council District 7) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
8. BOA-25-10300125: A request by Jason Gallardo for 1) a 2'-5" variance from the minimum 5' side setback to allow a swimming pool with a 2'-7" side setback on the west property line, 2) a 13'-5" variance from the minimum 20' garage entry setback to allow a 6'-7" garage entry setback, and 3) a 3'-6" variance from the minimum 15' driveway clear vision area to allow a 11'-6" driveway clear vision area, located at 800 East Guenther Street. Staff recommends Approval. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
9. BOA-25-10300126: A request by Mike Sowry for a 183 square-foot variance from the

NCD-6 Residential Design Standards maximum 616 square-foot accessory structure size to allow for a 799 square-foot accessory dwelling unit, located at 346 Thorman Place. Staff recommends Denial. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

10. BOA-25-10300127: A request by Amanda Flores for 1) a 10' variance from the required 10' landscape buffer to eliminate the landscape buffer for a new structure's frontage along Commerce Street, and 2) an elimination of the fencing requirements for nonresidential uses adjoining single-family residential uses, located at 4729 West Commerce Street. Staff recommends Approval for the landscape buffer variance. Staff recommends Denial for the rear yard fencing requirement. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
11. BOA-25-10300121: A request by Cory Gray 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 130 Stella Street Unit 201. Staff recommends Denial. (Council District 2) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)

**Approval of Minutes**

12. Approval of the minutes from the Board of Adjustment meeting on July 21, 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: 07/29/2025  04:36 PM