# City of San Antonio

# AGENDA

## Zoning Board of Adjustment

## Development and Business Services Center

## 1901 South Alamo

**Monday, August 18, 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. (Continued from 07/21/2025) 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 accessory structure, 2) a variance from the NCD-2 principal structure's height 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, located at 626 Fulton Ave. Staff recommends Denial. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
2. BOA-25-10300128: A request by Anthony Zule for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 5454 Vista Trail. Staff recommends Denial. (Council District 10) (Joseph Leos, Senior Planner (210) 207-0315 , Joseph.Leos@sanantonio.gov, Development Services Department)
3. BOA-25-10300135: A request by Shivani Reddy 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 1031 South Gevers Street. Staff recommends Denial. (Council District 2) (Tyler Adam, Planner (210) 207-0271, Tyler.Adam@sanantonio.gov, Development Services Department)
4. BOA-25-10300132: A request by Alejandra Ceballos for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 13223 Lost Lake Drive. Staff recommends Denial. (Council District 8) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
5. 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. Staff recommends Denial. (Council District 4) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
6. 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)
7. BOA-25-10300129: A request by Vanessa Rubio for a 3'-4" variance from the minimum 5' side setback to allow for primary structure with a 1'-8" setback from the west side property line to include a 1'-6" overhang, located at 508 Elks Drive. Staff recommends Approval. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
8. BOA-25-10300130: A request by Kim C Jones for a 3'-6" variance from the minimum 5' side setback to allow a 1'-6" carport side setback in the rear of the property, located at 150 Storeywood Drive. Staff recommends Approval. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
9. BOA-25-10300131: A request by Armando Zertuche for a 2,130 square foot variance from the minimum 6,000 square foot lot size to allow development on a 3,870 square foot lot,

located at 207 Helena Street. Staff recommends Denial. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

10. BOA-25-10300133: A request by Mark Hill for a 4'-6" variance from the minimum required 30' front setback to allow for a 25'-6" front setback limited to the 100' width of the southernmost building, located at 11926 Rail Drive. Staff recommends Approval. (Council District 10) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
11. BOA-25-10300144: A request by Credit Human Federal Credit Union for an appeal of an Administrator's decision for a Nonconforming Use Denial, located at 6171 NW Loop 410. Staff recommends Denial. (Council District 7) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
12. (POSTPONMENT) BOA-25-10300134: A request by 4M Broadway, LLC for a 4'-11" variance from the minimum 5' side and rear setback limited to the east side property line along North Alamo Street, the east 105' of the north side property line along Appler Street, and the north 105' of the west side property line, located at 1411 Alling Street. (Council District 2) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

**Approval of Minutes**

13. Approval of the minutes from the Board of Adjustment meeting on August 4, 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: 08/12/2025  04:00 PM