City of San Antonio

AGENDA

Zoning Board of Adjustment

Development and Business Services Center

1901 South Alamo

Monday, September 8, 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. BOA-25-10300137: A request by Nathan Lang 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 647 Leigh Street. Staff recommends Denial. (Council District 1) (Juan Alvarez, Senior Planner (210) 207-7232, Juan.Alvarez2@sanantonio.gov, Development Services Department)
2. BOA-25-10300148: A request by Chamroen Thong for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 419 North Hackberry Street . Staff recommends Denial. (Council District 2) (Joseph Leos, Senior Planner (210) 207-0315 , Joseph.Leos@sanantonio.gov, Development Services Department)
3. BOA-25-10300149: An appeal of the Administrator's decision to revoke the Short Term Rental permit, per UDC Section 16-1110(d), located at 414 Mason Street. Staff recommends Denial. (Council District 2) (Tyler Adam, Planner (210) 207-0271, Tyler.Adam@sanantonio.gov, Development Services Department)
4. BOA-25-10300150: A request by Mitchell Gonzalez for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 704 Cuney Way. Staff recommends Denial. (Council District 2) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
5. BOA-25-10300110: A request by Arnoldo Uribe for 1) a fence material variance to allow for sheet, roll, or corrugated metal on the northern side and rear property line limited to the as-built portion, 2) a 15' variance from the required 15' landscape buffer to eliminate the landscape buffer, and 3) a 5' special exception from the maximum 3' privacy fence to allow a 8' fence into the front facade on the northern property line, located at 422 Hartline Drive. Staff recommends Denial. (Council District 2) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
6. BOA-25-10300130: A request by Kim C. Jones for 1) a 3'-6" variance from the minimum 5' side setback to allow a 1'-6" carport side setback in the rear of the property and 2) a 12'-8" variance from the minimum 20' garage entry setback to allow for a 7'-4" garage entry setback, 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)
7. BOA-25-10300138: A request by Lizette Miranda for a 4'-11" variance from the minimum required 5' side setback to allow for an addition with a 1" side setback from the north side property line and limited to 13' in depth, located at 7422 Aurora Circle. Staff recommends Denial. (Council District 4) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
8. BOA-25-10300141: A request by Ivan Almaguer for 1) a 3'-2" variance from the minimum 13'-2" rear setback to allow a development with a 10' rear setback abutting a 13.7' alley, and 2) a 1'-9" special exception from the maximum 5' predominantly open fence to allow a 5'-9" predominantly open fence with 6'-9" stone pillars, located at 838 Culebra Road. Staff recommends Approval. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
9. BOA-25-10300143: A request by The Lanfear Law Firm, P.C. for 1) a fence material variance to allow for corrugated metal fencing, 2) a 9'-11" side setback variance to allow

for a 1” side setback for a barbed wire fence, and 3) a 29’-11” rear setback variance to allow for a 1” rear setback for a barbed wire fence, located at 218 Woodlief Street. Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

10. BOA-25-10300145: A request by Austin Ford for a 5’ special exception from the maximum 3’ fence height to allow for an 8’ solid front yard fence, located at 5207 Rogers Road. Staff recommends Approval. (Council District 6) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
11. BOA-25-10300146: A request by Michael Reynolds for 1) a 3’ special exception from the maximum 2’ NCD-2 privacy fence standard to allow a 5’ privacy fence, 2) a 7’-5” special exception from the maximum 2’ NCD-2 privacy fence standard to allow a 9’-5” privacy fence limited to 6’-2” in width for a gate entrance, 3) a 7’-9” variance from the minimum required 13’ rear setback to allow a primary structure with a 5’-3” rear setback abutting a 14’ alley, and 4) a 14’-8” variance from the minimum 25’ corner clear vision to allow a 10’-4” corner clear vision, located at 436 West Craig Place. Staff recommends Approval for rear setback variance. Staff recommends Denial for fence height special exceptions and clear vision variance. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
12. BOA-25-10300152: A request by Anthony Almaraz for a half-story variance from the maximum 2.5 stories to allow for the development of 3 single-family homes built to 3 stories in height, located at 143, 145, and 147 Forrest Avenue. Staff recommends Denial. (Council District 5) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
13. Consideration of adding a Board of Adjustment meeting on September 29, 2025, September 30, 2025, or October 3, 2025.

Approval of Minutes

14. Approval of the minutes from the Board of Adjustment meeting on August 18, 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: 09/02/2025 02:27 PM