City of San Antonio

AGENDA

Zoning Board of Adjustment

Development and Business Services Center

1901 South Alamo

Monday, September 22, 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 08/18/2025) 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)
2. (Continued from 9/8/2025) 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)
3. BOA-25-10300155: A request by Jennifer Reese Hulliger 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 311 Waring Street. Staff recommends Denial. (Council District 1) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
4. BOA-25-10300159: A request by Roberto Bogran for an appeal of the Administrator's decision to revoke the Short Term Rental permit, located at 7630 Cascade Oak Drive (Section 16-1110(d)). Staff recommends Denial. (Council District 7) (Tyler Adam, Planner (210) 207-0271, Tyler.Adam@sanantonio.gov, Development Services Department)
5. BOA-25-10300161: A request by 145 E Agarita Avenue LLC for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 145 E Agarita Avenue. Staff recommends Denial. (Council District 1) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
6. BOA-25-10300162: A request by Alejandro Benavides for an appeal of the Administrator's decision to revoke the Short Term Rental permit, located at 12115 Stoney Falls (Section 16-1110(d)). Staff recommends Denial. (Council District 10) (Tyler Adam, Planner (210) 207-0271 , Tyler.Adam@sanantonio.gov, Development Services Department)
7. BOA-25-10300164: A request by Kimberly Davolt for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 1211 S Pine Street. Staff recommends Denial. (Council District 2) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
8. (Continued from 8/18/2025) 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)
9. BOA-25-10300147: A request by Edgar Sanchez for a request for a 225 square foot variance from the minimum 4,000 square foot lot size to allow development on a 3,775 square foot lot, located at 546 Bundy Street. Staff recommends Approval. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services

Department)

10. BOA-25-10300151: A request by Ibrahim Tamer for a request for an elimination of the required 200’ separation to allow a mobile food court use within 200’ of a residential zoned or use lot, located at 9823 Culebra Road. Staff recommends Approval. (Council District 6) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
11. BOA-25-10300153: A request by Adan Ochoa for a request for 1) an 818 square-foot variance from the NCD-2 Design Standard maximum allowable accessory structure size to allow for a combined 1,403 square feet of accessory structures, 2) a 4’-11” variance from the minimum required 5’ side setback to allow for a garage in the rear yard to be 1” from the east side property line, and 3) a 19’-6” variance from the minimum required 20’ garage entry setback to allow a 6” garage entry setback, located at 507 West Craig Street. Staff recommends Denial for item 1, and Approval for items 2 and 3. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
12. BOA-25-10300166: A request by Robert Grant for a request for a 3’ special exception from the maximum 5' predominantly open fence to allow a 6'-4" predominantly open fence with 8' supporting beams, located at 6635 Pecan Valley Drive. Staff recommends Approval. (Council District 3) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
13. (WITHDRAWN) BOA-25-10300154: A request by GE Reaves Engineering for a 5’ variance to the minimum required 50’ lot width to allow development of a new subdivision of sixteen 45’ wide lots, located at Weimer Way and Wesp Way. (Council District 10) (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 September 8, 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: 09/16/2025 02:52 PM