City of San Antonio

AGENDA

Zoning Board of Adjustment Meeting
Development and Business Services Center
1901 South Alamo

Tuesday, September 30, 2025 **1:00 PM** **1901 South Alamo**

At any time during the meeting, the Zoning Board of Adjustment Meeting 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 Meeting 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 9/8/2025) 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)
2. BOA-25-10300160: A request by Banira Cordova for a 185’ variance from the required 200' separation to allow the use of a mobile food court within 15' of a residential zoned or use lot, located at 3803 SW Military Drive. Staff recommends Denial. (Council District 4) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
3. BOA-25-10300165: A request by Jose Eduardo Flores Garrido for 1) a 1,101 square foot variance from the minimum 6,000 square foot lot size to allow development on a 4,899 square foot lot, and 2) a 9' variance from the minimum required 50' lot width to allow a development with a 41' lot width, located at 116 Rose Lane. Staff recommends Approval. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
4. BOA-25-10300167: A request by Yesica Maria Elena Ramirez for the elimination of a 15’ landscape buffer on the west, south, and eastern property line, located at 376 Hawthorne Street. Staff recommends Denial, with an alternate recommendation. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
5. BOA-25-10300168: A request by Analiza Alvarado for 1) a 250 square foot variance from the minimum 5,000 square foot lot size to allow development on a 4,750 square foot lot, and 2) a 7' variance from the minimum required 45' lot width to allow a development with a 38' lot width, located at 118 Parkview Drive. Staff recommends Approval. (Council District 3) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
6. BOA-25-10300170: A request by Israel Garcia for a 1’-6” special exception from the maximum 6' solid fence to allow a 7'-6” privacy fence in the side and rear yard, located at 7802 Farlin Park Drive. Staff recommends Approval. (Council District 7) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@sanantonio.gov, Development Services Department)
7. BOA-25-10300171: A request by Roberto Aguilar for a 4’ variance from the minimum 5' side setback requirement to allow an attached carport to be 1' from the side property line, located at 1323 West Theo Avenue. Staff recommends Denial. (Council District 5) (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
8. BOA-25-10300172: A request by Taylor Fording for a 40% variance from the maximum 50% impervious cover to allow 90% impervious cover on the front yard, located at 409 Eleanor Avenue. Staff recommends Denial. (Council District 2) (Mirko Maravi, Principal Planner, 210-207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
9. BOA-25-10300174: A request by Sheri Biette for a 9’-11” variance from the minimum 10' front setback to allow a 1” carport front setback, located at 1155 Arrowhead Trail. Staff

recommends Denial. (Council District 4) (Mirko Maravi, Principal Planner, 210-207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

10. BOA-25-10300175: A request by KFM Engineering & Design for a 10’ variance from the minimum 30’ setback to allow a 20’ rear setback, located at 8338 Broadway Street. Staff recommends Approval. (Council District 10) (Mirko Maravi, Principal Planner, 210-207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
11. BOA-25-10300176: A request by Alfredo Enrique De La Riva for a request for 1) a 787.5 square-foot variance from the NCD-5 Design Standard maximum allowable accessory structure to allow for a combined 1,500 square feet of accessory structures, 2) a 2'-4" variance from the minimum 5' rear setback to allow for an accessory structure to be 2'-8" from the northern property line, 3) a 2'-9" variance from the minimum 5' side setback to allow an accessory structure to be 2'-3" from the western property line, and 4) a 190 square foot variance from the maximum 890 square foot to allow for a 1,080 square foot detached accessory dwelling, located at 703 West Rosewood Avenue. Staff recommends Denial. (Council District 1) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@sanantonio.gov, Development Services Department)
12. BOA-25-10300177: A request by Ron M. Alvarado, AG Associates Architects for a 4’-11" variance from the minimum 5' side and rear setback to allow a structure to be 1" from the side and rear property lines, located at 126 (114) West Carolina Street. Staff recommends Approval. (Council District 1) (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
13. Approval of the 2026 Board of Adjustment Meeting Calendar.

Approval of Minutes

14. Approval of the minutes from the Board of Adjustment meeting on September 22, 2025.

Director’s Report

ADJOURNMENT

At any time during the meeting, the Zoning Board of Adjustment Meeting 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: 09/24/2025 11:38 AM