City of San Antonio

AGENDA

Zoning Board of Adjustment

Development and Business Services Center

1901 South Alamo

Monday, October 6, 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.

Work Session

Briefing and Possible Action on the following items

1. (POSTPONED) BOA-25-10300183: A request by Apec Getaways LLC 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 122 Vitra Place. (Council District 1) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
2. BOA-25-10300189: A request by Micah King for an appeal of the Administrator's decision regarding a Certificate of Appropriateness, located at 235 E Commerce Street (234 Riverwalk). Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
3. BOA-25-10300179: A request by Venkata Kanumuri 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 2306 East Houston Street. Staff recommends Denial. (Council District 2) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
4. BOA-25-10300180: A request by Ramandeep Kaur for an appeal of the Administrator's decision to revoke the Short Term Rental permit (Section 16-1110(d)), located at 6215 Via La Cantera, Unit 285. Staff recommends Denial. (Council District 8) (Tyler Adam, Planner (210) 207-0271, Tyler.Adam@sanantonio.gov, Development Services Department)
5. BOA-25-10300186: A request by Derrian Campbell for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 174 Brookshire Drive. Staff recommends Denial. (Council District 4) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
6. BOA-25-10300157: A request by Calvin & Isela Medrano for 1) a variance from the fence materials standards to allow for corrugated metal fence, and 2) a 2' variance from the maximum allowable 8' rear yard fence to allow for a 10' rear yard fence limited to the east property line and the north property line, located at 1206 and 1200 West Avenue. Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
7. BOA-25-10300178: A request by Jesus Torresdey for a fence material variance to allow for sheet, roll, or corrugated metal with a cap, limited to the as-built portion in the rear yard, located at 203 West Buchanan Boulevard. Staff recommends Denial. (Council District 3) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
8. BOA-25-10300184: A request by Gino Perez for 1) a 400 square foot variance from the minimum lot size requirement of 6,000 square foot to allow development on a 5,600 square foot lot, and 2) a 10' variance from the minimum 50' lot width to allow a development on a lot with a 40' width, located at 519 West Highland Boulevard. Staff recommends Approval. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

9. BOA-25-10300185: A request by George Rodriguez for 1) a 59.75 square foot variance from the NCD-2 freestanding sign size maximum of 12.25 square feet to allow a 72 square foot freestanding sign, and 2) a 10' variance from the NCD-2 freestanding sign height maximum of 8' to allow for an 18' tall freestanding sign, located at 2119 San Pedro Avenue. Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
10. BOA-25-10300187: A request by Stephen G. Cook Engineering, Inc. for 1) a 145' variance from the maximum allowable 90' front setback to allow a structure with a 235' front setback, and 2) a 30' variance from the minimum required 40' rear setback to allow a structure with a 10' rear setback, located at 3038 Eisenhauer Road. Staff recommends Approval. (Council District 10) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

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.

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