# City of San Antonio

# AGENDA

## Zoning Board of Adjustment

## Development and Business Services Center

## 1901 South Alamo

**Monday, October 20, 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.

**Work Session**

12:00 PM – Staff briefing on the short term rental permitting and revocation process. Board Members may direct questions to staff regarding work session items on the posted agenda or

regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

**Briefing and Possible Action on the following items**

1. (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)
2. (Continued From 09/22/2025) 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)
3. (Continued from 9/22/2025) 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)
4. BOA-25-10300194: A request by Sandra Montes for a parking adjustment to waive the one (1) required off-street parking space for a Short Term Rental (Section 35-526)., located at 104 Dickey Avenue. Staff recommends Denial. (Council District 5) (Tyler Adam, Planner (210) 207-0271, Tyler.Adam@sanantonio.gov, Development Services Department)
5. (Continued from 10/6/2025) 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)
6. (Continued from 09/30/2025) 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)
7. (Continued from 09/22/2025) BOA-25-10300176: A request by Alfredo Enrique De La Riva for a request for 1) 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)

8. BOA-25-10300190: A request by Abiel Chavez Espinoza for 1) a 4'-5" variance from the minimum 5' side setback to allow two (2) accessory structures to be 7" with overhang from the east side property line, and 2) a 4'-11" variance from the minimum 5' side setback to allow a carport to be 1" with overhang from the west side property line, located at 191 Remount Drive. Staff recommends Denial. (Council District 2) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
9. BOA-25-10300191: A request by Susana Contreras for 1) a 4'-11" variance from the minimum required 5' side setback to allow an accessory structure to be 1" from the north side property line, 2) a 2'-6" variance from the minimum required 5' side setback to allow a metal shade structure to be 2'-6" from the north side property line, and 3) a 3'-6" variance from the minimum required 5' side setback to allow a chicken coop to be 1'-6" from the north side property line, located at 939 SW 38th Street. Staff recommends Approval for item #2. Staff recommends Denial for item #1 and #3. (Council District 5) Mirko Maravi, Principal Planner, 210-207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
10. BOA-25-10300192: A request by GE Reaves Engineering for 1) a variance from vehicular access to nonresidential uses to be via a public/private street or an irrevocable ingress/egress easement to allow vehicular access to a nonresidential use via an alley, and 2) a variance from parking areas containing three (3) or more parking spaces to include a turnaround for vehicles to exit the parking area without backing onto a public right-of-way to allow a head-in parking area with more than three (3) parking spaces to have no such turnaround, located at 3101 Vance Jackson Road. Staff recommends Denial. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
11. BOA-25-10300193: A request by Omar Akrama for 1) a 4'-11" variance from the minimum 5' side setback to allow a carport to be 1" with overhang from the west side property line, limited to 37' in depth, 2) a 4'-6" variance from the minimum 5' side setback to allow an accessory structure to be 6" with overhang from the east side property line, and 3) an 8'-2" variance from the minimum 15' driveway clear vision to allow a 6'-10" driveway clear vision, located at 1058 Steves Avenue. Staff recommends Denial for item #1 and item #2. Staff recommends Approval item #3. (Council District 3) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
12. BOA-25-10300195: A request by Iskandar Sakhel for an elimination of the required 200' separation to allow the use of a mobile food court within 200' of a residential lot or use. located at 602, 606 N New Braunfels and 1513 Dawson Street. Staff recommends Denial. (Council District 2) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

**Approval of Minutes**

13. Approval of the minutes from the Board of Adjustment meetings on September 30, 2025, and October 6, 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: 10/14/2025 03:31 PM