City of San Antonio

AGENDA

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

Monday, November 3, 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. BOA-25-10300217: A request by Sandra Serrano 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 1120 East Commerce Street Unit 202. Staff recommends Denial. (Council District 2) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
2. (Continued from 10/06/2025) 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)
3. BOA-25-10300189: A request by Brown & McDonald Law 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)
4. BOA-25-10300202: A request by Parks and Recreation Department, City of San Antonio for a 12-foot variance from the minimum 15-foot landscape buffer to allow a 3-foot landscape buffer along Culebra Road, located at 9744 Culebra Road. Staff recommends Approval. (Council District 6) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
5. BOA-25-10300198: A request by Martin Santillan for a 9-foot 11-inch variance from the minimum 10-foot front setback to allow a carport with a 1-inch front setback, located at 4450 Forest Green Street. Staff recommends Denial. (Council District 3) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
6. BOA-25-10300199: A request by Karlo Jajliardo for 1) a 752 square foot variance from the maximum 2,500 square feet total floor area of all accessory structures to allow for a combined 3,252 square feet of accessory structures, and 2) 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 1310 Hunter Blvd. Staff recommends Approval for Item #1 and Denial for Item #2. (Council District 4) (Shawn Schiele, Planner 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
7. BOA-25-10300200: A request by Adrianna Morrow for a 5-foot fence height special exception from the maximum 3-foot privacy fence height to allow an 8-foot privacy fence along the front yard, located at 500 Tampico Street. Staff recommends Approval. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
8. BOA-25-10300201: A request by Christopher Roman for 1) a 3'-5" variance from the minimum 5' side setback to allow a 1'-7" side setback to include a 14" overhang, and 2) a 5'-6" variance from the minimum 15' driveway clear vision to allow a 9'-6" driveway clear vision in the rear of the property, located at 4711 Greenwood Avenue. Staff recommends Denial for Item #1 and Approval for Item #2. (Council District 5) (Shawn Schiele, Planner

210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

9. BOA-25-10300203: A request by Xochitl Baribeau for 1) a 4-foot 11-inch variance from the minimum 5-foot side setback requirement to allow a 1-inch side setback from the western property line, and 2) a 3-foot variance from the minimum 5-foot side setback requirement to allow a 2-foot side setback from the eastern property line, located at 1041 Delgado Street. Staff recommends Denial. (Council District 5) (Shawn Schiele, Planner 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
10. BOA-25-10300205: A request by Yona Terem for 1) a 3-foot 7-inch variance from the minimum 20-foot rear yard setback to allow an addition with a 16-foot 5-inch setback, and 2) a 10-foot 8-inch variance from the minimum 15' driveway clear vision to allow a 4-foot 4-inch driveway clear vision in the rear of the property, located at 1319 Burnet Street. Staff recommends Approval. (Council District 2) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
11. BOA-25-10300211: A request by Ivan Almaguer for a 3-foot fence height special exception from the maximum 5-foot height to allow a 7-foot predominantly open fence with 8-foot support poles along the front yard of the property, located at 1529 Lee Hall. Staff recommends Approval. (Council District 1) (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
12. BOA-25-10300213: A request by Josue Hernandez for a 421 square foot variance from the maximum 907 square feet to allow a 1,328 square foot detached accessory dwelling unit, located at 266 Vista Road. Staff recommends Denial. (Council District 3) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
13. BOA-25-10300214: A request by Visente Garcia Jr. for a 9-foot 11-inch variance from the minimum 10-foot front setback to allow a 1-inch front setback for a carport, located at 7926 Las Olas Blvd. Staff recommends Denial. (Council District 7) (Vincent Trevino, Senior Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
14. BOA-25-10300216: A request by Sally Bullock for a 2-foot 8-inch variance from the minimum 5-foot side setback to allow a 2-foot 4-inch setback to include a 6-inch overhang, located at 328 West Elsmere Place. Staff recommends Approval. (Council District 1) (Mirko Maravi, Principal Planner, 210-207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Approval of Minutes

15. Approval of the minutes from the Board of Adjustment meeting on October 20, 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: 10/28/2025 02:04 PM