City of San Antonio

AGENDA

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

Monday, November 17, 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 10/20/2025) 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)
2. (Continued from 11/03/2025) 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)
3. (Continued from 10/06/2025) 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)
4. (Continued from 10/20/2025) 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)
5. BOA-25-10300219: A request by Anna Estrada for 1) a 9-foot 2-inch variance from the minimum 10-foot front setback to allow a carport with a 10-inch front setback, and 2) a 15% variance from the maximum 50% impervious cover to allow a 65% front yard impervious cover, located at 4314 Greco Drive. Staff recommends Denial for Item #1 and Approval for Item #2. (Council District 3) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
6. BOA-25-10300228: A request by Don B McDonald Architects for a 19-foot 11-inch variance from the minimum 20-foot rear setback to allow an attached carport with a 1-inch rear setback, located at 120 East Agarita Avenue. Staff recommends Denial. (Council District 1) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
7. BOA-25-10300229: A request by Rick Nanez for an elimination of the solid (opaque) fencing requirements for uses adjoining single-family residential uses, located at 2876 Nacogdoches Road. Staff recommends Denial. (Council District 10) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
8. BOA-25-10300230: A request by Raul Garcia for a 10-foot variance from the minimum 20-foot rear setback to allow development with a 10-foot rear setback, located at 5703 Macdona Street. Staff recommends Denial. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
9. BOA-25-10300231: A request by Alamo Consulting Services for a 10-foot 3-inch variance from the minimum 20-foot rear setback to allow a primary residence with a 9-foot 9-inch rear setback, located at 2710 Irwin Drive. Staff recommends Denial. (Council District 3)

(Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

10. BOA-25-10300237 A request by Benjamin Gheliuc for A request for a 10-foot variance from the minimum 20-foot rear setback to allow a primary structure with a 10-foot rear setback, located at 12015 Rustic Lane. Staff recommends Denial. (Council District 8) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

Approval of Minutes

11. Approval of the minutes from the Board of Adjustment meeting on November 3, 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: 11/10/2025 03:28 PM