City of San Antonio

AGENDA

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

Monday, December 1, 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-25-10300233: A request by Rob McLellan 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 626 Delmar Street Unit 202. Staff recommends Denial. (Council District 2). (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
2. (Continued from 10/6/2025) BOA-25-10300185: A request by George Rodriguez for 1) 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-25-10300227: A request by DRK Works for 1) a variance from the NCD-5 Building Size and Massing design standard to allow for multi-family development across four separate structures on one lot, 2) a half story variance from the NCD-5 Building Height design standard to allow construction of four 3 story structures, 3) a 21-foot variance from the NCD-5 Paving design standards to allow for a 36-foot-wide driveway curb cut with a 32-foot-wide driveway, 4) a variance from the NCD-5 Carports design standard to allow carports as attached/integral elements of the principal structures without a 5-foot recess behind the principal structures' front façade, and 5) a 51-foot variance from the NCD-5 Lot Size design standard to allow a multi-family use parcel to be re-platted with a 126-foot lot width, located at 835 West Magnolia Avenue. Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
4. BOA-25-10300232: A request by Carlson, Brigance, & Doering, Inc. for 1) a 1-foot 3-inch variance from the minimum required 5-foot rear setback to allow a primary structure to be 3-feet 9-inches from the rear property line, limited to Lot 9, and 2) a 2-foot variance from the minimum 50’ Right-of-Way width to allow a 48-foot wide Right-of-Way, 3) a 3-foot 3-inch variance from the minimum required 5-foot rear setback to allow a primary structure to be 1-foot 9-inches from the rear property line, limited to Lot 9, 4) a 1-foot 10-inch variance from the minimum required 5-foot rear setback to allow a primary structure to be 3-foot 2-inches from the rear property line, limited to Lot 10, and 5) a 6-inch variance from the minimum required 5-foot rear setback to allow a primary structure to be 4-foot 6-inches from the rear setback, limited to Lot 11, located at 157 West Broadview Drive. Staff recommends Approval for Item 2. Staff recommends Denial for Items 1, 3, 4, and 5. (Council District 7) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
5. BOA-25-10300235: A request by Joe Araiza for a 15-foot variance from the minimum required 20-foot rear setback to allow for an addition to the primary structure to be 5-feet from the rear property line, located at 7503 Parkwood Way. Staff recommends Denial. (Council District 7) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
6. BOA-25-10300240: A request by Stephan Engel for 1) an 18-foot variance from the minimum 25-foot corner clear vision area to allow a 7-foot corner clear vision area, and 2) a variance from the Transportation and Street Design intersection sight distance standard to

allow a reduced sight distance by the encroachment of a 6-foot-tall wooden privacy fence built in-line with the front façade of the existing home, located at 195 Covington Road. Staff recommends Denial. (Council District 2) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

7. BOA-25-10300242: A request by Robert Broll for 1) A half story variance from the maximum 2.5 stories to allow for development built to 3-stories in height, and 2) a 1-foot variance from the 35-foot height maximum to allow development up to 36-feet in height, located at 3713, 3715 Howard Street and 309, 311 Millard Street. Staff recommends Denial. (Council District 1) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
8. BOA-25-10300244: A request by Margory Gonzalez for a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow a primary structure to be 1-inch from the south side property line, located at 105 Quinta Road. Staff recommends Approval. (Council District 3) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
9. BOA-25-10300246: A request by Daniel Medrano for 1) A 6-inch variance from the minimum 5-foot side setback requirement to allow a carport to be a 4-feet 6-inches from the side property line, and 2) a request for a 7-foot variance from the minimum required 10-foot front setback to allow a carport to be 3-feet from the front property line, located at 106 Saddlebrook Drive. 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)
10. BOA-25-10300247: A request by Embassy Real Estate Agency, LLC for 1) a fence material variance to allow for sheet, roll, or corrugated metal with a cap, along the perimeter of the property, and 2) a 5-foot special exception to the maximum allowable 3-foot solid fence height to allow for an 8-foot solid fence in the front yard, located at 1445 Brady Boulevard. Staff recommends Denial. (Council District 5) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
11. BOA-25-10300248: A request by Ortiz McKnight, PLLC for an appeal of an Administrator's decision for a Nonconforming Use Denial for Multi-Family Use (6 units), located at 505 Arbor Place. Staff recommends Denial. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
12. BOA-25-10300249: A request by Alamo Consulting Services for 1) a 25-foot variance from the minimum required 30-foot rear setback to allow a 3-bay garage structure with a 5-foot rear setback, 2) a variance from the UDC Accessory Structure Regulations to allow an accessory structure within the rear setback of a nonresidential district which abuts a residential district, and 3) a fence material variance to allow for sheet, roll, or corrugated metal, limited to the as-built portion along the southern side property line, located at 214 North Zarzamora Street. Staff recommends Denial. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

Approval of Minutes

13. Approval of the minutes from the Board of Adjustment meeting on November 17, 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: 11/21/2025 03:29 PM