City of San Antonio

AGENDA

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

Monday, December 15, 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. (POSTPONED) BOA-25-10300241: A request by Alvaro Rodriguez for 1) an 1,870 square foot variance from the minimum lot size requirement of 4,000 square feet to allow development on a 2,130 square foot lot, and 2) a 5-foot variance from the minimum 35-feet lot width to allow a development on a lot with a 30-foot width, located at 609 Torreon Street. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
2. (Continued from 11/17/2025) 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)
3. (Continued from 11/17/2025) 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)
4. BOA-25-10300236: A request by Colt Smith for 1) a 6-foot 6-inch and 26-foot 6-inch variance from the minimum required 10-foot and 30-foot side and rear setback to allow accessory structures with a 3-foot 6-inch side and rear setback, 2) a variance from the UDC Accessory Structure Regulations to allow accessory structures within the side and rear setback of a nonresidential district which abuts a residential district, 3) a shipping container design variance to allow shipping containers altered without siding and a roof, and 4) a fence material variance to allow for sheet, roll, or corrugated metal, limited to the as-built portions, located at 2769 Nacogdoches Road. Staff recommends Denial. (Council District 10) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
5. BOA-25-10300238: A request by Saul Gonzalez for 1) a 3-foot fence height special exception from the maximum 3-foot privacy fence to allow a 6-foot front yard privacy fence, and 2) a 10-foot variance from the minimum 15-foot driveway clear vision to allow a 5-foot driveway clear vision, located at 9310 Magnolia Grove. Staff recommends Denial. (Council District 4) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
6. BOA-25-10300250: A request by Ivan Rubalcava for 1) a 3-foot 8-inch special exception from the maximum 3-foot solid fence to allow a 5-foot 6-inch solid fence with 6-foot 8-inch columns limited to the freestanding wall as constructed in the front yard, 2) a 7-foot variance from the minimum required 25-foot corner clear vision area to allow an 18-foot corner clear vision area, and 3) a 4-foot 3-inch variance from the minimum required 15-foot driveway clear vision area to allow a 10-foot 9-inch driveway clear vision area limited to the gate in the rear yard, located at 718 Trafalgar Road. Staff recommends Denial for requests #1 and #2 and Approval for request #3. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
7. BOA-25-10300251: A request by Don B. McDonald Architects for a 3-foot 6-inch variance from the minimum required 5-foot side setback to allow a carport in the rear yard with a 1-

foot 6-inch side setback including a 3-inch overhang limited to the west side property line, located at 116 East Agarita Avenue. Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

8. BOA-25-10300252: A request by New Look LLC for 1) a 3-foot special exception from the maximum 3-foot front yard solid fence to allow a 6-foot front yard solid fence limited to the east side property line, 2) a 1-foot special exception from the maximum 5-foot predominantly open fence to allow a 5-foot predominantly open fence with 6-foot posts in the front yard, and 3) an 8-foot variance to the minimum required 15-foot driveway clear vision area to allow a 7-foot driveway clear vision area, located at 843 Brady Boulevard. Staff recommends Denial for requests #1 and #3 and Approval for #2. (Council District 5) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
9. BOA-25-10300254: A request by Elizabeth Valenzuela for 1) a 9-foot 11-inch variance from the minimum required 10-foot front yard setback to allow a carport with gutters with a 1-inch front setback, and 2) a 3-foot 6-inch variance from the minimum required 5-foot side setback to allow a carport with gutters with a 1-foot 6-inch side setback, located at 4338 Greco Drive. Staff recommends Denial for #1 and Approval for #2. (Council District 3) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
10. BOA-25-10300255: A request by Gilbert Vargas for 1) a 25-foot variance from the minimum required 30-foot rear setback to allow an accessory structure with a 5-foot rear setback, and 2) a variance from the UDC Accessory Structure Regulations to allow an accessory structure within the rear setback of a nonresidential district that abuts a residential district, located at 154 Babcock Road. Staff recommends Denial. (Council District 7) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
11. BOA-25-10300256: A request by Richard Ruebe for a 1-foot fence height special exception from the maximum 5-foot predominantly open fence to allow a 6-foot predominantly open fence in the front yard, located at 2007 West Martin Street. Staff recommends Approval. (Council District 5) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)
12. BOA-25-10300257: A request by Carl Lamkin for a 5-foot variance from the minimum 10-foot front setback requirement to allow a carport to be 5-feet from the front property line, located at 5902 Lake Nacoma. 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 meeting on December 1, 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: 12/09/2025 03:53 PM