City of San Antonio

AGENDA

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

Monday, January 12, 2026 **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-25-10300274: A request by Brown & McDonald, PLLC for an appeal of the Director's decision to apply the provisions of Unified Development Code Section 35-312 in accordance with State Law, including Senate Bill 840, as passed by the Texas Legislature. Generally located northwest of the intersection of Hausmann Road and W Loop 1604. Staff recommends Denial. (Council District 8) (Riley Boesiger, Senior Planner (210) 207-7877, riley.boesiger@sanantonio.gov, Development Services Department)
2. BOA-25-10300275: A request by Brown & McDonald, PLLC for an appeal of the Director's decision to apply the provisions of Unified Development Code Section 35-312 in accordance with State Law, including Senate Bill 840, as passed by the Texas Legislature. Generally located southeast of the intersection of US Highway 281 N and E Evans Road. Staff recommends Denial. (Council District 8) (Riley Boesiger, Senior Planner (210) 207-7877, riley.boesiger@sanantonio.gov, Development Services Department)
3. (Continued from 12/1/2025) 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)
4. BOA-25-10300269: A request by J.K. & France Guidance LLC for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 8201 Meadow Post. Staff recommends Denial. (Council District 6) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
5. BOA-25-10300264: A request by Matthew Metros for an appeal of the Administrator's decision to revoke the applicant's two (2) Short-Term Rental permits, located at 314 Mission Street Units 101 and 102. Staff recommends Denial. (Council District 1) (Tyler Adam, Planner (210) 207-0271, Tyler.Adam@sanantonio.gov, Development Services Department)
6. BOA-25-10300260: A request by Daniel Guajardo for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 3495 River Path. Staff recommends Denial. (Council District 8) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
7. BOA-25-10300266: A request by Bertha Rosales for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 917 Wyoming Street. Staff recommends Denial. (Council District 2) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
8. BOA-25-10300259: A request by Ricardo Gonzalez Leija for 1) a 3-foot variance from the minimum 5-foot side setback to allow a carport with a 2-foot side setback, including a 6-inch overhang, 2) an 8-foot 6-inch variance from the minimum 10-foot front setback to allow a carport with a 1-foot 6-inch setback, and 3) a 5-foot variance from the minimum required 15-foot driveway clear vision area to allow a 10-foot driveway clear vision area, located at 710 South Brownleaf Drive. Staff recommends Denial for Items #1 and Item #2. Staff recommends Approval for Item #3. (Council District 6) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
9. BOA-25-10300261: A request by German Garza for a 6,646 square foot variance from the maximum 2,500 square feet total floor area of all accessory structures to allow for a

combined 9,146 square feet of accessory structures, located at 11002 Vance Jackson Road. Staff recommends Denial. (Council District 8) (Jewel Polimis, Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

10. BOA-25-10300262: A request by Diana Campos for 1) a fence material variance to allow the use of sheet, roll, or corrugated metal fencing, and 2) a 7-foot special exception from the maximum allowable 3-foot front yard fence height to allow a 10-foot tall front yard fence, located at 123 Fay Avenue. Staff recommends Denial. **This item will not be heard prior to 3:00pm.** (Council District 5) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
11. BOA-25-10300263: A request by Nelly Fraga for 1) a 1-foot 6-inch special exception to the maximum allowable 3-foot solid front yard fence to allow a 4-foot 6-inch solid front yard fence limited to the side property lines, and 2) a 3-foot 3-inch special exception to the maximum allowable 3-foot solid front yard fence to allow a 5-foot 4-inch solid front yard fence with 6-foot 3-inch posts limited to the front property line, located at 210 Talisman Road. Staff recommends Denial. **This item will not be heard prior to 3:00pm.** (Council District 3) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
12. BOA-25-10300265: A request by Matthew Jones for 1) a 10-inch special exception to the maximum allowable 5-foot predominantly open front yard fence to allow a 5-foot 10-inch predominantly open front yard fence limited to the gate as constructed, and 2) a 5-foot variance from the minimum 15-foot driveway clear vision area to allow a 10-foot driveway clear vision area for a driveway in the front yard, located at 2522 Town Briar Street. Staff recommends Approval. **This item will not be heard prior to 3:00pm.** (Council District 6) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
13. BOA-25-10300267: A request by Ricardo Navarro for variance from the RM-4 development standard to allow for the construction of two separate structures on each lot, located at 305, 307, 309 Porter Street. Staff recommends Denial. **This item will not be heard prior to 3:00pm.** (Council District 2) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
14. BOA-25-10300268: A request by Victor Villeda for 1) a 4-foot variance from the minimum 10-foot rear setback to allow a primary structure to be 6-feet from the rear property line limited to the proposed staircase and rear deck accessway, and 2) a 248 square-foot variance from the minimum required 4,000 square-feet to allow for a 3,752 square-foot lot, located at 315 Refugio Street. Staff recommends Denial for Item #1. Staff recommends Approval for Item #2. **This item will not be heard prior to 3:00pm.** (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
15. BOA-25-10300272: A request by 811 & 815 E Park Ave LLC for 1) a 1.5-story variance from the maximum 2.5-story height to allow development of a 4-story building, and 2) a 21-foot variance from the maximum 35-foot height to allow development of a 56-foot height building, located at 811 East Park Avenue. Staff recommends Denial. **This item will not be heard prior to 3:00pm.** (Council District 1) (Mirko Maravi, Principal Planner, 210-207-

0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

16. BOA-25-10300273: A request by Star CDL Training, LLC for a 12-foot variance from the minimum 30-foot front setback to allow for an 18-foot front setback, located at 811 Springfield Road. Staff recommends Denial. **This item will not be heard prior to 3:00pm.** (Council District 2) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
17. BOA-25-10300276: A request by Gardopia Gardens for 1) a 5-foot variance from the minimum 10-foot front setback to allow a 5-foot front setback, 2) a 3-foot variance from the minimum 5-foot side setback to allow a 2-foot side setback on the east property line, 3) a 12-foot variance from the minimum 25-foot corner clear vision to allow a 13-foot corner clear vision, and 4) a 4-foot special exception from the maximum 5-foot fence height to allow a 9-foot fence/entrance height, located at 1038 Sherman Street. Staff recommends Denial for Item #1 and #4. Staff recommends Approval for Item #2 and #3. **This item will not be heard prior to 3:00pm.** (Council District 2) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

Approval of Minutes

18. Approval of the minutes from the Board of Adjustment meeting on December 15, 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.

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on: 01/06/2026 02:37 PM