City of San Antonio

AGENDA

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

Monday, February 9, 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. Nomination & Consideration of Chair, Vice-Chair and Pro-Tem for the Zoning Board of Adjustment Commission.
2. BOA-26-10300007: A request by Analiza Alvarado for 1) an 8' variance from the minimum 45' lot width to allow development on a 37' lot width, and 2) a 320 square foot variance from the minimum 5,000 square foot lot to allow development on a 4,680 square foot lot, located at 118 Parkview Drive. Staff recommends Approval. (Council District 3) (Mirko Maravi, Senior Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
3. BOA-25-10300255: A request by Gilbert Vargas for 1) a 29-foot 11-inch variance from the minimum required 30-foot rear and 20-foot side setback to allow an accessory structure with a 15-foot rear setback and a barbed wire fence with a 1-inch 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) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
4. BOA-25-10300276: A request by Gardopia Gardens for 1) a 12-foot variance from the minimum 25-foot corner clear vision to allow a 13-foot corner clear vision, and 2) 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 Approval for Item #1 and Denial for Item #2. (Council District 2) (Mirko Maravi, Senior Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
5. BOA-25-10300282: A request by Artemus Moore for a 14-foot variance from the minimum required 20-foot rear setback to allow a 6-foot rear setback limited to the north 28-feet of the primary structure, located at 371 Everest Avenue. Staff recommends Denial. (Council District 1) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
6. BOA-26-10300001: A request by Peter Vonpetrzelka for 1) a 4-foot 6-inch variance from the minimum required 5-foot side setback to allow a 6-inch side setback, and 2) a 6-foot variance from the minimum required 10-foot front setback to allow a carport with a 4-foot front setback, located at 4028 Colonial Sun Drive. Staff recommends Denial. (Council District 2) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
7. Consideration of a request by Raul Garcia to waive the 12-month time limitation under UDC Sec. 35-480(f) for a subsequent Board of Adjustment application located at 5703 Macdona Street.
8. BOA-26-10300002: A request by Raul Garcia for a 50% variance from the minimum required four (4) off-street parking spaces to allow two (2) off-street parking spaces, located at 5703 Macdona Street. Staff recommends Denial. (Council District 5) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
9. BOA-26-10300004: A request by Erasmo Gonzalez for 1) a 3-foot and 1-foot fence height special exception from the maximum 5-foot predominantly open front yard fence to allow three (3) 8-foot-tall gates and a 6-foot tall fence along the front property line, and 2) a 4-foot 8-inch variance from the minimum 15-foot driveway clear vision to allow a 10-foot 4-inch

driveway clear vision, located at 9218 Echo Port Drive. Staff recommends Denial for Item #1 and Approval for Item #2. (Council District 4) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

10. BOA-26-10300005: A request by Rafael Moreno Cesar for 1) a 3-foot variance from the minimum required 5-foot side setback to allow a primary structure with a 2-foot west side setback, and 2) a 4-foot 6-inch side setback to allow a carport with a 6-inch east side setback to include an 11-inch overhang, located at 510 Belmont. Staff recommends Denial. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
11. BOA-26-10300006: A request by Edward Diaz for a 1-foot special exception from the maximum allowable 5-foot front yard fence height to allow a 6-foot-tall front yard fence, located at 7830 Louis Pasteur Drive. Staff recommends Denial. (Council District 8) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

Approval of Minutes

12. Approval of the minutes from the Board of Adjustment meeting on January 12, 2026.

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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