City of San Antonio

AGENDA

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

Monday, February 23, 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. **Starting on April 1, 2026, voicemails will no longer be accepted for public comment. Please submit your comments in writing or attend the meeting and sign up to speak.**

Briefing and Possible Action on the following items

1. Consideration of adding a Work Session to discuss potential UDC updates.

2. 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)
3. 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)
4. BOA-25-10300279: A request by Skyhawk Custom Homes for a Special Exception to allow three (3) additional Type 2 Short Term Rental permits on the block face, per UDC Section 35-374.01(c), located at 424 8th Street Unit 1,2, & 3. Staff recommends Approval. (Council District 1). (Juan Alvarez, Senior Planner (210) 207-7232, Juan.Alvarez2@sanantonio.gov, Development Services Department)
5. BOA-26-10300013: A request by Manuel Martinez 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 326 Lexington Avenue, Unit 101. Staff recommends Approval. (Council District 1) (Tyler Adam, Planner (210) 207-0271, Tyler.Adam@sanantonio.gov, Development Services Department)
6. BOA-26-10300011: A request by Ziga Architecture Studio PLLC for a variance from the lot layout standards to allow for primary access and frontage of a single-family residential lot on an alley, located at 510 Booker Alley. Staff recommends Denial. (Council District 2) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
7. BOA-26-10300012: A request by Alamo Architects for a 2.5-foot variance from the minimum 14.5-foot sight distance decision point standard to allow a 12-foot sight distance decision point at the eastern driveway approach, located at 3022 Reforma Drive. Staff recommends Approval. (Council District 4) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
8. 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. Staff recommends Denial. (Council District 2) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
9. 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 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-25-10300251: A request by Don B. McDonald Architects for a 4-foot 8-inch variance from the minimum required 5-foot side setback to allow a carport in the rear yard with a 4-inch side setback limited to the rear 31-feet of 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)
11. 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) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
12. BOA-25-10300267: A request by Ricardo Navarro for a 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. (Council District 2) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
13. BOA-25-10300277: A request by Juan Osorio for a 4-foot 6-inch variance from the minimum required 5-foot side setback to allow a 6-inch side setback, including a 2-foot overhang limited to the north side property line, located at 327 Rainbow Drive. Staff recommends Denial. (Council District 10) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
14. BOA-25-10300280: A request by Juan Carlos Talavera for 1) a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow a carport with gutters, limited to 40-feet in depth, for a 1-inch side setback, and 2) a 3-foot 10-inch variance from the minimum required 5-foot side setback to allow an accessory structure a 1-foot 2-inch side setback including a 4-inch overhang, located at 1514 West Salinas Street. Staff recommends Denial. (Council District 5) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
15. BOA-25-10300281: A request by Mint Development LLC for 1) a variance from the NCD-5 Windows Standard to allow less than 25% surface area dedicated to window openings on each floor, limited to the structures within the NCD boundary, 2) a variance from the NCD-5 Driveways and Curb Cuts Standard to allow a driveway to be 25-feet wide and a curb cut to be 33-feet wide, and 3) a variance from the NCD-5 Garages Standard to allow attached garages limited to the structures within the NCD boundary, located at 137 University Avenue. Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
16. BOA-26-10300008: A request by Anna Guerra for 1) a 9-foot 11-inch variance from the minimum required 10-foot front setback to allow an accessory structure with a 1-inch front setback, and 2) a variance from the UDC Accessory Structure Regulations to allow an accessory structure within the front yard area of a residential district, 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 143 Globe Avenue. Staff recommends Denial for Item

#1 and #2 and Approval for Item #3. (Council District 7) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

17. BOA-26-10300009: A request by Albert Trevino for a 4-foot 11-inch variance from the minimum 5-foot side setback to allow a carport with a 1-inch side setback, located at 7106 Cloverfield Lane. Staff recommends Denial. (Council District 6) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
18. BOA-26-10300010: A request by Deborah Willson for a 3-foot special exception from the maximum 3-foot front yard solid fence height to allow a 6-foot front yard solid fence, located at 519 North San Marcos. Staff recommends Denial (Council District 5) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Approval of Minutes

19. Approval of the minutes from the Board of Adjustment meeting on February 9, 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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on: 02/17/2026 02:35 PM