# City of San Antonio

# AGENDA

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

**Monday, March 9, 2026** **1:00 PM** **1901 South Alamo**

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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. BOA-26-10300014: A request by Mario Lamoureux for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 2751 Forest Spur Street. Staff recommends Denial. (Council District 10) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
2. BOA-26-10300017: A request by Jeff Bryson for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 2110 Chittim Trail Drive. Staff recommends Denial. (Council District 9) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
3. BOA-26-10300019: A request by Damian Norris for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 515 Belmont Street. Staff recommends Denial. (Council District 2) (Juan Alvarez, Senior Planner (210) 207-7232 , Juan.Alvarez2@sanantonio.gov, Development Services Department)
4. BOA-26-10300024: A request by Killen, Griffin & Farrimond, PLLC 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 335 East Park Avenue. Staff recommends Denial. (Council District 1) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
5. BOA-25-10300255: A request by Gilbert Vargas for 1) a 29-foot 11-inch variance from the minimum required 30-foot rear setback to allow an accessory structure with a 5-foot rear setback and a barbed wire fence with a 1-inch rear setback, 2) a 10-foot variance from the minimum required 15-foot buffer yard to allow an accessory structure with a 5-foot rear buffer yard, and 3) 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)
6. 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)
7. 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, Planner Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
8. BOA-26-10300015: A request by John Marquis for an 8-foot 9-inch variance from the minimum 10-foot front setback to allow for a carport with a 1-foot 3-inch front setback with 3-inch overhang, located at 3402 Meadow Drive. Staff recommends Denial. (Council District 6) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov,

Development Services Department)

9. BOA-26-10300016: A request by Armando Romero for 1) a 3-foot 8-inch variance from the minimum 5-foot side setback to allow a primary structure addition to be 1-foot 4-inches from the west property line with 8-inches of overhang, 2) a variance from the UDC Accessory Structure Regulations to allow two accessory structures in the front yard, 3) a 3-foot variance from the minimum 5-foot side setback to allow a carport to be 2-feet from the west side property line with 1-foot of overhang, and 4) a 4-foot 11-inch variance from the minimum 5-foot rear setback to allow a carport to be 1-inch from the rear property line with 3-feet of overhang, located at 1505 Wyoming Street. Staff recommends Denial (Council District 2) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
10. BOA-26-10300020: A request by Joe Rodriguez for 1) a 9-foot 11-inch variance from the minimum 10-foot front setback to allow for a carport with a 1-inch front setback, and 2) a 4-foot 11-inch variance from the minimum 5-foot side setback to allow for a carport with a 1-inch side setback on the southwest property line, located at 224 Canoga Park Drive. Staff recommends Denial. (Council District 4) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
11. BOA-26-10300021: A request by Velocity Auto Care for a 9-foot variance from the required 15-feet to allow for a 6-foot landscape buffer on the south and north side of the property, located at 1027 SW Military Drive. Staff recommends Denial. (Council District 3) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
12. BOA-26-10300022: A request by Diane Diaz De Leon for a 4-foot 11-inch variance from the minimum 5-foot side setback to allow for a carport with a 1-inch side setback, located at 2026 Beechaven Drive. Staff recommends Denial (Council District 5) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
13. BOA-26-10300023: A request by Steven Martin for 1) a 492-square-foot variance from the minimum required 5,000-square-foot lot size to allow development on a 4,508-square-foot lot, and 2) an 11-foot variance from the minimum required 45-foot lot width to allow development on a 34-foot-wide lot, located at 124 Parkview Drive. Staff recommends Approval. (Council District 3) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

**Approval of Minutes**

14. Approval of the minutes from the Board of Adjustment meeting on February 23, 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.**

Posted
on: 03/03/2026 02:07 PM