City of San Antonio

AGENDA

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

Monday, March 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. (Continued from 02/23/2026) 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)
2. (Continued from 03/09/2026) 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. (Continued from 3/9/2026) 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-26-10300018: A request by Tim Hendricks 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 221 Ira Avenue. Staff recommends Denial. (Council District 2). (Tyler Adam, Planner (210) 207-0271, Tyler.Adam@sanantonio.gov, Development Services Department)
5. BOA-26-10300034: A request by Jacob Garcia for an appeal of the Administrator's decision to revoke the applicant's Short Term Rental Permit, located at 308 Keller Street. Staff recommends Denial. (Council District 1). (Juan Alvarez, Senior Planner (210) 207-7232, Juan.Alvarez2@sanantonio.gov, Development Services Department)
6. BOA-26-10300035: A request by Diego Gomez for an appeal of the Administrator's decision to revoke the applicant's Short Term Rental Permit, located at 1828 Sacramento. Staff recommends Denial. (Council District 1). (Tyler Adam, Planner (210) 207-0271, Tyler.Adam@sanantonio.gov, Development Services Department)
7. (Continued from BOA 2/23/2026) 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 Approval. (Council District 2) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
8. (Continued from BOA 3/9/2026) BOA-25-10300255: A request by Gilbert Vargas for a 29-foot 11-inch variance from the minimum required 30-foot rear 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)

9. BOA-26-10300027: A request by Joe Llamas for an 8-foot 6-inch variance from the NCD-5 minimum 20-foot front yard setback design standard to allow an 11-feet 6-inch front setback, located at 702 West Hollywood Avenue. Staff recommends Denial. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
10. BOA-26-10300028: A request by Deborah Reyna for a 4-foot 11-inch variance from the minimum 5-foot side setback to allow a carport with gutters to be 1-inch from the western side property line, located at 619 Barbe Street. Staff recommends Denial. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
11. BOA-26-10300032: A request by Robert Gonzalez for a 4-foot variance from the minimum required 10-foot front setback to allow a carport to be 6-feet from the front property line, located at 5818 Gillis Drive. Staff recommends Denial. (Council District 7) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
12. BOA-26-10300033: A request by Velocity Auto Care for an 11-foot variance from the minimum required 15-feet to allow for a 4-foot landscape buffer on the northeast side of the property, located at 15015 Jones Maltsberger Road. Staff recommends Denial. (Council District 10) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
13. BOA-26-10300036: A request by Ricardo Sanchez for a 7-foot variance from the minimum 10-foot rear setback to allow for a structure to have a 3-foot rear setback, located at 1204 Delaware Street. Staff recommends Approval. (Council District 2) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

Approval of Minutes

14. Approval of the minutes from the Board of Adjustment meeting on March 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.

Posted
on: 03/17/2026 02:55 PM