City of San Antonio

AGENDA

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

Monday, April 6, 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:

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.

Briefing and Possible Action on the following items

1. (Continued from 03-09-2026) 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-26-10300024: 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)
3. BOA-26-10300046: A request by Rosalia Pena Batista for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 7823 Pinebrook Drive. Staff recommends Denial. (Council District 1) (Juan Alvarez, Senior Planner (210) 207-7232, Juan.Alvarez2@sanantonio.gov, Development Services Department)
4. BOA-26-10300053: A request by Sedjro Akpakoun for an appeal of the Administrator's decision to revoke the applicant's Short Term Rental Permit, located at 12231 Madrigal. Staff recommends Denial. (Council District 10). (Tyler Adam, Planner (210) 207-0721, Tyler.Adam@sanantonio.gov, Development Services Department)
5. BOA-26-10300037: A request by Petra Jaquez for 1) a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow an enclosed carport to be 1-inch from the east side property line, 2) a 4-foot variance from the minimum required 5-foot side setback to allow a 1-foot side setback from the east and west side property lines to include a 1-foot overhang, and 3) a 19-foot 11-inch variance from the minimum required 20-foot rear setback to allow a 1-inch rear setback, located at 1734 Schley Avenue. Staff recommends Denial. (Council District 3) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
6. BOA-26-10300039: A request by Mar Del Carmen Vasquez Garcia for a variance from the accessory dwellings standards to allow an accessory dwelling unit in the side yard of the property, located at 3311 Huth Drive. Staff recommends Approval. (Council District 3) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
7. BOA-26-10300040: A request by Aciel Quesada for a half story variance and 8-foot variance from the maximum 2.5 stories and 35-feet to allow development for 3 stories and 43-feet, located at 21142 Las Lomas Boulevard. Staff recommends Approval. (Council District 9) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
8. BOA-26-10300038: A request by Cairo Developments, LLC for a variance to allow separate structures on a lot zoned "RM-4" that is smaller than one-third (1/3) of an acre, located at 1410 Montana Street. Staff recommends Denial. (Council District 2) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
9. BOA-26-10300044: A request by Rene Morales for the elimination of the required 200-foot separation to allow the use of a mobile food court within 200-feet of a residential lot or use, located at 9235 Marbach Road. Staff recommends Denial. (Council District 6) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
10. BOA-26-10300047: A request by Excel Engineering for a variance from the MC-3 design standards to allow drive-through queuing lanes in the front yard, located at 1434 Austin

Highway. Staff recommends Denial. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

11. BOA-26-10300049: A request by Clay Huddleston / AIC Holdings for a 10’ variance from the required 20’ side setback to allow a 10’ side setback in the Northeast Gateway Corridor, located at 9540 Ball Street. Staff recommends Approval. (Council District 2) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
12. BOA-26-10300052: A request by Felise DeNovo for a 2-foot 11-inch variance from the minimum required 3-foot rear setback to allow an addition to an accessory structure to be 1-inch from the rear property line, located at 519 West Kings Highway. Staff recommends Denial. (Council District 1) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

Approval of Minutes

13. Approval of the minutes from the Board of Adjustment meeting on March 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: 03/30/2026 12:27 PM