City of San Antonio

AGENDA

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

Monday, April 20, 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, mail or drop off written comments at 1901 S. Alamo to the case manager by 4pm the day before the meeting. Please include your full name, home or work address, item #, case number, topic, and/or address of the request.
2. Leave a voice message of a maximum of two minutes in length by dialing 210-206-ZBOA (9262) by 4pm the day before the meeting for your voicemail to be registered. Voicemails must include your full name, home or work address, meeting date, item #, case number, topic, and/or address of the request.

Briefing and Possible Action on the following items

1. (Continued from 4/6/2026) 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)

2. (Continued from 04/6/2026) 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. (Continued from 03/23/2026) 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)
4. BOA-26-10300026: A request by Marissa Gamez 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 810 Dakota Street. Staff recommends Denial. (Council District 2) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
5. BOA-26-10300041: A request by Enrique Lavintman 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 122 Rilla Vista Drive . Staff recommends Denial. (Council District 1) (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
6. BOA-26-10300056: A request by Rogelio Pena Saenz for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 443 Northtrail Drive. Staff recommends Denial. (Council District 1) (Juan Alvarez, Senior Planner (210) 207-7232, Juan.Alvarez2@sanantonio.gov, Development Services Department)
7. (Continued from 3/23/2026) 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)
8. (Continued from 4/6/2026) 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)
9. BOA-26-10300043: A request by Ricardo Valdes for 1) a request for variance, as described in Section 35-515(c)(4), to allow a single-family residential lot to front an arterial street, 2) a 3-foot variance from the minimum 5-foot side setback requirement to allow a primary structure to be within 2-feet of the side property lines, 3) a 5-foot variance from the minimum 20-foot rear setback to allow a primary structure to be 15-feet from the rear property line, and 4) a 30% variance from the maximum 50% impervious cover to allow 80% impervious cover in the front yard, located at 224 Dora Street. Staff recommends Denial for Requests #2, #3, and #4. Staff recommends Approval for Request #1. (Council

District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

10. BOA-26-10300050: A request by Abelardo Garcia for 1) a fence material variance to allow the use of corrugated metal, 2) a 3-foot special exception to allow a 6-foot-tall fence in the front yard, limited to the west side property line, 3) a 1-foot special exception to allow a wrought iron fence with 6-foot stone columns along the front property line, and 4) 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 155 Holly Street. Staff recommends Denial for #1, #2, and #3 and Approval for #4. (Council District 5) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
11. BOA-26-10300055: A request by Justin Diggs for 1) a 1-foot special exception from the maximum 3-foot to allow a 4-foot front yard solid fence along the west side front yard property line, and 2) a 5-foot driveway clear vision variance from the minimum 15-foot driveway clear vision to allow a 10-foot clear vision area for the front and rear yard driveways and alley, located at 539 Calumet Place. Staff recommends Denial for Request #1. Staff recommends Approval for Request #2. (Council District 10) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
12. BOA-26-10300057: A request by Read Homes LLC for a 143 square foot variance from the maximum 1582 square feet to allow one accessory dwelling unit to be 1725 square feet, located at 210 Country Lane. Staff recommends Approval. (Council District 10) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
13. BOA-26-10300062: A request by Lydia Cottrell for 1) a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow a shade structure to be 1-inch from the west side property line with no overhang, 2) a 3-foot 5-inch fence height special exception from the maximum allowable 5-foot fence height to allow a 6-foot-tall predominantly open fence with two (2) 8-foot 5-inch poles in the front yard, 3) a 9-foot 11-inch variance from the minimum 10-foot front setback requirement to allow a shade structure to be 1-inch from the front property line and allow the accessory structure in the front yard, 4) a 2-foot 11-inch variance from the minimum required 3-foot side setback to allow two shade structures to be 1-inch from the west side property line, 5) a 2-foot 6-inch variance from the minimum required 3-foot side setback requirement to allow an accessory structure to be 6-inches from the east side property line, and 6) a 2,500 square foot variance from the maximum allowable accessory structure square footage to allow 5,000 total square feet of accessory structures in the side and rear yard, located at 5115 Gwenda Lea Street. Staff recommends Denial. (Council District 4) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
14. BOA-26-10300063: A request by Albert Encinia / Linda Stone for an 18-foot variance from the minimum required 20-foot rear setback to allow a 2-foot rear setback, located at 330 Helena Street. Staff recommends Denial. (Council District 5) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
15. BOA-26-10300064: A request by Jonathan Smith for a 28-foot 9-inch variance from the minimum 30-foot side setback to allow a proposed addition, with dimensions limited to the

site plan provided, to be 1-foot 3-inches from the side property line, located at 422 Pereida Street. Staff recommends Approval. (Council District 1) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

16. BOA-26-10300065: A request by Michael Perez for 1) a variance from the UDC accessory structure regulations to allow an accessory dwelling unit in the side yard, and 2) a 4-foot 11-inch variance from the required 5-foot side setback to allow an accessory dwelling unit 1-inch from the property line, located at 330 Mission Street. Staff recommends Denial. (Council District 1) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
17. BOA-26-10300067: A request by Blue Line Housing, LLC, for a 4-foot variance from the minimum required 5-foot side setback to allow an addition to the primary structure to be 1-foot from the west side property line to include a 1-foot overhang, located at 118 East Rische Street. Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

Approval of Minutes

18. Approval of the minutes from the Board of Adjustment meeting on April 6, 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: 04/14/2026 03:22 PM