City of San Antonio

AGENDA

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

Monday, May 4, 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 04/20/2026) 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)

2. BOA-26-10300075: A request by Nhat Dao 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 1722 N Olive St. Staff recommends Denial. (Council District 2). (Tyler Adam, Planner (210) 207-0721, Tyler.Adam@sanantonio.gov, Development Services Department)
3. BOA-26-10300079: A request by Elvis Trevino for a Special Exception to allow one (1) additional Type 2 Short Term Rental permit(s) on the block face, per UDC Section 35-374.01(c), located at 247 Princeton. Staff recommends Denial. (Council District 1). (Tyler Adam, Planner (210) 207-0271, Tyler.Adam@sanantonio.gov, Development Services Department)
4. (Continued from 04/20/2026) 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)
5. (Continued from 04/20/2026) 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)
6. BOA-26-10300073: A request by ADA Consulting Group, Inc. for 1) an elimination of the 15-foot Type C buffer required along Medina Base Road, 2) an elimination of 30-foot Type E buffer required along the north property line, and 3) a 5-foot variance from the minimum required 15-foot Type C buffer to allow a 10-foot buffer along Old Pearsall Road, located at 5070 Old Pearsall Road. Staff recommends Denial. (Council District 4) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
7. BOA-26-10300076: A request by Juan Guillermo Vargas for 1) a request for an 18-foot variance from the minimum required 30-foot rear setback to allow a structure with a 12-foot rear setback, 2) an elimination of the 15-foot Type B buffer in the rear, and 3) an elimination of the 10-foot Type A buffer along Northwest 24th Street, located at 720 NW 24th St. Staff recommends Denial. (Council District 5) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
8. BOA-26-10300031: A request by Law Office of EAR, PLLC for 1) a 1-foot 1-inch special exception from the maximum allowable 3-foot front yard solid fence to allow a 4-foot 1-inch front yard solid fence, and 2) an 8-foot variance from the minimum required 15-foot driveway clear vision areas to allow 7-foot driveway clear vision area for both the subject and adjacent west property driveways, located at 1419 West Malone Avenue. Staff recommends Denial for Item 1 and Approval for Item 2. (Council District 5) (Bronte Frere,

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

9. BOA-26-10300069: A request by WestEast Design Group for 1) a 2-foot 6-inch fence height special exception from the maximum allowable 6-foot side and rear yard fence height to allow an 8-foot 6-inch predominantly open wrought iron fence in the side and rear yard, and 2) a 1-foot 6-inch fence height special exception from the maximum allowable 5-foot predominantly open front yard fence height to allow a 6-foot predominantly open wrought iron fence with 6-foot 6-inch stone columns, located at 1023 North Pine Street. Staff recommends Approval. (Council District 2) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
10. BOA-26-10300070: A request by Jarvis Moore for a fence material variance to allow corrugated metal fencing, located at 103 Connelly Street. Staff recommends Denial. (Council District 2) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
11. BOA-26-10300071: A request by West SA Holdings, LLC for a 15-foot variance from the minimum required 20-foot rear setback to allow a new home with a 5-foot rear setback, located at 1910 Montezuma Street. Staff recommends Denial. (Council District 5) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
12. BOA-26-10300072: A request by Adam Velasco for an 11-inch variance from the minimum required 5-foot side setback to allow a home to be 4-feet 1-inch from the north side property line, located at 239 Highway Drive. Staff recommends Approval. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
13. BOA-26-10300074: A request by Adrian Zertuche for 1) a fence material variance to allow a corrugated metal fence in the side and rear yard, and 2) a 4-foot variance from the minimum required 15-foot driveway clear vision area to allow an 11-foot driveway clear vision area, located at 607 McIlvaine Street. Staff recommends Denial for Item 1 and Approval for Item 2. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
14. BOA-26-10300078: A request by Abraham Sanchez for a 12.321-acre variance from the minimum required 25-acre lot size to allow development of a Single-Family Residence on a 12.679-acre lot, located at 4260 Mickey Road. Staff recommends Approval. (Council District 3) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
15. BOA-26-10300080: A request by Hugo Medina for 1) a 2-foot special exception from the maximum allowable 3-foot front yard fence height to allow a 5-foot-tall front yard fence along the north and south side property lines, 2) a 4-foot 6 -inch variance from the minimum 15-foot driveway clear vision area to allow a 10-foot 6-inch driveway clear vision area, 3) a 4-foot 9-inch variance from the minimum 5-foot side setback to allow a 3-inch side setback for a carport, and 4) a 3-foot 6-inch variance from the minimum 10-foot front setback to allow a carport with a 6-foot 6-inch front setback, located at 647 N San Manuel Street. Staff recommends Denial for 1, 3 and 4. Staff recommends Approval for 2. (Council District 5) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development

Services Department)

Approval of Minutes

16. Approval of the minutes from the Board of Adjustment meeting on April 20, 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: 04/28/2026 04:02 PM