City of San Antonio

AGENDA

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

Monday, May 18, 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 5/4/2026) 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)

2. (Continued from 05/04/2026) 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)
3. (Continued from 05/04/2026) 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)
4. BOA-25-10300249: A request by Alamo Consulting Services for 1) a 25-foot variance from the minimum required 30-foot rear setback to allow a structure with a 5-foot rear setback, 2) a 10-foot variance from the minimum required 15-foot Type B landscaped buffer yard to allow a 5-foot landscaped buffer yard, and 3) a fence material variance to allow for sheet, roll, or corrugated metal, limited to the as-built portion along the southern side property line, located at 214 N. Zarzamora Street. Staff recommends Denial. (Council District 5) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
5. BOA-26-10300081: A request by Phillip Baltazar for 1) a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow an accessory structure with gutters to be 1-inch from the west side property lines, and 2) a 4-foot 11-inch variance from the minimum required 5-foot rear setback to allow an accessory structure with gutters to be 1-inch from the rear property line, located at 9102 Broxton Drive. Staff recommends Denial for Item 1 and Approval for Item 2. (Council District 7) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
6. BOA-26-10300083: A request by Rosalinda Valdez for a 25% variance from the maximum allowable 50% front yard impervious cover to allow 75% impervious cover in the front yard, located at 234 Myrick Boulevard. Staff recommends Denial. (Council District 3) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
7. BOA-26-10300084: A request by SYNCRO Architecture Studio/ Sergio De La Mora for 1) a 4-foot variance from the minimum required 20-foot rear setback to allow for a 16-foot rear setback, 2) a 2-foot variance from the minimum required 5-foot side setback to allow an addition with a 3-foot east side setback, 3) an elimination of the NCD-2 minimum 18-inch eaves standard, 4) a 10-foot variance from the NCD-2 maximum to allow for a 45-foot front end gable roof length, 5) a variance from the NCD-2 standards to allow for the use of metal siding for accents and upper portion of the addition, and 6) a variance from the accessory dwellings standards to allow an accessory dwelling unit in the side yard of the property,

located at 626 Fulton Avenue. Staff recommends Denial. (Council District 1) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)

8. BOA-26-10300085: A request by Homes with Emilee, LLC for 1) a variance from the lot layout standards to allow for primary access and frontage of a single-family residential lot on an alley, 2) a 4-foot variance from the minimum required 20-foot rear setback to allow a 16-foot rear setback, 3) an 1900 square foot variance from the minimum required 4000 square foot lot size requirement to allow for a 2100 square foot lot size, and 4) a 9-foot variance from the required 35-foot lot width minimum to allow for a 26-foot lot width, located at 310 Del Valle Alley. Staff recommends Denial. (Council District 5) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
9. BOA-26-10300086: A request by Orlando Porrado Neira for 1) a 3-foot 6-inch variance from the minimum required 5-foot side setback to allow for a 1-foot 6-inch side setback and 2) a 14-foot 9-inch variance from the required minimum 20-foot rear setback to allow for a 5-foot 3-inch rear setback, located at 3823 S. Mittman Street. Staff recommends Denial for Item 1 and Approval for Item 2. (Council District 3) (Shawn Schiele, Planner, 210-207-0015, Shawn.Schiele2@sanantonio.gov, Development Services Department)
10. BOA-26-10300087: A request by Cognition Creative, LLC for a half-story variance from the maximum allowable 2.5-story building height to allow the development of a three-story single-family home, located at 15919 Purple Sage Road. Staff recommends Approval. (Council District 8) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

Approval of Minutes

11. Approval of the minutes from the Board of Adjustment meeting on May 04, 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: 05/12/2026 02:40 PM