City of San Antonio

AGENDA

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

Monday, June 1, 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 05/18/2026) 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)

2. BOA-26-10300088: A request by Fernando DeLeon for 1) a 1,215 square foot variance from the maximum 2500 square feet total floor area of all accessory structures to allow for a combined 3,715 square feet of accessory structures, 2) a fence material variance to allow razor wire in the rear property line, and 3) a 3-foot fence height special exception from the maximum allowable 3-foot front yard solid fence requirement to allow a 6-foot front yard solid fence on the southeast portion of the property, located at 219 Palo Grande. Staff recommends Approval for request #1. Staff recommends Denial for requests #2 and #3. (Council District 9) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
3. BOA-26-10300089: A request by Robert Wymer for a 4-foot 11-inch variance from the minimum 5-foot side setback to allow a 1-inch setback from the southeast property line, located at 13649 Forest Rock Drive. Staff recommends Denial. (Council District 8) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
4. BOA-26-10300090: A request by Carolyn Randle for an 8-foot variance from the maximum 5-foot predominantly open front yard fence requirement to allow a 13-foot predominantly open gate on the southwest portion of the front property line, located at 929 Rice Road. Staff recommends Denial. (Council District 2) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
5. BOA-26-10300091: A request by Carmina Flores for 1) a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow a carport with gutters to be 1-inch from the east side property line, 2) a 3-foot 6-inch variance from the minimum required 5-foot side setback to allow a 16-foot addition to the rear of the home to be 1-foot 6-inches, including a 2-foot overhang, from the west side property line, 3) a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow an accessory structure in the rear yard to be 1-inch from the west side property line, 4) a 50% variance from the maximum allowable 50% front yard impervious cover to allow a front yard with 100% impervious cover, 5) a 3-foot 6-inch variance from the minimum required 15-foot driveway clear vision area to allow an 11-foot 6-inch driveway clear vision area, and 6) a 1-foot 2-inch fence height special exception from the maximum allowable 5-foot predominantly open fence to allow a 6-foot 2-inch predominantly open fence in the front yard, located at 1726 Nolan Street. Staff recommends Denial on Items #1, #2, #3, #4, and #6. Staff recommends Approval on Item #5. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
6. BOA-26-10300092: A request by Barrett Campbell for a variance from the UDC Accessory Dwelling Unit standards to allow a new Accessory Dwelling Unit in the side yard of the property, located at 22315 Roan Forest. Staff recommends Approval. (Council District 9) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
7. BOA-26-10300094: A request by Jose Esquivel-Vega for 1) a 3-foot 9-inch variance from the minimum required 10-foot front setback to allow a carport with a 6-foot 3-inch front

setback, and 2) a 3-foot 2-inch variance from the minimum required 5-foot side setback to allow a carport with a 1-foot 10-inch west side setback, located at 10903 Lazy Oaks Drive. Staff recommends Denial. (Council District 10) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

8. BOA-26-10300095: A request by Leroy Davila for 1) a 4-foot 6-inch variance from the minimum required 5-foot side setback to allow a carport to be 6-inches from the east side property line, and 2) a 3-foot 6-inch variance from the minimum required 15-foot driveway clear vision area to allow an 11-foot 6-inch driveway clear vision area, located at 1730 Nolan Street. Staff recommends Denial for request #1 and Approval for request #2. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
9. BOA-26-10300096: A request by SJ Construction for 1) a variance from the UDC Accessory Dwelling Unit (ADU) standards to allow an ADU in the side yard, 2) a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow a carport/shed with a 1-inch east side setback, located at 202 Wilkens Avenue. Staff recommends Approval. (Council District 5) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
10. BOA-26-10300097: A request by David Garica for 1) a 20-foot variance from the minimum 30-foot rear setback to allow a 10-foot rear setback, 2) a 9-foot variance from the minimum 15-foot buffer requirement to allow a 6-foot buffer from north property line, and 3) a 3-foot variance from the minimum 15-foot buffer requirement to allow a 12-foot buffer from the east property line, located at 8209 Landing Avenue. Staff recommends Approval for request #1. Staff recommends Denial for requests #2 and #3. (Council District 4) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
11. BOA-26-10300098: A request by Killen, Griffin & Farrimond, PLLC for a 5-foot variance from the minimum required 15-foot-wide Type C landscaped buffer yard to allow a 10-foot landscaped buffer yard along the rear and east side property lines, located at 8042 Pinebrook Drive. Staff recommends Denial. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

Approval of Minutes

12. Approval of the minutes from the Board of Adjustment meeting on May 18, 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.

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