City of San Antonio

AGENDA

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

Monday, June 15, 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 can comment on any agenda item, consistent with procedural rules governing the Zoning Board of Adjustment Commission meetings and state law. Public comments may be provided as follows:

1. Attend in-person and sign-up to speak before the meeting begins at 1:00 PM.
2. Submit written comments to *BoardofAdjustmentCommission@sanantonio.gov* by 4:00 p.m. the business day before the meeting. Please include your full name, Council District, home or work address, the item number, and the item address of the request. Written comments will be provided to the commissioners prior to the hearing.
3. Leave a voice message of a maximum of two minutes at 210-206-ZBOA(9262) by 4:00 pm the business day before the meeting for your voicemail to be registered. Please include your full name, Council District, home or work address, the item number, and item address of the request. Messages will be shared directly with commissioners prior to the hearing.

Briefing and Possible Action on the following items

1. BOA-26-10300102: A request by Richard Gonzalez for an appeal of the Administrator's decision to revoke the applicant's Short-Term Rental Permit, located at 117 Cactus Street. Staff recommends Denial. (Council District 2) (Juan Alvarez, Senior Planner (210) 207-7232, Juan.Alvarez2@sanantonio.gov, Development Services Department)
2. (Continued from 05/18/2026) 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 request #1 and Approval for request #2. (Council District 7) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
3. (Continued from 06/01/2026) 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)
4. BOA-26-10300082: A request by Joseph Hernandez for 1) a fence material variance to allow corrugated metal fencing, 2) a 22-foot variance from the minimum required 25-foot corner clear vision area to allow a 3-foot corner clear vision area, and 3) a 9-foot variance from the minimum required 15-foot clear vision area to allow a 6-foot clear vision area for both the subject property and adjacent property's driveways, located at 155 Canton Street. Staff recommends Denial. (Council District 2) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
5. BOA-26-10300100: A request by Henry Gonzales for a 4-foot 8-inch variance from the minimum required 5-foot side setback to allow a carport to be 4-inches from the side property line, located at 631 Cincinnati Avenue. Staff recommends Denial. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
6. BOA-26-10300101: A request by Jose Sepulveda for a request for 1) a 2-foot 6-inch fence height special exception from the maximum allowable 5-foot predominantly open front yard fence height maximum to allow a 7-foot 6-inch overhead rail for a motorized sliding gate, limited to the front property line, and a 6-foot open front yard fence 2) a 50% variance from the maximum allowable 50% front yard impervious cover to allow 100% impervious cover in the front yard, and 3) an 8-foot 2-inch driveway clear vision variance from the minimum 15-foot driveway clear vision to allow a 6-foot 10-inch clear vision area for the front driveway, located at 124 East Cevallos Street. Staff recommends Approval for request #1. Staff recommends Denial for requests #2 and #3. (Council District 5) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

7. BOA-26-10300103: A request by Adriana Castillo for 1) a 5-foot 8-inch variance from the minimum required 10-foot front setback to allow a carport with a 4-foot 4-inch front setback, and 2) a 4-foot 4-inch variance from the minimum required 5-foot side setback to allow a carport with an 8-inch north side setback, located at 551 Griggs Avenue. Staff recommends Denial. (Council District 5) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
8. BOA-26-10300104: A request by Cecil L. St. Clair Jr. for a 3-foot 6-inch variance from the minimum 5-foot side setback to allow a carport to be 1-foot 6-inches from the east side property line, located at 1431 West Gramercy Place. Staff recommends Denial. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
9. BOA-26-10300106: A request by Michael Almquist for an 8-foot variance from the minimum required 20-foot rear setback to allow an addition to be 12-feet from the rear property line, located at 18 Chelsea Way. Staff recommends Approval. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
10. BOA-26-10300108: A request by TierraNx Real Estate, LLC, for 1) a 450 square-foot variance from the minimum required 4,000 square-foot lot size to allow development on a 3,550 square-foot lot, and 2) a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow a home with a 1-inch side setback including a 24-inch overhang, located at 517 Nevada Street. Staff recommends Approval. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
11. BOA-26-10300109: A request by Blas M. Ortiz for a 6-foot variance from the minimum 20-foot rear setback to allow a 14-foot setback from the rear property line, located at 3614 Shallow Brook Drive. Staff recommends Denial. (Council District 10) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
12. BOA-26-10300110: A request by P.W. CHRISTENSEN, P.C., for 1) a 10-foot variance from the minimum required 20-foot rear setback to allow a principal structure 10-feet from the rear property line, 2) a variance from the NCD-9 design standards to allow a 15-foot-wide driveway in the front yard and a 25-foot 7-inch-wide driveway in the side yard, and 3) a variance from the NCD-9 design standards to allow carports in the side yard, located at 285 Post Avenue. Staff recommends Approval for request #1 and Denial for requests #2 and #3. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

Approval of Minutes

13. Approval of the minutes from the Board of Adjustment meeting on June 1, 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: 06/09/2026 11:16 AM