# City of San Antonio

# AGENDA

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

**Monday, July 6, 2026** **1:00 PM** **1901 South Alamo**

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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-26-10300111: A request by Malcom Duncan 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 112 Fairfax Street. Staff recommends Denial. (Council District 2). (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos@sanantonio.gov, Development Services Department)
2. (Continued from 06.01.2026) 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)
3. BOA-26-10300114: A request by Rene Morales for 1) an 8-foot 6-inch variance from the minimum required 10-foot side setback requirement to allow a 1-foot 6-inch side setback on the west property line and a 3-foot side setback on the east property line, 2) a 29-foot 11-inch variance from the minimum required 30-foot rear setback to allow a 3-foot 6-inch rear setback for one structure in the west side of the rear property, a 1-inch rear setback on the north property line for three structures in the rear of the property, and a 3-foot rear setback for one structure in the east side of the rear property, 3) a request to eliminate the required Type-B buffer in the rear and sides of the property, 4) a 5-foot variance from the minimum required 20-foot throat length to allow a 15-foot driveway throat length, 5) a fence material variance to allow a corrugated metal fence, and 6) a 3-foot 6-inch fence height special exception from the maximum allowable 3-foot front yard solid fence requirement to allow a 6-foot 6-inch solid fence in the front yard, located at 3751 Belgium Lane. Staff recommends Denial. (Council District 2) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
4. BOA-26-10300116: A request by Mary Treviño for 1) a 4-foot 6-inch variance from the minimum required 5-foot side setback to allow a carport with a 6-inch west side setback, 2) a 7-foot variance from the minimum required 15-foot driveway clear vision area to allow an 8-foot driveway clear vision area for two driveways, and 3) a 1-foot 2-inch special exception from the maximum allowable 5-foot predominantly open front yard fence to allow a 6-foot 2-inch predominantly open front yard fence, located at 1223 W Theo Avenue. Staff recommends Denial. (Council District 5) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
5. BOA-26-10300117: A request by Boot Civil, LLC for 1) a 5-foot special exception from the maximum allowable 3-foot privacy fence to allow an 8-foot privacy fence in the front yard, and 2) a 2-foot special exception from the maximum allowable 6-foot privacy fence to allow an 8-foot privacy fence in the side and rear yard, located at 338 Wolfe Road. Staff recommends Denial for request #1 and Approval for request #2. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

6. BOA-26-10300118: A request by Andres Garcia for a 5-foot 6-inch variance from the minimum required 10-foot front setback to allow a carport with a 4-foot 6-inch front setback, located at 6027 Seacomber Place. Staff recommends Denial. (Council District 4) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

**Approval of Minutes**

7. Approval of the minutes from the Board of Adjustment meeting on June 15, 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: 06/29/2026 12:51 PM