City of San Antonio

AGENDA

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

Monday, July 20, 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-26-10300113: A request by Ortiz McKnight PLLC for an Appeal of a Certificate of Appropriateness, located at 1611 and 1603 Broadway Street. Staff recommends Denial. (Council District 1) (Edward Hall, Design Review Manager, 210-207-4680, Edward.Hall@sanantonio.gov, Office of Historic Preservation)
2. BOA-26-10300126: A request by LPA Design Studios for 1) an elimination of the 10-foot Type A buffer required along Acme Road, and 2) an elimination of the 15-foot Type B buffer required along Castroville Road, located at 2935 Castroville Road. Staff recommends Approval. (Council District 5) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
3. BOA-26-10300119: A request by Olaguer Ibarra for 1) a 3-foot setback from the minimum required 20-foot rear setback to allow a 17-foot rear setback, 2) a 2-foot variance from the minimum required 15-foot driveway clear vision to allow a 13-foot driveway clear vision area, 3) a 13-foot variance from the minimum required 25-foot corner clear vision to allow a 12-foot corner clear vision area, and 4) a 9-inch special exception from the maximum allowable 5-foot predominantly open front yard fence to allow a 5-foot 9-inch predominantly open front yard fence, located at 12823 Bell Drive. Staff recommends Approval for Requests # 1 and #2. Staff recommends Denial for Requests #3 and #4. (Council District 10) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
4. BOA-26-10300120: A request by Jose Andres Dealba for 1) a 4-foot 10-inch variance from the minimum required 5-foot side setback to allow 2-inch side setbacks, 2) a 12-foot variance from the minimum required 20-foot rear setback to allow an 8-foot rear setback, 3) a 10-foot variance from the minimum required 35-foot lot width to allow development on a 25-foot wide lot, and 4) a 2,175 square-foot variance from the minimum required 4,000 square-foot lot size to allow development on a 1,825 square-foot lot, located at 1709 San Patricio Street. Staff recommends Denial. (Council District 5) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
5. BOA-26-10300125: A request by Rebecca Vecera for a variance from the NCD-8 Design Standards to allow an alteration to the existing garage opening, located at 1938 West Craig Place. Staff recommends Denial. (Council District 7) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Approval of Minutes

6. Approval of the minutes from the Board of Adjustment meeting on July 6, 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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on: 07/14/2026 02:40 PM