City of San Antonio

AGENDA

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

Monday, August 3, 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. Attend in-person and aign-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, homw 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-26-10300128: A request by Eunice Cavazos De Gonzalez 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 2042 Chittim Trail Drive. Staff recommends Denial. (Council District 9). (Juan Alvarez, Senior Planner (210) 207-7232, Juan.Alvarez2@sanantonio.gov, Development Services Department)
2. BOA-26-10300124: A request by David Vara for 1) a variance from the NCD-7 maximum allowable height of accessory structures to allow one (1) accessory structure to exceed the height of the primary dwelling, 2) a variance from the NCD-7 maximum allowable accessory structure square footage to allow 1,250 square feet of accessory structures, and 3) a 4-foot 9-inch variance from the 5-foot side yard setback to allow an accessory structure to be 1-inch from the west side property line with 1-foot 4-inches of overhang, located at 207 Alexander Hamilton Drive. Staff recommends Denial. (Council District 7) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
3. BOA-26-10300127: A request by Sherry Huebinger for a 34-foot variance from the minimum 200-foot distance requirement to allow a 166-foot distance from a Wireless Communication System Tower to a Residential Zoned District, located at 5300 Southeast Loop 410. Staff recommends Approval. (Council District 2) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
4. BOA-26-10300129: A request by Edward Bravenec for 1) a variance from the NCD-5 maximum allowable accessory structure square footage to allow accessory structures to exceed 40% of the principal structure's building footprint, 2) a variance from the NCD-5 accessory structure material standard to allow a material to be used on a carport that does not match the principal structure, 3) a variance from the NCD-5 accessory structure location requirement to allow a carport in the east side yard and front yard, 4) a 4-foot 11-inch variance from the minimum 5-foot side setback to allow a carport to be 1-inch from the east side property line, and 5) a 9-foot 11-inch variance from the minimum 10-foot front setback to allow a carport with a 1-inch front setback, located at 1224 West French Place. Staff recommends Denial. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
5. BOA-26-10300130: A request by Steve Ojeda for 1) a 2-foot 6-inch variance from the minimum required 15-foot driveway clear vision area to allow a 12-foot 6-inch driveway clear vision area, 2) a 17-foot variance from the minimum required 25-foot corner clear vision area to allow an 8-foot corner clear vision, 3) a 2-foot special exception from the maximum allowable 6-foot fence height to allow an 8-foot privacy fence in the side and rear yard, and 4) a 5-foot special exception from the maximum allowable 3-foot fence height to allow an 8-foot privacy fence in the front yard, located at 815 Saint James Street. Staff recommends Approval for Item #1. Staff recommends Denial for Items #2, #3, and #4. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
6. BOA-26-10300131: A request by Moody Nolan Architecture for 1) a half-story variance from the maximum allowable 2.5-story building height to allow a 3-story building, and 2) a 20-foot variance from the maximum allowable 35-foot building height to allow a 55-foot-tall building, located at 3501 Martin Luther King Drive. Staff recommends Approval. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov,

Development Services Department)

7. BOA-26-10300132: A request by Ricardo Valdes for 1) a variance, as described in Section 35-515(c)(4), to allow a single-family residential lot to front an arterial street, 2) a 2-foot variance from the minimum 5-foot side setback requirement to allow a primary structure to be within 3-feet of the side property lines, 3) a 5-foot variance from the minimum 20-foot rear setback to allow a primary structure to be 15-feet from the rear property line, 4) a 20% variance from the maximum 50% impervious cover to allow 70% impervious cover in the front yard, and 5) a half-story variance from the maximum allowable 2.5-story building height to allow a 3-story building, located at 224 Dora Street. Staff recommends Approval for Item #1. Staff recommends Denial for Items #2, #3, #4, and #5. (Council District 1) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)
8. BOA-26-10300133: A request by Killen, Griffin & Farrimond for a 150-foot variance from the minimum required 200-foot separation requirement to allow the use of a mobile food court within 50-feet of a single-family residential zoned or use lot, located at 922 and 916 East Elmira Street. Staff recommends Denial. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
9. BOA-26-10300134: A request by Hermlor Restaurant Group, LLC for 1) a 29-foot 11-inch variance from the minimum required 30-foot rear setback to allow a 1-inch rear setback, and 2) an elimination of the minimum required 15-foot Type B landscaped buffer yard along Houston Street, located at 1841 E Houston Street. Staff recommends Denial. (Council District 2) (Joel Vela, Senior Planner, 210-207-0237, Joel.Vela@sanantonio.gov, Development Services Department)

Approval of Minutes

10. Approval of the minutes from the Zoning Board of Adjustment meeting on July 20, 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: 07/28/2026 12:56 PM