City of San Antonio

AGENDA

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

Monday, August 17, 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-26-10300141: A request by Nolan Sconyers 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 430 Montana Street Unit 101. Staff recommends Denial. (Council District 2). (Joseph Leos, Senior Planner (210) 207-0315, (Joseph.Leos@sanantonio.gov, Development Services Department)
2. (Continued from 06/15/2026) 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 line, 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 Item #1 and Approval for Item #2. (Council District 7) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
3. BOA-26-10300135: A request by Mirella Moreno for 1) a 3-foot 3-inch variance from the minimum 5-foot side setback requirement to allow a 1-foot 9-inch side setback for a carport with 1-foot of overhang, 2) a 6-foot variance from the minimum 10-foot front setback requirement to allow a 4-foot front setback for a carport, and 3) a 3-foot variance from the minimum 15-foot driveway clear vision to allow a 12-foot clear vision area, located at 255 Tesla Drive. Staff recommends Denial for Item #1 and #2. Staff recommends Approval for Item #3. (Council District 5) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
4. BOA-26-10300136: A request by Pan & Coffee Bakery LLC for 1) a 6-foot variance from the maximum allowable 24-foot sign height along an Arterial Type B to allow a 30-foot sign, and 2) a 300-square foot variance from the maximum allowable 150-square foot area sign along an Arterial Type B to allow a 450-square foot sign area, located at 1110 Brooklyn Avenue. Staff recommends Denial. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
5. BOA-26-10300137: A request by Catalino Diaz for 1) a 10-foot variance from the minimum 15-foot Type B landscape buffer to allow a 5-foot landscape buffer on the north property line, and 2) an elimination of the minimum required 15-foot Type B landscaped buffer yard on the south property line, located at 3510 North Main Avenue. Staff recommends Denial. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
6. BOA-26-10300138: A request by Holland & Knight LLP for 1) a 9-foot 11-inch variance from the minimum required 10-foot side setback to allow a barbed wire fence with a 1-inch side setback, and 2) a 29-foot 11-inch variance from the minimum required 30-foot rear setback to allow a barbed wire fence with a 1-inch rear setback, located at 4524 Sinclair Road. Staff recommends Denial. (Council District 3) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
7. BOA-26-10300139: A request by Margarita Rodriguez for 1) a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow a carport with a 1-inch south side setback, and 2) a 6-foot variance from the minimum required 10-foot front setback to allow a porch with a 4-foot front setback, and 3) a 16-foot variance from the minimum required

25-foot corner clear vision area to allow a 9-foot corner clear vision area, and 4) 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 1102 Julia Ross Street. Staff recommends Denial for Item # 1, 2 and 3 and Approval for Item #4. (Council District 5) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

8. BOA-26-10300140: A request by Jose Sanchez for 1) a 19-foot 11-inch variance from the minimum required 20-foot rear setback to allow a 1-inch rear setback limited to the primary structure as-built, and 2) a 3-foot variance from the minimum required 5-foot setback to allow an ADU with a 2-foot side setback, to include a 1-foot 6-inch overhang and limited to the ADU as-built, and 3) a variance from the accessory dwellings development standards to allow an ADU in the front and side yard limited to the ADU as-built, and 4) a 3-foot 5-inch special exception from the maximum allowable 3-foot front yard solid fence to allow a 6-foot 5-inch front yard solid fence limited to the front yard fence as-built, located at 630 East Carson Street. Staff recommends Denial. (Council District 2) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
9. BOA-26-10300143: A request by Alexander Banda for 1) a 5-foot variance from the minimum required 10-foot front setback to allow a carport with a 5-foot front setback, and 2) an 8-foot variance from the minimum required 15-foot driveway clear vision area to allow a 7-foot driveway clear vision area, and 3) an 18-foot variance from the minimum required 25-foot corner clear vision area to allow a 7-foot corner clear vision area, located at 5403 Port Townsend Drive. Staff recommends Denial. (Council District 4) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
10. BOA-26-10300146: A request by Cooper-Lochte Landscape Architecture, LLC on behalf of McDonald's USA LLC for an elimination of the minimum required 15-foot Type C landscaped buffer yard, located at 9646 Marbach Road. Staff recommends Denial. (Council District 4) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@SanAntonio.Gov, Development Services Department)
11. BOA-26-10300148: A request by Killen, Griffin & Farrimond for an elimination of the minimum required 15-foot Type B landscaped buffer yard along IH-10 E, located at 11670 Interstate 10 East. Staff recommends Denial. (Council District 2) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@SanAntonio.Gov, Development Services Department)
12. BOA-26-10300149: A request by Mike Greenwood for 1) a half story variance from the 2.5 maximum story limit to allow the development of a 3-story single-family residence, and 2) a half story variance from the 2.5 maximum story from Sec 35-517, limiting the height of a development on a multi-family lot abutting a single-family use, to allow a 3-story single-family residence, located at 418 East Locust Street. Staff recommends Denial. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

13. BOA-26-10300150: A request by Michael Perez for a request for a 1-foot special exception from the maximum allowable 5-foot predominantly open front yard fence to allow a 6-foot predominantly open front yard fence, located at 1115 South Saint Mary's Street. Staff recommends Denial. (Council District 1) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

Approval of Minutes

14. Approval of the minutes from the Board of Adjustment meeting on August 3, 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: 08/11/2026 04:06 PM