City of San Antonio

AGENDA

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

Monday, September 28, 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. (Continued from 8/3/2026) 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)
2. BOA-26-10300153: A request by Law Office of EAR, PLLC for 1) a 7-foot variance from the minimum 10-foot side setback to allow a 3-foot side setback on the east side property line, 2) a 17-foot variance from the minimum required 30-foot rear setback to allow a 13-foot rear setback, 3) an elimination of the minimum required 15-foot Type-B buffer on the east and west sides of the property, 4) a 2-foot variance from the minimum required 15-foot Type-B buffer to allow a 13-foot Type-B buffer from the rear property line, 5) an elimination of the minimum required 10-foot Type-A buffer from the north property line, and 6) a 1-foot fence height 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 1514 Rigsby Avenue. Staff recommends Denial. (Council District 3) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
3. BOA-26-10300171: A request by Roger Gonzalez for 1) a 27-foot 6-inch variance from the minimum 30-foot rear setback to allow a 2-foot 6-inch rear setback, with an 8-foot fence along the eastern property line, 2) an elimination of the required 10-foot Type-A buffer along the west side property line, and 3) an elimination of the required 15-foot Type-C buffer along the east side property line, located at 3016 Blanco Road. Staff recommends Approval for Item #1 and Item #3. Staff recommends Denial for Item #2. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
4. BOA-26-10300166: A request by Summit Consultants for a 20-foot variance from the maximum allowable 30-foot height for a light source to allow 73 light poles to be 50-feet in height, located at 2045 South Foster Road. Staff recommends Approval. (Council District 2) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
5. BOA-26-10300169: A request by Rafael Gonzalez for 1) a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow for a carport to be 1-inch from the western property line, and 2) an 18-foot 8-inch variance from the required 20-foot carport setback requirement to allow for a carport front setback of 1-foot 4-inches, located at 5843 Branch Valley Street. Staff recommends Denial. (Council District 4) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
6. BOA-26-10300172: A request by Daniel Loredo for a 1-foot variance from the minimum required 5-foot side setback to allow for a primary structure to be 4-feet from the western

property line, located at 506 Topeka Boulevard. Staff recommends Approval. (Council District 3) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

7. BOA-26-10300173: A request by Rolando Ramirez for 1) a 32.5% variance from the maximum front yard impervious limitation to allow a front yard with 82.5% impervious cover, and 2) a 9-foot 11-inch variance from the required 10-foot front yard carport setback requirement to allow a carport to be 1-inch from the front property line, located at 343 Schmeltzer Lane. Staff recommends Denial. (Council District 1) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
8. BOA-26-10300174: A request by Yadira Hernandez for a 760 square foot lot size variance from the minimum required 4,000 square feet to allow for a lot size of 3,240 square feet, located at 350 Madero Street. Staff recommends Approval. (Council District 5) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
9. BOA-26-10300175: A request by Holland & Knight LLP for a 1-foot fence height special exception from the maximum allowable 5-foot predominantly open front yard fence requirement to allow a 6-foot predominantly open front yard fence, located at 14440 Huebner Road. Staff recommends Approval. (Council District 8) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
10. BOA-26-10300176: A request by Killen, Griffin & Farrimond, PLLC for a 4-foot variance from the minimum required 20-foot garage setback to allow a 16-foot garage setback, located at 7026-7330 Warbler Cove, 6910-7022 Hosek Forest, 6900-7311 Glen Martin, 7002-7039 Friedrich Vista, 7002-7039 Friedrich Ridge. Staff recommends Denial. (Council District 8) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
11. BOA-26-10300177: A request by AG Associates Architects for an 11-foot variance from the minimum required 20-foot garage setback to allow a 9-foot garage setback, located at 11803-11839 Mel Mel Drive. Staff recommends Approval. (Council District 8) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

Approval of Minutes

12. Approval of the minutes from the Board of Adjustment meeting on September 14, 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: 09/22/2026 04:30 PM