City of San Antonio

AGENDA

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

Monday, October 12, 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. Discussion of the 2027 Unified Development Code (UDC) Process for Board of Adjustment amendments.
2. (Continued from 09/28/2026) 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)
3. (Continued from 09/28/2026) 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)
4. (Continued from 09/28/2026) 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)
5. BOA-26-10300180: A request by Smoke to Live LLC for an appeal of the Administrator's decision to revoke the applicant's Short Term Rental Permit, located at 15903 Purple Sage Drive . Staff recommends Denial. (Council District 8). (Joseph Leos, Senior Planner (210) 207-0315, Joseph.Leos @sanantonio.gov, Development Services Department)
6. BOA-26-10300178: A request by Tyrone Fields for an appeal of the Administrator's decision to revoke the applicant's Short Term Rental Permit, located at 1439 Lamar Street. Staff recommends Denial. (Council District 2). (Juan Alvarez, Senior Planner (210) 207-7232, Juan.Alvarez2@sanantonio.gov, Development Services Department)
7. (Continued from 09/14/2026) BOA-26-10300158: A request by Ricardo Araste for a 10% variance from the maximum 50% front yard impervious limitation to allow a front yard with 60% impervious cover, located at 130 Nedrub Drive. Staff recommends Denial. (Council District 3) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
8. (Continued from 09/14/2026) BOA-26-10300161: A request by Daniel Minesinger for 1) a 3-foot variance from the minimum 5-foot side setback requirement to allow a 2-foot side setback on the west side property line and 2) a 9-foot 8-inch variance from the minimum 15-foot driveway clear vision standard to allow a 5-foot 4-inch driveway clear vision, located at 223 Yellowstone Street. Staff recommends Denial. (Council District 5) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
9. (Continued from 09/14/2026) BOA-26-10300164: A request by Carmen Almazan for a 4-

foot 11-inch variance from the minimum 5-foot side setback to allow a carport with a 1-inch side setback, located at 2406 El Paso Street. Staff recommends Denial. (Council District 5) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

10. BOA-26-10300181: A request by Vanessa Suarez for 1) a 2-foot 8-inch variance from the minimum required 5-foot side setback to allow a 2-foot 4-inch side setback with 1-foot of overhang on the north side property line and 2) an 8-inch variance from the minimum required 10-foot front setback to allow a 9-foot 4-inch front setback, located at 10042 Ruidosa Street. Staff recommends Denial for Item #1 and Approval for Item #2. (Council District 3) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
11. BOA-26-10300182: A request by Logan Notestine for 1) a 175 square foot variance from the maximum 800 square feet to allow one accessory dwelling unit to be 975 square feet, and 2) a 19-foot 11-inch variance from the minimum required 20-foot rear setback to allow a 1-inch rear setback for an accessory dwelling unit, located at 510 Devine Street. Staff recommends Denial for Item #1 and Approval for Item #2. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
12. BOA-26-10300186: A request by Xavier Cantu for a 15-foot variance from the minimum required 20-foot rear setback to allow for a 5-foot rear setback, located at 2905 Colima Street. Staff recommends Denial. (Council District 5) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
13. BOA-26-10300187: A request by Xavier Cantu for a 15-foot variance from the minimum required 20-foot rear setback to allow for a 5-foot rear setback, located at 2907 Colima Street. Staff recommends Denial. (Council District 5) (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 September 28, 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: 10/06/2026 03:42 PM