City of San Antonio

AGENDA

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

Monday, October 26, 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 10/12/2026) 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)
2. BOA-26-10300188: A request by Michael Fernandez for an appeal of the Administrator's decision to revoke the applicant's Short Term Rental Permit, located at 10214 Grenadier. Staff recommends Denial. (Council District 10). (Tyler Adam, Planner (210) 207-0721, Tyler.Adam@sanantonio.gov, Development Services Department)
3. BOA-26-10300159: A request by Michelle Arriaga for 1) a 9-foot 11-inch and a 4-foot 11-inch variance from the minimum required 10-foot front and 5-foot side setback to allow a carport to be 1-inch from the front and west side property lines, 2) a 4-foot 11-inch variance from the minimum required 5-foot side setback to allow accessory structures to be 1-foot 5-inches from the east side property line, 1-foot 9-inches from the rear property line with 3-inches of overhang and 2 with a 1-inch setback, 3) a 5-foot variance from the minimum required 15-foot driveway clear vision distance to allow a 10-foot driveway clear vision for the front driveway entrance and a 10-foot 5-inch driveway clear vision for the rear driveway entrance, 4) a 15-foot 10-inch variance from the minimum required 25-foot corner clear vision to allow a 9-foot 2-inch corner clear vision, 5) a 3-foot Fence Height Special Exception from the maximum allowable 3-foot solid front yard fence height to allow a 6-foot solid front yard fence on the west side property line, and 6) a 1-foot Fence Height Special Exception from the maximum allowable 6-foot side yard fence to allow a 7-foot side yard fence on the west side property line, located at 202 McNarney Street. Staff recommends Denial for Items #1, #2, #5, and #6, and Approval for Items #3 and #4. (Council District 4) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
4. BOA-26-10300189: A request by Otha Putnam and Michelle Putnam for 1) a 3-foot Fence Height Special Exception from the maximum allowable 5-foot predominantly open front yard fence height to allow an 8-foot predominantly open front yard fence, and 2) a 2-foot Fence Height Special Exception from the maximum allowable 6-foot side and rear yard fence height to allow an 8-foot side and rear yard fence, located at 6326 Railway. Staff recommends Denial for Item #1 and Approval for Item #2. (Council District 2) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
5. BOA-26-10300190: A request by Janie Barrera for 1) a 2-foot 5-inch variance from the required 5-foot side setback to allow for a primary dwelling with a 2-foot 7-inch side setback on the western property line, 2) a 250 square foot lot size variance from the minimum required 5,000 square feet to allow for a lot size of 4,750 square feet, and 3) a 6-foot 6-inch driveway clear vision area variance from the minimum required 15-foot to allow for a clear view vision of 8-foot 6-inch, located at 811 Theo Parkway. Staff recommends Approval for Item #1 and #2 and Denial for Item #3. (Council District 3) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

6. BOA-26-10300191: A request by George Shilobod for 1) a 1,620 square foot lot size variance from the minimum required 5,000 square feet to allow for a lot size of 3,330, 2) a 4-foot 11-inch variance from the required 5-foot side setback to allow for a 1-inch setback on the western property line, 3) an 16-foot 9-inch variance from the minimum required 20-foot rear setback to allow for a primary dwelling to be 3-foot 3-inch, and 4) 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, located at 222 Sandmeyer Street. Staff recommends Denial. (Council District 2) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services)
7. BOA-26-10300194: A request by Horizon Design & Development for the elimination of the Type-C Buffer along Fischer Road, located at 11118 Fischer Road. Staff recommends Denial. (Council District 4) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@SanAntonio.Gov, Development Services)

Approval of Minutes

8. Approval of the minutes from the Board of Adjustment meeting on October 12, 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: 10/20/2026 09:52 AM