



BOARD OF ADJUSTMENT

AGENDA

January 07, 2026

RESULTS

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, January 07, 2026 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at www.alamoheightstx.gov.

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – December 03, 2025 *Approved as Presented*

C. CASES

Case No. 2461 – 126 Barilla Pl

Application of Abel and Suzanne Rios, owners, requesting the following variance(s) to construct a parking pad on the property located at **CB 4050 BLK 11 LOT 9**, also known as **126 Barilla Pl**, zoned MF-D:

1. Proposed off-street parking is not located in the rear or side of the property, behind the front face of the building, as required per Section 3-49(1) of the City's Zoning Code. *Approved as Requested*

Case No. 2462 – 400 Torcido Dr

Application of Troy Jessee Construction, applicant, representing Spencer Atkinson, owner, requesting the following variance(s) to construct a second story addition to the main structure as well as a new fence on the property located at **CB 4024 BLK 23 LOT 44**, also known as **400 Torcido Dr**, zoned SF-A:

1. A proposed 5ft 4in rear yard setback to the second story addition to the main structure instead of the minimum 30ft required per Section 3-16(1) and
2. The proposed 6ft tall fence within the minimum required portion of a front yard exceeds the maximum 3ft allowed per Section 3-81(7) of the City's Zoning Code. *All Variance Approved as Requested*

Case No. 2463 – 213 Normandy Ave

Application of James Ed Carleton, applicant, representing Richard Garcia of Reasonable Remodelers, owner, requesting the following self-identified variance(s) to construct a second story addition to the existing main structure on the property located at **CB 4024 BLK 135 LOT 14**, also known as **213 Normandy Ave**, zoned SF-B:

1. A proposed 4ft 7in side yard setback to west side of the main structure instead of the minimum 6ft required per Section 3-15(2),
2. The proposed addition exceeds the height looming standard on the west side of the main structure based on a proposed 4ft 7in side yard setback per Section 3-19(2)(a), and
3. The proposed overhang encroaches into the minimum required five (5) foot side yard setback per Section 3-82(2)(b) of the City's Zoning Code. *Tabled for BOA meeting on 02.04.2026*

D. EXTENSIONS

Case No. 2446 – 5307 Broadway St

Request by Richard Garrod of Studio8 Architects, applicant, for a 180-day extension. **Approved as Requested**

E. ADJOURNMENT

The Board of Adjustment reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney) or any other exception authorized by Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, December 29, 2025 at 4:00 p.m.

Jennifer Reyna
Assistant to City Manager