



**BOARD OF ADJUSTMENT  
AGENDA**

February 04, 2026

***CANCELLED ON FEBRUARY 04, 2026 AT 12:00 P.M.***

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, February 04, 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](http://www.alamoheightstx.gov).

**A. CALL MEETING TO ORDER**

**B. APPROVAL OF MINUTES – January 07, 2026 *Rescheduled for the March 04, 2026 regular meeting***

**C. CASES**

**Case No. 2454 – 247 E Elmview Pl (Modified)**

Application of Luke Yoder of System Pavers, applicant, representing Beth Wammack & Daniel Ochoa, owners, requesting the following variance(s) in order to allow flatwork, *with proposed modifications, and a retaining wall* to remain in place on the property located at **CB 5572 BLK 14 LOT 21**, also known as **247 E Elmview Pl**, zoned SF-A:

1. The existing driveway exceeds the maximum 14ft width allowed per Section 3-21, and
2. *The existing 3ft 9in tall retaining wall within the minimum required portion of a front yard exceeds the maximum 3ft height allowed per Section 3-81(7), and*
3. The *proposed 30.47% impervious cover in the front yard setback exceeds the maximum 30% of the total square footage within the front yard setback allowed per Section 3-18 of the City's Zoning Ordinance.* *(Tabled from November 05, 2025 regular meeting) Tabled from December 03, 2025 regular meeting. Rescheduled for the March 04, 2026 regular meeting.*

**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 from January 07, 2026 regular meeting. Rescheduled for the March 04, 2026 regular meeting.*

**Case No. 2464 – 211 Kennedy Ave**

Application of Kyle Brooks, applicant, representing Dabney Homes, LLC, owner, requesting the following variance(s) to construct an accessory structure in the rear yard on the property located at **CB 4024 BLK 31 LOT 12**, also known as **211 Kennedy Ave**, zoned SF-A:

1. A proposed 0ft rear yard setback to the accessory structure instead of the minimum 3ft required per Section 3-85(3) of the City's Zoning Code. **Rescheduled for the March 04, 2026 regular meeting.**

#### **Case No. 2465 – 115 Normandy Ave**

Application of Morgan Penix, applicant, representing Weston and Lauren Sharples, owners, requesting the following variance(s) to construct a circular driveway on the property located at **CB 4024 BLK 134 LOT 11**, also known as **115 Normandy Ave**, zoned SF-B:

1. A proposed circular driveway on a fifty (50) foot wide lot instead of the minimum sixty-five (65) feet required per Section 3-21, and
2. The proposed 12ft 11in curb cut width exceeds the 12ft maximum allowed for lots less than or equal to 65ft in width required per Section 3-21, and
3. The proposed 15ft 4in driveway width in the front yard setback exceeds the 10ft maximum allowed for lots less than or equal to 65ft in width required per Section 3-21, and
4. The proposed 51.96% impervious cover in the front yard setback exceeds the maximum 30% of the total square footage within the front yard setback allowed per Section 3-18 of the City's Zoning Code.

**Rescheduled for the March 04, 2026 regular meeting.**

#### **Case No. 2466 – 202 Rosemary Ave**

Application of Jay Corder, applicant, representing Paul Graves, owner, requesting the following variance(s) to construct a new addition to the existing single-family structure on the property located at **CB 5571A BLK 7 LOTS 1, 2, 3 and 4**, also known as **202 Rosemary Ave**, zoned SF-A:

1. A proposed 22ft 3-3/8in front yard setback to the first story addition to the main structure instead of the minimum 30ft required per Section 3-14, and
2. The north elevation of the main structure does not comply with the front articulation standards required per Section 3-14, and
3. The west elevation of the main structure does not comply with the side articulation standards required per Section 3-15, and
4. The proposed 17ft 2-1/8in height of the parapet wall on the north elevation exceeds the height looming standard for a main structure by 0ft 6-1/8in instead of the maximum 16ft 8in allowed for a 8ft 4in side yard setback per Section 3-19(2), and
5. The proposed 15ft 2-1/8in height of the parapet wall on the south elevation exceeds the height looming standard for a main structure by 3ft 2-1/8in instead of the maximum 12ft 0in allowed for a 6ft 0in side yard setback per Section 3-19(2) of the City's Zoning Code. **Rescheduled for the March 04, 2026 regular meeting.**

#### **D. ADJOURNMENT**

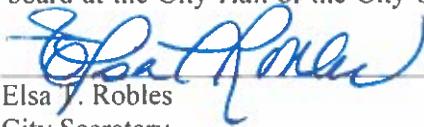
*The Board of Adjustment reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney) or any other exception authorized by Chapter 551 of the Texas Government Code.*

#### **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, February 04, 2026 at 12:00 p.m.

  
Elsa T. Robles  
City Secretary

