

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
January 7, 2026

The Board of Adjustment held a regular meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St on Wednesday, January 7, 2026, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
David Rose, Vice Chairman
Lott McIlhenny
Jessica Drought

Members absent:

Sean Caporaletti, Alternate
Wayne Woodard

Staff members present:

Phil Laney, Assistant City Manager
Tyler Brewer, Senior Planner
Garrett Pringle, Planner

The meeting was called to order by Chairman Orr at 5:30 p.m.

Mr. McIlhenny motioned to approve the December 3, 2025 meeting minutes as presented. Mr. Rose seconded the motion

In Favor: Orr, Rose, McIlhenny, Drought
Against:

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.**

Mr. Brewer presented the case. He spoke to the history related to the case and explained the request is for an off-street parking pad in front of the house.

Mr. Orr asked about the lot size and Mr. Brewer clarified the lot is approximately 50 feet in width.

Ms. Drought asked about impervious coverage requirements and Mr. Brewer clarified that the proposed variance would comply with impervious coverage requirements.

The applicant, Suzanne Rios, came forward to address the board.

Chairman Orr opened the open comment portion of the meeting at 5:39pm. With no one stepping forward to comment on the case Chairman Orr closed the open comment portion of the meeting at 5:39pm

Mr. Rose motioned to approve the variance request as presented. Ms. Drought seconded the motion

In Favor: Orr, Rose, McIlhenny, Drought

Against:

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.**

Mr. Brewer presented the case. He noted existing non-conformities with features of the main structure on the property such as the first story encroaching into the rear yard setback. The proposed second story would not change the footprint.

Ms. Drought asked for clarification on the looming standard. Mr. Brewer clarified that because the structure backs up to an alleyway the looming standard for the proposed second story would not apply on the north side of the property

Mr. Brewer explained that the previous variance that was approved for this project had expired and that was why this request was brought forth in this meeting. He mentioned that a portion of the proposed fence would be in the City's right of way and that it must go to city council for a license agreement. He identified a hardship due to the topography and lot shape.

Chairman Orr opened the meeting for open comment at 5:52pm. With no one stepping forward for comments he closed the open comment portion of the meeting at 5:52pm

Mr. Rose motioned to approve of the variance request as presented. Mr. McIlhenny seconded the motion.

In Favor: Orr, Rose, McIlhenny, Drought

Against:

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.**

Mr. Brewer presented the case.

The applicant, Ed Carleton, came forward to address the board. He mentioned that in addition to this variance request there may be more to come related to the project. Mr. Rose spoke to a preference for all the variance requests to be made at once and a complete plan for the project be available before deciding.

Ms. Drought mentioned wanting to know the exact numbers for the looming height before making a decision.

Mr. Rose motioned to table the request for the next regularly scheduled Board of Adjustment meeting on February 4th, 2026. Ms. Drought seconded the motion.

In Favor: Orr, Rose, McIlhenny, Drought
Against:

Case No. 2446 – 5307 Broadway St

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

Ms. Drought motioned to approve the extension as requested. Mr. Rose seconded the motion.

In Favor: Orr, Rose, McIlhenny, Drought
Against:

There being no further business, Mr. McIlhenny moved to adjourn the meeting with Mr. Rose seconding the motion followed by unanimous consent of the board. The meeting was adjourned at 6:17 p.m.

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.

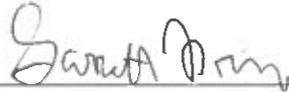


Handwritten signature of Bill Orr, consisting of a circled 'O' above the name 'Bill Orr'.

Bill Orr, Chairman
(Board Approval)

3/4/26

Date Signed & Filed



Handwritten signature of Garrett Pringle.

Garrett Pringle, Planner
Community Development Services