



BOARD OF ADJUSTMENT
AGENDA
March 04, 2026
RESULTS

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, March 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.

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – January 07, 2026 (*Rescheduled from February 04, 2026 regular meeting*)
Approved as presented.

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 from February 04, 2026 regular meeting). Approved as revised.*

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 from February 04, 2026 regular meeting). Approved as modified.*

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 from February 04, 2026 regular meeting). Approved as requested.*

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 from February 04, 2026 regular meeting). **Approved variances 1, 2, and 3 and denied variance 4.**

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 from February 04, 2026 regular meeting). **Approved as requested.**

Case No. 2467 – 306 Kennedy Ave

Application of Collin Stone, applicant, representing Charles Jones, owner, requesting the following variance(s) to replace an existing driveway on the property located at **CB 4024 BLK 44 LOT 12, NW 25 FT of 11 & SE IRR 29 FT of 13 & P-100 (0.017 AC PART OF ALLEY)**, also known as **306 Kennedy Ave**, zoned SF-A:

1. The proposed 25ft 0in curb cut width exceeds the 14ft maximum allowed for lots greater than 65ft in width required per Section 3-21, and
2. The proposed 18ft 8in driveway width within the front yard setback exceeds the 14ft maximum allowed for lots greater than 65ft in width required per Section 3-21 of the City's Zoning Code. **Approved as requested.**

Case No. 2468 – 215 Morse St

Application of Myles Caudill, applicant, representing La Pita Ventures, LLC, owner, requesting the following variance(s) in order to construct a new single-family residence on the property located at **CB 4024 BLK 60 LOT 2**, also known as **215 Morse St**, zoned SF-A:

1. A proposed 0ft front yard setback to the main structure instead of the minimum 30ft required per Section 3-14, and
2. A proposed 5ft side yard setback on the northern side of the main structure instead of the minimum 6ft required per Section 3-15(2) of the City's Zoning Code. **Rescheduled by staff for next regularly scheduled meeting. No action taken.**

Case No. 2469 – 223 Allen St

Appeal of Yvette Almendarez, owner, pursuant to Section 2-47(b)(1) of the City of Alamo Heights Code of Ordinances, regarding city staff's denial of a rear yard fence permit application on the property located at **CB 4024 BLK 58 LOT 16 & 17 & W 40.81 X 50 OF ALLEN ST**, also known as **223 Allen St**, zoned SF-A. **Upheld staff interpretation.**

Case No. 2470 – 5701 N New Braunfels Ave

Application of Patrick Christensen, applicant, representing Schroeder Management Trust, owner, requesting the following self-identified variance(s) to construct an office building on the property located at **CB 4050 BLK 75 LOT 23 & 24**, also known as **5701 N New Braunfels Ave**, zoned MF-D and pending consideration for rezoning to O:

1. A proposed lot width of 56.1ft instead of the minimum 75ft required per Section 3-63(1), and
2. A proposed 10ft side yard setback to the main structure on the east side of the property instead of the minimum 15ft required per Section 3-65(1)(a), and
3. No sidewalk in the right-of-way on the east side of the property as required per Section 3-70(5), and
4. A proposed 5ft wide landscape area along the front property line instead of the 8ft required per Section 3-70(1), and
5. A proposed minimum off-street parking requirement of 5 parking spaces instead of the 6 parking spaces required for a gross building floor area of 1,604 sq ft of Office use per Section 3-84(1)(e), and
6. A proposed 8ft landscape area along the eastern boundary of the surface parking area instead of along all surface parking area boundaries required per Section 3-69(3)(a), and
7. A proposed trash receptacle abutting the west side property line instead of being located at least 10ft from an adjacent lot required per Section 3-70(8)(a) of the City's Zoning Code. **Approved as requested.**

Case No. 2471 – 220 Allen St

Application of Maggie Herdeg, applicant, representing Pablo and Gabriela Pergola, owners, requesting the following variance(s) to construct a single-car detached garage as well as convert part of the main structure to a single-car attached garage on the property located at **CB 4024 BLK 59 LOT 12 & 13**, also known as **220 Allen St**, zoned SF-A:

1. The detached accessory structure is located to the front of the main structure instead of in the rear as required per Section 3-85, and

2. The attached garage on a lot greater than 65ft in width is located 22ft 7.2in from the front yard property line instead of the 50ft required as well as set back 4ft 8in from the front façade instead of the 18ft required per Section 3-21, and
3. The proposed impervious coverage within the front yard setback area of 57% exceeds the maximum 30% allowed per Section 3-18 of the City's Zoning Code. *Approved as requested.*

Case No. 2472 – 225 Westover Rd

Application of Richard Baum, applicant, representing Luci Leykum, owner, requesting the following variance(s) to reconstruct an existing driveway approach on the property located at **CB 4024 BLK 11 LOT 44**, also known as **225 Westover Rd**, zoned SF-A:

1. The proposed 34ft 0in curb cut width exceeds the 14ft maximum allowed for lots greater than 65ft in width required per Section 3-21 of the City's Zoning Code. *Approved as requested.*

Case No. 2473 – 101 Albany St

Application of Ramiro O. Zapata, applicant, representing JHJ of Texas, LLC, owner, requesting the following self-identified variance(s) to expand an existing driveway, construct retaining walls around the driveway, construct a fence, and allow an existing wall to remain in place on the property located at **CB 4050 BLK 78 LOT 55**, also known as **101 Albany St**, zoned SF-A:

1. The proposed 30ft 8in curb cut width exceeds the 14ft maximum allowed for lots greater than 65ft in width required per Section 3-21, and
2. The proposed 27ft 0in driveway width within the front yard setback exceeds the maximum 14ft allowed for lots greater than 65ft in width required per Section 3-21, and
3. The proposed 4ft 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
4. The proposed 10ft tall fence on the west side of the property exceeds the maximum 8ft height allowed per Section 3-82(4), and
5. The existing wall on the east side of the property exceeds the maximum 8ft height allowed per Section 3-82(4) of the City's Zoning Code. *Denied variance 1. Approved variances 2, 3, 5 as requested. Approved variance 4 with condition.*

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 23, 2026 at 11:00 a.m.

Elsa T. Robles
City Secretary