

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
March 05, 2025

The Board of Adjustment held a regular meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, March 05, 2025 at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman  
Jessica Drought  
David Rose  
Wayne Woodard  
Lott McIlhenny

Members absent:

Sean Caporaletti, Alternate  
Jimmy Satel, Alternate

Staff members present:

Phil Laney, Assistant City Manager  
Lety Hernandez, Director of Community Development Services  
Dakotah Procell, Planner

\*\*\*\*\*

The meeting was called to order by Chairman Drought at 5:32pm.

\*\*\*\*\*

Ms. Hernandez announced that the January 07, 2025 and February 04, 2025 meeting minutes were not available for review and were rescheduled for the next regular meeting. No action was taken.

\*\*\*\*\*

**Case No. 2431 – 211 Kennedy Ave**

Application of Jack Dabney, owner, requesting the following self-identified variance(s) in order construct a new detached garage on the property located at **CB 4024 BLK 31 LOT 12, 13, AND 14**, also known as **211 Kennedy Ave**, zoned SF-A:

1. A proposed 0ft rear yard setback instead of the minimum 3ft required per Section 3-16(3) of the City's Zoning Code.

Ms. Hernandez presented the case. Mr. Dabney, owner, was present and addressed the board. He spoke regarding the results of the recent survey that confirmed the existing garage was encroaching into the alley adding that it appeared to be compliant on site.

Open discussion followed regarding the proposed improvements.

Chairman Orr opened the public hearing at 5:40pm. No one requested to speak regarding the case so the public hearing was closed.

Mr. Rose moved to approve the variance as requested. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:  
FOR: Orr, Drought, McIlhenny, Rose, Woodard  
AGAINST: None

\*\*\*\*\*

**Case No. 2429 – 502 Argo Ave**

Application of Phillip Calderon of Casas Bonita's Inc, applicant, representing Ernesto and Sonja Bustamante, owners, requesting the following variance(s) in order to allow the rear porch addition to remain in place at the rear of the main structure on the property located at **CB 4024 BLK 126 LOT 16**, also known as **502 Argo Ave**, zoned SF-B:

1. A proposed 5ft side yard setback to the existing main structure instead of the minimum 6ft required per Section 3-15(2) and
2. A proposed 4ft side yard setback to the eave/overhang instead of the minimum 5ft required per Section 3-82(3)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. Mr. Calderon was present and addressed the board.

Open discussion followed between the board and applicant regarding the improvements and nonconformities.

Chairman Orr opened the public hearing at 5:50pm. No one requested to speak with interest in the case so the public hearing was closed.

Mr. Rose moved to deny the requested variances. Mr. McIlhenny seconded the motion.

The motion to deny was approved with the following vote:  
FOR: Orr, Drought, McIlhenny, Rose, Woodard  
AGAINST: None

\*\*\*\*\*

**Case No. 2430 – 423 Evans Ave**

Application of Courtney Collins, owner, requesting the following variance(s) in order to allow the 8ft high front-facing fence to remain 22.2ft from the front property line on the property located at **CB 4024 BLK 179 LOT 16 AND E 25FT OF 17**, also known as **423 Evans Ave**, zoned SF-A:

1. The fence is located within the front yard setback area as prohibited per Section 3-14 and 3-81(7) of the City's Zoning Code.

Ms. Hernandez presented the case. Ms. Collins was present and addressed the board. She requested to approach the board to distribute information and went on to speak regarding the request and information included in the documents provided.

Open discussion followed between the board and applicant regarding the location and height of the existing fence. Ms. Collins added that the placement was based on exposed property pins but, after resurveying the property, it was discovered that the exposed pins were not those of the front property line for the site.

Chairman Orr opened the public hearing at 6:13pm.

Those requesting to speak with interest in the case were as follows:  
Richard Garison, 524 Evans Ave  
John Grable, 215 Crescent Ave  
Kiech Jung, 518 Evans Ave

No one else requested to speak with interest in the case. Chairman Orr closed the public hearing at 6:26pm.

Those speaking clarified regarding documents provided by the owner, compliance with the City's ordinances, not needing an 8ft high fence due to lack of residence on the property, no hardship was identified, encroachment of the fence onto the neighbors' property, and the existing placement and height.

Mr. Rose moved to deny the requested variance. Mr. McIlhenny seconded the motion.

The motion to deny was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Woodard

AGAINST: None

At that time, the board expressed concerns regarding lack of enforcement.

\*\*\*\*\*

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Rose seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:29pm.

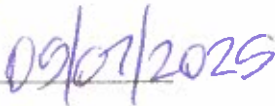
\*\*\*\*\*

**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.**



Bill Orr, Chairman  
(Board Approval)

  
Date Signed & Filed



  
Lety Hernandez, Director  
Community Development Services