

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
April 1, 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, April 1, 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
Wayne Woodard

Members absent:

Sean Caporaletti, Alternate

Staff members present:

Lety Hernandez, Director Community Development Services
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 March 4, 2026, meeting minutes as presented. Vice Chairman Rose seconded the motion.

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

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 from March 04, 2026 regular meeting)*

Mr. Brewer presented the case. He reviewed the history of the case, making note of these variances having previously been approved by the BOA. The case was before the BOA again due to the previous approval

expiring. He noted that the Architectural Review Board has recommended approval of the proposed design to the City Council to be heard on April 13th. Lot shape was a stated hardship.

Chairman Orr opened the public comment portion of the meeting at 5:40pm. With no one coming forward for comment, he closed the public comment portion at 5:40pm

Vice Chairman Rose made a motion to approve both variances as requested. Ms. Drought seconded the motion.

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

Case No. 2474 – 231 Abiso Ave

Application of Heather Janes, applicant, representing Brenda Sellers, owner, requesting the following variance(s) in order to construct a fence on the property located at **CB 4024 BLK 123 LOT 18**, also known as **231 Abiso Ave**, zoned SF-B:

1. The proposed 4ft 5in tall fence within the minimum required portion of a front yard exceeds the maximum 3ft height allowed per Section 3-81(7) of the City's Zoning Code.

Mr. Brewer presented the case. No hardships were identified.

The applicant, Heather Janes, approached the board. Chairman Orr asked the applicant what hardship she was asking the board to consider. She spoke of the reasoning for the request primarily being to build fence in the front yard tall enough that her grandchild could not climb over. She mentioned ongoing projects in the back yard that made that space unsafe.

Ms. Drought asked about the ongoing project in the back yard and if there was a timeline on completion. Ms. Janes was unable to provide a specific timeline.

The board generally spoke of options to step down the fence so that it is compliant at 3-feet as measured from the lower side's natural grade at different sections of the yard.

Chairman Orr opened the public comment portion of the meeting at 5:50pm. With no one coming forward to comment, Chairman Orr closed the public comment portion of the meeting at 5:50pm.

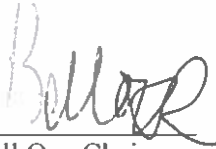
Vice Chairman Rose made a motion to deny the variance as requested. Mr. McIlhenny seconded the motion.

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

ADJOURNMENT

There being no further business to attend to, Mr. McIlhenny made a motion to close the meeting, and Vice Chairman Rose seconded the motion. The meeting was closed with unanimous consent at 5:54pm

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



Garrett Pringle, Planner
Community Development Services