

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
April 02, 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, April 02, 2025 at 5:30 p.m.

Members present and composing a quorum of the Board:

David Rose, Vice Chairman
Jessica Drought
Wayne Woodard
Lott McIlhenny

Members absent:

Bill Orr, Chairman
Sean Caporaletti, Alternate
Jimmy Satel, Alternate

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services
Sarah Olivares, Planner

The meeting was called to order by Vice Chairman David Rose at 5:31pm.

Mr. McIlhenny moved to approve the January 07, 2025 meeting minutes. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Rose, McIlhenny, Drought, Woodard
AGAINST: None

Case No. 2432 – 300 Circle St

Application of Jahan Ahmadi, owner requesting the following variance(s) on the property located at **CB 4050 BLK 72 LOT 34, 35, 36 & W 8.5 OF 33**, also known as **300 Circle St**, zoned MF-D:

1. No sidewalk in right-of-way as required per Section 3-50 (7) of the City's Zoning Code.

Ms. Hernandez presented the case. The property owner, Mr. Ahmadi, was present and addressed the board. He noted that there are no sidewalks installed on the properties abutting or within the vicinity of 300 Circle St as well as some topography issues on site that would require him to bring in fill dirt to build a sidewalk. He stated that it was his opinion that installing a sidewalk on his property would not provide any benefit to residents in the area.

Open discussion with the property owner and broker for the property followed regarding the proposed improvements.

Vice Chairman Rose opened the public hearing at 5:42 p.m. No one requested to speak on the case, so the public hearing was closed at 5:42 p.m.

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

The motion was approved with the following vote:

FOR: Rose, McIlhenny, Drought, Woodard

AGAINST: None

Case No. 2433 – 863 Estes Ave

Application of Kristen Weber, applicant, representing John Bloodsworth, owner, requesting the following self-identified variance(s) in order to construct a new steel pergola on the driveway side of the property located at **CB 4024 BLK 53 LOT 32**, also known as **863 Estes Ave**, zoned SF-A:

1. A proposed 1 ft 2 inch side yard setback to the new steel pergola instead of the minimum 10 ft 0 inch required per Sec. 3-15(1),
2. A proposed encroachment of 3 ft 2 inch into the front yard setback minimum of 30 ft 0 inch required per Sec. 3-14, and
3. 0 covered parking spaces instead of the minimum 2 required per 3-21.

Ms. Hernandez presented the case. The applicant, Ms. Weber, was present and addressed the board. She noted that the requested setback variances stem from the existing conditions and placement of the structure on the property. She also mentioned that the property owners merely want some shade for their vehicles when parked, which is their reasoning for not having non-permeable covered parking on the site, as required by Section 3-21.

Open discussion followed regarding the proposed improvements. Mr. Woodard asked some questions of the applicant regarding design and access to the proposed addition.

Vice Chairman Rose opened the public hearing at 5:51 p.m. No one requested to speak on the case, so the public hearing was closed at 5:51 p.m.

Ms. Drought moved to approve the variance as requested. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Rose, McIlhenny, Drought, Woodard

AGAINST: None

Case No. 2435 – 215 Canyon

Application of Dave Isaacs, applicant, representing Jorge Contreras, owner, requesting the following self-identified variance(s) in order to construct a new pool and deck on the property located at **CB 4024 BLK 197 LOT 4**, also known as **215 Canyon Dr**, zoned SF-A:

1. A proposed 0 ft side yard setback to the existing main structure instead of the minimum 6ft required per Section 3-15(2) of 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, and noted that the fence portion of the variance request was a staff agenda error and was not under consideration. Ms. Isaacs was present and addressed the board. He noted that to the west of the property is City of Alamo Heights-owned, wooded property and therefore did not anticipate any neighbor issues by placing the new pool and deck on the western property line.

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

Vice Chairman Rose opened the public hearing at 5:57 p.m. No one requested to speak on the case, so the public hearing was closed at 5:57 p.m.

Mr. McIlhenny moved to approve the requested variance. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Rose, McIlhenny, Drought, Woodard

AGAINST: None

Case No. 2436 – 611 Alamo Heights Blvd


Application of Chris Berneche, applicant, representing Will Newburn, owner, requesting the following variance(s) in order to construct a new spa on the property located at **CB 4024 BLK 163 LOT 5**, also known as **611 Alamo Heights Blvd**, zoned SF-A:

1. A proposed pool structure located to the front of the main building instead of to the rear as required per Section 3-85(1) of the City's Zoning Code.

Request withdrawn by the owner. No public hearing conducted and no action taken.

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Ms. Drought seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 5:58 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.



David Rose, Vice Chairman
(Board Approval)

7-2-25

Date Signed & Filed



Lety Hernandez, Director
Community Development Services