

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
July 01, 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, July 01, 2026, at 5:30p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Jessica Drought
Lott McIlhenny
Wayne Woodard

Members absent:

David Rose, Vice Chairman
Sean Caporaletti, Alternate

Staff members present:

Lety Hernandez, Community Development Director
Tyler Brewer, Senior Planner

The meeting was called to order by Chairman Orr at 5:43p.m.

Mr. McIlhenny moved to approve the June 3, 2026 meeting minutes as presented. Mr. Woodard seconded the motion.

FOR: Orr, Drought, McIlhenny, Woodard

AGAINST: None

Case No. 2476 – 132 Grant Ave

Application of Grant Winston, applicant, representing Bob McClane, owner, requesting the following variance(s) in order to install a generator at the rear of the property on the property located at **CB 4024 BLK 11 LOT 59**, also known as **132 Grant Ave**, zoned SF-A:

1. A proposed 1ft side yard setback instead of the minimum 3ft required per Section 3-15 and
2. A proposed 1ft rear yard setback instead of the minimum 3ft required per Section 3-16 of the City's Zoning Code. (Tabled from June 3, 2026 regular meeting)

Staff announced that the applicant withdrew their application. No action was taken.

Case No. 2477 – 514 Patterson Ave

Application of Cameron Smith of Smithdish Architecture, applicant, representing Mary Herff, owner, requesting the following self-identified variance(s) in order to install a porte-cochère on the property located at **CB 4024 BLK 21 LOT 2A AND N 31.6 FT of 3A**, also known as **514 Patterson Ave**, zoned SF-A:

1. The attached porte-cochère is located to the front of the front façade of the main structure instead of being set back eighteen (18) feet from the front façade as required per Section 3-21 of the City's Zoning Code.

Mr. Brewer presented the case. He informed there were no hardships and went on to speak regarding a heritage tree adding that the proposed placement of the improvements was to avoid a negative impact to that tree.

Cameron Smith, applicant, was present and approached the board. She stated that they did not propose passing the front facade of the main structure.

Open discussion followed regarding the front setback and impervious coverage on the site. Ms. Smith clarified that the plans propose an increase of greenspace and decrease amount of impervious coverage.

Chairman Orr opened public hearing at 5:55 p.m. No one requested to speak regarding the case. Chairman Orr closed the public hearing at 5:56p.m.

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

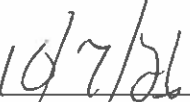
FOR: Orr, Drought, McIlhenny, Woodard
AGAINST: None

There being no further business, Mr. McIlhenny moved to adjourn the meeting followed by unanimous consent. The meeting was adjourned at 5:56p.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.



Bill Orr, Chairman
(Board Approval)



Date Signed & Filed

 for

Maxwell Houser, Permit Technician
Community Development Services