

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
August 06, 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, August 06, 2025 at 5:30 p.m.

Members present and composing a quorum of the Board:

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

Members absent:

Sean Caporaletti, Alternate

Staff members present:

Lety Hernandez, Director of Community Development Services  
Tyler Brewer, Senior Planner

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The meeting was called to order by Chairman Orr at 5:31 p.m.

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Mr. Rose moved to approve the July 02, 2025 meeting minutes. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

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

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**Case No. 2449 – 147 Wildrose Ave**

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Application of Kyle A. and Felicia M. Brooks, owners, requesting the following self-identified variance(s) to install a pool and pool equipment on the property located at **CB 5571A BLK 2 LOTS 32, 33, & 34**, also known as **147 Wildrose Ave**, zoned SF-A:

1. The pool and deck towards the front, on the east side yard instead of rear of main building per section 3-85(1), and
2. Position pool pad and equipment not near a current main or accessory structure as required per section 3-15(3) of the City's Zoning Code.

Mr. Brewer presented the case. Kyle and Felicia Brooks, owners, were present and addressed the board. Kyle and Felicia provided an overview of the current request as well as future construction plans on the site.

Open discussion with the property owners followed regarding the variance request and the phasing of current and future proposed improvements on the site. The Board expressed concerns about the

proposed pool extending in front of the main structure on the site and encouraged the applicant to work with staff to modify the plan to address that issue.

Chairman Orr 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. Rose moved to table the request until further notice. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard, Drought

AGAINST: None

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**Case No. 2445 – 421 Circle St**

Application of John Marie Benninghoff, applicant, representing Brandi Lindsey, owner, requesting the following self-identified variance(s) for a pergola on the property located at **CB 4050 BLK 64 LOT S 140.63 FT OF 3**, also known as **421 Circle St**, zoned MF-D:

1. The proposed accessory structure encroaches upon the minimum required side yard setback per Sections 3-45(4)(b) and 3-85(2), and
2. The proposed accessory structure encroaches upon the minimum required rear yard setback per Sections 3-46(3)(b) and 3-85(3) of the City's Zoning Code.

Mr. Brewer presented the case. John Marie Benninghoff, owner, joined the meeting via teleconference and addressed the board.

The Board asked some clarifying questions to staff regarding the height of the structure. Staff informed the Board that the proposed height of the pergola was compliant with the City's Code of Ordinances.

Chairman Orr opened the public hearing at 6:04 p.m. No one requested to speak on the case, so the public hearing was closed at 6:04 p.m.

Mr. Rose moved to approved the requested variances. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard, Drought

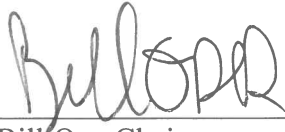
AGAINST: None

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There being no further business, Mr. Orr moved to adjourn the meeting. Mr. Woodard seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:07 p.m.

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**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



Tyler Brewer, Senior Planner  
Community Development Services