



**BOARD OF ADJUSTMENT
AGENDA**

September 03, 2025

RESULTS

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, September 03, 2025 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at www.alamoheightstx.gov.

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – August 06, 2025 – *Approved as presented*

C. CASES

Case No. 2448 – 1009 Townsend Place

Application of Lyndsay A. Thorn, applicant, representing S.N.B. Limited Partnership, LLC., owner, requesting the following self-identified variance(s) on the property located at **CB 4024 BLK 52 LOT 8**, also known as **1009 Townsend Pl**, zoned MF-D:

1. A proposed 3ft 6in fence within the minimum required portion of a front yard, which exceeds the maximum 3ft allowed required per Section 3-44(4) of the City's Zoning Ordinance. ***Tabled until further notice.***

Case No. 2450 – 311 Wildrose Ave

Application of Lawson Jessee, owner, requesting the following variance(s) in order to construct an addition to the existing garage on the property located at **CB 5571A BLK 11 LOT W 1/2 50, 51, AND E 1/2 52**, also known as **311 Wildrose Ave**, zoned SF-A:

1. A proposed 2ft side yard setback to the accessory structure instead of the minimum 3ft required per Section 3-15(3),
2. The proposed 12ft 2in height exceeds the height looming standard for an accessory structure by 7ft 11-1/2in instead of the maximum 4ft 2-1/2in allowed for a 2ft 1-1/4in side yard setback per Section 3-19(5)(a), and
3. A proposed 1ft 1-1/4in side yard setback to the proposed eave/overhang instead of the minimum 2ft required per Section 3-82(3)(b) of the City's Zoning Ordinance. ***All variances approved as requested.***

Case No. 2451 – 328 Albany St

Application of Puerto BB, LLC, owner, requesting the following variance(s) in order to construct a new single-family residence on the property located at **CB 4050 BLK 76 LOT 21, 22 & 23**, also known as **328 Albany St**, zoned SF-A:

1. A proposed 10ft front yard setback for the main structure instead of the minimum 30ft front yard setback required per Section 3-14,

2. The proposed 53.95% impervious cover in the front yard setback exceeds the maximum 30% allowed per Section 3-18, and
3. The proposed 48.84% of any lot area covered by the main building and all accessory buildings on the lot exceeds the maximum allowed 40% required per Section 3-17 of the City's Zoning Ordinance. *All variances approved as requested.*

Case No. 2452 – 246 E. Fair Oaks Pl

Application of Kyle Brooks, applicant, on behalf of Bill Carson, owner, requesting the following variance(s) in order to construct a deck and arbor on the property located at **CB 5572 BLK 16 LOT 8**, also known as **246 E. Fair Oaks Pl**, zoned SF-A:

1. A proposed 16ft 1in rear yard setback for the main structure instead of the minimum 20ft required per Section 3-16(1) of the City's Zoning Ordinance. *All variances approved as requested.*

Case No. 2453 – 315 Encino Ave

Application of Bradford Lawton, owner, requesting the following self-identified variance(s) in order to replace an existing driveway on the property located at **CB 4024 BLK 29 LOT S 50 FT OF 15**, also known as **315 Encino Ave**, zoned SF-A:

1. The proposed curb cut and driveway widths exceed the maximums allowed for lots less than or equal to 65ft in width required per Section 3-21, and
2. The proposed impervious cover in the front yard setback exceeds the maximum 30% allowed required per Section 3-18 of the City's Zoning Ordinance. *All variances approved with conditions.*

D. ADJOURNMENT

The Board of Adjustment reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney) or any other exception authorized by Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, August 25, 2025 at 10:30 a.m.

Elsa T. Robles
City Secretary