

**City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES**

September 03, 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, September 03, 2025 at 5:30 p.m.

Members present and composing a quorum of the Board:

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

Members absent:

Sean Caporaletti, Alternate

Staff members present:

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

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

Mr. McIlhenny moved to approve the August 06, 2025 meeting minutes. Mr. Rose seconded the motion.

The motion was approved with the following vote:

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

Case No. 2448 – 1009 Townsend Ave

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.

Mr. Brewer presented the case. Mr. Thorn, applicant, was present and addressed the board. He spoke regarding the slope of the lot and height of the wall due to having to excavate the site for the new multi-family construction and added that the fence would not be visible due to landscape at the southern side. He expressed concerns regarding the limitation in height.

Open discussion followed regarding the site. The board asked staff to clarify regarding the current code language and staff responded.

Chairman Orr opened the public hearing at 5:45pm. No one requested to speak so the public hearing was closed.

At that time, Mr. Rose moved to table the request until further notice. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Woodard

AGAINST: None

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.

Mr. Brewer presented the case and it was clarified that the variance request was for the garage only. He spoke regarding the previously approved self-identified variance and explained the looming encroachment on the side yard. He added that the size of the lot did not meet the minimum size required for the district.

Mr. Jessee, owner, was present and addressed the board. He spoke regarding the roof design and slope on the property. Open discussion followed regarding the design and site.

Chairman Orr opened the public hearing at 5:54pm. No one requested to speak on the case, so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Woodard

AGAINST: None

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.

Mr. Brewer presented the case. The lot size and shape were identified as hardships. Jahan Ahmadi, owner, requested to approach the board and distributed documents for the members to view.

Mr. Ahmadi went on to speak regarding the hardships and surrounding properties. He added that the proposed house sits two (2) feet further back than the current house and stated that he was willing to deed restrict the property to prohibit the installation of an approach in the front, off of Albany St. Open discussion followed regarding vehicular access.

Chairman Orr opened the public hearing at 6:11pm.

Those speaking with interest in the case were as follows:
Elizabeth Diggs, 406 Kokomo St (Opposed)

No one else requested to speak regarding the case. Chairman Orr closed the public hearing at 6:18pm.

Concerns of those speaking included use of the alley and placement of the new construction in relation to the existing porch.

Mr. Rose moved to approved the requested variances with the condition that the owner provide proof of the deed restriction prior to issuance of a permit. Ms. Drought seconded the motion.

The motion was approved with the following vote:

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

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.

Mr. Brewer presented the case. Kyle Brooks, applicant, was present and addressed the board. Discussion followed regarding the existing conditions and clarified that the proposal was to add to the existing deck without removal of any of the existing.

Chairman Orr opened the public hearing at 6:24pm. No one requested to speak on the case, so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Woodard

AGAINST: None

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

Mr. Brewer presented the case. Staff informed that the property owner was unable to attend the scheduled meeting.

The board clarified that the replacement of the driveway was a change in material, only, but no increase in width.

Chairman Orr opened the public hearing at 6:28pm.

Those speaking with interest in the case were as follows:

Ray Romano, 734 Patterson Ave (Support)

No one else requested to speak regarding the case. Chairman Orr closed the public hearing at 6:29pm.

Mr. McIlhenny moved to approved the requested variances. Ms. Drought seconded the motion. Mr. McIlhenny amended the motion to approve the requested variances with the condition that the replacement not exceed the original footprint. Mr. Rose seconded the amended motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Woodard

AGAINST: None

There being no further business, Mr. McIlhenny moved to adjourn the meeting followed by unanimous consent of the board. The meeting was adjourned at 6:30pm.

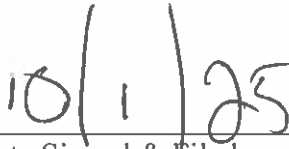
THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND

**DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED
OR STATEMENTS MADE.**



Handwritten signature of Bill Orr in black ink.

Bill Orr, Chairman
(Board Approval)



Handwritten date 10/1/25 in black ink.

Date Signed & Filed



Handwritten signature of Lety Hernandez in black ink.

Lety Hernandez, Director
Community Development Services