

City of Alamo Heights  
BOARD OF ADJUSTMENT  
MINUTES  
October 01, 2025

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, October 01, 2025 at 5:30 p.m.

Members present and composing a quorum of the Board:

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

Members absent:

Jessica Drought  
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 5:30 p.m.

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Mr. McIlhenny moved to approve the September 03, 2025 meeting minutes. Mr. Rose seconded the motion.

The motion was approved with the following vote:

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

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Case No. 2454 – 247 E Elmview Pl

Application of Luke Yoder of System Pavers, applicant, representing Beth Wammack & Daneil Ochoa, owners, requesting the following variance(s) in order to allow flatwork to remain in place on the property located at CB 5572 BLK 14 LOT 21, also known as 247 E Elmview Pl, zoned SF-A:

1. The existing driveway exceeds the maximum 10ft width allowed per Section 3-21 and
2. The impervious cover in the minimum front yard setback exceeds the maximum 30% allowed per Section 3-18 of the City's Zoning Ordinance.

Mr. Brewer presented the case. Daniel Ochoa, owner, was present and addressed the board. He spoke regarding the history of the driveway. Staff also provided clarification on the history of the past and present permits for the property to give the BOA more context regarding how the driveway and impervious area in the front yard setback grew to be the size and width that it is today.

Open discussion followed regarding the site. The board noted that they wanted to either see the driveway come into compliance or hear proposals from the contractor regarding how he would bring the driveway closer to compliance with the City's Zoning Ordinance.

Chairman Orr opened the public hearing at 5:50 p.m. No one requested to speak so the public hearing was closed at 5:50 p.m.

Mr. Rose moved to table the request until the regularly scheduled BOA meeting on November 5, 2025. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard

AGAINST: None

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Case No. 2455 – 120-134 Harrigan Ct

Application of Jeanne S Garcia of Lone Star Management, applicant, representing Kenneth K. Hoffman of The Residences at Harrigan Court, owner, requesting the following variance(s) in order to allow a new replacement fence to remain in place on the property located at CB 5600 BLK 2 LOT 40, also known as 120-134 Harrigan Ct, zoned MF-D:

1. The 9ft tall fence in the rear yard exceeds the maximum 8ft height allowed measured from the lower side of such fence, wall, or other structure per Section 3-46(4) and
2. The 9ft tall fence on the side yard exceeds the maximum 8ft height allowed measured from the lower side of such fence, wall, or other structure per Section 3-45(6) of the City's Zoning Ordinance.

Mr. Brewer presented the case. Staff clarified for the board that the permit application for this project was for the replacement of a six-foot wooden fence. The retaining wall on which the fence sits was not clearly depicted in the application. Staff also clarified that the original six-foot fence on top of the three-foot retaining wall was constructed before the city adopted revisions to its Zoning Ordinance stipulating that the height of any wall/fence is measured from the lower side of the fence/wall. Jeanne Garcia, applicant, was present and addressed the board. Open discussion followed regarding the replacement fence. The applicant clarified the scope of the project and stated that the desire to keep the wooden fence at six feet in height was for privacy purposes.

Chairman Orr opened the public hearing at 6:02 p.m.

Those speaking with interest in the case were as follows:

Marion Jeffers, 122 Harrigan Ct (Support)

No one else requested to speak regarding the case. Chairman Orr closed the public hearing at 6:04 p.m.

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

Before the final vote was taken, Mrs. Hernandez informed the board that they would need a unanimous vote of all four members to approve the variances in accordance with state law. Mr. Rose was not in favor of approving the variances as requested, so he asked the applicant if she would like to request that the board table consideration of the variances until the next meeting. This would allow

her the opportunity to see if the board could get five members in attendance for potential approval with the concurring vote of 75 percent of the five-member board.

Mr. Woodard moved to table the request until the regularly scheduled BOA meeting on November 5, 2025. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard

AGAINST: None

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Case No. 2456 – 120 Tuxedo Ave

Application of Jonathan Rodriguez, applicant, representing Trey and Christina Welch, owners, requesting the following self-identified variance(s) in order to add a porte-cochere on the east side of the main structure on the property located at CB 4024 BLK 305 LOT 3, also known as 120 Tuxedo Ave, zoned SF-A:

1. A proposed 0ft side yard setback to the porte-cochere instead of the minimum 3ft required per Section 3-21(4)(d) of the City's Zoning Ordinance.

Mr. Brewer presented the case. Christina Welch, owner, and Jonathan Rodriguez, applicant, were present and addressed the board. Mrs. Welch stated that the primary reason for the request was for increased privacy from the abutting Alamo Heights ISD property currently being used as a construction office for the AHISD High School construction project.

Open discussion followed regarding the site.

Chairman Orr opened the public hearing at 6:20 p.m. No one requested to speak so the public hearing was closed at 6:20 p.m.

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

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard

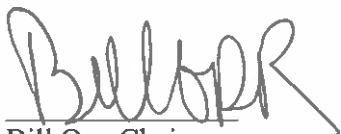
AGAINST: None

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There being no further business, Mr. McIlhenny moved to adjourn the meeting followed by unanimous consent of the board. The meeting was adjourned at 6:21 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.




Handwritten signature of Bill Orr in cursive script.

Bill Orr, Chairman  
(Board Approval)



Handwritten date 11/4/25.

Date Signed & Filed



Handwritten signature of Tyler Brewer in cursive script.

Tyler Brewer, Senior Planner  
Community Development Services