City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
October 07, 2026

The Board of Adjustment held a regular meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, San Antonio, Texas on Wednesday, October 07, 2026, at 5:30p.m.

Members present and composing a quorum of the Board:
Bill Orr, Chairman
David Rose, Vice Chairman
Jessica Drought
Lott McIlhenny
Perry Barber, Alternate

Members absent:
Wayne Woodard

Staff members present:
Phil Laney, Assistant City Manager
Tyler Brewer, Senior Planner

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The meeting was called to order by Chairman Orr at 5:30pm

Chairman Orr introduced Mr. Barber as the new Board of Adjustment Alternate member.

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Mr. McIlhenny motioned to approve the July 1, 2026 and September 2, 2026 meeting minutes. Vice Chairman Rose seconded the motion.

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

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Case No. 2478 – 722 Imlay St

Application of Peter Dewitt of Adapt Architecture and Construction, applicant, representing Gretchen Cruthirds, owner, requesting the following self-identified variance(s) in order to install a porch and walkway on the property located at **CB 4024 BLK 162 LOT 12 AND 13**, also known as **722 Imlay St,** zoned SF-A:

1. A 21ft 10-in. front yard setback to the main structure instead of the minimum required 30ft front yard setback required per Section 3-14 of the City's Zoning Code.
2. The proposed 32% impervious cover in the front yard setback exceeds the maximum 30% of the total square footage within the front yard setback allowed per Section 3-18 of the City's Zoning Ordinance.

Mr. Brewer announced that this case was withdrawn by the applicant.

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Case No. 2480 – 203 Mayflower St.

Application of Kevin Hernandez of Goebel Pools, applicant, representing Tom Moore, owner, requesting the following variance(s) to construct a pool and pergola in the side yard on the property located at **CB 4024 BLK 33 LOT 1 & W ½ of 2**, also known as **203 Mayflower St.**, zoned MF-D:

1. The proposed location of the pool in the south side yard instead of being located to the rear of the main building as required per Section 3-85(1) of the City's Zoning Code.
2. The proposed location of the pergola in the south side yard instead of being located to the rear of the main building as required per Section 3-85(1) of the City's Zoning Code.

Mr. Brewer presented the case. He made mention that staff identified two hardships including the shape and slope of the lot. The lot is irregularly shaped with the existing building positioned in the middle of the lot. The lot slope is approximately 12.2% with the slope being more significant in the rear yard.

The applicant, Kevin Hernandez, came forward and addressed the Board. Ms. Drought asked staff about the slope of the lot to which Mr. Brewer confirmed the rear yard experiences more significant slope than the rest of the lot.

Chairman Orr opened the public comment portion of the meeting at 5:38pm. With no one coming forward to comment Chairman Orr closed the public comment portion of the meeting at 5:39pm.

Ms. Drought made a motion to approve both variances as requested. Vice Chairman Rose seconded the motion.

The motion was approved with the following vote:

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

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Case No. 2481 – 112 Marcia Pl and 111 Barilla Ave

Application of Isaac J Huron, applicant, representing Archbishop Gustavo Garcia-Siller, owner, requesting the following variance(s) to increase the seating capacity while utilizing off-site parking agreements and street parking to meet the minimum required on the property located at **CB 4050 BLK 10 LOT 1 THRU 4 & 16 THRU 23 & W 2' OF 24**, also known as **112 Marcia Pl** and **111 Barilla Ave** zoned MF-D:

1. The proposed off-street parking does not meet the minimum off-street parking requirement of one 1 space per 3 seats in the main sanctuary as outlined by Section 3-84(1)b of the City's Zoning Code.

Mr. Brewer presented the case. Mr. Brewer spoke of the church's plan to utilize on street parking as well as off street parking at nearby properties to meet the parking needs of the church. The requested variance would be to allow the church to increase seating capacity without increasing off street parking located at 112 Marcia Pl and 111 Barilla Ave. He mentioned that the City's Zoning Code would require an additional 193 off-street parking spaces located at the church with the increased seating capacity but that they currently only have 56 parking spaces located at the church with no plans to increase the parking spaces on site. He showed a chart based on attendance records the applicant provided which indicated the average attendance to mass services between 2023-2026 was below 500 attendees. Off street parking totals when including offsite parking agreements were shown to total 251 spaces.

The applicant, Isaac Huron, approached the Board and introduced himself as in-house counsel for the Archdiocese of San Antonio. He mentioned an existing parking agreement with the Stewart Center to utilize 80 of their parking spaces since 1991. The church has recently acquired more parking agreements once it was brought to their attention that they would not meet the required parking based on the proposed increase in seating capacity. Copies of the parking agreements were provided to the Board for reference at the start of the meeting.

There was a general discussion between the Board and Mr. Huron around the attendance peaking only a few times a year for holidays. There were recommendations made to the applicant to find ways to alleviate the parking concerns of neighboring property owners.

Chairman Orr opened the public hearing at 6:03pm. No one requested to speak with interest in the case so the public hearing was closed.

Vice Chairman Rose made a motion to approve the variance as requested. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Rose, Drought, McIlhenny, Barber
AGAINST: None

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Case No. 2482 – 202 Rosemary Ave

Application Paul Graves, owner, requesting the following self-identified variance(s) in order construct a storage shed attached to the main structure on the property located at **CB 5571A BLK 7 Lot 1,2,3 & 4# C55-14998**, also known as **202 Rosemary Ave,** zoned SF-A:

1. The proposed 40.37% lot coverage exceeds the maximum 40.00% allowed per Section 3-17 of the City's Zoning Code.
2. The proposed floor area ratio (FAR) of .5103 exceeds the maximum of .50 allowed with bonuses per Section 3-18 of the City's Zoning Ordinance.
3. A proposed 6ft 5-5/8in rear yard setback to the attached shed instead of the minimum 20ft per Section 3-16(1) of the City's Zoning Ordinance.

Mr. Brewer presented the case. He spoke of five variances recently granted for this property by the Board earlier this year.

Ms. Drought asked how large the lot was which Mr. Brewer responded that it is around 14,000sqft. She then asked about the square footage of the footprint to which Mr. Brewer confirmed the square footage provided by the applicant is 7672sqft when including the breezeway. Ms. Drought confirmed with staff that the variance request relating to FAR is to exceed what is allowed with the bonuses applied.

The property owner, Paul Graves, approached and addressed the Board. He mentioned that the shed is located near an alley.

There was a general conversation between the Board and Mr. Graves about making changes to the plans to reduce the variances needed to construct the shed.

Chairman Orr opened the public hearing at 6:23pm. No one requested to speak with interest in the case so the public hearing was closed.

Vice Chairman Rose made a motion to table the case until the regular meeting of November 4, 2026 regular Board of Adjustment meeting. Mr. Barber seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Rose, Drought, McIlhenny, Barber
AGAINST: None

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There being no further business, Mr. McIlhenny moved to adjourn the meeting at 6:28pm. Vice Chairman Rose seconded the motion followed by unanimous consent of the board

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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)

11/4/26
Date Signed & Filed

Garrett Pringle, Planner
Community Development Service