

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

November 05, 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, November 05, 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
Jessica Drought

Members absent:

Sean Caporaletti, Alternate

Staff members present:

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

The meeting was called to order by Chairman Orr at 5:30 p.m.

Mr. Rose moved to approve the October 01, 2025 meeting minutes. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

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

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.

Ms. Hernandez announced that the property owner requested to reschedule consideration of this agenda item to the next regularly scheduled meeting on December 03, 2025.

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 and noted that this agenda item was tabled from the October 01, 2025 meeting to the November 05, 2025 meeting. Jeanne Garcia, applicant, was present and provided the board with context and history on the reason for the variance request. Mark McDonald, contractor for the project, was also present and addressed the board. Mr. McDonald informed the board that building the fence too high was an oversight during construction.

Chairman Orr opened the public hearing at 5:41 p.m. No one requested to speak so the public hearing was closed at 5:41 p.m.

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

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard, Drought

AGAINST: None

Case No. 2457 – 720 Tuxedo Ave

Application of JB Woolf Sheds, applicant, representing John McKiski, owner, requesting the following self-identified variance(s) in order to demolish and reconstruct a shed on the east side of the main structure on the property located at **CB 4024 BLK 199 LOT 8, E 15FT OF 7**, also known as **720 Tuxedo Ave**, zoned SF-A:

1. A proposed 2ft side yard setback to the detached accessory structure instead of the minimum 3ft required per Section 3-85(2) of the City's Zoning Code.

Mr. Brewer presented the case. Mr. Woodard had a question for staff about fire safety and access to the property. To help answer that question, John McKiski, owner, addressed the board and noted that there is sufficient room on the pool side of the proposed shed for emergency services personnel to access the rear of the main structure. Ms. Drought asked the applicant if there was anywhere else on his lot that he could place the shed. Mr. McKiski noted that the reason for the proposed placement of the shed was due to the many trees and location of the pool deck on his property.

Chairman Orr opened the public hearing at 5:47 p.m. No one requested to speak so the public hearing was closed at 5:48 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, Drought

Case No. 2458 – 188 E Elmview Pl

Application of Sean Devins, owner, requesting the following self-identified variance(s) in order to convert the existing garage on the property located at **CB 5572 BLK 12 LOT 15**, also known as **188 E Elmview Pl**, zoned SF-A:

1. Zero (0) covered parking spaces instead of the minimum two (2) required per Section 3-21 of the City's Zoning Code.

Before the case was presented, Mr. Rose recused himself from the room at 5:48 p.m.

Mr. Brewer presented the case. Mr. Devins, owner, was present and addressed the board and provided context for the request. Discussion between the board, owner, and staff followed regarding the safety issues associated with the driveway opening on E Fair Oaks Place as well as the drainage issues associated with the barricades placed at the intersection of E Fair Oaks Place and Vanderhoeven Drive.

Ms. Drought stated that she had no issues with the requested variance because of the safety issues associated with the current driveway opening and placement of the garage facing E Fair Oaks Place. Mr. Woodard asked the owner if the footprint of the proposed garage conversion would remain within the same footprint as the existing structure, and Mr. Devins confirmed that the plan was to keep it within the same footprint.

Chairman Orr opened the public hearing at 5:55 p.m. No one requested to speak so the public hearing was closed at 5:55 p.m.

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

The motion was approved with the following vote:
FOR: Orr, McIlhenny, Woodard, Drought

AGAINST: None

Case No. 2459 – 100 Castano Ave

Application of Travis Kamp of DKAM Construction, applicant, representing 6721 Broadway, owner, requesting the following variance(s) in order to demolish and build a new wall in the front yard on the property located at **CB 4024 BLK 191 LOT 8**, also known as **100 Castano Ave**, zoned MF-D:

1. The proposed wall/fence exceeds the maximum three (3) feet allowed within the minimum required portion of a front yard measured from the lower side of the wall/fence per Section 3-44(4) of the City's Zoning Code.

Before the case was presented, Ms. Hernandez noted that the applicant for this agenda item was not present at the meeting and asked if the board would like to table the request until the December 03, 2025 meeting.

Mr. Rose returned to the room at 5:57 p.m.

After some discussion, the board decided to hear the case before deciding whether to table consideration of the same. Mr. Brewer presented the case and the board had a brief discussion on the case.

Mr. McIlhenny moved to table consideration of the requested variance until the regularly scheduled meeting on December 03, 2025. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard, Drought

AGAINST: None

Case No. 2438 – 5800 Broadway St

Request by Richard Peacock, Jr of Paloma Blanca, applicant, for a 180-day extension.

Ms. Hernandez presented the extension request.

Mr. Rose moved to approve the requested extension. Ms. Drought seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard, Drought

AGAINST: None

Note: While the applicant information on the agenda was correct, the requested extension was incorrectly labeled as Case No. 2414 – 215 Morse St. The board will ratify the corrected extension request at the regularly scheduled meeting on December 03, 2025.

There being no further business, Mr. McIlhenny moved to adjourn the meeting followed by unanimous consent of the board. The meeting was adjourned at 6:08 p.m.

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
Bill Orr, Chairman
(Board Approval)

12.03.2025
Date Signed & Filed

Garrett Pringle
Garrett Pringle, Planner
Community Development Services