



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Board of Adjustment Meeting
Wednesday, October 01, 2025 – 5:30 P.M.

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, October 01, 2025, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

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.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

THE RESIDENCES AT HARRIGAN COURT

PROPERTY OWNERS ASSOCIATION, INC.

August 28, 2025

To: Zoning Board
City of Alamo Heights
San Antonio, TX 78209

SUBJECT: Request for Fence Height Variance

Dear Zoning Board Chair:

I am writing on behalf of the owners of this condominium complex to formally request a variance from the current zoning ordinance [Section 3-83(4)] that limits fence height to 8-feet in Alamo Heights.

TOPOGRAPHY CONSTRAINTS: Constructed in 2004, this eight-unit complex was designed to accommodate the property's natural slope and elevation. As a result, the rear yards of the four back units were elevated above grade to ensure a uniformly level surface throughout. During construction, a 34" high concrete retaining wall was installed to hold the soil in place and keep the yards level. **(See Photo #1)**. The four rear units were then enclosed with a wood fence attached to wood posts set just outside of the concrete retaining walls **(Photo #2)**.

GOVERNMENTAL COMPLIANCE: In late 2024, a City Inspector notified the complex that trash collection trucks had difficulty navigating the alley behind the complex because section of the wood fence was starting to lean into the 12-foot alley **(Photo #3)**. We began to obtain bids and the required building permit to replace the fence, as the board of directors determined that the existing fence was reaching the end of its structural life and required replacement for safety and maintenance reasons **(Photos #4 and 5)**.

ARCHITECTURAL COMPATIBILITY: The new fence is an exact height replacement for the prior existing fence that had been in place for twenty years **(Photo #6)**. The recently constructed replacement fence adheres to building regulations and utilizes robust, visually appealing materials that harmonize with the surrounding environment's aesthetic. Nearby fences already surpass current height limits, and the new fence maintains visual consistency **(Photo #7)**. It is six feet tall and sits on the 34-inch concrete retaining wall **(Photo #8)**. The design and positioning are consistent with the existing side fences, preserving the established aesthetic familiar to both neighbors and the neighborhood. This ensures that the modification integrates harmoniously with the surrounding streetscape.

PUBLIC BENEFIT: The requested variance to keep the existing fence height will continue to allow privacy for these rear units from the multi-story apartments currently under construction immediately behind the twelve-foot alley that abuts this property. The increased height blocks direct line of sight from second and third story units into the yards and living spaces. The taller fence will also deter trespassing and unauthorized access. Lowering the fence to 8 feet from ground level would bring it to chest height from inside the four units' yards **(Photo #9)**.

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Page 2.

MINIMAL IMPACT ON ADJACENT PROPERTIES: The requested variance will have negligible effect on neighboring properties as there are no adjacent residential units affected by this request. The variance will not create a hazard, block public visibility for traffic, or negatively affect the surrounding neighborhood.

For all the reasons stated above and given the effects of the nearby multi-story construction—which were not present when current fence rules were set—I believe an exception is both reasonable and justified.

Thank you for your time and consideration of this request. I respectfully ask that the Board grant the variance as described. I am happy to provide any additional information or answer any questions that may assist in your review.

A handwritten signature in blue ink, reading "Jeanne S. Garcia". The signature is fluid and cursive, with the first name "Jeanne" being more prominent and the last name "Garcia" following in a similar style. The signature is written over a circular stamp or mark.

Jeanne S. Garcia, CMCA, AMS, PCAM
Association Manager
for the Board of Directors

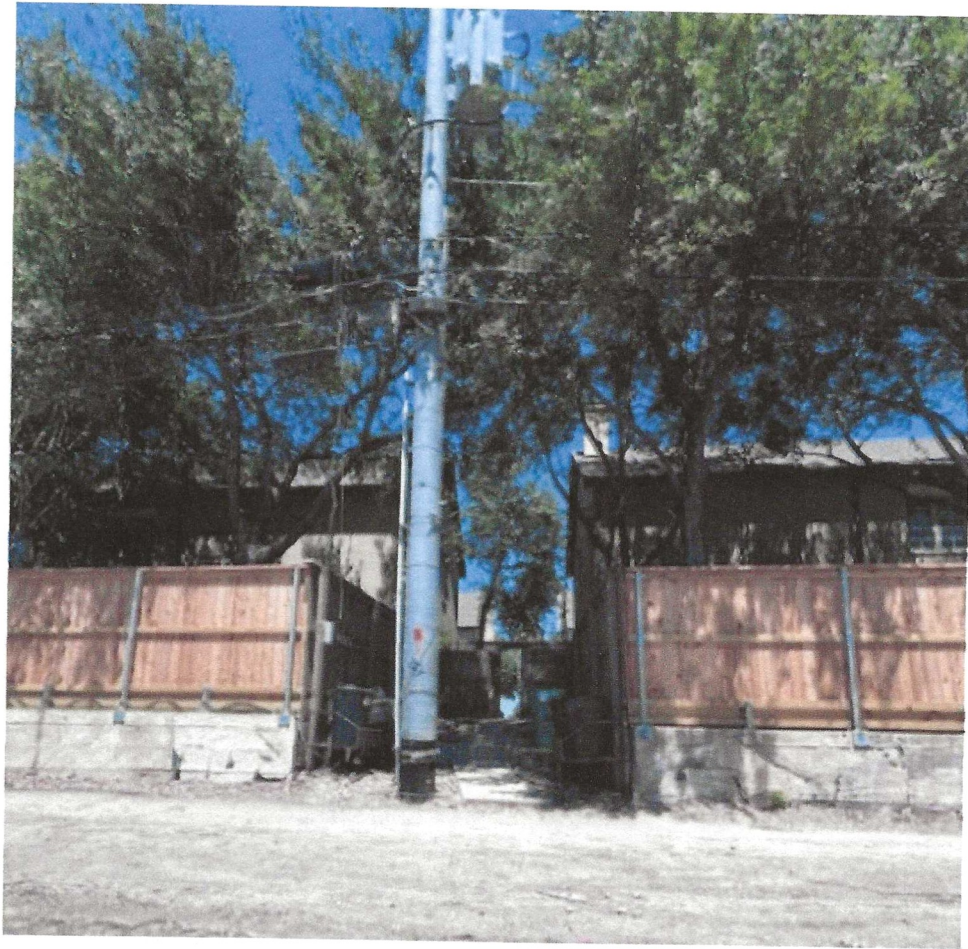
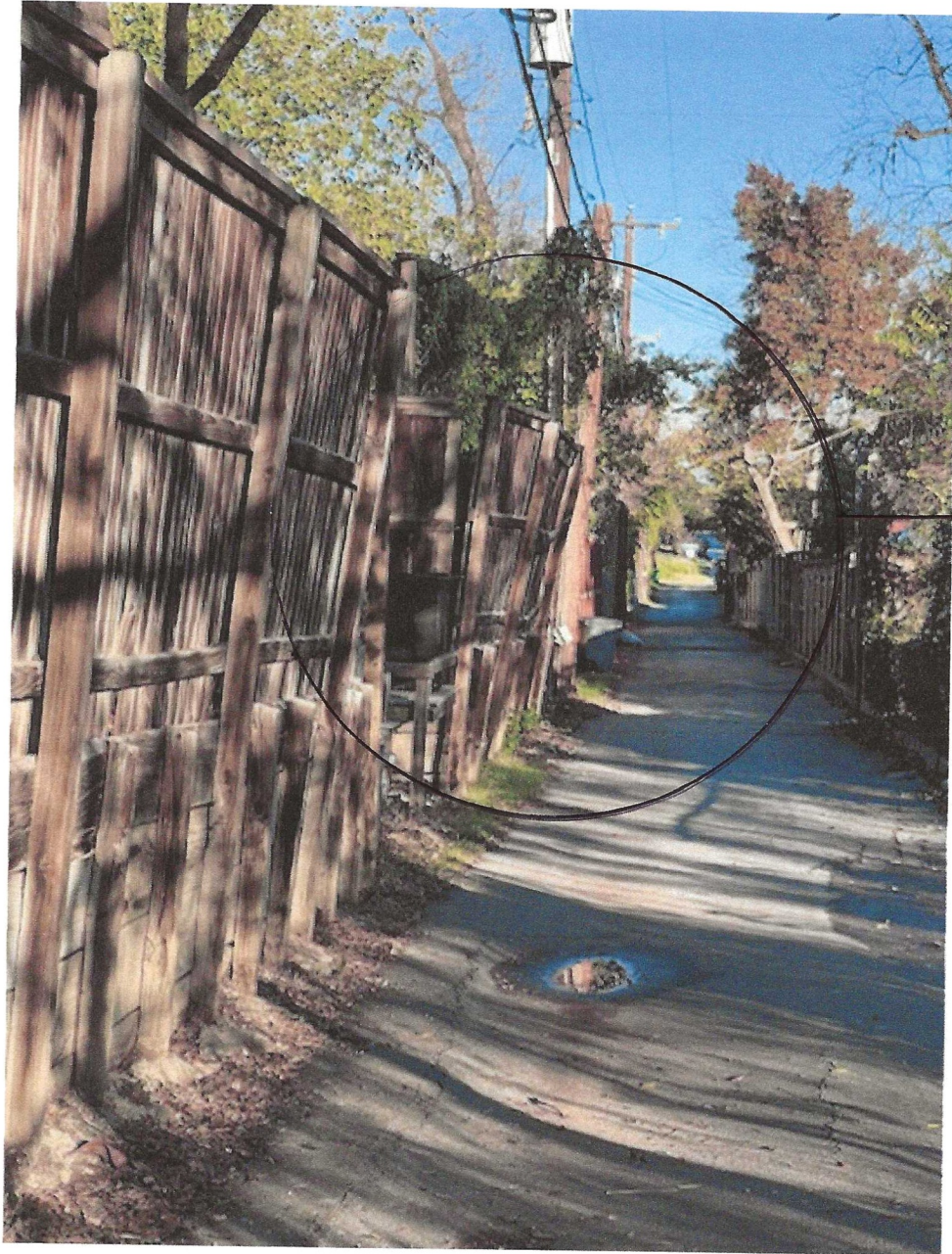


Photo shows the rear units with 34" concrete retaining walls that raise back yards to a level grade. The retaining walls were built during the project's original construction in 2004.



Photo shows the original wood fence behind Unit #130.



Original fence behind Unit #134 beginning to separate and lean towards the alley.

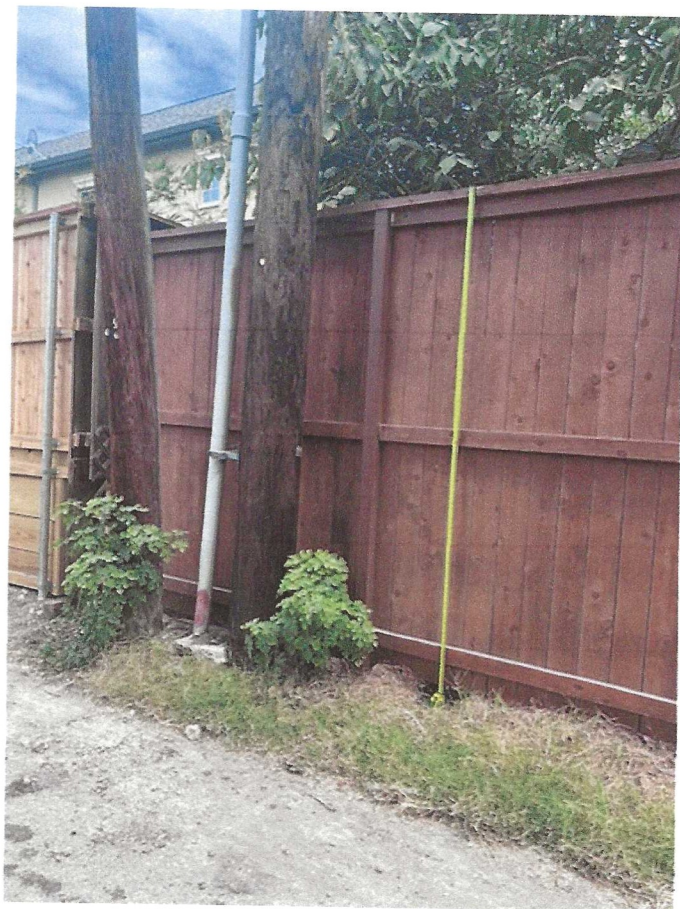
10



Alamo Fence Company employees working on the new fence in April 2025.



The new fence is an exact height replacement for the prior existing fence. Note that the side fences have not been replaced.



Upper photo: Fence on the east side of subject property is a total of 8 feet 5 inches high.
Lower photo: Cabana wall to the west of subject property is a total of 10 ft 11 inches high.



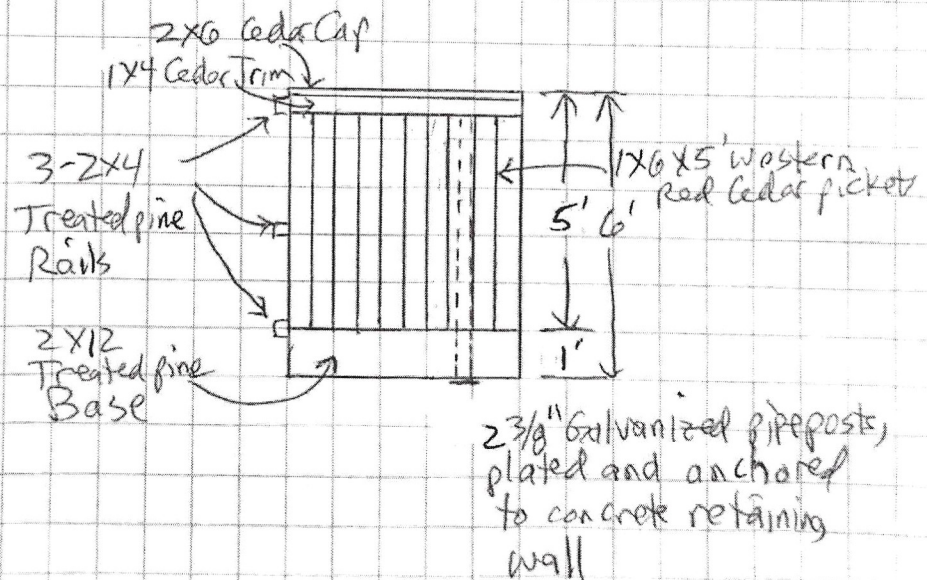
Photo 7



The new 6 foot fence was constructed on top of the concrete retaining wall and meets the side fences that have not been replaced.



Photo taken from inside the back yard of Unit #130. Owner is 5'9" tall. He is pictured standing near the new fence that sits atop the concrete retaining wall. Lowering the fence by one foot would have the revised fence at chest height and allow direct visual access into the yards and provide no privacy from the second and third floor units currently under construction.

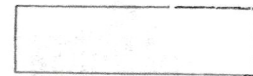


Scale drawing of new cedar fence from
Alamo Fence Company



ALAMO FENCE COMPANY OF SAN ANTONIO INC.

579 Weil Road • Cibolo, TX 78108
Phone: (210) 566-6816



This is not an order until accepted by main office.

Approved By _____

QUOTATION/CONTRACT

(Party Responsible for Payment)

The Residences at Harrigan Ct.

Date: 3/30/25

Customer P.O. # _____

lonestar mgmt svcs@gmail.com

PH. Work: _____

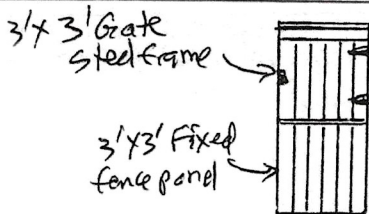
PH. HOME: 210-823-8778

ATTN: _____

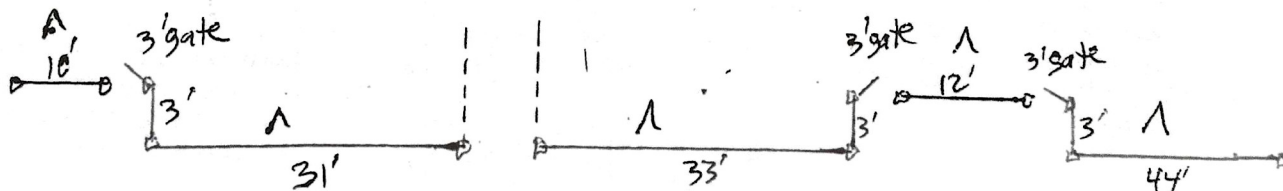
| | | | | | | | | | | | |
|--|--------------------------------|--------------------------------|-----------------------|-----------------------|-----------------------|--------|-----------------------|-----------------------|-----------------------|--------|-----------------------|
| CHAIN LINK IF REGULAR RESIDENTIAL SPECS <input type="checkbox"/> x IN SQUARE ABOVE | OVERALL HT | <input type="radio"/> WITH B-W | TOP RAIL | T | P | FABRIC | 11 GA | <input type="radio"/> | GATE FRAME | 1 1/2" | <input type="radio"/> |
| | <input type="radio"/> ARMS OUT | <input type="radio"/> NO B-W | 1 1/2" | <input type="radio"/> | <input type="radio"/> | 9 GA | <input type="radio"/> | 1 1/2" | <input type="radio"/> | | |
| | <input type="radio"/> ARMS IN | 2 FT B-W | 1 1/2" | <input type="radio"/> | <input type="radio"/> | WOOD L | <input type="radio"/> | 1 1/2" | <input type="radio"/> | | |
| | <input type="radio"/> ARMS UP | 4 FT B-W | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | VINYL | <input type="radio"/> | 2" | <input type="radio"/> | | |
| | | | # OF RAILS | | | OTHER | | | | | |

| | | | | | | |
|--------|-----------------------|-----------------------|-----------------------|------|-----------------------|--------------------------|
| LINE | POSTS | T | P | DEEP | BRACES | RODS |
| 1 1/2" | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | <input type="radio"/> | <input type="radio"/> |
| 2" | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | | |
| 2 1/2" | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | | NONE | <input type="checkbox"/> |

| | | | | | | |
|-----------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-------|
| TERMINALS | T | P | 2 1/2" | 3" | 4" | OTHER |
| END POSTS | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | G P |
| CORNER | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | |
| GATE | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | |



*Customer responsible for HOA approval and permit fees.



- * Gates include steel frame.
- * Platform @ each gate

- * Posts include top-mount plate on top of wall and side-mount plate on face of wall

(U.G.#)

TERMS: HEREOF ARE CASH ON COMPLETION:

past due accounts shall bear interest at the current statutory rate. Title to the contract Improvements remains in seller until paid, subject to repossession without trespass. A charge of \$100.00 shall be made for each occasion construction is suspended at request of purchaser to defray additional trip charges. No fence shall be constructed unless appropriate survey pins are visible and all fence lines are cleared, except at risk of purchaser, purchaser covenants to ascertain buried cables, if any, on the property. Seller makes no warranty relating to property lines or surveys. Purchaser expressly releases seller from all claims for damage to underground facilities, trees, shrubs and appurtenances. If this contract is placed with an attorney for suit or collection through probate, bankruptcy or otherwise, purchaser agrees to pay all related expenses and reasonable attorney fees. Verbal commitments are not valid, no warranty is implied.

This is not an order until accepted by main office

Customer Signature

Kenneth Hoffner Title: HOA President

Date:

4/16/2025

(QUOTATION IS VALID FOR 30 DAYS)

By Representative:

Mark McDonald 512-720-1883

WE APPRECIATE YOUR BUSINESS

| | |
|--------------------------------|-------------|
| Feet of Gate @ | |
| Feet of Gate @ | |
| Terminal Posts @ | |
| Terminal Posts @ | |
| Hard Dig @ | |
| T D H A Old Fence @ | |
| Installation Charge | |
| Stain | |
| Permit: | \$ |
| Sub-Total: | \$18,632.00 |
| Tax: | \$ |
| TOTAL: → | \$ |
| - 1/3 Down Payment: | \$ |
| Pay this Amount on Completion: | \$ |

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. 9567 PAGE 16

DEED AND PLAT

RECORDS

VOL. _____

PAGE _____

RECORDS

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT
SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING
THIS PROPERTY.

RECORD INFORMATION

N89°27'41"E

65.00'

AS MEASURED IN FIELD

S33°29'20"W

161.24'

