



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

Board of Adjustment Meeting
Wednesday, February 04, 2026 – 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, February 04, 2026, 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. 2464 – 211 Kennedy Ave

Application of Kyle Brooks, applicant, representing Dabney Homes, LLC, owner, requesting the following variance(s) to construct an accessory structure in the rear yard on the property located at **CB 4024 BLK 31 LOT 12**, also known as **211 Kennedy Ave**, zoned SF-A:

1. A proposed 0ft rear yard setback to the accessory structure instead of the minimum 3ft required per Section 3-85(3) of the City's Zoning Code

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 Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), 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.



Kyle Brooks, Owner
Integrated Outdoor Designs
147 Wildrose Ave.
Alamo Heights, TX 78209
(210) 272-7120 office
Kyle@IntegratedOutdoorDesigns.com

January 14, 2026

BOARD OF ADJUSTMENT REQUEST

211 Kennedy Ave.

We request permission:

- To install a fireplace and bathroom with proposed 0-foot rear yard setback instead of the minimum 3 feet required per Section 3-16(3) of the City's Zoning Ordinance.


Existing conditions and specific hardship(s) related to the proposed variances:

- Existing encroachments; plotted alley
- Proposed structure lines up with approved detached garage variance

Thank you for your consideration,



Kyle A. Brooks, Owner and CEO – Integrated Outdoor Designs LLC

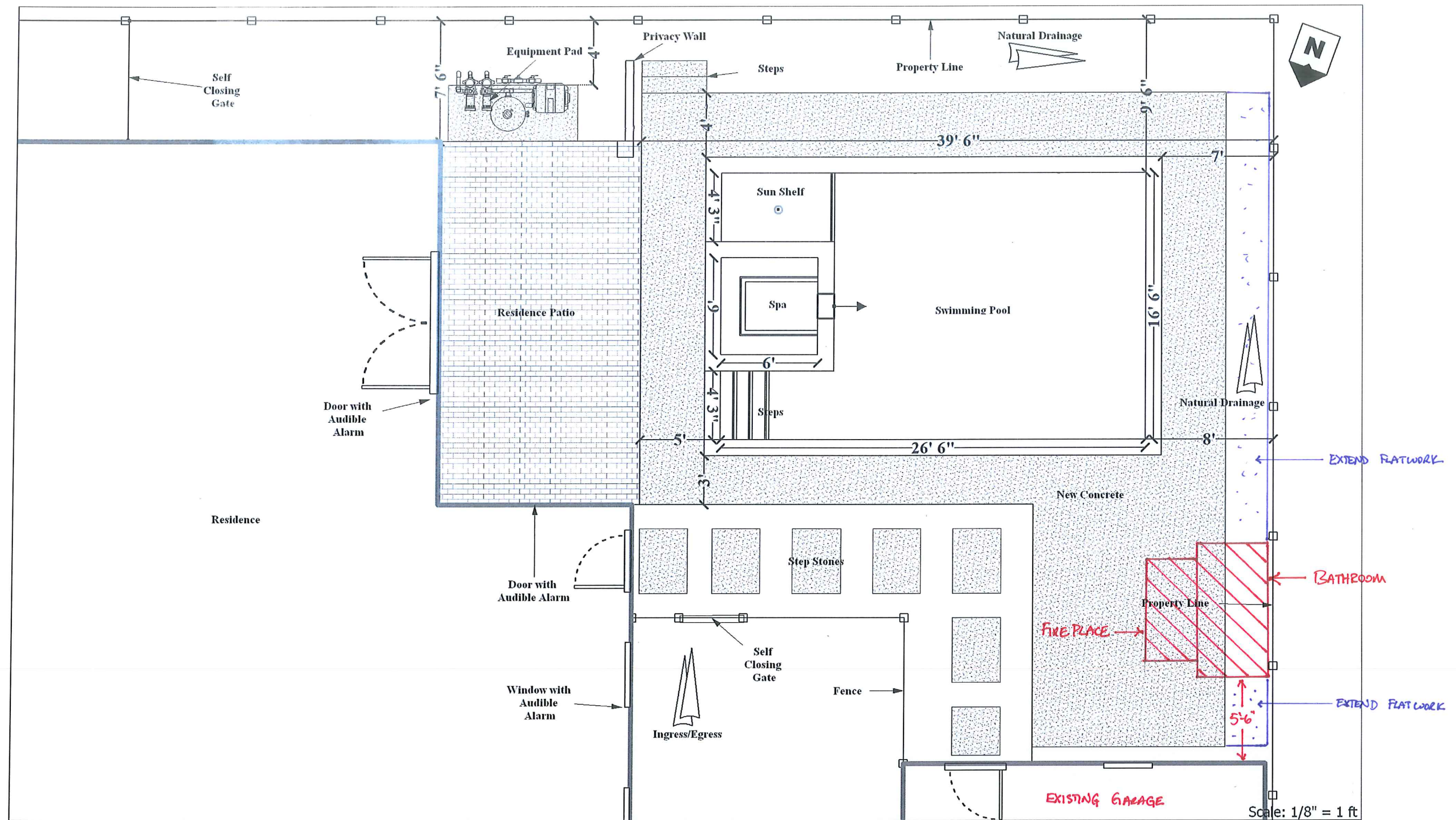
DocuSigned by:


Jack Dabney, Dabney Homes - Property Owner









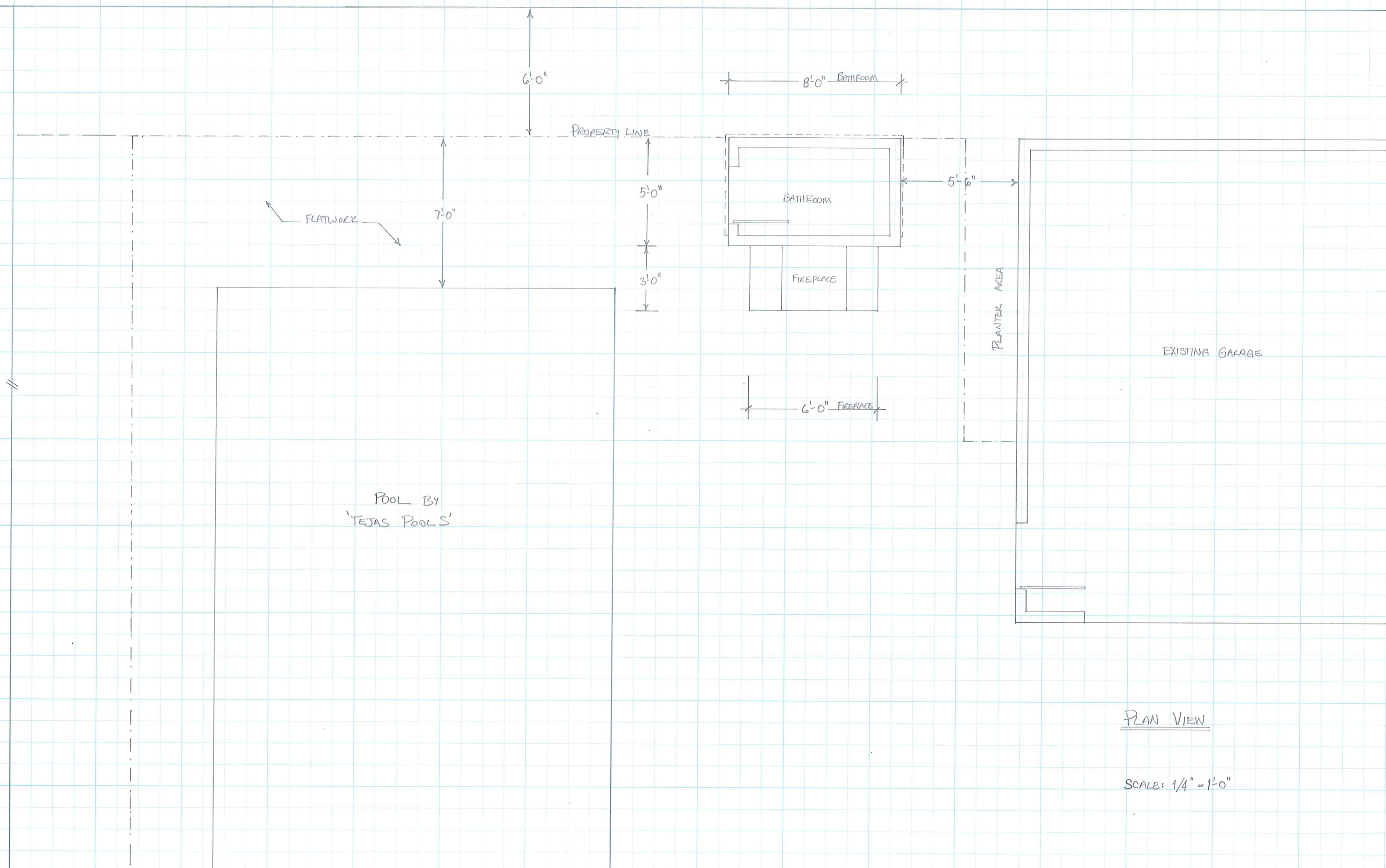
Customer Info

Name: DABNEY HOMES
 Address: 211 KENNEDY AVE
 City: ALAMO HEIGHTS State: TX Zip: 78209
 Phone: 512-426-4400
 Email: DABNEYHOMES@YAHOO.COM

I have reviewed and I give my approval to proceed with the construction of this project.

Customer: _____

Date: _____



PLAN VIEW

SCALE: $\frac{1}{4}" = 1'-0"$

* WALL 26 LIN FT w/ STUCCO INT/EXT.

- 197.5 EXTERIOR / 222.5 INT
- WINDOW 2x2
- PAINTING
- WOOD FRAME, OSB, TYVEK
- STEEL DOOR
- INSULATION
- ROOF FRAMING

* FIRE PLACE

- FIRE BRICK INTERIOR
- PAINTING
- STUCCO, 107¢
- CMV BLOCK, 128¢

* TILE - 32¢

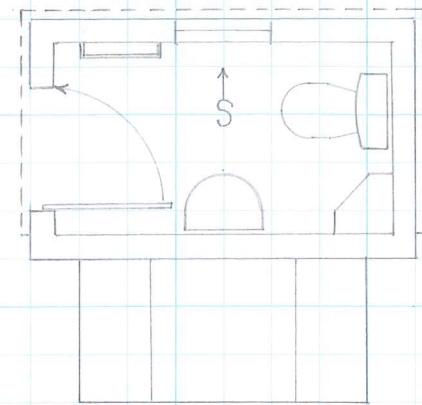
* CLAY TILE ROOFING 48¢ (PARTIAL PALET / WHOLE PALET)

* ELECTRICAL - 2 CAN LIGHTS
1 SWITCH

* PLUMBING - TOILET SINK TO SEWER / RUN WATER LINE TO BATHROOM

* TOILET / SINK / TOWEL RACK (UNLESS HOMEOWNER)
 $109 + 125.36 + 49.98 = 284.34 + TAX$

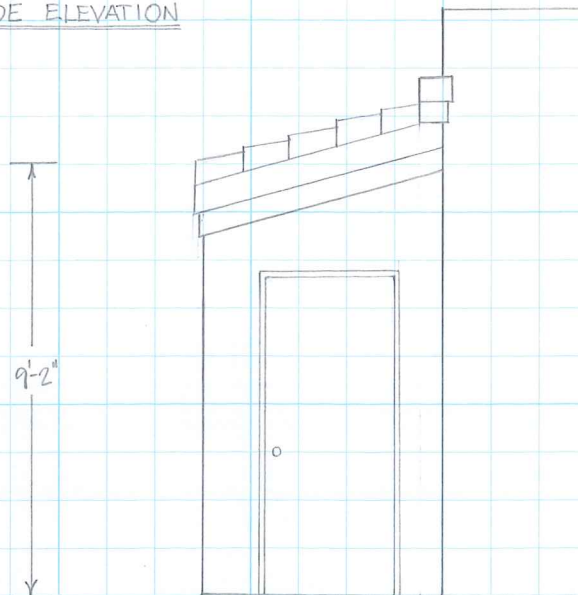
PLAN VIEW



5'-0"
3'-0"

12" 6'-0" 12"

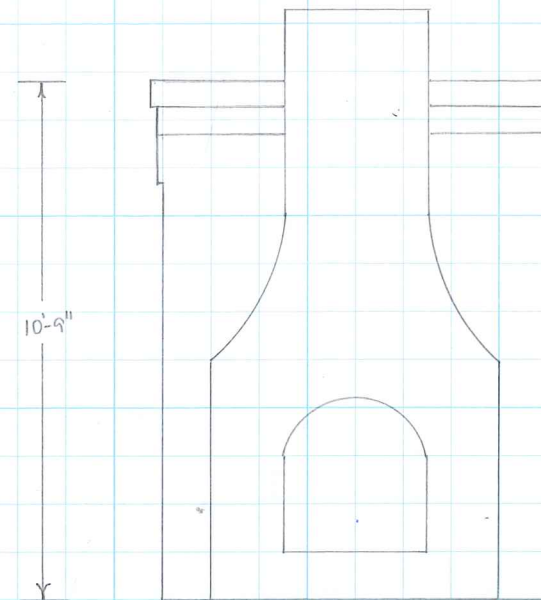
SIDE ELEVATION



9'-2"

SCALE : $1/4" = 1'-0"$

FRONT ELEVATION



10'-9"

12'-3"