



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

Board of Adjustment Meeting
Wednesday, April 01, 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, April 01, 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. 2474 – 231 Abiso Ave

Application of Heather Janes, applicant, representing Brenda Sellers, owner, requesting the following variance(s) in order to construct a fence on the property located at **CB 4024 BLK 123 LOT 18**, also known as **231 Abiso Ave**, zoned SF-B:

1. The proposed 4ft 5in tall fence within the minimum required portion of a front yard exceeds the maximum 3ft height allowed per Section 3-81(7) 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.



City of Alamo Heights
Board of Adjustment
Project Review Application
 COMMUNITY DEVELOPMENT SERVICES DEPT
 6116 Broadway, Alamo Heights, Texas 78209
 v. (210) 826-0516 f. (210) 832-2299

Case#: _____ Meeting date: _____
Case#: _____ Meeting date: _____

Date submitted: 03/13/26 Permit No.: 3289312

Address for project review: 231 Abiso Ave Zoning: Residential

Legal description: NCB CB4024 Block 123 Lot(s) 818

Current Land Use (check one): Single-Family Residence and/or Duplex Multi-Family and/or Commercial _____

Property owner's name (print): Brenda Sellers

Property owner's address (if different): _____ Zip Code: _____

Property owner's phone#: 210-908-1182 Email address: brendasell@sbcglobal.net

(if different than owner)

Applicant's name (print): Heather Janes

Applicant's address (if different): _____ Zip Code: _____

Applicant's phone#: 210-464-4379 Email address: heatherleighjanes@gmail.com

Owner/Applicant is requesting permission to: (Clearly list any zoning variances confirmed by staff. If self-identified, variance request shall include code sections/subsections to read as follows: A proposed 2ft side yard setback to the existing main structure instead of the minimum 6ft required per Section 3-15(2) of the City's Zoning Code.)

1. A proposed ^{4'5"} fence height adjustment instead of the maximum 3' required per section ~~3-15(2)~~ ³⁻²¹⁽⁷⁾ Hardship: We are requesting a fence height adjustment from 36" to 48" for my grandson who is diagnosed with Level 3 Autism. The specific reasons are

- that he attends Howard Elementary SPED and needs to be safe playing outside every day when the bus drops him off. (The backyard is unsafe due to ongoing construction and construction materials.)
- that he is non-verbal, and does not respond to his name, or commands and has run out into the street several times already, and lastly,
- that he is already 48" tall at 4 years of age.

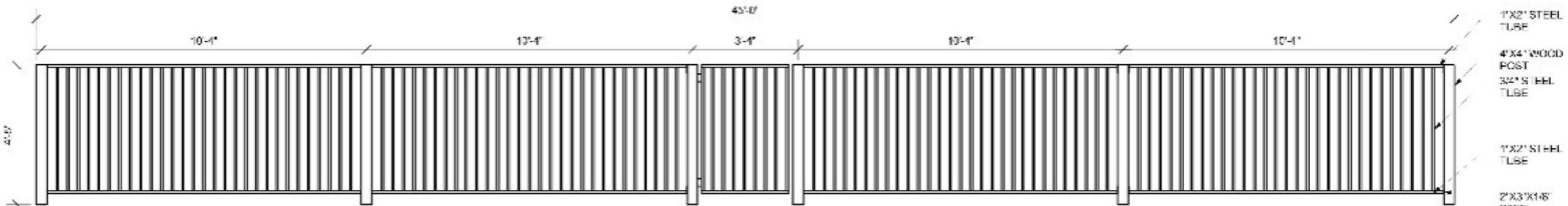
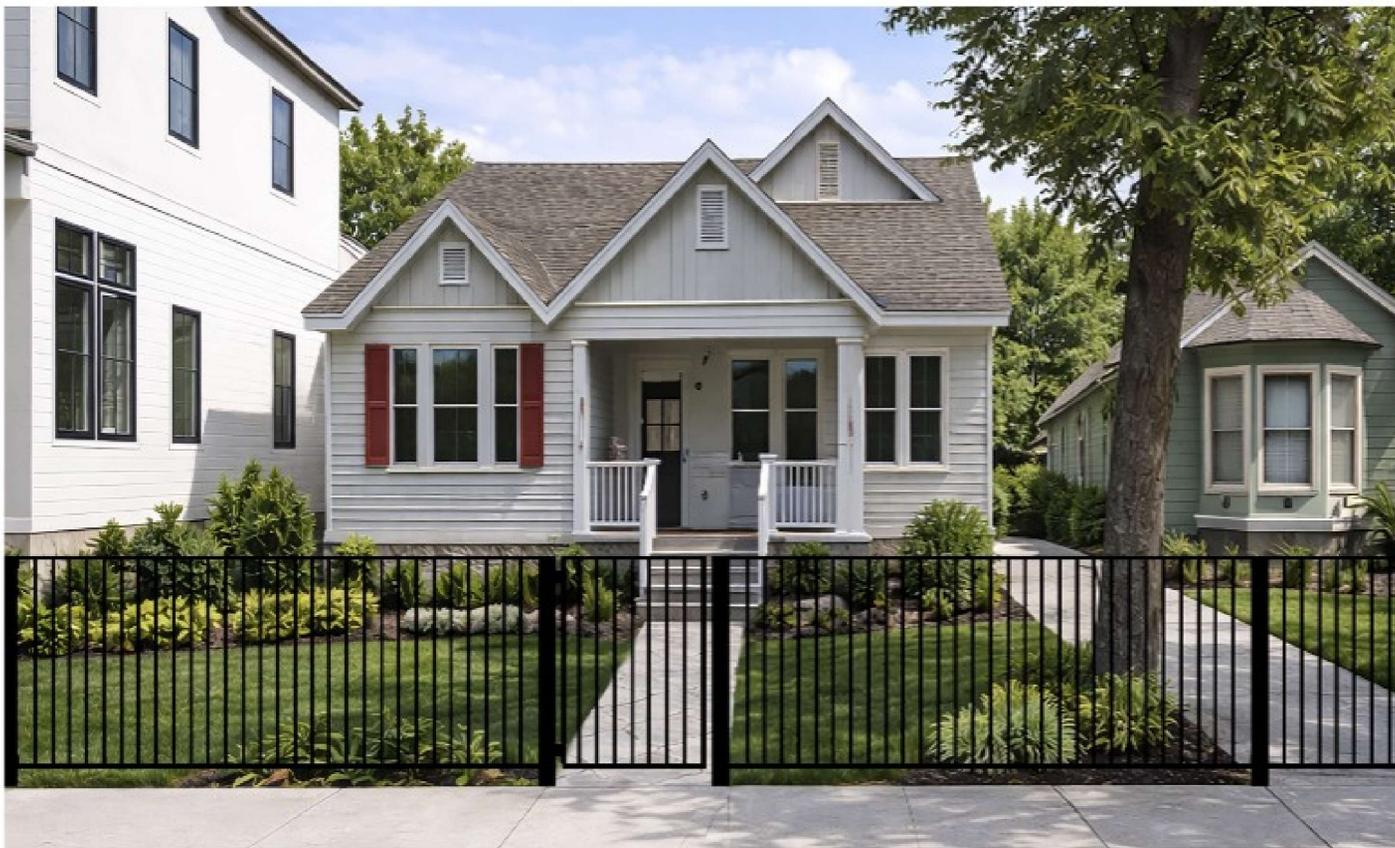
Thank you for your compassionate consideration.

I, Heather Janes, certify that all plan documents listed within the attached checklist have been submitted as required. I further understand that the meeting date cannot be confirmed and no case will be scheduled for a meeting until all required documents have been received, a full plan review of the submitted packets has been completed, and plans have been found in compliance with all applicable ordinances. APPROVAL BY ANY BOARD OR COMMISSION DOES NOT TAKE THE PLACE OF A PERMIT. PERMITS MUST BE OBTAINED FROM THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT LOCATED AT CITY HALL, 6116 BROADWAY.

Signature of Property Owner (required): Brenda Sellers Date: 03/13/26

Signature of Applicant (required): Heather Janes Date: 03/13/26





ELEVATION
SCALE: 3/8"=1'-0"

Drawing:
F-1002
Site Address:
221 AMIGO AVE.
ALAMO HEIGHTS, TX 78209
Rev.

Project Title:
231 AMIGO AVENUE

Date:
3/13/2028

APPROVED

Fabrication
449 COUNTY RD 5834
CASTROVILLE, TX 78008
(210) 788-8852

Page:
ELEVATION