



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

**Board of Adjustment Meeting
Wednesday, September 03, 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, September 03, 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. 2452 – 246 E. Fair Oaks Pl

Application of Kyle Brooks, applicant, on behalf of Bill Carson, owner, requesting the following variance(s) in order to construct a deck and arbor on the property located at **CB 5572 BLK 16 LOT 8**, also known as **246 E. Fair Oaks Pl**, zoned SF-A:

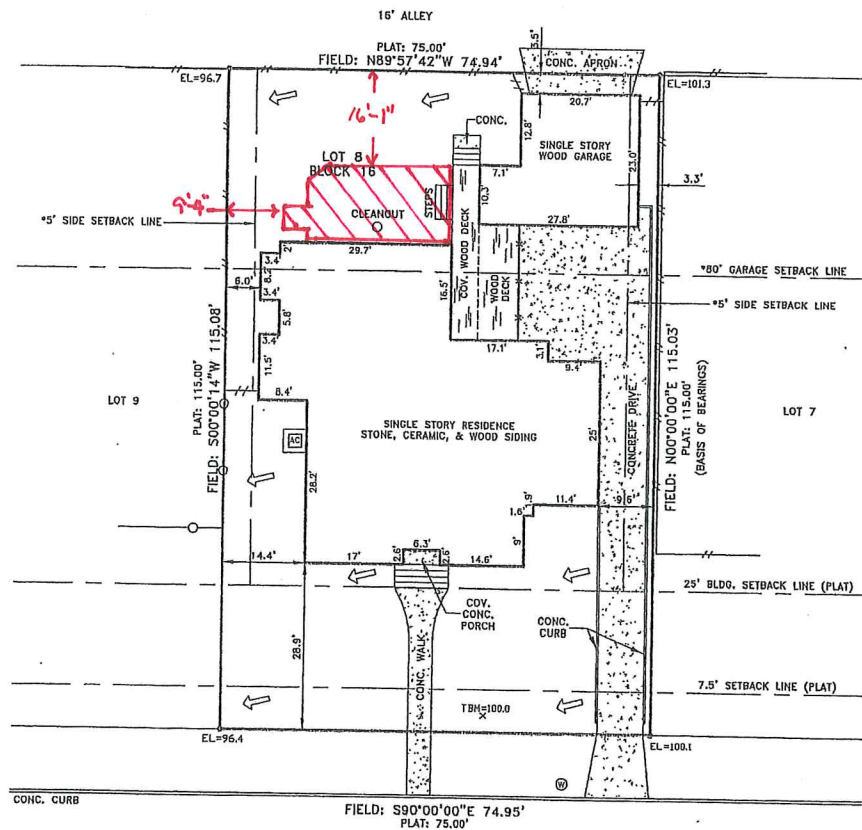
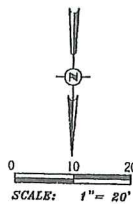
1. A proposed 16ft 1in rear yard setback for the main structure instead of the minimum 20ft required per Section 3-16(1) of the City's Zoning Ordinance.

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), Sarah Olivares, Planner, (solivares@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.

PLAT LEGEND

- 1/2" IRON ROD FOUND
- AIR CONDITION UNIT
- DENOTES CHAIN-LINK FENCE LINE
- DENOTES WOOD FENCE LINE
- DENOTES SMOOTH WIRE FENCE LINE
- FF= DENOTES FINISHED FLOOR ELEVATION
- EL= DENOTES SPOT ELEVATION
- TBM= DENOTES TABLE BENCHMARK
- DENOTES DRAINAGE FLOW
- WATER METER

SYLVAN-HILLS SUBDIVISION



ADDRESS: 246
FAIR OAKS PLACE
 (50' RIGHT-OF-WAY)

NOTE: TEMPORARY BENCHMARK (TBM) IS 600
 NAIL SET 23' SOUTH OF FAIR OAKS PLACE
 RIGHT OF WAY LINE AND 230' EAST OF THE
 WEST PROPERTY LINE OF THE SUBJECT TRACT.
 ASSUMED ELEVATION: 100.00'

*RESTRICTIVE COVENANTS:
 VOLUME 1767, PAGE 622
 DEED RECORDS

BUYER: Carl J. Kolb & Lynn Kolb
 LOT 8 BLOCK 15
 SUBDIVISION SYLVAN-HILLS SUBDIVISION
 VOLUME 1825 PAGE 106 DEED & PLAT RECORDS
 ADDRESS: 246 FAIR OAKS PLACE
 BEAR COUNTY, TEXAS
 TITLE INFORMATION PROVIDED BY: ALAMO TITLE
 (G.F.) REFERENCE: 4003003035
 D.B. S.S./F.S. S.B. R.B./S.S.



STATE OF TEXAS
 COUNTY OF BEAR

I hereby certify that the above plat is true and correct
 according to an actual survey made on the ground under my
 supervision and that there are no visible encumbrances or
 encroachments of buildings on adjoining property, and that all
 buildings are shown located on this property except as shown
 above and that all corners have been located as indicated
 above on the data on this plat. Survey is not for
 architectural, landscaping, engineering, construction or
 purchase of and is not transferable to additional institutions
 or subsequent owners. Municipal records not researched.
 Surveyor has checked for boundary lines only. Other
 matters of record which may affect this tract have not been
 researched.

This 9th day of JANUARY, 2014 A.D.

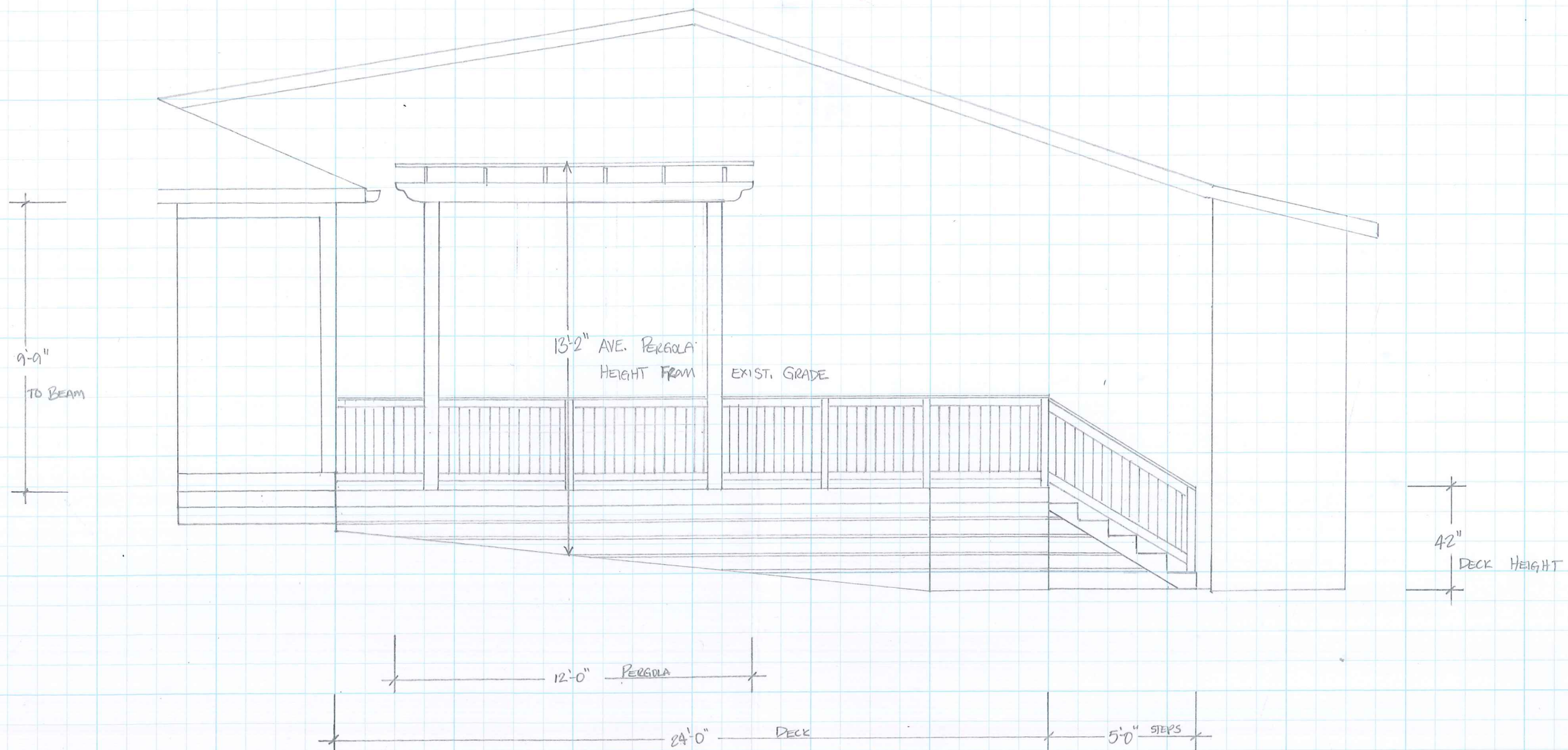
CAESAR A. GARCIA
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 5904
 Retired JANUARY 9, 2014
 This supersedes survey
 drawing dated JULY 12, 2013

**CROSS BRANCH
 SURVEYING**

2379 H.E. LOOP 415, NO. 9
 SAN ANTONIO, TEXAS 78217
 (210) 828-1152

CROSS BRANCH SURVEYING DOES NOT
 MAKE OR WARRANT ANY FLOOD ZONE
 DETERMINATION.

WORK ORDER NO. 13-4-SC



FRONT ELEVATION

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





