



**BOARD OF ADJUSTMENT**  
**AGENDA**  
April 02, 2025  
**RESULTS**

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, April 02, 2025 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at [www.alamoheightstx.gov](http://www.alamoheightstx.gov).

***INSTRUCTIONS FOR TELECONFERENCE: The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1- 346-248-7799 and enter access number 893 9488 9735#. If you would like to speak on a particular item, when the item is considered, press \*9 to "raise your hand". Citizens will have three (3) minutes to share their comments. The meeting will be recorded.***

***The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.***

**A. CALL MEETING TO ORDER**

**B. APPROVAL OF MINUTES** – January 07, 2025 **Approved as presented**, February 04, 2025 **Not available for review**, and March 05, 2025 **Not available for review**.

**C. CASES**

**Case No. 2432 – 300 Circle St**

Application of Jahan Ahmadi, owner requesting the following variance(s) on the property located at **CB 4050 BLK 72 LOT 34, 35, 36 & W 8.5 OF 33**, also known as **300 Circle St**, zoned MF-D:

1. No sidewalk in right-of-way as required per Section 3-50 (7) of the City's Zoning Code.  
**Approved as requested.**

**Case No. 2433 – 863 Estes Ave**

Application of Kristen Weber, applicant, representing John Bloodsworth, owner, requesting the following self-identified variance(s) in order to construct a new steel pergola on the driveway side of the property located at **CB 4024 BLK 53 LOT 32**, also known as **863 Estes Ave**, zoned SF-A:

1. A proposed 1ft 2inch side yard setback to the new steel pergola instead of the minimum 10ft 0inch required per Sec. 3-15(1),
2. A proposed encroachment of 3ft 2inch into the front yard setback minimum of 30ft 0inch required per Sec. 3-14, and
3. 0 Covered parking spaces instead of minimum 2 required per 3-21. **All variances approved as requested.**

**Case No. 2435 – 215 Canyon**

Application of Dave Isaacs, applicant, representing Jorge Contreras, owner, requesting the following self-identified variance(s) in order to construct a new pool and deck on the property located at **CB 4024 BLK 197 LOT 4**, also known as **215 Canyon Dr**, zoned SF-A:

1. A proposed 0ft side yard setback to the existing main structure instead of the minimum 6ft required per Section 3-15(2) of the fence is located within the front yard setback area as prohibited per Section 3-14 and 3-81(7) of the City's Zoning Code. *Approved as requested.*

**Case No. 2436 – 611 Alamo Heights Blvd**

Application of Chris Berneche, applicant, representing Will Newburn, owner, requesting the following variance(s) in order to construct a new spa on the property located at **CB 4024 BLK 163 LOT 5**, also known as **611 Alamo Heights Blvd**, zoned SF-A:

1. A proposed pool structure located to the front of the main building instead of to the rear as required per Section 3-85(1) of the City's Zoning Code. *Withdrawn by applicant on April 01, 2025. No action taken.*

**D. ADJOURNMENT**

*The Board of Adjustment reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney) or any other exception authorized by Chapter 551 of the Texas Government Code.*

**DISABILITY ACCESS STATEMENT**

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

**CERTIFICATE**

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, March 28, 2025 at 2:30pm.

---

Elsa T. Robles  
City Secretary