

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
January 04, 2023

The Board of Adjustment held a regular meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, January 04, 2023, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Lott McIlhenny
David Rose
Jimmy Satel
Jessica Drought, Alternate

Members absent:

Wayne Woodard
Sean Caporaletti, Alternate

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services

The meeting was called to order by Chairman Orr at 5:30p.m.

Mr. McIlhenny moved to approve the meeting minutes of the December 07, 2022 meeting as presented. Mr. Satel seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Satel
AGAINST: None

Case No. 2369 – 321 Argo

Application of Jonathan Rodriguez of Vision Design Build representing Alexa & Sam Simpson, owners, requesting the following variance(s) in order to construct a 2nd story addition to the existing main structure at the property located at CB 4024, BLK 131, LOT 15, also known as 321 Argo, zoned SF-B:

1. A proposed chimney height of 36ft 4-inches exceeds the maximum height allowed of 34ft with bonus by 2ft 4-inches per Section 3-19(1)(b),

2. The proposed chimney exceeds the height looming standard on the west side by 31ft 8-inches with a proposed chimney height of 36ft 4-inches instead of the maximum 4ft 8-inches allowed based on a 2ft 4-inch side yard setback per Section 3-19(2)(a),
3. The proposed main structure exceeds the height looming standard on the west side by 15ft 8-inches with a proposed top of plate height of 20ft 10-inches instead of the maximum 5ft 2-inches allowed based on a 2ft 7-inch side yard setback per Section 3-19(2)(a),
4. A proposed 1ft 7-inch side yard setback to the eave/overhang instead of the minimum 5ft required per Section 3-82(3)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. She spoke regarding the revisions that were made based on the discussions of the December 07, 2022 meeting. The revisions eliminated three (3) of the originally requested four (4) variances. Bryan Smith and Jonathan Rodriguez, both of Vision Design Build, were present and addressed the board.

The board commended on the revisions. An open discussion followed.

Chairman Orr opened the public hearing at 5:36pm. No one was available to speak regarding the case so the public hearing was closed.

At that time, Mr. McIlhenny moved to deny variances 1, 2, and 4 and approve variance 3. Mr. Satel seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Satel

AGAINST: None

Case No. 2376 – 130 Evans Ave

Application of Jeffrey Nash, owner, requesting the following variance(s) in order to construct a driveway and parking pad at the property located at CB 4024, BLK 166, LOT 3, also known as 130 Evans Ave, zoned SF-A:

1. The proposed impervious cover in the front yard setback is 33% instead of the maximum 30% allowed per Section 3-18,
2. Zero (0) covered parking spaces instead of the minimum two (2) required per Section 3-21,
3. A proposed parking pad within the front yard setback of a 49.98ft wide lot instead of the minimum 65ft required per Section 3-21,
4. A proposed driveway width of 20ft instead of the maximum 10ft allowed per Section 3-21, and
5. A proposed curb cut and apron width of 20ft instead of the maximum 12ft allowed per Section 3-21 of the City's Zoning Code.

Ms. Hernandez announced the rescheduling of the case for the February 01, 2023 meeting at the request of the applicant. No action was taken.

Case No. 2381 – 5800 Broadway St

Application of Fred Hutt of Corie Properties LLC representing Cambridge Shopping Center Ltd, owner, requesting the following variance(s) in order to construct a storage building at the property located at CB 4050, BLK 65, LOTS 25 & 26, also known as 5800 Broadway St, zoned B-1:

1. The proposed storage building does not meet setback requirements for a double frontage lot per Section 3-64(3) of the City’s Zoning Code.

Ms. Hernandez presented the case. Fred Hutt was present and addressed the board.

Mr. Satel expressed concerns regarding the proposed look of the storage building adding that it did not match the current commercial building. A discussion followed regarding the proposed design and clarification regarding its placement.

Chairman Orr opened the public hearing at 5:45pm. No one was available to speak regarding the case so the public hearing was closed.

Mr. Rose moved to approve the variance as requested. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Satel

AGAINST: None

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Satel seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 5:46p.m.

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.

Bill Orr, Chairman
(Board Approval)

4.6.2023

Date Signed & Filed

Lety Hernandez, Director
Community Development Services