



**BOARD OF ADJUSTMENT
AGENDA**

January 05, 2022

RESULTS

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, January 05, 2022, 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. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing and seating will be limited to capacity limits.**

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at www.alamoheightstx.gov.

INSTRUCTIONS FOR TELECONFERENCE: *Members of the public may also 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.*

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – December 01, 2021 **Approved as presented.**

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Public Hearing - Case No. 2352 – 302 Alta

Application of Luis Velez, owner, requesting the following variance(s) in order to install a new generator and build a fence at the property located at **CB 4024, BLK 147, LOTS 9 & 10**, also known as 302 Alta, zoned SF-B:

1. The proposed generator is in front of the main structure instead of to the side or rear as required per Section 3-18 and **Denied.**
2. The proposed 3.3ft high fence within the minimum required portion of a front yard setback exceeds the maximum 3ft allowed per Section 3-81(7) of the City's Zoning Code. **No action taken.**

1A. Discussion and possible action on Board of Adjustment Case No. 2352, application of Luis Velez, owner, requesting the following variances(s) in order to install a new generator and build a fence at the property located at **CB 4024, BLK 147, LOTS 9 & 10**, also known as 302 Alta, zoned SF-B: 1) The proposed generator is in front of the main structure instead of to the side or rear as required per Section 3-18 and 2) The proposed 3.3ft high fence within the minimum required portion of a front yard setback exceeds the maximum 3ft allowed per Section 3-81(7) of the City's Zoning Code.

2. Public Hearing - Case No. 2353 – 125 Primrose Rescheduled for February 02, 2022

Application of David Mauze of Mauze Construction Corp. representing RJS and KGS Ice Management Trust, owner, requesting the following variance(s) in order to build a new masonry fence at the property located at **CB 5571B, BLK 17, LOT 3 #C55-12957**, also known as 125 Primrose, zoned SF-A:

1. The proposed impervious cover in the front yard setback is 32.8% instead of the maximum 30% allowed per Section 3-18 and
2. The height of the proposed 5ft wall within the minimum required portion of a front yard setback exceeds the maximum 3ft allowed per Section 3-81(7) of the City's Zoning Code.

2A. Discussion and possible action on Board of Adjustment Case No. 2353, application of David Mauze of Mauze Construction Corp. representing RJS and KGS Ice Management Trust, owner, requesting the following variance(s) in order to build a new masonry fence at the property located at **CB 5571B, BLK 17, LOT 3 #C55-12957**, also known as 125 Primrose, zoned SF-A: 1) The proposed impervious cover in the front yard setback is 32.8% instead of the maximum 30% allowed per Section 3-18 and 2) The height of the proposed 5ft wall within the minimum required portion of a front yard setback exceeds the maximum 3ft allowed per Section 3-81(7) of the City's Zoning Code.

3. Public Hearing - Case No. 2354 – 111, 119, 131, 133 & 135 Katherine Ct

Application of Mr. C. Trebes Sasser, Jr. of Ridgemoor Properties, Inc. and Kris Feldmann of CREO Architecture, representing Harrigan Ltd, owner, requesting the following variance(s) in order to construct a new three-story multi-family structure with accessory structure(s) at the properties located at **CB 5600, BLK 2, LOTS 46.66ft of 24, all of 25-27, and W 25ft of 28** also known as 111, 119, and 131 Katherine Ct, zoned MF-D (Multi-Family District) and **CB 5600, BLK 2, LOT 29 and E 25ft of 28** also known as 133 & 135 Katherine Ct, zoned MF-D (Multi-Family District):

1. The proposed thirty-five (35) units exceed the maximum twenty-seven (27) units allowed per Section 3-42(4), ***Tabled for next regular BOA meeting, February 02, 2022.***
2. The proposed fifty-one (51) parking spaces is less than the minimum sixty-two and one-half (62.5) spaces required per Section 3-49(3), ***Tabled for next regular BOA meeting, February 02, 2022.***
3. A proposed three (3) foot landscaping buffer at the rear of the property instead of the minimum eight (8) feet required per Section 3-49(4)(a) and 3-50(1), ***Tabled for next regular BOA meeting, February 02, 2022.***
4. The proposed wall/planter/brick faced site wall exceeds the maximum 3ft height measured from the lower side of the fence, wall or other barrier allowed per Section 3-81(7), ***Tabled for next regular BOA meeting, February 02, 2022.***
5. A proposed aisle width of twenty-two (22) feet six (6) inches instead of the minimum twenty-four (24) feet required for a 90-degree parking angle with two-way traffic and 60ft section width per Section 3-84(2)(a) and Section 3-84(2)(b) of the City's Zoning Code. ***Tabled for next regular BOA meeting, February 02, 2022.***

3A. Discussion and possible action on Board of Adjustment Case No. 2354, application of Mr. C. Trebes Sasser, Jr. of Ridgemoor Properties, Inc. and Kris Feldmann of CREO Architecture, representing Harrigan Ltd, owner, requesting the following variance(s) in order to construct a new three-story multi-family structure with accessory structure(s) at the properties located at **CB 5600, BLK 2, LOTS 46.66ft of 24, all of 25-27, and W 25ft of 28** also known as 111, 119, and 131 Katherine Ct, zoned MF-D (Multi-Family District) and **CB 5600, BLK 2, LOT 29 and E 25ft of 28** also known as 133 & 135 Katherine Ct, zoned MF-D (Multi-Family District): 1) The proposed thirty-five (35) units exceed the maximum twenty-seven (27) units allowed per Section 3-42(4), 2) The proposed fifty-one (51) parking spaces is less than the minimum sixty-two and one-half (62.5) spaces required per Section 3-49(3), 3) A proposed three (3) foot landscaping buffer at the rear of the property instead of the minimum eight (8) feet required per Section 3-49(4)(a) and 3-50(1), 4) The proposed wall/planter/brick faced site wall exceeds the maximum 3ft height measured from the lower side of the fence, wall or other barrier allowed per Section 3-81(7), and 5) A proposed aisle width of twenty-two (22) feet six (6) inches instead of the minimum twenty-four (24) feet required for a 90-degree parking angle with two-way traffic and 60ft section width per Section 3-84(2)(a) and Section 3-84(2)(b) of the City's Zoning Code.

4. Public Hearing - Case No. 2355 – 111, 119, 131, 133, & 135 Katherine Ct

Appeal of Mr. James Loyd, citizen representing property owners within 200 feet of 111, 119, 131, 133, & 135 Katherine Ct. per Section 211.101 (a-1) of Texas Local Government Code, regarding their position that additional variance(s) are required to construct a new three-story multi-family structure with accessory structure(s) at the properties located at **CB 5600, BLK 2, LOTS 46.66ft of 24, all of 25-27, and W 25ft of 28** also known as 111, 119, and 131 Katherine Ct, zoned MF-D (Multi-Family District) and **CB 5600, BLK 2, LOT 29 and E 25ft of 28** also known as 133 & 135 Katherine Ct, zoned MF-D (Multi-Family District):

6. Height: Ridgemoor uses an erroneous baseline elevation to calculate the 35' building height limit as defined in Section 3-2. ***Tabled and to readdress within the next sixty (60) days.***
7. East side drive width: There are several conflicts and discrepancies on the plans regarding the required width of the main (east side) drive per Section 3-84(2)(a),(b) and Plan references C 1.00, L 3.3.02. ***Upheld staff interpretation.***
8. East side fire lane overhang: The above dimensioning error also affects the overhead clearance of the fire lane per International Fire Code Appendix D, D 105.4 and Plan references C 1.20. ***Staff and City Attorney determined the BOA had no authority to rule on application due to improper procedure for administrative decision on a non-zoning matter. No action taken.***
9. Landscape buffer: Plans do not show a required landscape area along the East property line per Section 3-49(4)(a) and Plan references L 1.1.03. ***Upheld staff interpretation.***
10. Canopy trees: Plans show parking in the public right of way with only 5 trees instead of 12 canopy trees per Section 3-50(5) and Plan references L 1.1.03, L5.101, et al. ***Upheld staff interpretation.***
11. Streetside parking: Plans show ten (10) parking spaces into the public right of way per Section 3-84(2) and 18.101 and Plan references C 1.00, et al. ***Upheld staff interpretation.***

4.A Discussion and possible action on Board of Adjustment Case No. 2355, Appeal of Mr. James Loyd, citizen representing property owners within 200 feet of 111, 119, 131, 133, & 135 Katherine Ct., per Section 211.101 (a-1) of Texas Local Government Code, regarding their position that additional variance(s) are required to construct a new three-story multi-family structure with accessory structure(s) at the properties located at **CB 5600, BLK 2, LOTS 46.66ft of 24, all of 25-27, and W 25ft of 28** also known as 111, 119, and 131 Katherine Ct, zoned MF-D (Multi-Family District) and **CB 5600, BLK 2, LOT 29 and E 25ft of 28** also known as 133 & 135 Katherine Ct, zoned MF-D (Multi-Family District): 6). Height: Ridgemont uses an erroneous baseline elevation to calculate the 35' building height limit as defined in Section 3-2, 7). East side drive width: There are several conflicts and discrepancies on the plans regarding the required width of the main (east side) drive per Section 3-84(2)(a),(b) and Plan references C 1.00, L 3.3.02, 8). East side fire lane overhang: The above dimensioning error also affects the overhead clearance of the fire lane per International Fire Code Appendix D, D 105.4 and Plan references C 1.20, 9). Landscape buffer: Plans do not show a required landscape area along the East property line per Section 3-49(4)(a) and Plan references L 1.1.03, 10). Canopy trees: Plans show parking in the public right of way with only 5 trees instead of 12 canopy trees per Section 3-50(5) and Plan references L 1.1.03, L5.101, et al., 11). Streetside parking: Plans show ten (10) parking spaces into the public right of way per Section 3-84(2) and 18.101 and Plan references C 1.00, et al.

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, December 30, 2021 at 12:30p.m.

Elsa T. Robles
City Secretary