

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
February 04, 2025

The Board of Adjustment held a special meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Tuesday, February 04, 2025, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Lott McIlhenny
David Rose
Sean Caporaletti

Members absent:

Jessica Drought
Wayne Woodard
Jimmy Satel, Alternate

Staff member present:

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

The meeting was called to order by Chairman Orr at 5:31 p.m.

Ms. Hernandez stated that the meeting minutes from the January 07, 2025 Special Meeting were not available for review and would be rescheduled for the March 05, 2025 BOA Meeting

Case No. 2415 – 340 Abiso

Application of Fabian Coronado of Keith Zars Pools, representing Robert and Emily McRae, owners, requesting the following variance(s) in order to construct a new pool and deck structure on the property located at **CB 4024 BLK 118 LOT 1**, also known as **340 Abiso Ave**, zoned SF-B:

1. A proposed 2-foot 1-inch side yard setback on the west side of the main structure instead of the minimum 6-foot required per Section 3-15(2),
2. A proposed 4-foot 2-inch side yard setback on the east side of the main structure instead of the minimum 6-foot required per Section 3-15(2) of the City's Zoning Code.

Ms. Hernandez read the caption and began presenting the case. Robert McRae was present and addressed the board. The case had been tabled from the January 07, 2025 Special BOA Meeting. Mr. McRae described the changes since the last meeting. The board expressed appreciation for the changes and the final presentation.

Chairman Orr opened the public hearing at 5:35pm. No one requested to speak with interest in the case, so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Caporaletti

AGAINST: None

Case No. 2422 – 302 Lamont

Application of Timothy Mooney, owner, requesting the following variance(s) in order to construct an attached accessory structure on the property located at **CB 4024 BLK 203 LOT 12**, also known as **305 Castano Ave**, zoned SF-A:

1. A proposed 3ft side yard setback on the east side of the main structure instead of the minimum 6ft required per Section 3-15(2) of the City's Zoning Code.

Ms. Hernandez presented the case. Timothy Mooney was present and addressed the board. He described how a permit was issued for the accessory structure but the setback issues were missed. The City approached the owner after construction to explain a mistake was made by staff and that consideration by BOA was needed. The board discussed staff's review of the case.

Chairman Orr opened the public hearing at 5:41pm. No one requested to speak with interest in the case, so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Woodard

AGAINST: None

Case No. 2423 – 301 Cloverleaf

Application of Alcide Miguel and Ashley Trautmann Longoria, owners, requesting the following variance(s) in order to construct a new parking pad on the property located at **CB 5571A BLK 12 LOT 55 & 56 & W 1/2 OF 54**, also known as **301 Cloverleaf Ave**, zoned SF-A:

1. The proposed 22ft wide curb cut on the side street of the corner lot does not provide access to the required parking spaces only per Section 3-21 (5) of the City's Zoning Code.

Ms. Hernandez presented the case. Ashley Trautmann Longoria was present and addressed the board. The board discussed with staff the need for a license agreement due to the parking pad's location within right-of-way. In addition, the board discussed alternatives to a curb cut, including entering the space from the alley.

Chairman Orr opened the public hearing at 5:49pm. No one requested to speak with interest in the case, so the public hearing was closed.

Mr. McIlhenny moved to approve the variances as requested. Mr. Caporaletti seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Caporaletti

AGAINST: None

Case No. 2424 – 305 Castano

Application of John Goudge, owner, requesting the following self-identified variance(s) in order to construct an addition to the existing main structure on the property located at **CB 4024 BLK 203 LOT 12**, also known as **305 Castano Ave**, zoned SF-A:

1. The proposed wall plate of the main structure exceeds the height looming standard by 8ft per Section 3-19(2)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. John Goudge was present and addressed the board.

The board discussed current non-conformities with the existing gable on the main structure.

Chairman Orr opened the public hearing at 5:55pm. Lane Mitchell, a neighbor of the property, spoke in favor of the proposed variance. The public hearing was closed at 5:56pm.

Mr. Rose moved to approve the variances as requested. Mr. Caporaletti seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Caporaletti

AGAINST: None

Case No. 2425 – 311 Wildrose

Application of Lawson Jessee, owner, requesting the following self-identified variance(s) in order to construct an addition to the existing garage on the property located at **CB 5571A BLK 11 LOT 50, 21, AND 52**, also known as **311 Wildrose Ave**, zoned SF-A:

1. A proposed 2ft side yard setback to the accessory structure instead of the minimum 3ft required per Section 3-15(3) of the City's Zoning proposed wall plate of the main structure exceeds the height looming standard by 8ft per Section 3-19(2)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. Lawson Jessee was present and addressed the board. He described the variance as necessary to planned improvements to his alley-facing garage.

The board discussed the merits of the case.

Chairman Orr opened the public hearing at 6:00pm. No one requested to speak with interest in the case, so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Caporaletti

AGAINST: None

Case No. 2426 – 1010 Cambridge Oval

Application of Marcus McCary, applicant, representing Natasa Macura, owner, requesting the following variance(s) in order to construct a new carport on the property located at **CB 4024 BLK 49 LOT B**, also known as **1010 Cambridge Oval**, zoned SF-A:

1. A proposed 0ft side yard setback on the west side of the property instead of the minimum 3ft required for an accessory structure per Section 3-15(3),
2. A proposed 0ft side yard setback on the east side of the property instead of the minimum 3ft required for an accessory structure per Section 3-15(3) of the City's Zoning Code.

Ms. Hernandez presented the case. Natasa Macura and Marcus McCary were present and addressed the board. They highlighted the irregular lot shape and the portion of the property that is not wide enough for the required setbacks or drive width.

The board discussed the merits of the case.

Chairman Orr opened the public hearing at 6:04pm. No one requested to speak with interest in the case, so the public hearing was closed.

Mr. McIlhenny moved to approve the variances as requested. Mr. Caporaletti seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Caporaletti

AGAINST: None

Case No. 2427 – 206 College

Application of Gerardo Nava, applicant, representing Steven Gray, owner, requesting the following variance(s) in order to remove and replace the existing driveway on the property located at **CB 4024 BLK 164 LOT 5**, also known as **206 College Blvd**, zoned SF-A:

1. A proposed 18ft curb cut instead of the maximum 12ft allowed for lots less than or equal to 65ft in width per Section 3-21,
2. A proposed driveway width of 12ft instead of the 10ft required for lots less than or equal to 65ft in width per Section 3-21, and
3. The proposed impervious coverage of 45% within the front yard setback exceeds the maximum 30% allowed per Section 3-18 of the City's Zoning Code.

Ms. Hernandez presented the case. There was no one present representing the owner/applicant. The board clarified that the existing driveway is not compliant and that replacing the existing footprint required BOA approval.

Chairman Orr opened the public hearing at 6:10pm. No one requested to speak with interest in the case, so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Caporaletti

AGAINST: None

Case No. 2428 – 4821 Broadway St. (Central Market)

Application of Riley John, PE of KFM Engineering & Design representing HEB LP, owner, requesting the following variance(s) in conjunction with ongoing renovations on the property located at **CB 5210 BLK 1 LOT 1 HEB PATTERSON PARK SUBD**, also known as **4821 Broadway St**, zoned B-1:

1. The proposed does not meet the minimum requirements of one (1) four (4) inch caliper tree per eight (8) parking spaces as required per Section 3-69(3)(b) of the City's Zoning Code.

Ms. Hernandez presented the case. Brad Pease from HEB was present and addressed the board. He described the site conditions impacted by crape myrtles that caused damage to the parking garage underneath the surface parking lot, as well as the large box culverts that cross underneath the surface parking lot. Mr. Laney confirmed the path of the underground culverts.

The board requested clarity on the variance request since trees could not be replanted in the location they were removed. Ms. Hernandez stated that the variance was to confirm that the applicant would be paying the mitigation fees or the trees that were removed in an amount of \$104,175. For commercial property, there is no maximum amount. The definition of heritage trees was discussed.

Chairman Orr opened the public hearing at 6:16pm. No one requested to speak with interest in the case, so the public hearing was closed.

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

The motion was approved with the following vote:

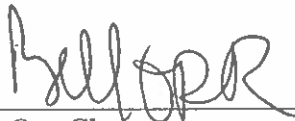
FOR: Orr, McIlhenny, Rose, Caporaletti

AGAINST: None

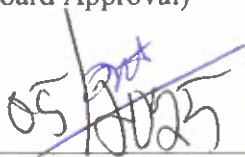
Prior to adjournment, Ms. Hernandez stated that reappointments were upcoming, so if the members wished to stay on the board, or move to another board, then she could be notified. Chairman Orr commented that members should approach their neighbors who might be interested. Chairman Orr also mentioned Jimmy Satel is anticipated to resign from Board of Adjustment. He asked staff if the City Council planned to honor Mr. Satel could for his many years of service to the BOA and the City. Staff responded that they would look into the matter.

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Rose seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:21pm.

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.

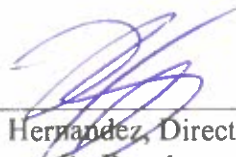


Bill Orr, Chairman
(Board Approval)



Date Signed & Filed

05/07/2025



Lety Hernandez, Director
Community Development Services