

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
March 02, 2022

The Board of Adjustment held a regularly scheduled meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, March 02, 2022, at 5:30 p.m. due to pandemic, COVID-19, also known as coronavirus.

Members present and composing a quorum of the Board:

David Rose, Acting Chairman  
Lott McIlhenny  
Jimmy Satel  
Wayne Woodard

Members absent:

Bill Orr, Chairman  
Sean Caporaletti, Alternate  
Jessica Drought, Alternate

Staff members present:

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

\*\*\*\*\*

The meeting was called to order by Mr Rose at 5:36 p.m.

The Board recessed at 5:37 pm due to technical difficulties and reconvened at 5:43 p.m. Paper copies of the presentation materials were provided to the board and made available for public viewing.

\*\*\*\*\*

**Case No. 2352 – 302 Alta**

Public hearing, discussion, and possible action regarding the application of Luis Velez, owner, requesting the following variance(s) in order to install a new generator at the property located at 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 3-81 and
2. The proposed generator exceeds the minimum 3ft side yard setback

Ms Hernandez presented the case. Mr Velez was present and addressed the Board.

Mr Rose asked for clarification on landscaping and Ms Hernandez responded.

Mr McIlhenny raised concerns regarding location and visibility of equipment from street. The Board inquired about the need for a variance and placement of the generator.

No one was present to speak with interest in the case.

After further discussion, Mr McIlhenny moved to table the case for April 06, 2022 meeting, pending an architectural design to present to the Board. Mr Woodard seconded.

The motion to table was approved with the following vote:

FOR: Rose, McIlhenny, Satel, Woodard

AGAINST: None

\*\*\*\*\*

**Case No. 2356 – 620 Patterson**

Public hearing, discussion, and possible action regarding the application of Sam Allen representing Jamie & Whitney Smith, owners, requesting the following variance(s) in order to build a metal open-air pergola at the property located at 620 Patterson, zoned SF-A:

1. The proposed 4ft 1-inch front yard setback to the main structure instead of the minimum 30ft required per Section 3-14 and
2. A proposed lot coverage of 81% instead of the maximum 40% allowed per Section 3-17 of the City's Zoning Code.

Ms. Hernandez presented the case. Mr Allen was present and addressed the Board. Mr Allen explained that the pergola will be metal. Mr Smith addressed the Board and elaborated on the proposed design and the loss of vegetation that had provided privacy.

Mr Rose asked about existing lot coverage and staff responded.

Mr Satel commended the design.

No one was present to speak with interest in the case.

After further discussion, Mr Satel moved to approve the variances as requested. Mr Woodard seconded the motion.

The motion was approved with the following vote:

FOR: McIlhenny, Rose, Satel, Woodard

AGAINST: None

\*\*\*\*\*

**Staff Reports**

Mr Laney spoke regarding Rules of Procedure adopted by City Council in July 2021.

Mr Woodard asked for clarification on representatives of applicants being able to address the Board and Mr Laney responded.

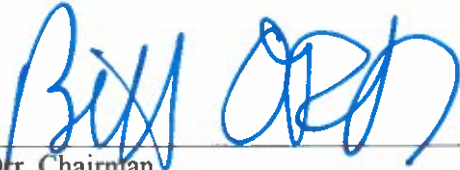
Mr McIlhenny expressed concerns regarding lack of attendance by appointed Board members. Discussion followed and Mr McIlhenny asked that the minutes reflect the discussion.

\*\*\*\*\*

There being no further business, Mr McIlhenny moved to adjourn the meeting. Mr Sate! seconded the motion. The meeting was adjourned at 6:22 pm.

\*\*\*\*\*

**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)

5.31.22

Date Signed & Filed



Daniel Thale-Galat  
Community Development Technician