

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
March 06, 2024

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, March 06, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Jessica Drought
Lott McIlhenny
David Rose
Wayne Woodard

Members absent:

Jimmy Satel, Alternate
Sean Caporaletti, Alternate

Staff members present:

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

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

Chairman Orr announced that the November 01, 2023 and December 06, 2023 meeting minutes were not available for review and rescheduled for the next regularly scheduled meeting. No action was taken.

Case No. 2401 – 6215 Broadway St

Application of Robert Ahrens of Park Place Recreation Designs, Inc., applicant, representing the Alamo Heights Presbyterian Church, owners, requesting the following variance(s) in order to construct a accessory structure at the property located at **CB 4024 BLK 134 LOT S 75 FT OF 9**, also known as **6215 Broadway St**, zoned B-1:

1. The proposed accessory structure is proposed on a lot that does not have a primary structure as required per Section 3-2 and A proposed detached carport is located to the side of the proposed main structure instead of to the rear as required per Section 3-21 and
2. A zero (0) foot side yard setback to the proposed accessory structure instead of the minimum 3ft required for structures with a wall plate that does not exceed ten (10) feet per Section 3-65(3)(b) of the City's Zoning Code.

Ms. Hernandez presented the case. Robert Ahrens was present and addressed the board. He spoke of the three (3) individual structures and color. They proposed a Forrest Green fabric. He went on to speak regarding the site.

Chairman Orr opened the public hearing at 5:38pm. No one requested to speak with interest in the case so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Woodard

AGAINST: None

Case No. 2402 – 215 Argyle Ave

Application of Tobin Smith of Tobin Smith Architect, applicant, representing Easton McNab, owner, requesting the following variance(s) in order to construct an accessory structure at the property located at **CB 4024 BLK 28 LOT H & W IRR 23 OF G**, also known as **215 Argyle Ave**, zoned SF-A:

1. The proposed 18ft front yard setback to the main structure instead of the 30ft required per Section 3-14 and
2. A proposed 15ft 7-inch parapet height on the alley side of the existing non-conforming accessory structure instead of the 14ft maximum building height allowed per Section 3-19(3)(b) of the City's Zoning Code.

Ms. Hernandez presented the case. Tobin Smith was present and addressed the board.

A discussion followed regarding the site, proposed improvements, and existing trees of which eight (8) meet the heritage designation. Mr. Smith added that the proposed improvements were based on the topography of the lot while being sensitive to the area.

The board questioned if they would be removing any trees and Mr. Smith clarified that one (1) tree would be removed due to its proximity to the main structure that was being demolished but would remediate. They went on to discuss the proposed structure footprint and the placement in relation to the existing structure, specifically the front yard setback encroachment. Mr. Smith stated that it is comparable to the neighboring lots.

Chairman Orr opens the public hearing at 6:05pm.

Those requesting to speak regarding the case were as follows:

Mrs. McNab, 215 Argyle Ave (Support)(Teleconference)

No one else requested to speak so Chairman Orr closed the public hearing at 6:07pm.

Ms. Drought moved to approve both variances as presented. Mr. Rose seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Drought, McIlhenny, Rose, Woodard
AGAINST: None

There being no further business, Commissioner Drought moved to adjourn the meeting. Commissioner Rose seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:08pm.

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)

04/03/2024

Date Signed & Filed



Lety Hernandez, Director
Community Development Services