

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
April 04, 2018

The Board of Adjustment held a regular meeting at the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, Texas on Wednesday, April 04, 2018, at 5:30 p.m.

Members present and composing a quorum of the Board:

David Rose, Acting Chairman
Lott McIlhenny
Jimmy Satel
Wayne Woodard
Sean Caporaletti, Alternate

Members absent:

Bill Orr, Chairman
Hall Hammond, Alternate

Staff members present:

Jason B. Lutz, Director of Community Development Services
Lety Hernandez, Planner

The meeting was called to order by Chairman Rose at 5:34 p.m.

Mr. Satel moved to approve the minutes of the January 03, 2018 meeting as presented. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Caporaletti, McIlhenny, Satel, Woodard
AGAINST: None

Case No. 2270 – 1001 Townsend

Application of Brita Pearson of LPA, Inc., applicant, representing Alamo Heights Independent School District (AHISD), owner, requesting the following variance(s) in order to add to construct a new fine arts and music building, revised entry, and new linear park at Cambridge Elementary School at the property located at 1001 Townsend, zoned MF-D:

1. A 3ft side yard setback to the playground instead of the minimum 15ft required per Section 3-45(2)(a)

2. A 6ft rear yard setback to the east of the Fine Arts Building instead of the minimum 25ft required per Section 3-46
3. Proposed off-street parking is not contiguous to the property as required per Section 3-49
4. Proposed off-street parking is not behind the front face of the building as required per Section 3-49(1)
5. No screening fence to proposed off-street parking instead of the minimum 3ft screening fence required to public rights-of-way per Section 3-49(2)
6. A proposed 6ft landscapè area instead of the minimum 8ft area required per Section 3-49(4)(a)
7. A proposed 6ft landscape area instead of the minimum 8ft area required per Section 3-50(1)
8. A proposed 16ft front yard landscape area on Townsend instead of the minimum 20ft required per Section 3-50(4)
9. Zero trees proposed for every 25ft in rights-of-way instead of the minimum one required per Section 3-50(5)
10. Zero proposed planting strip in rights-of-way for street trees instead of the minimum 5ft required per Section 3-50(6)
11. The proposed sidewalks are not compliant with the minimum required of 5ft ADA compliant sidewalks in rights-of-way
12. The proposed parking does not meet the minimum special parking regulations per Section 3-84(1)(g) and
13. Zero mitigation fee instead of the required per Section 3-84(8)(a) of the City's Zoning Code.

Mr. Lutz presented the case. Sara Flowers of LPA addressed the board and spoke regarding the proposed. She spoke regarding some revisions to the ramp based on the Architectural Review Board's (ARB) recommendations. Mr. Satel expressed concerns with the proposed design of the new buildings.

Those present and speaking regarding the case were as follows:
Belinda Scholz, 950 & 952 Cambridge Oval


The resident questioned if there was any plans to remove existing trees adding that it was counterintuitive to remove established trees and plant new ones. Ms. Flowers informed that there would be a removal in front for the ramp.

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

The motion to deny was approved with the following vote:
FOR: Caporaletti, McIlhenny, Satel, Woodard
AGAINST: None

There being no further business, Mr. Woodard moved to adjourn the meeting, seconded by Mr. McIlhenny, and unanimous vote to support the motion. The meeting was adjourned at 6:11 p.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.



David Rose, Acting Chairman
(Board Approval)

5-7-18

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services