

# BOARD OF ADJUSTMENT CASE NO. 2352 302 ALTA

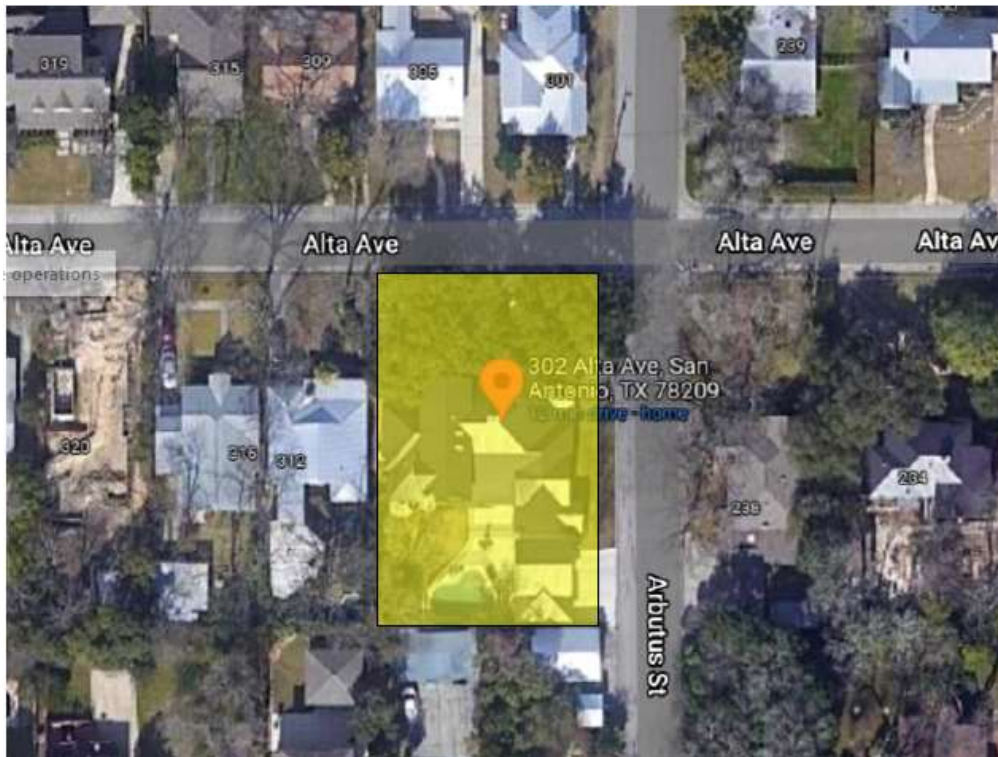


## COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

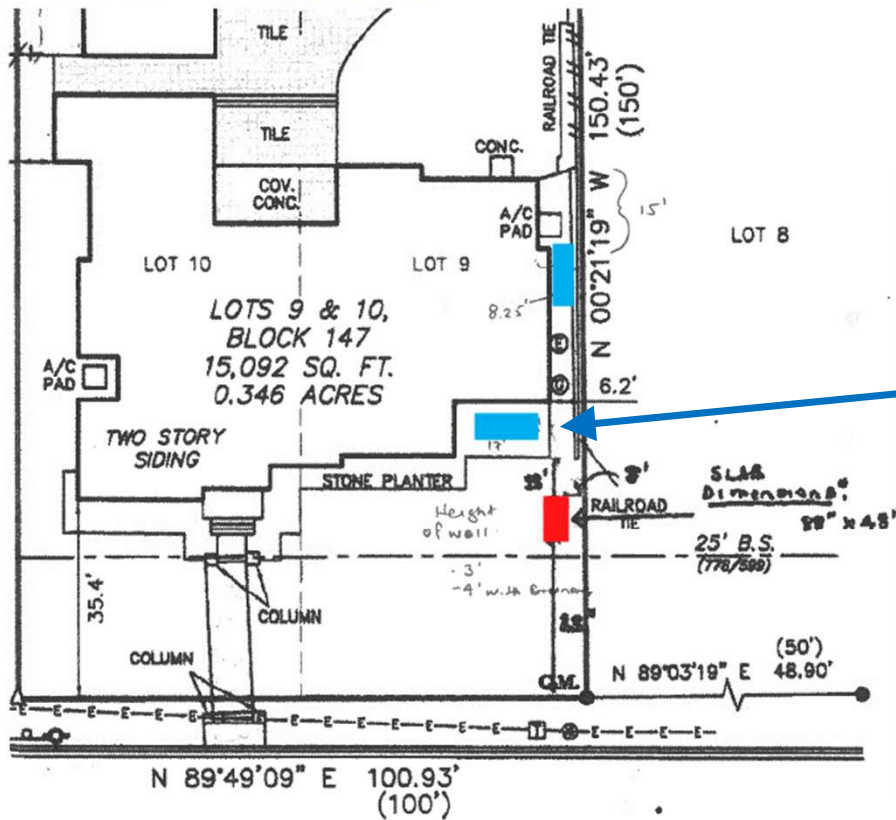


# PROPERTY

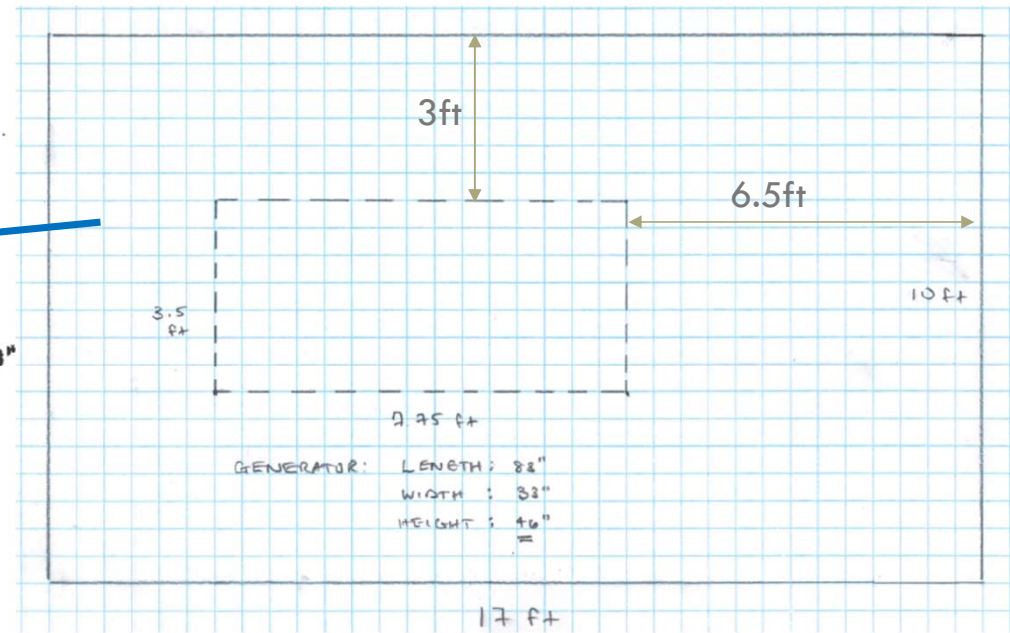


- SF-B
- South side of Alta at Arbutus
- Tabled from March 02, 2022

# SITE PLAN



**ALTA AVENUE**



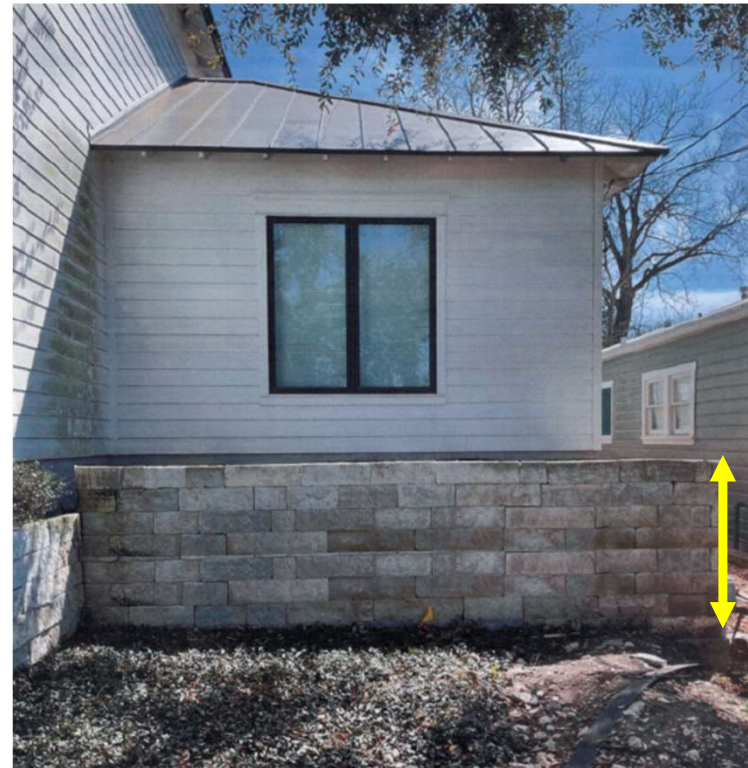
# EXISTING CONDITIONS



# PROPOSED CONDITIONS



Existing — 36-inch height



Proposed — 48-inch height

# PROPOSED CONDITIONS



Existing — 36-inch height



Proposed — 48-inch height

# PROPOSED FENCE STYLE



# POLICY ANALYSIS



- Hardships
  - None identified concerning lot size, lot shape, or topography.
- Considerations
  - Placement inside the planter area, surrounded by landscape, meets the intent of the zoning code which is to eliminate the view of any equipment from the street.



# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (1)                      Neutral: (0)
  - Oppose: (1)

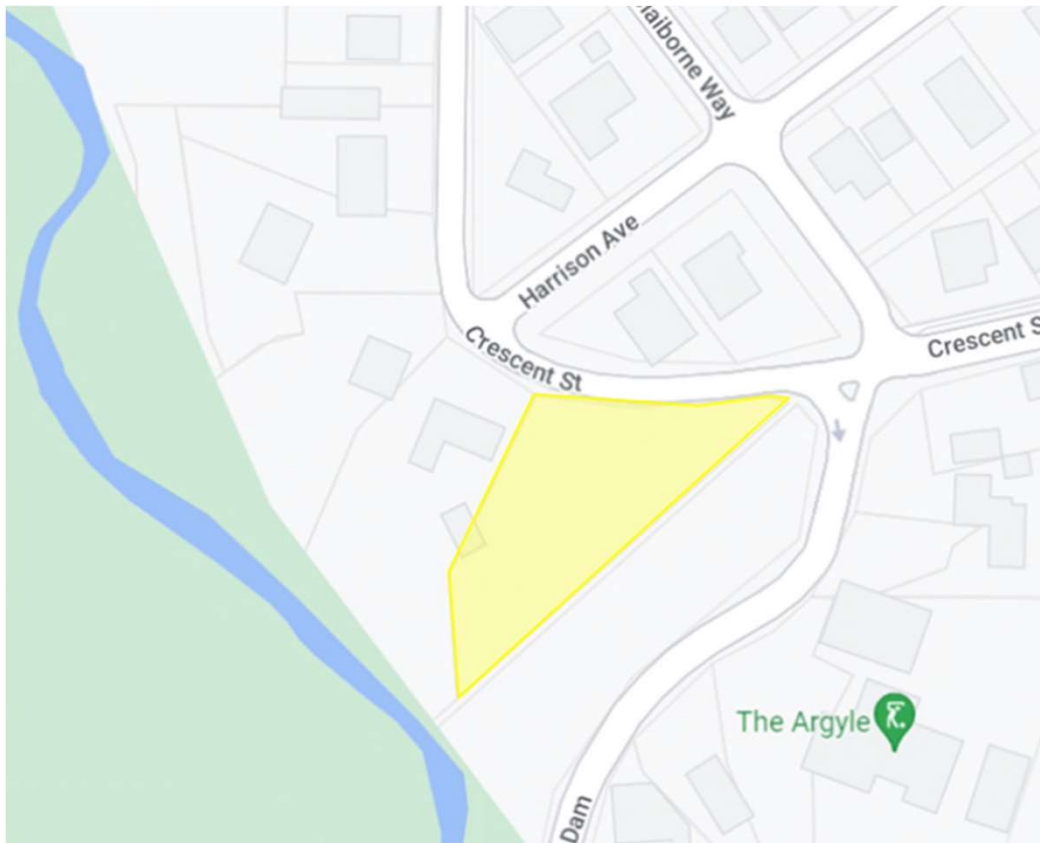
# BOARD OF ADJUSTMENT CASE NO. 2357 202 CRESCENT



## COMMUNITY DEVELOPMENT



Presented by:  
Lety Hernandez  
Director

# PROPERTY



- SF-A
- West side of Crescent, north of Olmos Dam

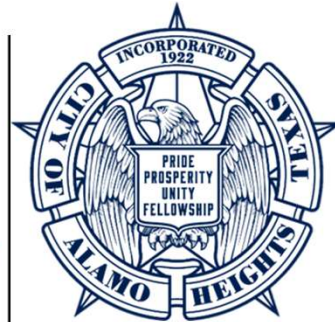
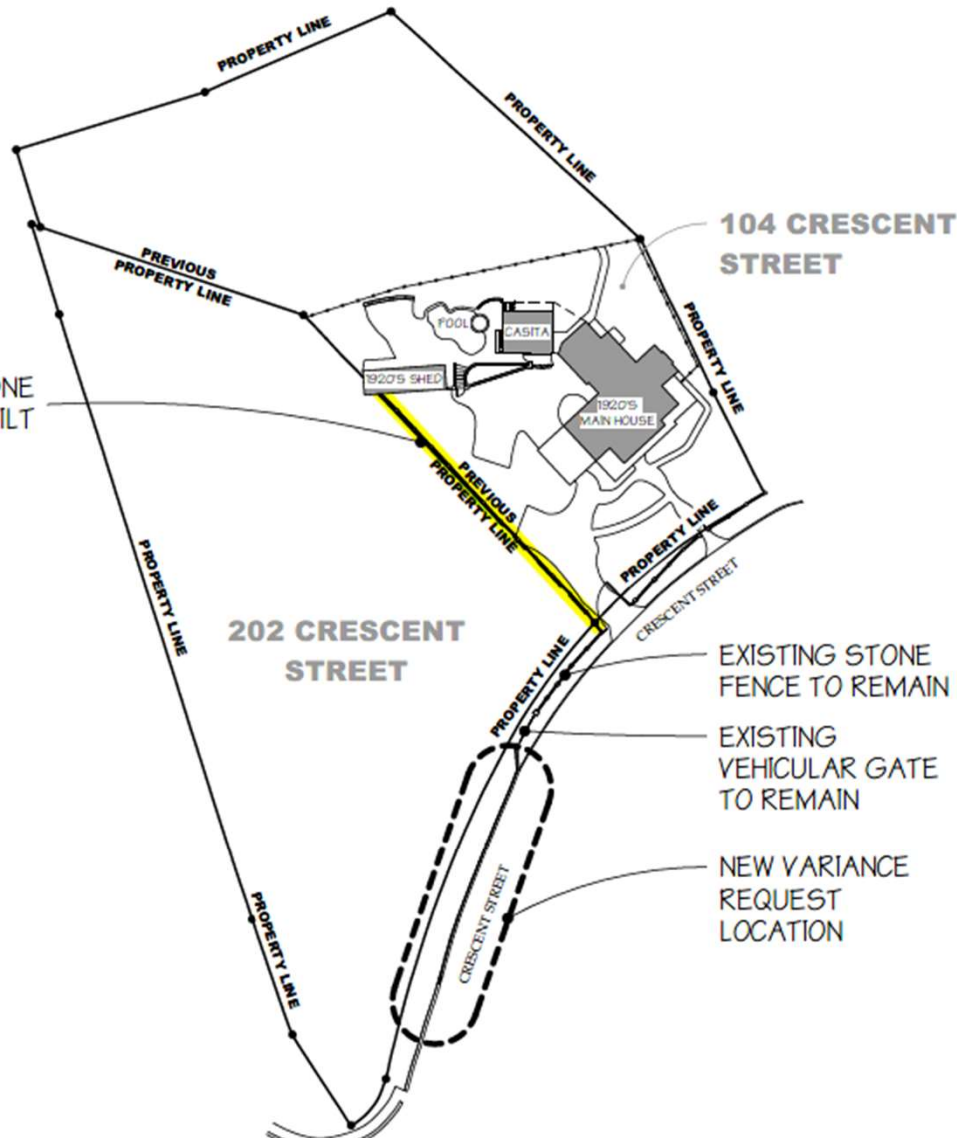
# SITE

KEY	
	= PREVIOUSLY APPROVED STONE FENCE
	= CURRENT SCOPE OF WORK

PREVIOUSLY APPROVED 6'-0" STONE FENCE; NOT TO BE BUILT



EXISTING 1920'S 2'-0" STONE WALL TO REMAIN



# LOCATION OF IMPROVEMENTS



PROPOSED 4'-0"  
FENCE HEIGHT



EXISTING 1920'S MONUMENTAL STONE FENCE AND ENTRANCE  
PROPOSED NEW FENCE TO MATCH DETAILS OF EXISTING FENCE



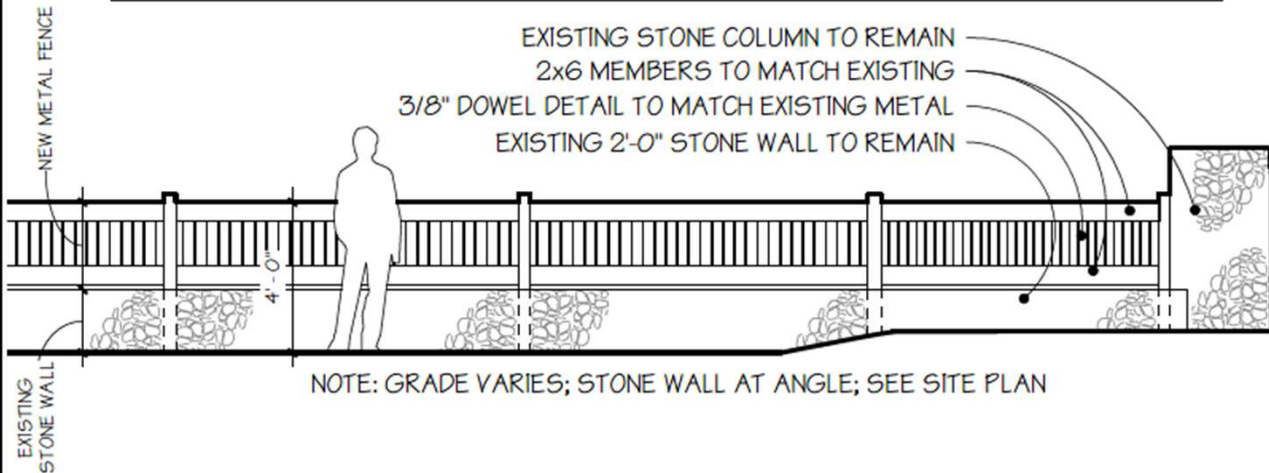
EXISTING 1920'S MONUMENTAL STONE FENCE AND ENTRANCE  
PROPOSED NEW FENCE TO MATCH DETAILS OF EXISTING FENCE



**EXISTING FRONT STONE FENCE  
PERSPECTIVE**

1

NOTE: METAL FENCE BUILT SEPARATELY, NOT TO DISRUPT HISTORIC EXISTING STONE WALL



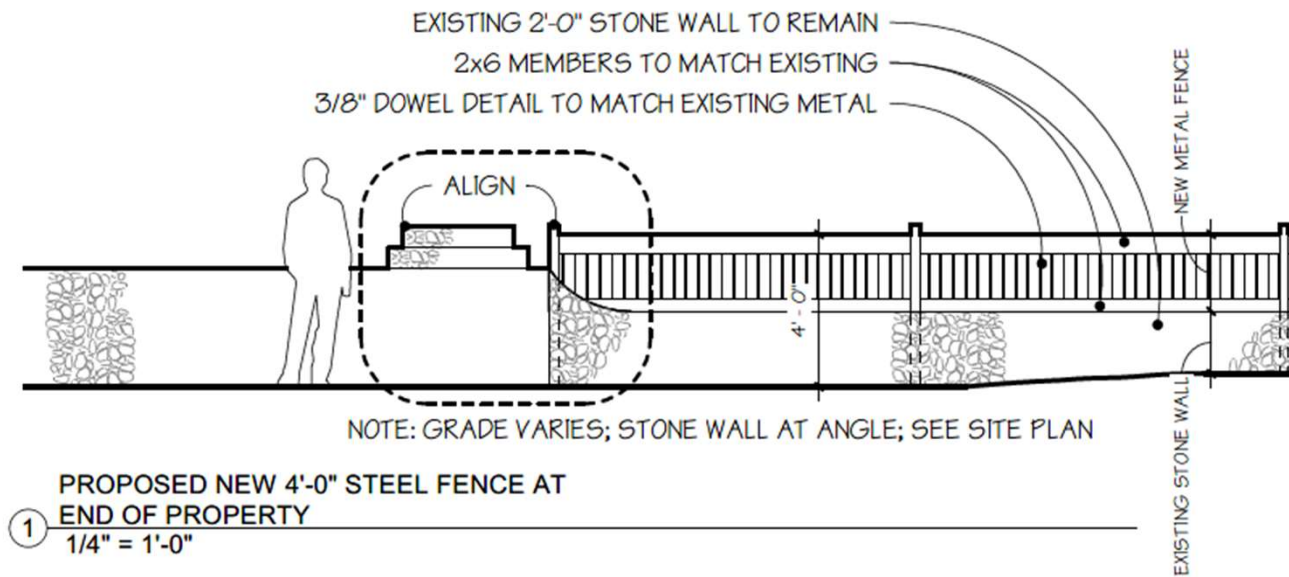
2

**NEW VARIANCE REQUEST 03.05.2022**  
1/4" = 1'-0"





NOTE: METAL FENCE BUILT SEPARATELY, NOT TO DISRUPT HISTORIC EXISTING STONE WALL



# POLICY ANALYSIS

- Hardships
  - None identified concerning lot size, lot shape, or topography.





# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
- Support: (0)                      Neutral: (0)
- Oppose: (0)

# BOARD OF ADJUSTMENT CASE NO. 2358 501 EVANS

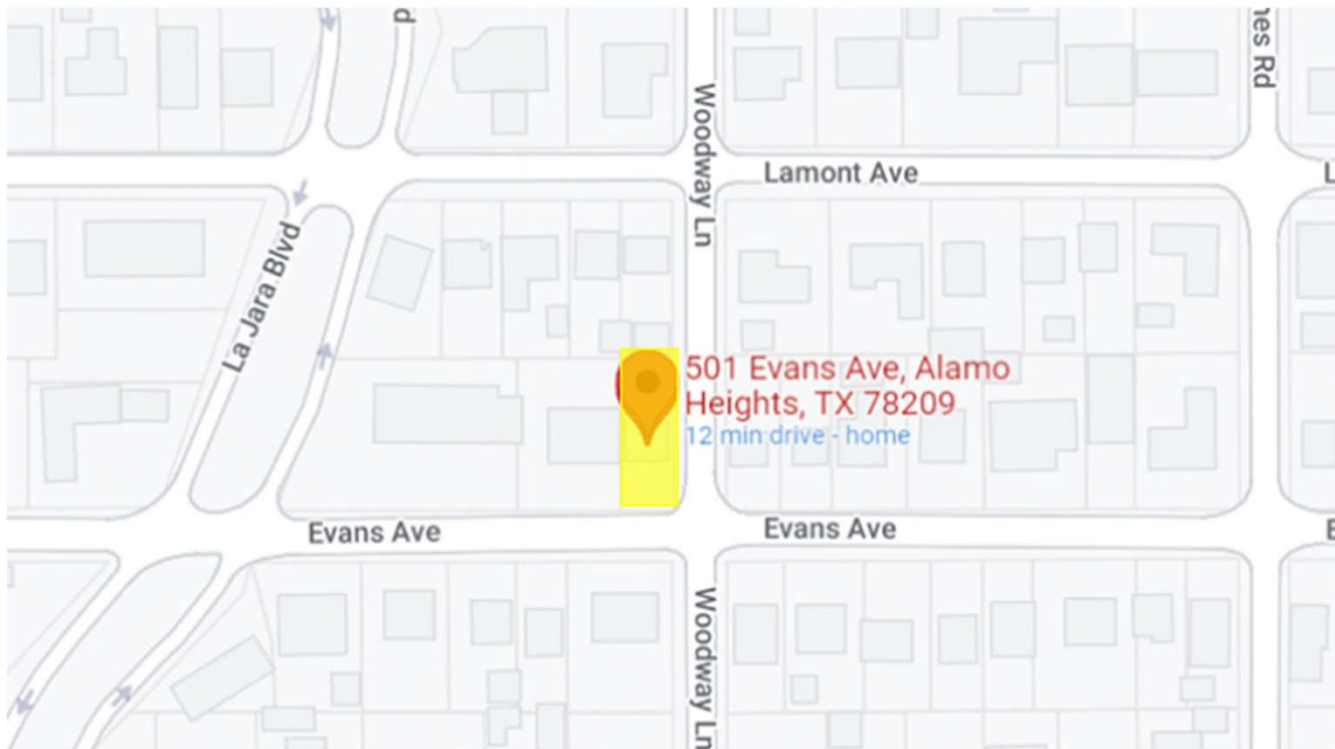


## COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

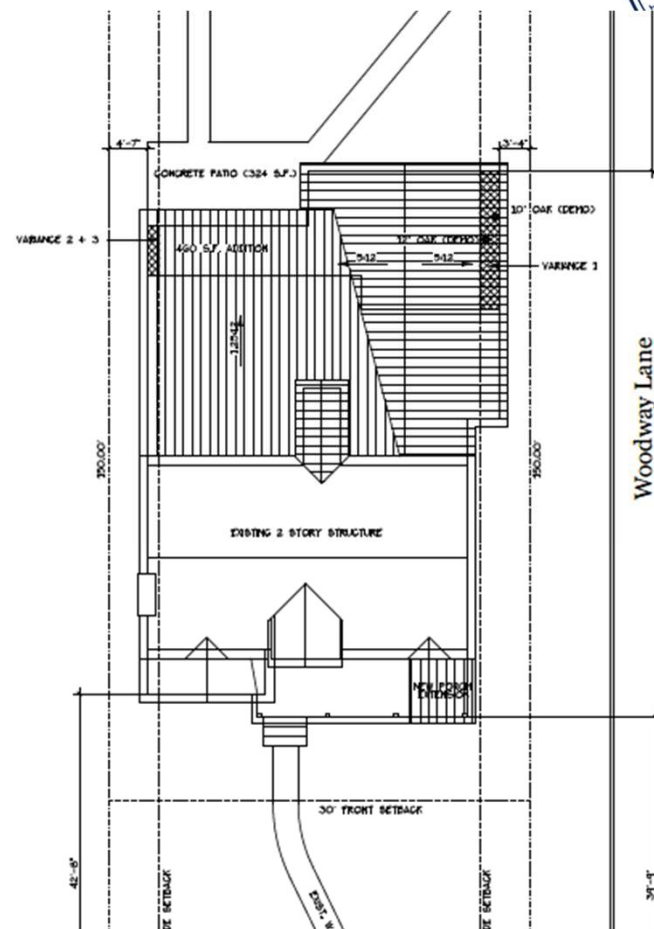
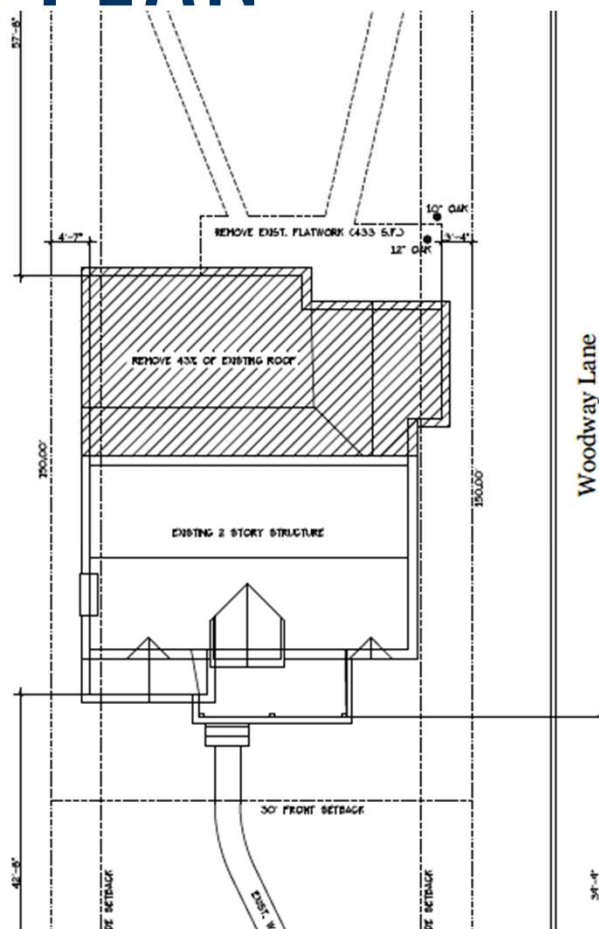


# PROPERTY

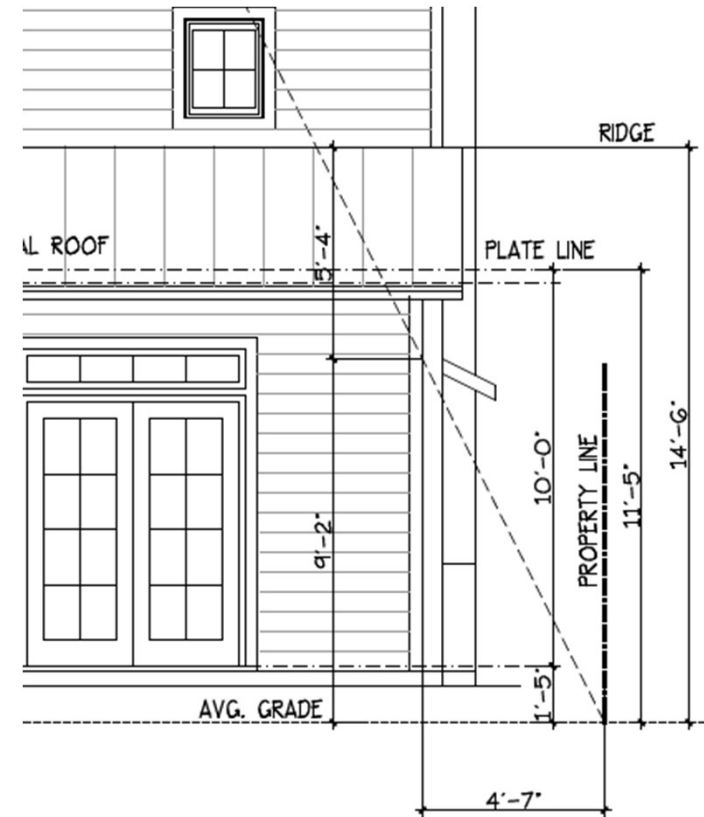
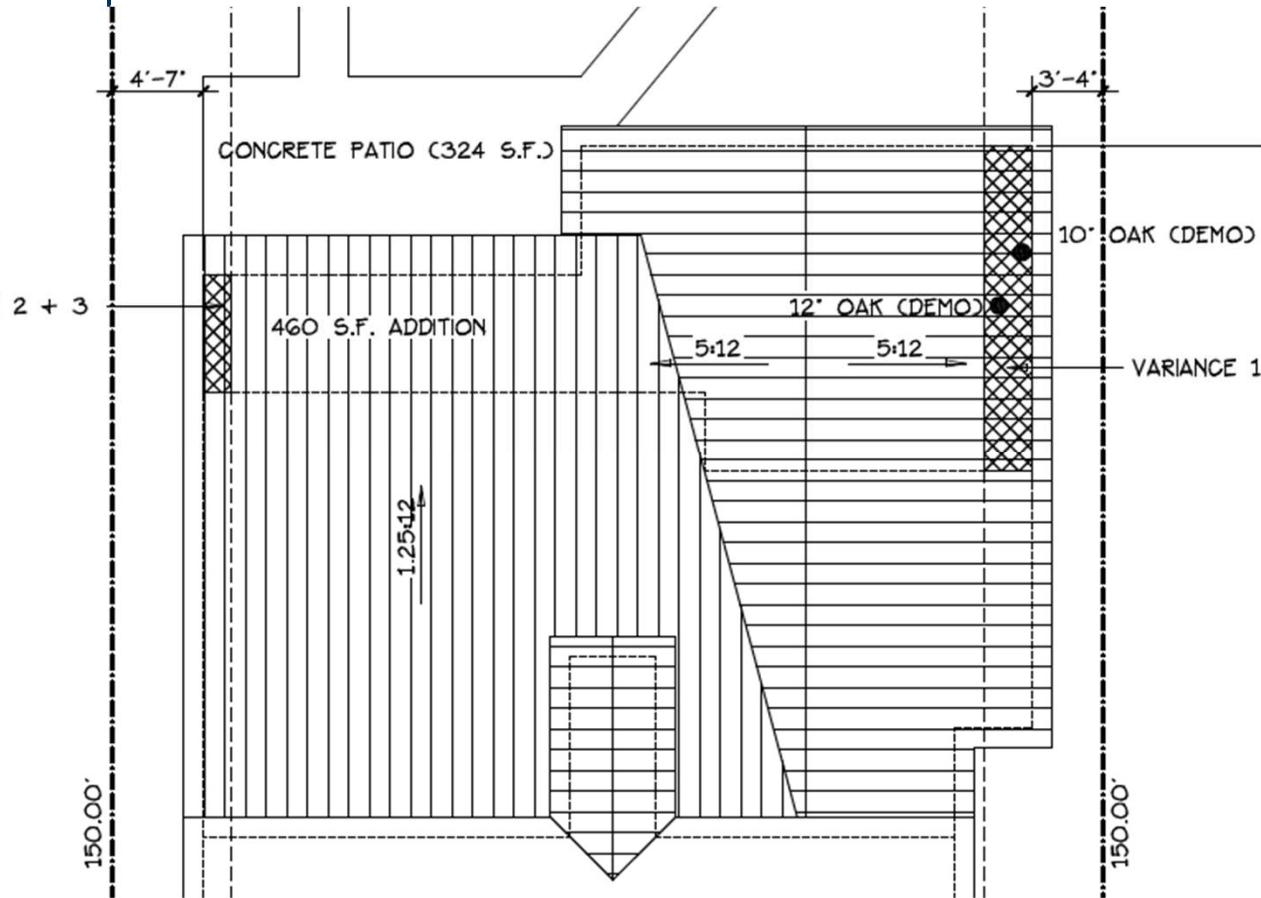


- SF-A
- North side of Evans, west of Woodway

# SITE PLAN



# PROPOSED



# POLICY ANALYSIS



- Hardships
  - None identified concerning lot size, lot shape, or topography.
- Considerations
  - Preservation of the existing non-conforming single-family residence limits placement of any additions.
  - The proposed addition will continue the non-conformity without any further encroachment and/or increase in plate height.



# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (5)                      Neutral: (0)
  - Oppose: (0)

# BOARD OF ADJUSTMENT CASE NO. 2359 351 REDWOOD

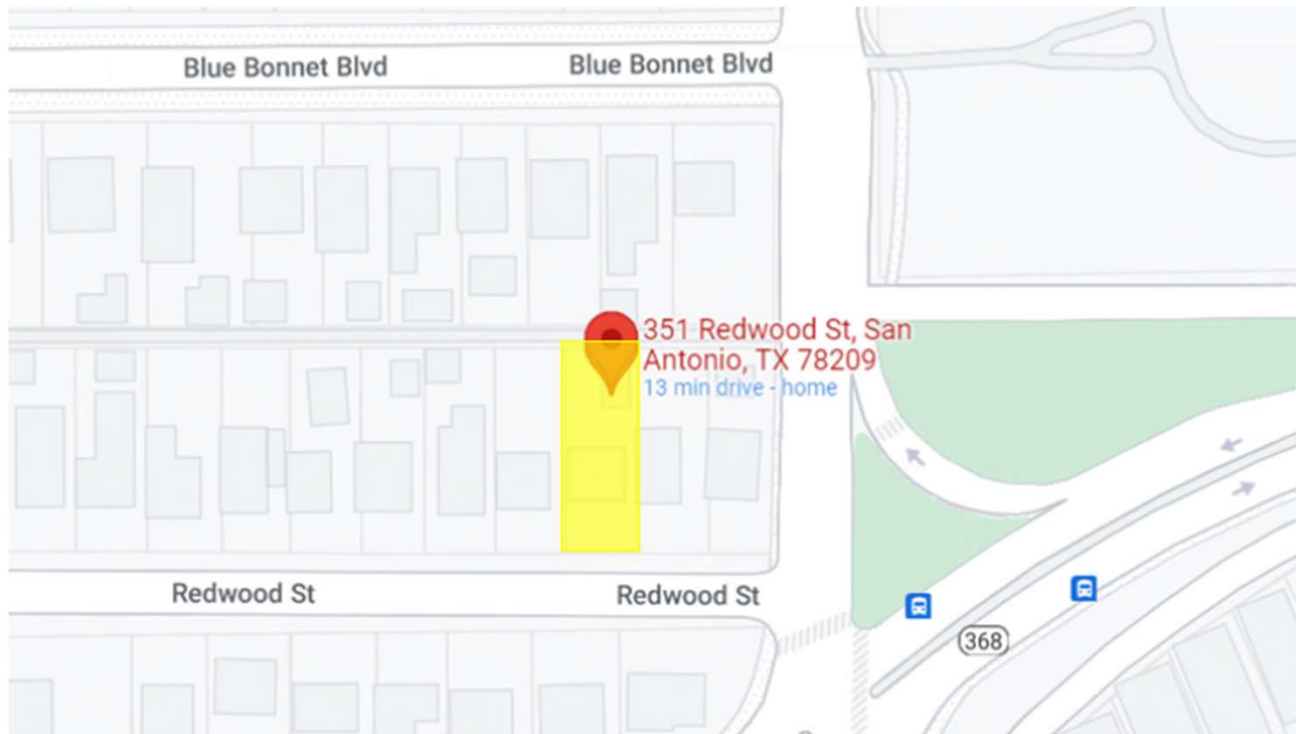


## COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

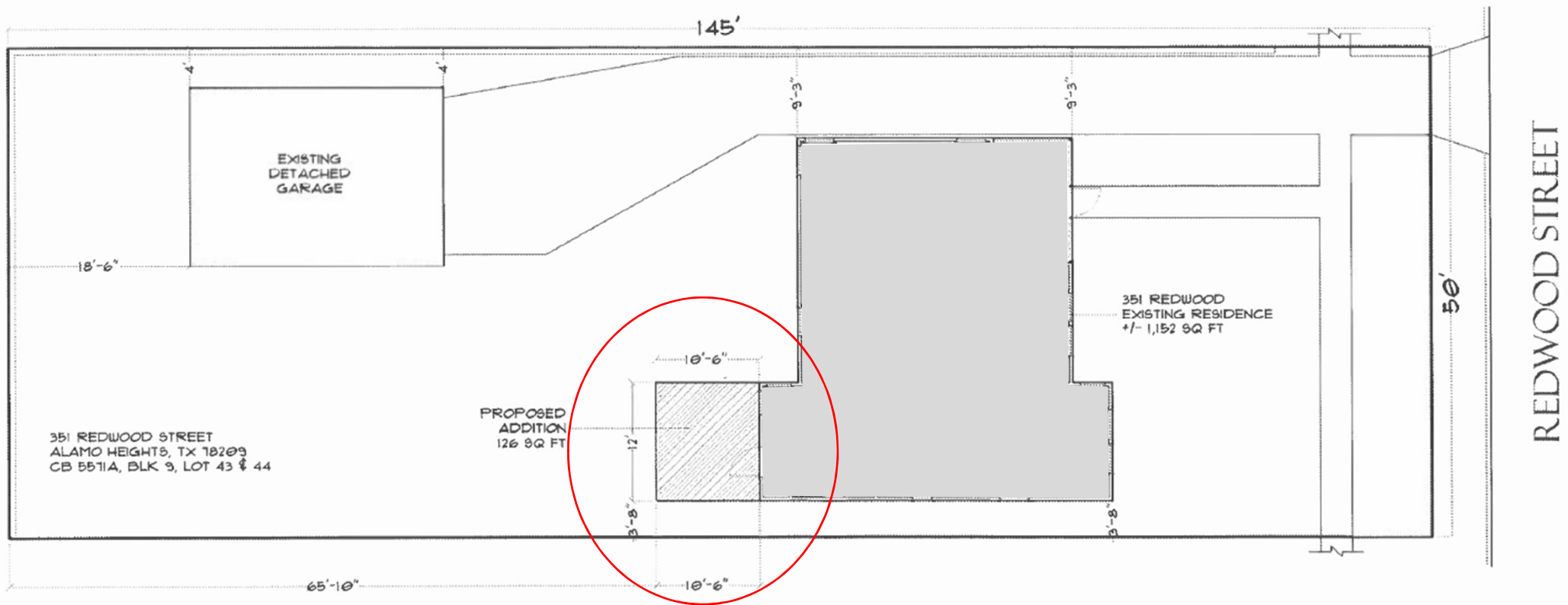


# PROPERTY

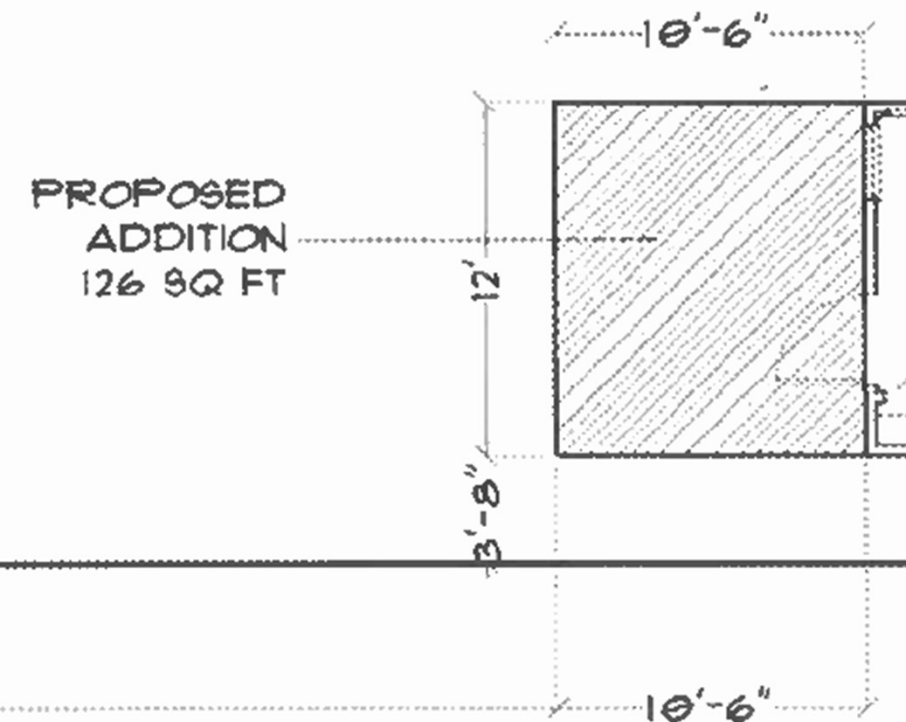


- SF-A
- North side of Redwood, west of N New Braunfels

# SITE PLAN



# PROPOSED



REAR ELEVATION  
SCALE 1/4" = 1'-0"

# POLICY ANALYSIS



- Hardships
  - None identified concerning lot size, lot shape, or topography.
- Considerations
  - Preservation of the existing non-conforming single-family residence limits placement of any additions.
  - The proposed addition will continue the non-conformity without any further encroachment and/or increase in plate height.
  - Located within 100-yr floodway and will require review and approval of Floodplain Development Permit.



# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
- Support: (1)                      Neutral: (0)
- Oppose: (0)

# BOARD OF ADJUSTMENT CASE NO. 2360 120 ARGO

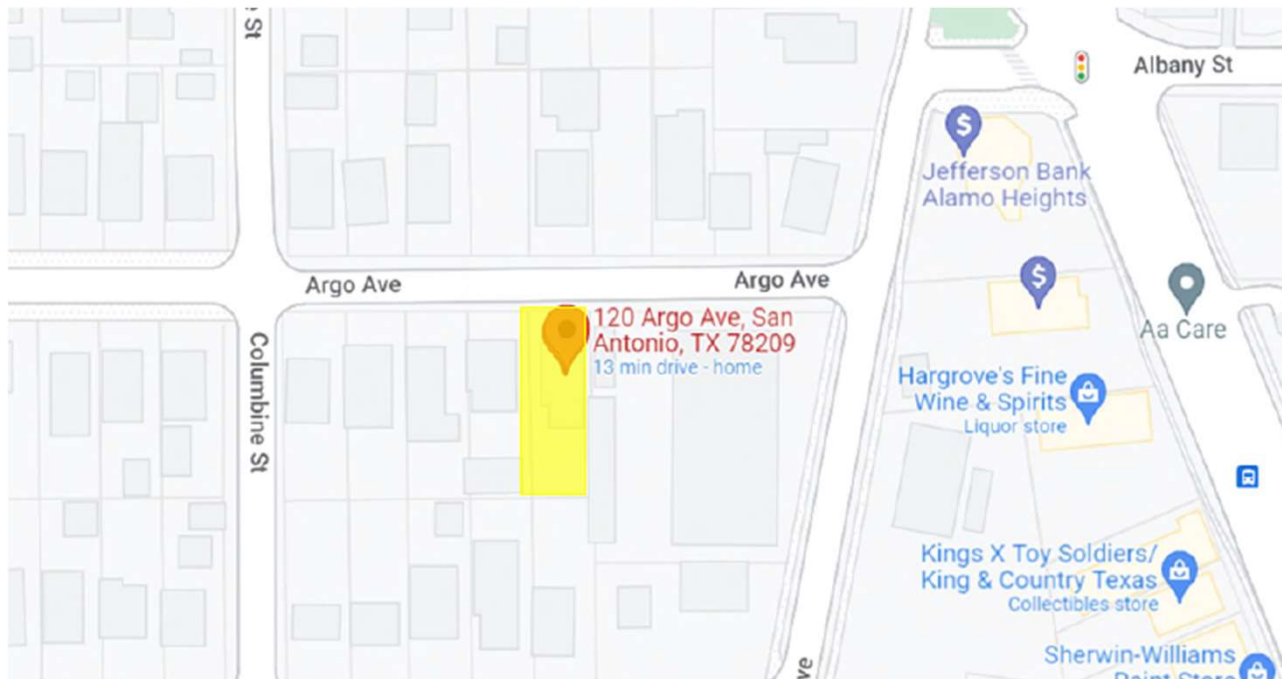


## COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director



# PROPERTY

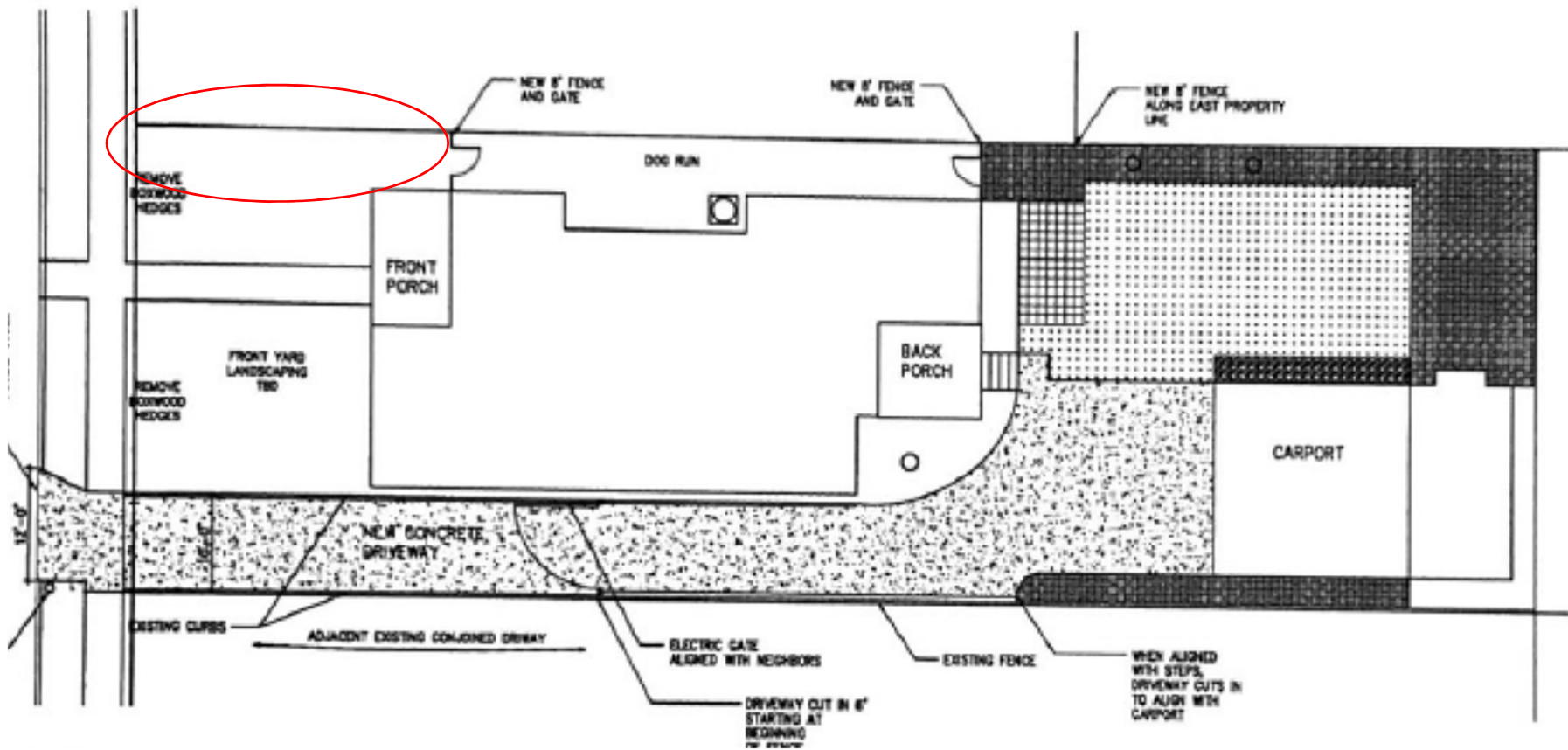
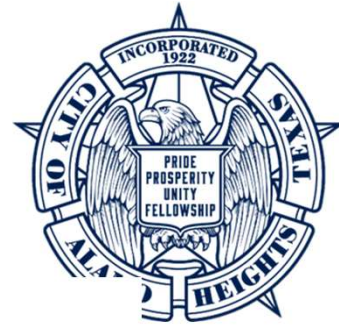


- SF-B
- South side of Argo, west of Townsend

# EXISTING CONDITIONS



# SITE PLAN



# POLICY ANALYSIS



- Hardships
  - None identified concerning lot size, lot shape, or topography.
- Considerations
  - The existing single-family residence is located behind a multi-family use property that would be allowed an 8ft tall fence without the need for a variance as the affected area is considered the rear yard of the multi-family use property.



# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (2)                      Neutral: (0)
  - Oppose: (0)

# BOARD OF ADJUSTMENT CASE NO. 2361 525 CASTANO

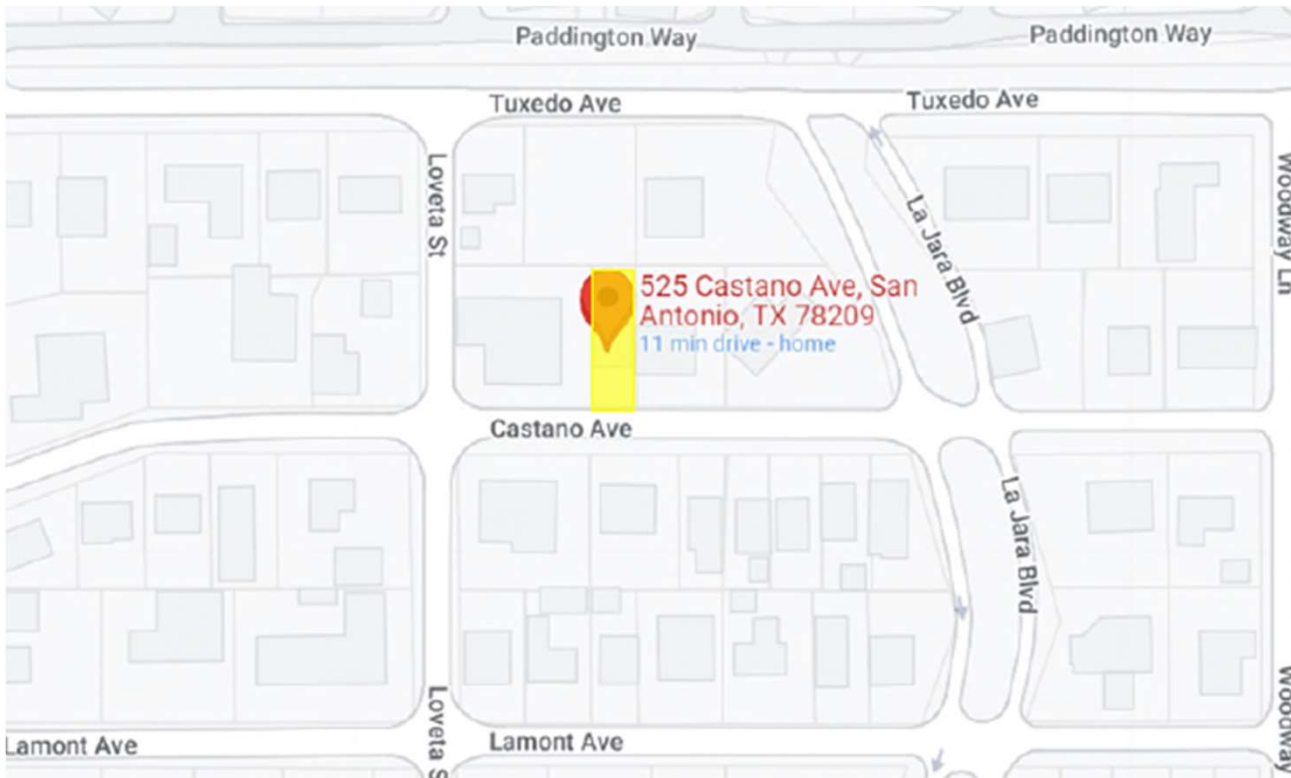


## COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director



# PROPERTY

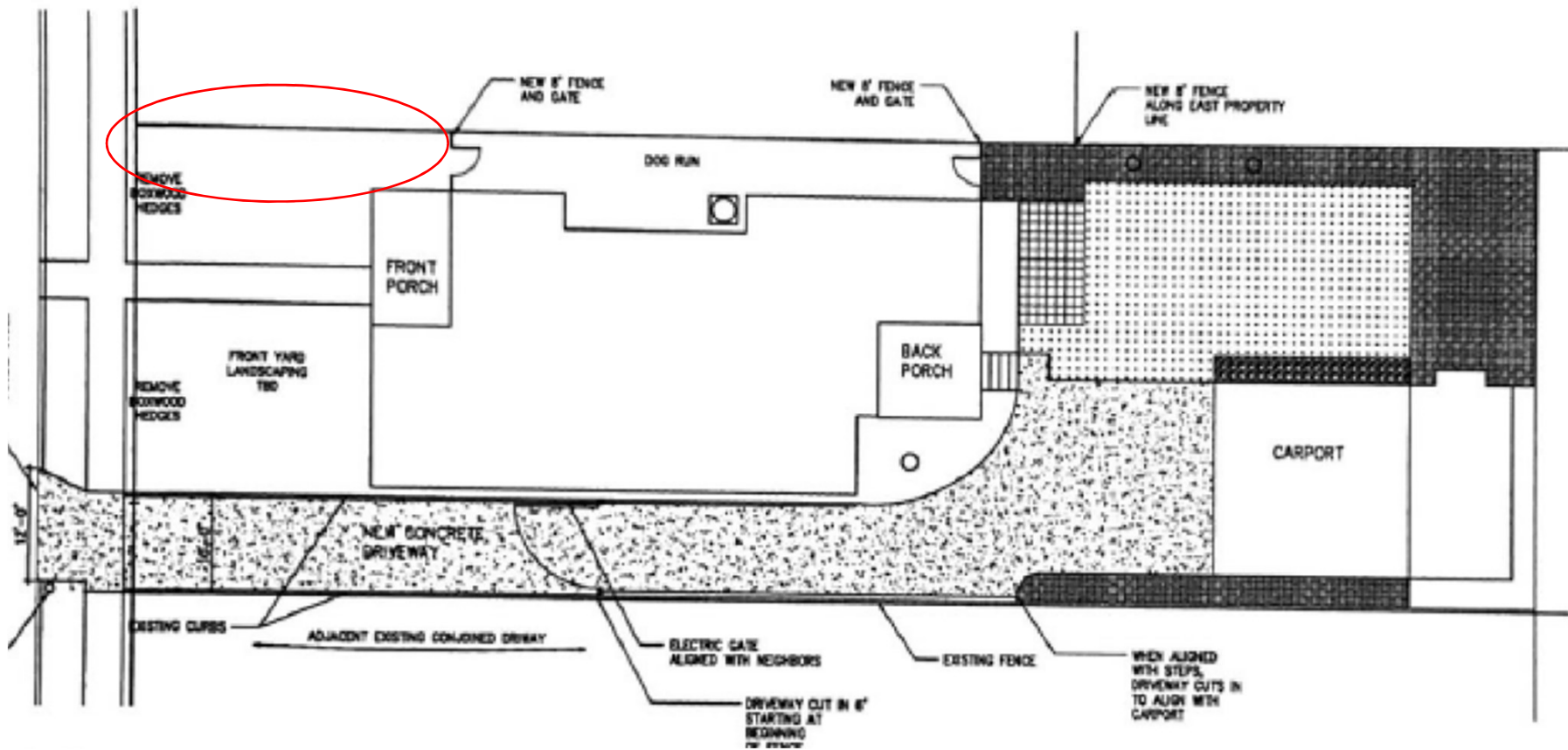


- SF-A
- North side of Castano between Loveta and La Jara

# EXISTING CONDITIONS



# SITE PLAN



# POLICY ANALYSIS



- Hardships
  - None identified concerning lot size, lot shape, or topography.
- Considerations
  - Due to preservation of the existing single-family residence, the owner is unable to add the required covered parking in an area that would comply with current regulations.
  - There is no vehicular access to the rear of the property.
  - Any changes in footprint would require a variance due to the location of the covered parking or to be exempt from the requirement.



# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
- Support: (0)                      Neutral: (0)
- Oppose: (0)

# BOARD OF ADJUSTMENT MEETINGS RULES OF PROCEDURE STAFF REPORT APRIL 06, 2022



**ADMINISTRATION & FINANCE**

Presented by:  
Phil Laney  
Assistant City Manager



# OVERVIEW

- All public meetings governed by Texas Open Meeting Act
  - Establishes legal requirements
- City Council adopted own rules of procedure & public testimony policy
- Council recommended boards & commission to adopt similar rules for meetings



# BACKGROUND

- Rules of Procedure Purpose
  - Ensure meetings:
    - Conduct business of City effectively
    - Members of public heard in fair, impartial & respectful manner
    - Open to all viewpoints yet free from abusive, distracting or intimidating behavior
    - Decorum understood by attendees



# BACKGROUND

## City Council:

- 2006 - Rules of Procedure Governing Meetings adopted
- 2007 to 2010 – 3 updates
- July 26, 2021 – Latest rules adopted
  - Resolution # 2021R – 133
  - Policy encouraged boards & commissions to adopt these rules as applicable



# POLICY ANALYSIS

- Adoption of consistent meeting rules standardizes proceedings
- Public's right to address Board defined to:
  - Alamo Heights citizens & business owners
- Comment topic limited to only agenda item signed up for



# POLICY ANALYSIS

- Formalize current notification process
  - Agenda packet posted on City website
- Appropriate etiquette of audio/visual recording devices
  - Designated location for larger devices



# PROCESS TO ESTABLISH RULES

- Meeting 1
  - Review draft rules
- Meeting 2
  - Public hearing on proposed rules
  - Consider adoption of proposed rules