

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
May 01, 2019

The Board of Adjustment held a regularly scheduled meeting at the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, Texas on Wednesday, May 01, 2019, at 5:30 p.m.

Members present and composing a quorum of the Board:

Wayne Woodard, Acting Chairman
Lott McIlhenny
Jimmy Satel
Hall Hammond, Alternate

Members absent:

Bill Orr, Chairman
David Rose
Sean Caporaletti, Alternate

Staff members present:

Nina Shealey, Director of Community Development Services
George Martinez, Building Official
Lety Hernandez, Planner

The meeting was called to order by Chairman Woodard at 5:35p.m.

Mr. Satel moved to approve the meeting minutes of April 03, 2019 as presented. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

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

Case No. 2291- 200 Austin Hwy

Application of Megan Mosier, Studio8 Architects, on behalf of C. Trebes Sasser, owner, requesting the following variance(s) in order to construct a new commercial building at the property located at 200 Austin Highway, zoned B-2:

1. The proposed new construction commercial building utilized the net building square footage to include 90 parking spaces instead of the gross building square footage which requires 102 parking spaces as outlined by Section 3-84(1)e of the City's Zoning Code.

Ms. Shealey presented the case. The applicant and owner were present and addressed the board. Mr. Sasser spoke regarding floodplain area and proposed placement of the structure. He went on to say that they needed to build vertically in order to minimize impact to the floodway. Mr. Sasser then went on to speak regarding the parking ratios.

Those present and speaking regarding the case were as follows:
John Grable, 222 Austin Hwy (favor)

Mr. McIlhenny moved to approve the requested variance. Mr. Satel seconded the motion.

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

Case No. 2292 – 522 Abiso

Application of Don Seidel, Architect, applicant, representing Aaron Fields and Elizabeth Painter, owners, requesting the following variance(s) in order to add to the existing main structure at the property located at 522 Abiso, zoned SF-B:

1. A proposed 3.4ft side yard setback to the main structure instead of the minimum 6ft required per Section 3-15(2),
2. A proposed top of plate height 7.25ft instead of the maximum 6.8ft allowed based on a 3.4ft side yard setback per Section 3-19(2), and
3. A proposed rear yard setback of 17.7ft instead of the minimum 25ft required per Section 3-81(3) of the City's Zoning Code.

Ms. Shealey presented the case. The applicant was present and addressed the board.

Ms. Shealey spoke regarding the existing structures and how connecting the uncovered deck to the existing studio would create the requested variances. Mr. Seidel spoke regarding the proposed addition and detached garage.

Those present and speaking regarding the case were as follows:
Jan Schubert, 611 Ogden (neutral)

Concerns included placement of the proposed garage and visibility from the neighboring driveway. Staff informed that the detached garage was compliant with the current zoning regulations and no variances were being requested for that construction. An open discussion followed.

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

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

Case No. 2293– 118 Routt

Application of David Dullnig, owner, requesting the following variance(s) to omit construction of a front sidewalk at the property located at 118 Routt, zoned MF-D:

1. No sidewalk instead of the minimum 5ft wide required to be installed according to ADA standards, located within the public street right-of-way along the street frontage, and adjacent to the property line per Section 3-50(7) of the City's Zoning Code.

Ms. Shealey presented the case. The applicant was present and addressed the board. They went on to speak regarding the area and lack of sidewalks.

Mr. Satel moved to approve the requested variance. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Woodard, McIlhenny, Satel, Hammond

AGAINST: None

Case No. 2288 – 203 Grant

Request by William H. Atwell, owner, for a 120-day extension. The board voted unanimously to approve the request.

There being no further business, Mr. Hammond moved to adjourn the meeting. Mr. McIlhenny seconded the motion. The meeting was adjourned at 6:33p.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.



Bill Orr, Chairman
(Board Approval)

8/17/19

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services