

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
May 01, 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, May 01, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

David Rose, Acting Chairman
Jessica Drought
Lott McIlhenny
Jimmy Satel, Alternate
Sean Caporaletti, Alternate

Members absent:

Wayne Woodard
Bill Orr, Chairman

Staff members present:

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

The meeting was called to order by Chairman Rose at 5:32pm.

Mr. McIlhenny made a motion to approve minutes from April 03, 2024, Ms. Drought seconded the motion.

The motion was approved with the following vote:

FOR: Rose, Drought, McIlhenny, Satel, Caporaletti
AGAINST: None

Case No. 2404 – 415 & 423 Evans Ave

Application of Malcolm Chesney of Chesney Morales Partners Inc. applicant representing Courtney Collins, owner, requesting the following variance(s) in order to construct an addition to an existing detached accessory structure located at CB 4024 BLK 179 LOT 21 also known as 415 Evans Ave, and CB 4024 BLK 179 LOTS 16 AND E 25FT OF 17 also known as 423 Evans Ave:

1. The proposed 22ft 6-inch overall building height of the detached accessory structure with a sloping roof exceeds the maximum 20ft allowed per Section 3-19(3)(a).
2. The proposed 20ft wall plate height on the north side exceeds the height looming standard by 12ft 6-inches instead of the maximum 11ft allowed based on the existing 3ft rear yard setback per Section 3-19(5)(a).
3. The proposed 22ft 6-inch wall plate height on the west side exceeds the height looming standard by 16ft 6 inches instead of the maximum 11ft allowed based on the existing 3ft side yard setback per Section 3-19(5)(a) of the City's Zoning Code.

Staff announced the case was postponed until further notice at the applicant's request, no action taken.

Case No. 2407 – 223 Allen St

Application of Collier Bashara of Collier Custom Homes LLC, applicant, representing Yvette Almendarez and Jorge Cavazos, owners, requesting the following variance(s) in order to construct raised planter boxes along the west side of the property located at CB 4024 BLK 58 LOT 16 & 17 & W 40.81 X 50 OF ALLEN ST, also known as 223 Allen St, zoned SF-A:

1. The proposed does not meet the minimum three (3) foot rear yard setback as required by Section 3-85(3) and
2. The proposed exceeds the looming standard per Section 3-19(5)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. Collier Bashara, applicant, was present and addressed the board.

Board members engaged in a discussion with Ms. Hernandez regarding the project.

Mr. Bashara provided additional handouts to the board. Chairman Rose questioned the long-term structural integrity of the planter box. The applicant disagreed with staff regarding classification of the planter box as an accessory structure. Discussion followed.

Chairman Rose opened the public hearing at 5:58 pm.

Those requesting to speak regarding the case were as follows:

James McKnight, Attorney, representing the owners of 222 Claiborne, address not provided
David Givler, Civil Engineer, representing the owners of 222 Claiborne, address not provided
Trace Burton, 222 Claiborne
Ed Dingivan, 412 Harrison
Lori Becknell, 201 Crescent
Eleanor Halff, 415 Harrison
Arthur Uhl, 216 Claiborne
Federico Cavazos, address not provided
Richard Garrison, address not provided

Concerns of those speaking on the case included drainage, looming, and what defined an accessory structure.

No one else requested to speak on the case. Chairman Rose closed the public hearing at 6:56 pm.

The board continued to discuss the case. They requested the applicant return with a drainage study showing no impact on neighboring property and engineered plans for the planter box for further review.

Mr. McIlhenny made a motion to table the case for the meeting on July 03, 2024. Ms. Drought seconded the motion.

The motion to table the case was approved with the following vote:

FOR: Rose, Drought, McIlhenny, Satel, Caporaletti
AGAINST: None

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Satel seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 7:12pm.

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)



Date Signed & Filed



Michelle Ramos, Planner
Community Development Services