

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
May 07, 2025

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 07, 2025 at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
David Rose, Vice Chairman
Jessica Drought
Lott McIlhenny
Sean Caporaletti, Alternate

Members absent:

Wayne Woodard
Jimmy Satel, Alternate

Staff members present:

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

The meeting was called to order by Chairman Bill Orr at 5:30pm.

Mr. Rose moved to approve the February 04, 2025 and March 05, 2025 meeting minutes. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

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

Case No. 2437 – 630 W Castano Ave

Application of Theresa Boggess Gouger, owner, represented by Frank Burney of Martin Drought, requesting the following self-identified variance(s) in order to expand the existing attached garage on the property located at **CB 4024 BLK 196 LOT W 125 FT OF 1**, also known as **630 W Castano Ave**, zoned SF-A:

1. A proposed 7ft 1-3/4in rear yard setback to the existing main structure instead of the minimum 20ft required per Section 3-16(1) of the City's Zoning Code.

Ms. Hernandez presented the case. The property owner's representative, Mr. Burney, was present and addressed the board. He noted that back when the house was constructed in the 1960's, cars were narrower than they are at present day and that the garage as it exists today already encroaches into the rear yard setback. He also noted that the proposed garage expansion includes the installation of French drains that will improve the current stormwater issues facing the property today.

Open discussion with the property owner's representative followed regarding the proposed improvements.

Chairman Orr opened the public hearing at 5:39 p.m. No one requested to speak on the case, so the public hearing was closed at 5:40 p.m.

Ms. Drought moved to approve the variance as requested. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Drought, Caporaletti

AGAINST: None

Case No. 2438 – 5800 Broadway St (Paloma Blanca)

Application of Richard Peacock, Jr of Paloma Blanca, applicant, representing Dick McCaleb of Cambridge Shopping Center, Ltd, owner, requesting the following self-identified variance(s) in order to construct an addition to the existing commercial use structure located at **CB 4050 BLK 65 LOT 25 & 26**, also known as **5800 Broadway St**, zoned B-1:

1. The proposed addition would not meet minimum setback requirements for a double frontage lot per section 3-64(3) of the City's Zoning Code.

Ms. Hernandez presented the case. The applicant, Mr. Richard Peacock, Jr., was present and addressed the board.

Open discussion followed regarding the proposed improvements.

Chairman Orr opened the public hearing at 5:42 p.m. No one requested to speak on the case, so the public hearing was closed at 5:42 p.m.

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

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Drought, Caporaletti

AGAINST: None

Case No. 2439 – 908 Cambridge Oval

Application of Malcolm G. Chesney, applicant, representing Mr. and Mrs. Edward Spalten, owner, requesting the following self-identified variance(s) in order to construct a new elevator on the property located at **CB 4024 BLK 49 LOT 8, W 25 FT OF 9 & E IRR 10 FT OF 7**, also known as **908 Cambridge Oval**, zoned SF-A:

1. A proposed 5ft 4½in side yard setback to the existing main structure instead of the minimum 6ft required per Section 3-15(2),
2. The proposed elevator shaft height of 34ft exceeds the maximum 28ft allowed per Section 3-19(1), and
3. The proposed exceeds the height looming standard per Section 3-19(2) of the City's Zoning Code.

Ms. Hernandez presented the case. Mr. Chesney was present and addressed the board. He noted that the master bedroom and bathroom are located on the second floor of the structure, and that it is not practical to relocate the bedroom and bathroom to the first floor, hence the need for an elevator. The property owners, Mr. and Mrs. Edward Spalten also spoke and reiterated the comments of Mr. Chesney.

Open discussion followed between the board and applicant regarding the proposed improvements.

Chairman Orr opened the public hearing at 5:49 p.m.

Those requesting to speak with interest in the case were as follows:

Christopher Hawa, 910 Cambridge Oval (Support)

Richard Clark, 906 Cambridge Oval (Support)

No one else requested to speak with interest in the case, so the public hearing was closed at 5:50 p.m.

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

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Drought, Caporaletti

AGAINST: None

Case No. 2440 – 227 Rosemary Ave

Application of Chad McCollum of McCollum Family Trust, owner, requesting the following variance(s) in order to allow a driveway and approach to remain in place to accommodate a three-car garage on the property located at **CB 5571A (MCCOLLUM SUBDIVISION), BLOCK 8 LOT 31**, also known as **227 Rosemary Ave**, zoned SF-A:

1. A proposed pool structure located to the front of the main building instead of to the rear as required per Section 3-85(1) of the City's Zoning Code

Case postponed until the following Board of Adjustment meeting. No public hearing conducted and no action taken.

Case No. 2441 – 140 Castano Ave

Application of Alejandra Acuna of the Thorn Group, applicant, representing Nicholas Steven George Tucker and Alyson Mary Tucker, owners, requesting the following self-identified variance(s) in order to construct a rear addition to the main structure on the property located at **CB 4024 BLK 191 LOT 1**, also known as **140 Castano Ave**, zoned SF-A:

1. A proposed pool structure located to the front of the main building instead of to the rear as required per Section 3-85(1) of the City's Zoning Code

Case postponed until the following Board of Adjustment meeting. No public hearing conducted and no action taken.

Case No. 2434 – 222 Claiborne Way

Application of Hilary Scruggs Beebe of Hilary Scruggs Design LLC, applicant, representing Trace Burton and Laura Nell Burton, owners, requesting the following variance(s) in order to add to an existing accessory structure on the property located at **CB 4024 BLK 58 LOT 9**, also known as **222 Claiborne Way**, zoned SF-A:

1. The proposed 19ft 1in top of plate height to the addition exceeds the looming standard by 8ft 1in instead of the maximum 11ft allowed at a 4ft rear yard setback with accessory structure exception per Section 3-19(5)(a), and
2. The proposed overall height of 27ft 10in to the accessory structure's addition exceeds the maximum 22ft allowed with bonus per Section 3-19(4)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. Ms. Beebe was present and addressed the board. She provided a history of the site and noted the existing conditions and proposed improvements.

Chairman Orr opened the public hearing at 5:59 p.m.

Before comments were heard from the public, Trace Burton, the owner of the property, spoke with the board and noted that, after speaking with neighboring property owners, he has agreed to screen some of the proposed air conditioning units associated with the proposed improvement.

Those requesting to speak with interest in the case were as follows:
John Grable, 215 Crescent St (Support)

No one else requested to speak with interest in the case, so the public hearing was closed at 6:03 p.m.

Mr. Rose moved to approve the requested variance. Ms. Drought seconded the motion.

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

After all cases were considered by the board, Ms. Hernandez made an announcement that the City is currently seeking volunteers to serve on its boards and commission. Chairman Orr also requested that city staff look into providing education opportunities for the board at a future date.

There being no further business, Mr. McIlhenny moved to adjourn the meeting. David Rose seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:05 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.



Bill Orr, Chairman
(Board Approval)



Date Signed & Filed



Lety Hernandez, Director
Community Development Services