

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
July 01, 2020

The Board of Adjustment held a regularly scheduled meeting via teleconference on Wednesday, July 01, 2020, at 5:30 p.m. due to pandemic, COVID-19, also known as coronavirus.

Members present and composing a quorum of the Board:

Bill Orr, Chairman  
Lott McIlhenny  
David Rose  
Jimmy Satel

Members absent:

Wayne Woodard  
Sean Caporaletti, Alternate

Staff members present:

Nina Shealey, Assistant City Manager  
Lety Hernandez, Planner

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The meeting was called to order by Chairman Orr at 5:32p.m.

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Mr. Satel moved to approve the meeting minutes of June 03, 2020. Mr. Rose seconded the motion.

The motion was approved with the following vote via roll call:

FOR: Orr, McIlhenny, Rose, Satel  
AGAINST: None

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**Case No. 2302 – 223 Allen**

Application of Jorge Cavazos & Yvette Almendarez, owner(s), requesting the following variance(s) in order to construct a new single-family residence with attached garage at the property located at 223 Allen, zoned SF-A:

1. A proposed 9ft 4-inch front yard setback instead of minimum 30ft required per Section 3-14,
2. A proposed 2ft 3½-inch side yard setback on the south side instead of the minimum 6ft required per Section 3-15,

3. The proposed attached garage is towards the front of the main structure instead of to the rear, is located 81ft beyond the midpoint of the main structure, and is 9ft 4 inches from the front property line instead of the minimum 50ft required per Section 3-21,
4. A proposed 0ft side yard setback on the north side instead of the minimum 6ft required per Section 3-15,
5. The proposed north side exceeds the height looming standard with an overall top of plate height of 15ft 4 inches instead of the maximum 0ft allowed based on the proposed 0ft side yard setback per Section 3-19(2)(a),
6. The proposed south side exceeds the height looming standard with an overall top of plate height of 15ft 4 inches instead of the maximum 4ft 7 inches allowed based on the proposed 2ft 3½ -inch side yard setback per Section 3-19(2)(a),
7. A proposed lot coverage of 44% instead of the maximum 40% allowed per Section 3-17,
8. The proposed pool is located to the front of instead of to the rear of the main structure per Section 3-85(1),
9. A proposed impervious coverage of 70% within the front yard setback area instead of the maximum 30% allowed per Section 3-18, and
10. A proposed driveway width of 68ft instead of the maximum 14ft allowed per Section 3-21 of the City's Zoning Code.

Ms. Shealey presented the case. She provided background regarding the previously approved plans. The owners were available to address the board.

The board expressed concerns regarding expiration of the previously approved variances and then resubmittal increased previously approved variances in addition to new. The owners informed that they had to make changes to the plans based on findings once the house was demolished due to the topography. An open discussion followed regarding the proposed and the board discussed each requested variance asking staff and owners for clarification.

After further discussion, Mr. Rose moved to approve variances 2, 6, and 8 as requested, approve the following variances as modified 1) a proposed 13ft ½-inch front yard setback instead of the minimum 30ft required, 3) the proposed garage located 79ft 2-inches beyond the midpoint and 13ft ½-inch from the front property line instead of the minimum 50ft required, 9) a proposed impervious coverage of 50.7% within the front yard setback area, and 10) a proposed driveway width of 40ft 6-inches instead of the maximum 14ft, and deny variances 4, 5, and 7. Mr. McIlhenny seconded the motion.

The motion to deny was approved with the following vote via roll call:

FOR: Orr, McIlhenny, Rose, Satel

AGAINST: None

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There being no further business, Mr. Satel moved to adjourn the meeting. Mr. McIlhenny seconded the motion. The meeting was adjourned at 7:05 p.m.

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**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.**



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Bill Orr, Chairman  
(Board Approval)

08/09/2020

Date Signed & Filed



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Lety Hernandez, Planner  
Community Development Services