



BOARD OF ADJUSTMENT

AGENDA

July 02, 2025

RESULTS

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, July 02, 2025 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at www.alamoheightstx.gov.

INSTRUCTIONS FOR TELECONFERENCE: *The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1- 346-248-7799 and enter access number 893 9488 9735#. If you would like to speak on a particular item, when the item is considered, press *9 to "raise your hand". Citizens will have three (3) minutes to share their comments. The meeting will be recorded.*

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

A. CALL MEETING TO ORDER

B. APPROVAL OF MINUTES – April 02, 2025 **Approved as presented** and May 07, 2025 **Approved as presented**

C. CASES

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. The 35ft 10in wide driveway/approach exceeds the maximum 24ft width allowed per Section 3-21(5) of the City's Zoning Code. **Rescheduled from May 07, 2025 due to staff error. Rescheduled from June 04, 2025 due to lack of quorum. Approved as requested.**

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 17ft 9in rear yard setback to the main structure instead of the minimum 20ft required per Section 3-16(1) of the City's Zoning Code. **Rescheduled from May 07, 2025 due to staff error. Rescheduled from June 04, 2025 due to lack of quorum. Approved, conditioned upon the variance being restricted to an approximately 18-24-inch-wide architectural feature.**

Case No. 2442 – 300 Circle St

Application of Jahan H. Ahmadi, owner, requesting the following variance(s) on the property located at **CB 4050 BLK 72 LOTS 34, 35, 36, & W 8.5FT OF 33**, also known as **300 Circle St**, zoned MF-D:

1. No landscape area provided along the rear property line instead of the minimum 8ft required per Section 3-50(1),
2. No landscape area provided along each side yard property line bordering a street per Section 3-50(2),
3. No street trees within public street rights-of-way instead of the minimum one (1) tree required for each twenty-five (25) feet of lot frontage per Section 3-50(5), and

4. No planting strips provided for street trees within public street right-of-way adjacent to curbs instead of the minimum five (5) feet wide planting strip required per Section 3-50(6) of the City's Zoning Code. *All variances approved as requested.*

Case No. 2443 – 516 & 518 Circle St

Application of Sergio Galindo, owner, requesting the following variance(s) in order to construct a new duplex at the property located at **CB 4050 (HALE SUBDIVISION), BLOCK 63 LOT S IRR 66.76 FT OF 40**, also known as **516 & 518 Circle St**, zoned 2FC:

1. A proposed 20ft front yard setback to the main structure instead of the minimum 25ft required per Section 3-34,
2. A proposed 10ft rear yard setback to the main structure instead of the minimum 25ft required per Section 3-36, and
3. A proposed 7ft 6-inch side yard setback to the main structure on the west side instead of minimum 15ft required per Section 3-35(2) of the City's Zoning Code. *All variances approved as requested.*

Case No. 2444 – 219 Rosemary Ave

Application of Curtis and Abigail Stavinoha, owners, requesting the following self-identified variance(s) in order to enclose the porte-cochere attached to the main structure on the property located at **CB 5571A BLK 8 LOT 15, 16, 17, AND E ½ of 14**, also known as **219 Rosemary Ave**, zoned SF-A:

1. The proposed wall plate of the main structure exceeds the height looming standard per Section 3-19(2)(a) of the City's Zoning Code. *Approved as requested.*

Case No. 2447 – 355 Albany St

Application of Emma Grace Butler and Michael Rufin Kiolbassa, owners, requesting the following variance(s) to replace an existing fence on the property located at **CB 4050 BLK 81 LOTS 27-30**, also known as **355 Albany St**, zoned SF-A:

1. The proposed 6ft tall fence within the minimum required portion of a front yard exceeds the maximum 3ft allowed per Section 3-81(7) of the City's Zoning Code. *Approved as requested.*

Case No. 2446 – 5307 Broadway St

Application of Richard Garrod of Studio8 Architects representing 5703 Broadway LTD, owner, requesting the following self-identified variance(s) in conjunction with renovations on the property located at **CB 4024 BLK 33 LOT 3, 5, 6, E 50ft of 2 & LOT 7 EXP SW 71.36FT**, also known as **5307 Broadway St**, zoned B-1/P/MF-D:

1. Use the building's net square footage of Office (1:300) and Restaurant (1:100) parking spaces instead of the building's Gross Square Footage to calculate the minimum off-street parking requirements as outlined by Section 3-84(1)e of the City's Zoning Code. *Approved as requested.*

D. EXTENSIONS

Case No. 2414 – 215 Morse St

Request by Myles Caudill of Gary Jacobs, owner, for a 180-day extension. *Approved as requested.*

E. ADJOURNMENT

The Board of Adjustment reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney) or any other exception authorized by Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, June 27, 2025 at 3:30pm.

Elsa T. Robles
City Secretary