

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
September 01, 2021

The Board of Adjustment held a regularly scheduled meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, September 01, 2021, 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  
Jessica Drought, Alternate

Members absent:

Wayne Woodard  
Sean Caporaletti, Alternate

Staff members present:

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

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

The Chairman proceeded to introduce and the board welcomed new board member, Jessica Drought.

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Mr. McIlhenny moved to approve the June 02, 2021 and July 07, 2021 meeting minutes. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Satel

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**Case No. 2343 – 202 Inslee**

Application of Daniel and Katie O'Connor, owners, requesting the following variance(s) in order to install a fence and expand the existing parking area and approach at the property located at 202 Inslee, zoned SF-A:

1. The proposed 4ft high fence within the minimum required portion of a front yard exceeds the maximum 3ft allowed per Section 3-81(7),
2. The proposed 39ft wide driveway on the side street of the corner lot exceeds the maximum 24ft width allowed to provide access to the required covered parking spaces only per Section 3-21,

3. The proposed 39ft wide curb cut on the side street of the corner lot exceeds the maximum 24ft width allowed to provide access to the required covered parking spaces only per Section 3-21 of the City's Zoning Code.

Ms. Hernandez presented the case. The owner was present and addressed the board. He spoke regarding traffic and the need for additional parking for visitors due to their amount of traveling.

A discussion followed regarding the prohibition of overnight parking and concerns regarding the proposed width of the curb cut. There were also concerns regarding the height of the fence in the front yard setback area.

No one was present to speak with interest in the case.

After further discussion, Mr. Satel moved to deny the variances as requested. Mr. Rose seconded the motion.

The motion to deny was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Satel

AGAINST: None

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**Case No. 2344 – 106-108 Morton**

Application of Mariano E. Molina, owner, requesting the following variance(s) in order to replace a fence at the property located at 106-108 Morton, zoned SF-A:

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

Ms. Hernandez presented the case. The owner was present and addressed the board.

There was a discussion regarding the proposed improvements and type of fencing.

No one was present to speak with interest in the case.

After further discussion, Mr. Satel moved to approve the variance as requested. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Satel

AGAINST: None

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**Case No. 2345 – 330 Alamo Heights**

Application of Peter and Cynthia Williams, owners, requesting the following variance(s) in order to install a fence/gate at the property located at 330 Alamo Heights, zoned SF-A:

1. The proposed 6ft high 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.

Ms. Hernandez presented the case. Mr. Williams was present and addressed the board.

There was an open discussion regarding the location of the fence and the owner clarified regarding the improvements.

No one was present to speak with interest in the case.

After further discussion, Mr. Satel moved to approve the variance as requested. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Satel

AGAINST: None

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**Case No. 2346 – 231 Abiso**

Application of Dustin Brisco of Dubri Enterprises Inc. representing Brenda Sellers, owner, requesting the following variance(s) in order to add to the existing single-family residence at the property located at 231 Abiso, zoned SF-B:

1. The proposed 20ft side wall plate on the west side of the main structure exceeds the height looming standard by 4ft instead of the maximum 16ft height allowed based on the existing 3ft 10-½ inch setback per Section 3-19(2)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. The applicant and owner were present. Mr. Brisco addressed the board.

The board asked for clarification regarding the improvements and the applicant responded. An open discussion followed regarding the additions and staff spoke regarding the looming violation.

No one was present to speak with interest in the case.

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

The motion was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Satel

AGAINST: None

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**Case No. 2347 – 326 Abiso**

Application of Martin Weilbacher representing Zachary and Scarlette Moorman, owners, requesting the following variance(s) in order to construct a rear porch at the property located at 326 Abiso, zoned SF-B:

1. The proposed 1ft 9-inch side yard setback to the main structure instead of the minimum 6ft required per Section 3-15 and Approved
2. The proposed exceeds the height looming standard by 6ft on the west side with a side wall plate of 9ft 6-inches instead of the maximum 3ft 6-inches allowed based on the existing side yard setback of 1ft 9-inches per Section 3-19(2)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. A representative of the applicant, Christina Scott, was present.

No one was present to speak with interest in the case.

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

The motion to deny was approved with the following vote:

FOR: Orr, Drought, McIlhenny, Rose, Satel

AGAINST: None

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Staff provided an updated regarding the status of the proposed amendments. No action was taken.

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There being no further business, Mr. McIlhenny moved to adjourn the meeting and Mr. Satel seconded the motion. The meeting was adjourned at 6:06p.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.**



Bill Orr, Chairman  
(Board Approval)

12/01/2021  
Date Signed & Filed



Lary Hernandez, Director  
Community Development Services