



BOARD OF ADJUSTMENT AGENDA

October 01, 2024

Take notice that a special meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Tuesday, October 01, 2024 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 – August 07, 2024

C. CASES

Case No. 2410 – 312 Tuxedo Ave

Application of Eric and Victoria Spielhagen, owners, requesting the following variance(s) in order to construct a new porte-cochere at the property located at CB 4024 BLK 203 LOT 8 & E 10 OF 7 & W 10 OF 9, also known as 312 Tuxedo Ave, zoned SF-A:

1. The proposed porte-cochere is open on two (2) sides instead of the minimum three (3) required per Section 3-21(4)(c),
2. A proposed 2ft 3-inches side yard setback instead of the minimum 3ft required per Section 3-21(4)(d), and
3. The proposed is set back 16ft 6-inches from the front facade instead of the minimum 18ft required per Section 3-21 (4)(g) of the City’s Zoning Code. ***Rescheduled from September 03, 2024 special meeting. Withdrawn by applicant on September 05, 2024.***

Case No. 2411 – 201 Grove Pl

Application of Matt Bishop of Bexar Holdings LLC, owner, requesting the following variance(s) in order to relocate a trash receptacle at the property located at **CB 4050 BLK 7 LOT 8 & 9**, also known as **201 Grove Pl**, zoned MF-D:

1. The proposed does not have an enclosure that extends at least one (1) foot above the container top as required by Section 3-50(11)(b),
2. The proposed is positioned so that view of the container from the street right-of-way is not eliminated as required by Section 3-50(11)(e), and
3. The proposed is not located in such a manner that it can be serviced by a refuse hauling vehicle without such vehicle encroaching on or interfering with the public use of streets or sidewalks, and without such vehicle backing out of the property onto public right-of-way as required by Section 3-50(11)(f) of the City’s zoning code. ***Rescheduled from September 03, 2024 special meeting.***

Case No. 2412 – 400 Torcido Dr

Application of Javier D. Alonso of Card and Company Architects PLLC, owner, requesting the following variance(s) in order to construct a second story addition at the property located at **CB 4024 BLK 23 LOT 44**, also known as **400 Torcido Dr**, zoned SF-A:

1. A proposed 5-foot 6-inch second-story rear yard setback instead of the minimum 30 feet required per Section 3-16(1).
2. The proposed exceeds the looming standard per Section 3-19(2)(a) of the City’s Zoning Code.
3. A proposed 26-foot 1-inch projection into the rear yard setback instead of the maximum 4 feet allowed per Section 3-83(1).

D. EXTENSIONS

Case No. 2402 – 215 Argyle Ave

Request by Tobin Smith, AIA, applicant, for a 180-day extension.

Case No. 2405 – 516 Circle St

Request by Sergio Galindo, owner, for a 180-day extension.

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, September 26, 2024 at 04:30pm.

/s/ Elsa T. Robles

Elsa T. Robles
City Secretary