



**BOARD OF ADJUSTMENT  
AGENDA**

October 04, 2023

***RESULTS***

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, October 04, 2023, 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](http://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 05, 2023, ***Approved as presented.*** June 07, 2023, ***Not available for review and rescheduled for next regularly scheduled meeting.*** July 05, 2023, ***Approved as presented.*** August 02, 2023 ***Approved as presented.***

**C. CASES**

**Case No. 2395 – 6411 Broadway St** ***Case rescheduled from September 06, 2023 due to lack of quorum.***

Application of NBD 6401 LP, owner, requesting the following variance(s) in order to construct a new commercial use building at the property located at **CB 4024, BLK 165, LOT 18**, also known as **6411 Broadway St**, zoned B-1:

1. The proposed overall height of 23ft 8-inches does not meet the minimum 28ft height required for properties with frontage along Broadway St and Austin Hwy per Section 3-68(2) of the City’s Zoning Code. ***Approved as requested.***

**Case No. 2393 – 250 Tuxedo Ave** ***Case rescheduled from September 06, 2023 due to lack of quorum.***

Application of Susan M Scott, owner, represented by Rodney McKinley Sr of Decorum Construction LLC, applicant, requesting the following variance(s) in order to demolish the existing garage and construct a new detached carport at the property located at **CB 4024, BLK 304, LOT 6, W 2.5 of 7**, also known as **250 Tuxedo Ave**, zoned SF-A:

1. A proposed 1.9ft side yard setback instead of the minimum 3ft required per Section 3-15(3) and 3-82(3),
2. The proposed lot coverage of 46.4% exceeds the maximum 40.0% allowed per Section 3-17 of the City’s Zoning Code. ***Approved as requested.***

**Case No. 2388 – 141 Patterson Ave *Case rescheduled from August 02, 2023 at applicants request. Case rescheduled from September 06, 2023 due to lack of quorum.***

Application of Sarah Mallory Geis, owner, requesting the following variance(s) in order to construct a wall in front of the main structure at the property located at **CB 4024, BLK 3, LOT 45**, also known as **141 Patterson Ave**, zoned SF-A:

1. The proposed 6ft high wall located within the minimum required portion of a front yard exceeds the maximum 3ft height allowed per 3-81(7) of the City’s Zoning Code. ***Approved as modified with maximum overall height of 4ft.***

**Case No. 2389 – 222 Claiborne Way *Case rescheduled from August 02, 2023 due to staff error. Case rescheduled from September 06, 2023 due to lack of quorum.***

Application of Hilary Scruggs-Beebe of Hilary Scruggs Design, applicant, representing Trace and Laura Nell Burton, owners, requesting the following variance(s) in order to add a 2<sup>nd</sup> story to the existing garage at the property located at **CB 4024, BLK 58, LOT 9**, also known as **222 Claiborne Way**, zoned SF-A:

1. A proposed Floor to Area (FAR) of .715 instead of the maximum .49 allowed with bonus per Section 3-18,
2. The proposed 24ft 10½ inch building height of the accessory structure with a sloping roof to top of ridge exceeds the maximum 22ft allowed with bonus per Section 3-19(4)(a),
3. The proposed 17ft 6-inch top of plate height exceeds the looming standard by 9ft 6-inches allowed instead of the maximum 11ft allowed based on the existing 4ft rear yard setback per Section 3-19(5)(a),
4. The proposed 17ft 6-inch top of plate height exceeds the looming standard by 9ft 6-inches allowed instead of the maximum 12ft 8-inches allowed based on the existing 6ft 4-inch side yard setback per Section 3-19(5)(a) of the City’s Zoning Code. ***All variances approved as requested.***

**Case No. 2394 – 260 Retama Pl *Case rescheduled from September 06, 2023 due to lack of quorum.***

Application of Retama Funding LLC, owner, represented by Robert Benke, applicant, requesting the following variance(s) in order to install a fence on an existing retaining wall at the property located at **CB 5572, BLK 17, LOT 10**, also known as **260 Retama Pl**, zoned SF-A:

1. The proposed 11ft 6-inch high fence/wall located within the side and rear yards exceed the maximum 8ft height allowed per Sections 3-82(4) and 3-83(4) of the City’s Zoning Code. ***Tabled for November 01, 2023 meeting.***

**D. 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 29, 2023 at 10:00 A.M.

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Elsa T. Robles  
City Secretary