

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
November 20, 2024

The Board of Adjustment held a special meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, November 20, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
David Rose
Jessica Drought
Lott McIlhenny

Members absent:

Wayne Woodard
Sean Caporaletti, Alternate
Jimmy Satel, Alternate

Staff member present:

Phil Laney, Assistant City Manager

The meeting was called to order by Chairman Orr at 5:30 p.m.

Case No. 2417 – 215 Argyle Ave

Application of Tobin Smith of Tobin Smith Architect, applicant, representing Easton McNab, owner, requesting the following variance(s) in order to construct a accessory structure at the property located at **CB 4024 BLK 28 LOT H & W IRR 23 OF G**, also known as **215 Argyle Ave**, zoned SF-A:

1. A proposed 5-foot masonry wall and ornamental fence located within the front yard setback area instead of the maximum 3-foot height allowed per Section 3-81(7),
2. A proposed pool structure located on the side of the main building instead of to the rear of the main building as required per Section 3-85(1),
3. A proposed 3-foot side yard setback to the main structure instead of the minimum 6-foot required on the non-driveway side per Section 3-15(2), and
4. The proposed wall plate of the main structure exceeds the height looming standard per Section 3-19(2)(a) of City's Zoning Code.

Mr. Laney presented the case. Tobin Smith of Tobin Smith Architect was present and addressed the board. He spoke regarding the improvements and provided details on the topography of the site, the fence, the deck and pool area, and a proposed retaining wall. Dylan Stewart of Hocker, landscape architect, described the use of the project features to preserve existing heritage trees, mitigate views to and from the property, and comply with access restrictions for the pool area.

There was discussion about the placement of the front wall and fence. Mr. Stewart stated that the placement is related to the location of existing heritage trees and the 30ft right-of-way on the property. The proposed fence is porous and can be seen through. Mr. Smith described the front wall in the City right-of-way as a retaining wall designed to lift the ground level up to allow for plantings

that will mitigate views to the western, uphill property. The height also meets minimum requirements for a pool enclosure, which the wall and fence act as. The board requested clarity on the request for the wall plate exceeding the looming standard on the main structure. Mr. Smith clarified that only the deck, elevated planter, and pool area exceed the looming standard, but because that area attaches to the main structure, which has sloped away due to the site's elevation changes, it is classified as part of the main.

Chairman Orr opened the public hearing at 6:07pm. No one requested to speak with interest in the case, so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Orr, Rose, Drought, McIlhenny

AGAINST: None

Chairman Orr asked about Lety Hernandez, Community Development Director. Mr. Laney stated that she had been out of the office with some medical issues with her child, that her daughter was improving, and Lety was back in the office.

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Ms. Drought seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:09pm.

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)



Date Signed & Filed



Lety Hernandez, Director
Community Development Services