

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
December 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, December 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:

Wayne Woodard, Acting Chairman
Lott McIlhenny
Jimmy Satel
Jessica Drought, Alternate

Members absent:

Bill Orr, Chairman
David Rose
Sean Caporaletti, Alternate

Staff members present:

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

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

Mr. Satel moved to approve the minutes of the September 01, 2021 meeting. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Woodard, Drought, McIlhenny, Satel
AGAINST: None

Mr. Satel moved to approve the minutes of the October 06, 2021 meeting. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Woodard, Drought, McIlhenny, Satel
AGAINST: None

Case No. 2350 – 104 Crescent

Application of Joe Schmackers, owner's representative, requesting the following variance(s) in order to build a new stone fence at the property located at 104 Crescent, 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. Kate Gish was present and addressed the board on the applicant's behalf.

The board asked for clarification regarding the location and height of the proposed fence. Ms. Gish responded and spoke regarding the preservation of the existing fence and the new fence. She added that minor revisions would be made the existing fence that would not affect the height. An open discussion followed between the board and Ms. Gish regarding the proposed project. It was also clarified that they would only be seeking a variance for the section of fence in the front yard that is on the left side of the property.

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

After further discussion, Mr. Satel moved to approve the northeastern wall only and deny the northwestern. Ms. Drought seconded the motion.

The motion was approved with the following vote:

FOR: Woodard, Drought, McIlhenny, Satel

AGAINST: None

Case No. 2351 – 519 Patterson

Application of Adrienne Frost, owner, requesting the following variance(s) in order to build a front courtyard and install a fence and stucco wall at the property located at 519 Patterson, zoned SF-A:

1. The proposed impervious cover in the front yard setback is 32.8% instead of the maximum 30% allowed per Section 3-18 and
2. The height of the proposed 5ft wall 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. Ms. Frost was present and addressed the board.

The board posed several questions regarding the improvements and asked for clarification. Staff responded. An open discussion followed between the owner and the board.

No one was present to speak regarding the case.

Ms. Drought moved to approve the variances as requested. Mr. Satel seconded the motion.

The motion failed with the following vote:

FOR: Drought, McIlhenny, Satel

AGAINST: Woodard

After discussing the failed motion, Mr. McIlhenny moved to rescind the motion and Mr. Satel seconded.

The motion to rescind was approved with the following vote:

FOR: Woodard, Drought, McIlhenny, Satel

AGAINST: None

Mr. McIlhenny then moved to approve variance #02 for the height of the wall and deny variance #01 regarding exceeding the impervious coverage in the front yard setback. Ms. Drought seconded the motion.

The motion was approved with the following vote:

FOR: Woodard, Drought, McIlhenny, Satel

AGAINST: None

Case No. 2336 – 333 Blue Bonnet

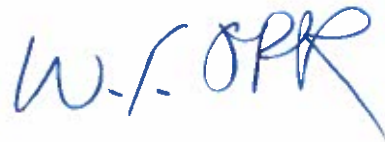
Request by David and Wendy Meaden, owners, for a 180-day extension. The board voted unanimously to approve the request.

There being no further business, Mr. McIlhenny moved to adjourn the meeting and Ms. Drought seconded the motion. The meeting was adjourned at 6:15p.m.

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.



Wayne Woodard, Acting Chairman
(Board Approval)



04/04/2022
Date Signed & Filed


Lety Hernandez, Director
Community Development Services