

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES

December 05, 2018

The Board of Adjustment held a regular meeting at the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, Texas on Wednesday, December 05, 2018, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Lott McIlhenny
David Rose
Jimmy Satel
Sean Caporaletti, Alternate

Members absent:

Wayne Woodard
Hall Hammond, Alternate

Staff members present:

Buddy Kuhn, Fire Chief
George Martinez, Building Official
Lety Hernandez, Planner

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

Mr. Satel moved to approve the meeting minutes of September 05, 2018. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Caporaletti
AGAINST: None

Mr. Rose moved to approve the meeting minutes of November 07, 2018. Mr. Satel seconded the motion.

The motion was approved with the following vote:

FOR: Orr, McIlhenny, Rose, Satel, Caporaletti
AGAINST: None

Chairman Orr recused from the upcoming case and did not partake in discussion.

Case No. 2286 – 211 Patterson

Application of Elizabeth Haynes, Architect, representing James and Emilie Rogers, owners, requesting the following variance(s) in order to construct a detached carport with storage at the property located at 211 Patterson, zoned SF-A:

1. The proposed detached accessory structure is located in front of the main building instead of to the rear per Section 3-85(1) of the City’s Zoning Code.

Chief Kuhn presented the case. Elizabeth Haynes was present and addressed the board. The improvement is located within the floodplain and requires a floodplain development permit. The board expressed concerns regarding placement of the carport and storage. The applicant informed that the accessory structure will not be visible due to existing landscaping. An open discussion followed.

No one had signed in to speak regarding the case. Of those attending the hearing, none expressed interest in speaking regarding the case.

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

The motion was approved with the following vote:

FOR: McIlhenny, Rose, Satel, Caporaletti

AGAINST: None

Mr. Orr rejoined quorum after the vote took place.

Case No. 2287 – 5410 Broadway

Application of Alonzo C Alston, RA, NCARB, of Sol Studio Architects, LLC, applicant, representing Luis Dengeville Oseguera Kernion of Prize Permanent Holdings LLC, owner, requesting the following variance(s) in order to demolish the existing commercial building and construct a new commercial building with parking at the property located at 5410 Broadway, zone B-1:

1. A proposed overall height of twenty-two (22) feet instead of the minimum twenty-eight (28) feet required per Section 3-68(2),
2. No landscape areas provided along the rear instead of the minimum 8ft wide required per Section 3-70(1), and
3. Zero (0) canopy street trees proposed for planting at lot frontage instead of the minimum three (3) required per Section 3-70(3) of the City’s Zoning Code.

Chief Kuhn presented the case. Alonzo Alston was present and addressed the board.

Mr. Alston spoke regarding the proposed design adding that they did not want to overshadow the historic Mobile Station. The existing building is between 15-18ft high and the bank is 3ft lower than the existing building. No landscaping exists other than a palm tree in front. The construction would be for a building shell first to be able to market to potential tenants.

Those present and speaking regarding the case were as follows:
Glenn Huddleston, 5424 Broadway

Mr. Huddleston, owner of the Mobile Station, expressed concerns regarding the proposed height of the building. He felt that the proposed 1-story building should be closer in height to the surrounding buildings.

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

The motion was approved with the following vote:
FOR: Orr, McIlhenny, Rose, Satel, Caporaletti
AGAINST: None

Case No. 2283 – 225 Westover Rd

Request by Gabor Peli of Don B McDonald Architect LLC, applicant, for a 90-day extension. The board voted unanimously to approve the request.

There being no further business, Mr. Caporaletti moved to adjourn the meeting, seconded by Mr. McIlhenny, and unanimous vote to support the motion. The meeting adjourned at 5:56p.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.



Bill Orr, Chairman
(Board Approval)



Date Signed & Filed

Lety Hernandez, Planner
Community Development Services