



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Board of Adjustment Meeting
Thursday, November 07, 2024 – 5:30 P.M.

Take notice that a special meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Thursday, November 07, 2024, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

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.

Case No. 2415 – 340 Abiso Ave

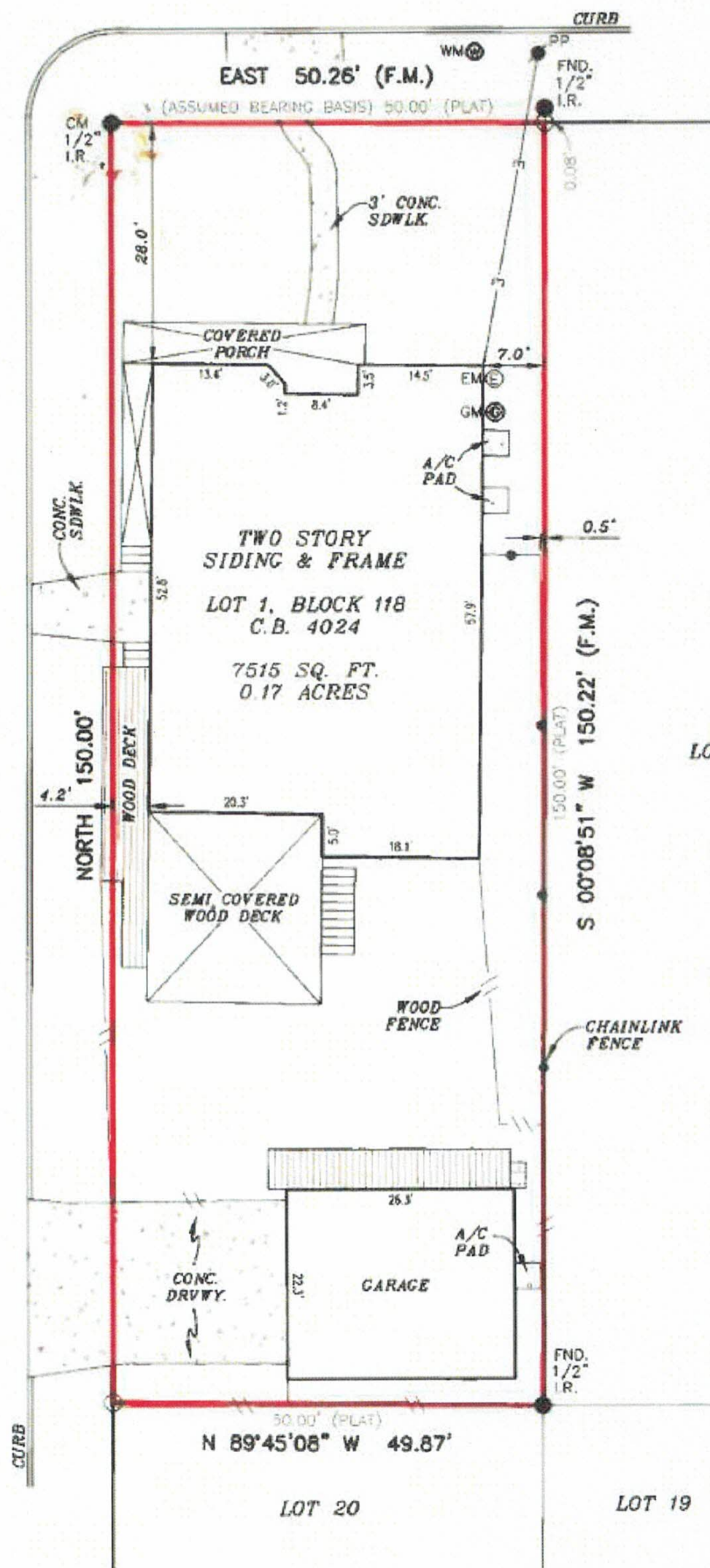
Application of Fabian Coronado of Keith Zars Pools, representing Robert and Emily McRae, owners, requesting the following self-identified variance(s) in order to construct a new pool and deck structure on the property located at **CB 4024 BLK 118 LOT 1**, also known as **340 Abiso Ave**, zoned SF-B:

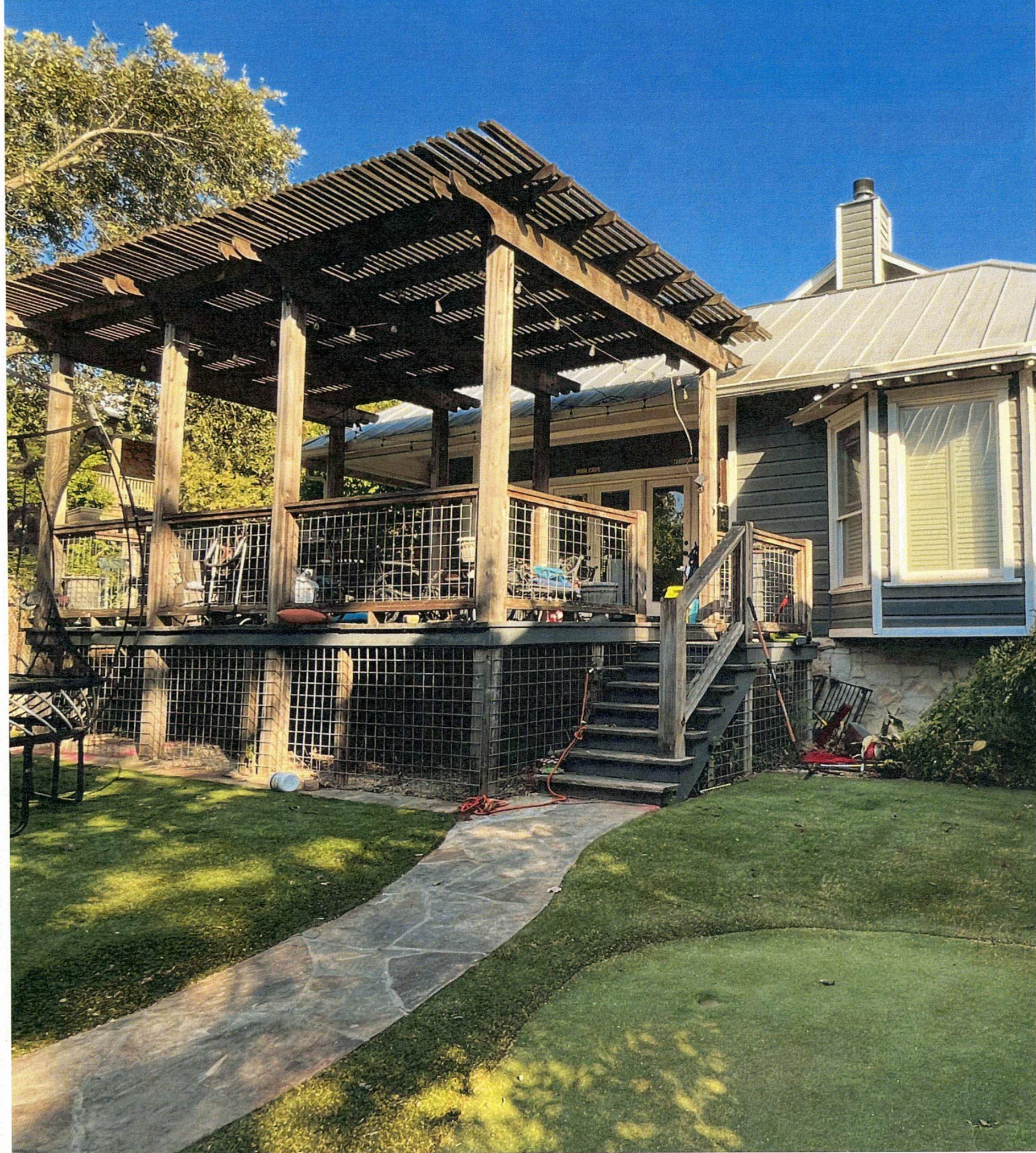
1. A proposed 2-foot 2-inch side yard setback on the west side of the main structure instead of the minimum 6-foot required per Section 3-15(2),
2. A proposed 4-foot 2-inch side yard setback on the east side of the main structure instead of the minimum 6-foot required per Section 3-15(2),
3. A proposed 2-foot 7-inch side yard setback on the east side of pool equipment instead of the minimum 3-foot required per Section 3-82(5), and
4. The proposed patio structure exceeds the height looming standards per Section 3-19(2)(a) of the City’s Zoning Code.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Dakotah Procell, Planner, (dprocell@alamoheightstx.gov) or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

ABISO AVE.
(50' R.O.W.-PER PLAT)

IMLAY
(50' R.O.W.-PER PLAT)
(A.K.A. IMLAY ST.)

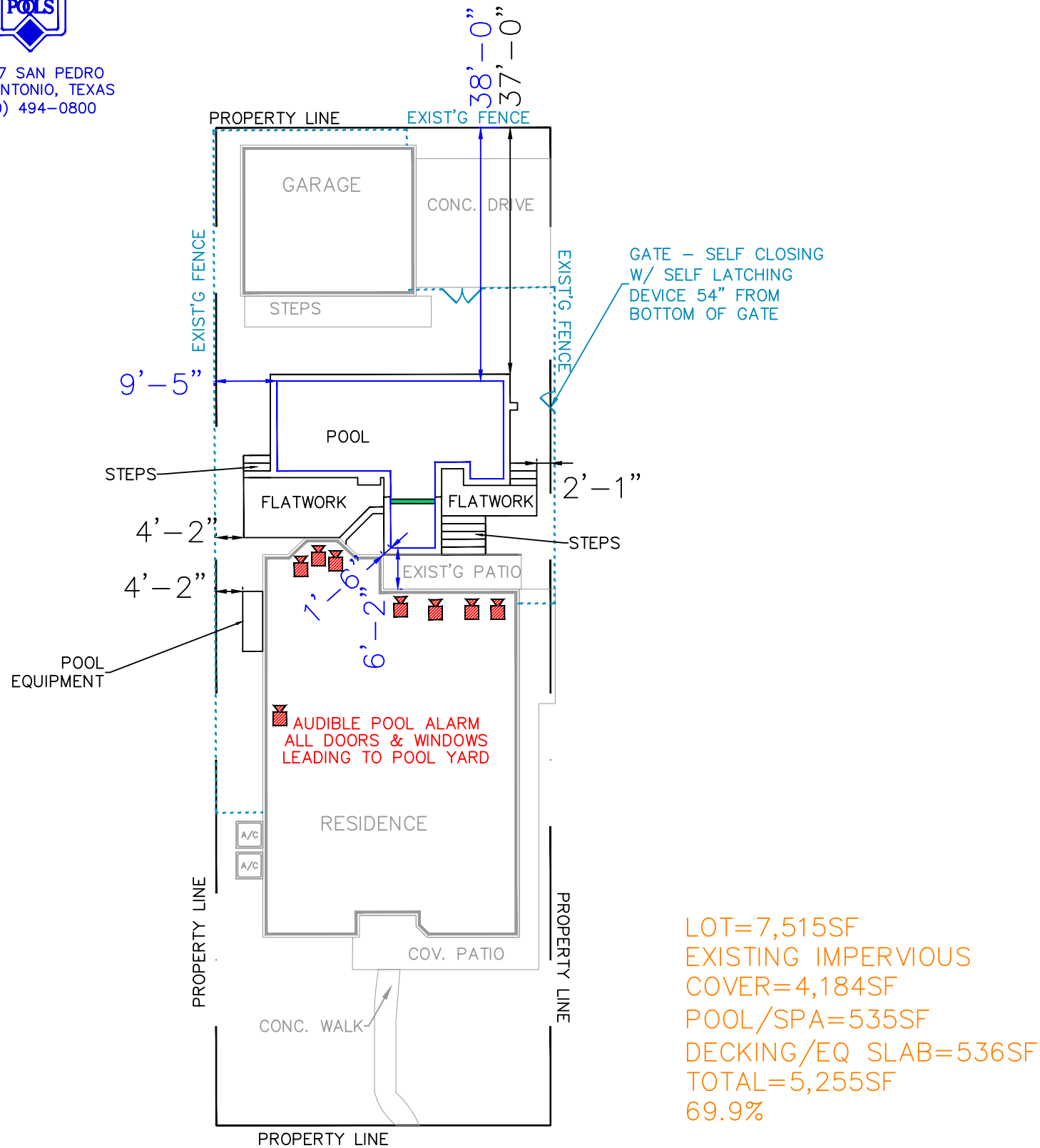




LS-2



17427 SAN PEDRO
SAN ANTONIO, TEXAS
(210) 494-0800



LOT=7,515SF
EXISTING IMPERVIOUS
COVER=4,184SF
POOL/SPA=535SF
DECKING/EQ SLAB=536SF
TOTAL=5,255SF
69.9%

POOL 17'-8 1/2" X 34'-0"
40 SQ. FT. SPA
239 SQ. FT. OF FLATWORK
57 LF OF STEPS BY KZPI
LICENSE# H-922675

ROB AND EMILY
MCRAE
340 ABISO AVE
ALAMO HEIGHTS, TX, 78209
LOT#1 BLK#118 CB#4024
ALAMO HEIGHTS
SCALE: 1" = 20'-0"
ANSI B (11.00 X 17.00 INCHES)

SECTION AG105 BARRIER REQUIREMENTS

AG105.1 Application. the Provisions of this chapter shall control the design of the barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drowning and near drowning by restricting access to swimming pools, spas and hot tubs.

AG105.2 An outdoor swimming pool. An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot tube or spa shall be surrounded by a barrier which shall comply with the following.

- 1) The top of the barrier shall be at least 48 inches (1219MM) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51MM) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inch (102MM).
- 2) Openings in the barrier shall not allow passage of 4 inch diameter (102MM) sphere.
- 3) Solid barrier which do not have openings, such as a masonry or stonewall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
- 4) Where the barrier is composed of horizontal and vertical members and the distance between the top of the horizontal member is less than 45 inches (1143MM), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 3 4 1 inches (44MM) in width. where there are decorative cutouts within vertical members, spacing within the cutouts 3 4 shall not exceed 1 inches (44MM) in width.
- 5) Where the barrier is composed of horizontal and vertical members the distance between the tops of the horizontal member is 45 inches (1143MM) or more, spacing between vertical members shall not exceed 4 inches (102MM). Where there are decorative cutouts within vertical members, spacing 3 4 within the cutouts shall not exceed 1 inches (44MM) in width.
- 6) Maximum mesh size for chain link fences shall be 1 2 4 inch (57MM) square unless the fence has slats fastened at the top or the bottom which reduce 3 the openings to not more than 1 4 inches (44MM)
- 7) Where the barrier is composed of diagonal members such as a lattice fence, the maximum opening formed by 3 the diagonal members shall not be more than 1 4 inches (44mm).
- 8) Access gates comply with the requirements of section AG105.2 Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372MM) from the bottom of the gate, the release mechanism and openings shall comply with the following. 8.1) The release mechanism shall be located on the pool side of the gate at least 3 inches (76MM) below the top of the gate; and 8.2) The gate barrier shall have no opening larger 1 than 2 (12.7mm) within 18 inches (457MM) of the release mechanism.
- 9) Where a wall of a dwelling services as part of the barrier, one of the following conditions shall be met. 9.1) The pool shall be equipped with a powered safety cover in compliance with ADTMF 1346; or 9.2) Doors with direct access to the pool through that wall shall be be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372MM) above the threshold of the door; or 9.3) Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard 9.4) Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by item 9.1 or 9.2 described above.
- 10) Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps; 10.1) The ladder or steps shall be capable of being secured, locked or removed to prevent access; or 10.2) The ladder or steps shall be surrounded by a barrier which meets the requirements of the section AG105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4 inch (102MM) sphere.

SPA NOTES

SPA #3 SQUARE 6'-8" X 6'-8"
INCLUDES ARMREST

3'6" DEEP

RAISED +35"

8 JETS

2 AIR CONTROLS

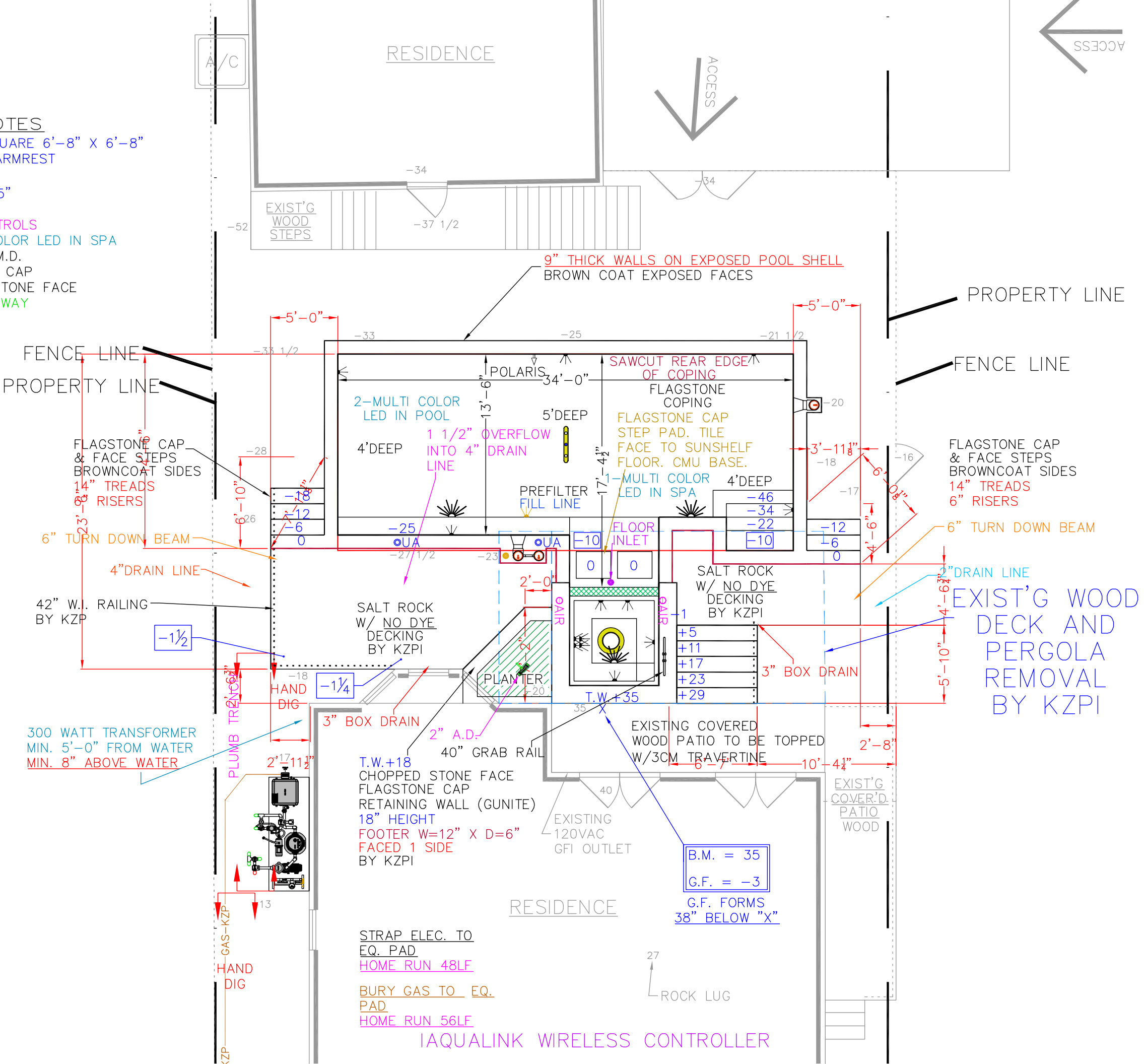
1-MULTI COLOR LED IN SPA

CIRCULAR M.D.

FLAGSTONE CAP

CHOPPED STONE FACE

TILED SPILLWAY



UN

