



BOARD OF ADJUSTMENT

AGENDA

May 07, 2025

RESULTS

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, May 07, 2025 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.

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** – February 04, 2025 **Approved as presented**, March 05, 2025 **Approved as presented**, April 02, 2025 **Not available for review, no action taken**.

C. CASES

Case No. 2437 – 630 W Castano Ave

Application of Theresa Boggess Gouger, owner, represented by Frank Burney of Martin Drought, requesting the following self-identified variance(s) in order to expand the existing attached garage on the property located at **CB 4024 BLK 196 LOT W 125 FT OF 1**, also known as **630 W Castano Ave**, zoned SF-A:

1. A proposed 7ft 1-3/4in rear yard setback to the existing main structure instead of the minimum 20ft required per Section 3-16(1) of the City's Zoning Code. **Approved as requested.**

Case No. 2438 – 5800 Broadway St (Paloma Blanca)

Application of Richard Peacock, Jr of Paloma Blanca, applicant, representing Dick McCaleb of Cambridge Shopping Center, Ltd, owner, requesting the following self-identified variance(s) in order to construct an addition to the existing commercial use structure located at **CB 4050 BLK 65 LOT 25 & 26**, also known as **5800 Broadway St**, zoned B-1:

1. The proposed addition would not meet minimum setback requirements for a double frontage lot per section 3-64(3) of City's Zoning Code. **Approved as requested.**

Case No. 2439 – 908 Cambridge Oval

Application of Malcolm G. Chesney, applicant, representing Mr. and Mrs. Edward Spalten, owner, requesting the following self-identified variance(s) in order to construct a new elevator on the property located at **CB 4024 BLK 49 LOT 8, W 25 FT OF 9 & E IRR 10 FT OF 7**, also known as **908 Cambridge Oval**, zoned SF-A:

1. A proposed 5ft 4½in side yard setback to the existing main structure instead of the minimum 6ft required per Section 3-15(2),
2. The proposed elevator shaft height of 34ft exceeds the maximum 28ft allowed per Section 3-19(1), and
3. The proposed exceeds the height looming standard per Section 3-19(2) of the City's Zoning Code. **All variances approved as requested.**

Case No. 2440 – 227 Rosemary Ave

Application of Chad McCollum of McCollum Family Trust, owner, requesting the following variance(s) in order to allow a driveway and approach to remain in place to accommodate a three-car garage on the property located at **CB 5571A (MCCOLLUM SUBDIVISION), BLOCK 8 LOT 31**, also known as **227 Rosemary Ave**, zoned SF-A:

1. A proposed pool structure located to the front of the main building instead of to the rear as required per Section 3-85(1) of the City's Zoning Code. *Rescheduled for June 04, 2025 at 5:30pm due to staff error.*

Case No. 2441 – 140 Castano Ave

Application of Alejandra Acuna of the Thorn Group, applicant, representing Nicholas Steven George Tucker and Alyson Mary Tucker, owners, requesting the following self-identified variance(s) in order to construct a rear addition to the main structure on the property located at **CB 4024 BLK 191 LOT 1**, also known as **140 Castano Ave**, zoned SF-A:

1. A proposed pool structure located to the front of the main building instead of to the rear as required per Section 3-85(1) of the City's Zoning Code. *Rescheduled for June 04, 2025 at 5:30pm due to staff error.*

Case No. 2434 – 222 Claiborne Way

Application of Hilary Scruggs Beebe of Hilary Scruggs Design LLC, applicant, representing Trace Burton and Laura Nell Burton, owners, requesting the following variance(s) in order to add to an existing accessory structure on the property located at **CB 4024 BLK 58 LOT 9**, also known as **222 Claiborne Way**, zoned SF-A:

1. The proposed 19ft 1in top of plate height to the addition exceeds the looming standard by 8ft 1in instead of the maximum 11ft allowed at a 4ft rear yard setback with accessory structure exception per Section 3-19(5)(a) and
2. The proposed overall height of 27ft 10in to the accessory structure's addition exceeds the maximum 22ft allowed with bonus per Section 3-19(4)(a) of the City's Zoning Code. *All variances approved as requested.*

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, May 1, 2025 at 3:30pm.

Elsa T. Robles
City Secretary