



BOARD OF ADJUSTMENT AGENDA

February 04, 2025

RESULTS

Take notice that a special meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Tuesday, February 04, 2024 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 – January 07, 2025 *Not available for review. Rescheduled for the March 05, 2025 BOA Meeting.*

C. CASES

Case No. 2415 – 340 Abiso Ave

Application of Fabian Coronado of Keith Zars Pools, representing Robert and Emily McRae, owners, requesting the following 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 1-inch side yard setback on the west side of the main structure instead of the minimum 6-foot required per Section 3-15(2), Approved as requested.
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) of the City's Zoning Code. *All variances approved as requested*

Case No. 2422 – 302 Lamont Ave

Application of Timothy Mooney, owner, requesting the following variance(s) in order to construct an attached accessory structure on the property located at **CB 4024 BLK 203 LOT 12**, also known as **305 Castano Ave**, zoned SF-A:

1. A proposed 3ft side yard setback on the east side of the main structure instead of the minimum 6ft required per Section 3-15(2) of the City's Zoning Code. *All variances approved as requested*

Case No. 2423 – 301 Cloverleaf Ave

Application of Alcide Miguel and Ashley Trautmann Longoria, owners, requesting the following variance(s) in order to construct a new parking pad on the property located at **CB 5571A BLK 12 LOT 55 & 56 & W 1/2 OF 54**, also known as **301 Cloverleaf Ave**, zoned SF-A:

1. The proposed 22ft wide curb cut on the side street of the corner lot does not provide access to the required parking spaces only per Section 3-21 (5) of the City's Zoning Code. *All variances approved as requested*

Case No. 2424 – 305 Castano Ave

Application of John Goudge, owner, requesting the following self-identified variance(s) in order to construct an addition to the existing main structure on the property located at **CB 4024 BLK 203 LOT 12**, also known as **305 Castano Ave**, zoned SF-A:

1. The proposed wall plate of the main structure exceeds the height looming standard by 8ft per Section 3-19(2)(a) of the City's Zoning Code. *All variances approved as requested*

Case No. 2425 – 311 Wildrose Ave

Application of Lawson Jessee, owner, requesting the following self-identified variance(s) in order to construct an addition to the existing garage on the property located at **CB 5571A BLK 11 LOT 50, 21, AND 52**, also known as **311 Wildrose Ave**, zoned SF-A:

1. A proposed 2ft side yard setback to the accessory structure instead of the minimum 3ft required per Section 3-15(3) of the City’s Zoning Code. ***All variances approved as requested***

Case No. 2426 – 1010 Cambridge Oval

Application of Marcus McCary, applicant, representing Natasa Macura, owner, requesting the following variance(s) in order to construct a new carport on the property located at **CB 4024 BLK 49 LOT B**, also known as **1010 Cambridge Oval**, zoned SF-A:

1. A proposed 0ft side yard setback on the west side of the property instead of the minimum 3ft required for an accessory structure per Section 3-15(3), and
2. A proposed 0ft side yard setback on the east side of the property instead of the minimum 3ft required for an accessory structure per Section 3-15(3) of the City’s Zoning Code. ***All variances approved as requested***

Case No. 2427 – 206 College Blvd

Application of Gerardo Nava, applicant, representing Steven Gray, owner, requesting the following variance(s) in order to remove and replace the existing driveway on the property located at **CB 4024 BLK 164 LOT 5**, also known as **206 College Blvd**, zoned SF-A:

1. A proposed 18ft curb cut instead of the maximum 12ft allowed for lots less than or equal to 65ft in width per Section 3-21,
2. A proposed driveway width of 12ft instead of the 10ft required for lots less than or equal to 65ft in width per Section 3-21, and
3. The proposed impervious coverage of 45% within the front yard setback exceeds the maximum 30% allowed per Section 3-18 of the City’s Zoning Code. ***All variances approved as requested***

Case No. 2428 – 4821 Broadway St (HEB Central Market)

Application of Riley John, PE of KFM Engineering & Design representing HEB LP, owner, requesting the following variance(s) in conjunction with ongoing renovations on the property located at **CB 5210 BLK 1 LOT 1 HEB PATTERSON PARK SUBD**, also known as **4821 Broadway St**, zoned B-1:

1. The proposed does not meet the minimum requirements of one (1) four (4) inch caliper tree per eight (8) parking spaces as required per Section 3-69(3)(b) 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, January 31, 2025 at 1:30pm.

Elsa T. Robles
City Secretary