

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
August 07, 2024

The Board of Adjustment held a regular meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Wednesday, August 07, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
Jessica Drought
David Rose
Sean Caporaletti, Alternate
Jimmy Satel, Alternate

Members absent:

Wayne Woodard
Lott McIlhenny

Staff members present:

Phil Laney, Assistant City Manager
Richard Lindner, City Attorney
Lety Hernandez, Director of Community Development Services

The meeting was called to order by Chairman Drought at 5:31pm.

Mr. Rose moved to approve the May 01, 2024 meeting minutes. Mr. Satel seconded the motion.

The motion was approved with the following vote:

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

Mr. Rose moved to approve the June 05, 2024 meeting minutes. Mr. Satel seconded the motion.

The motion was approved with the following vote:

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

Case No. 2409 – 400 Abiso Ave

Application of Kristin Miranda, owner, requesting the following variance(s) in order to install a sauna at the property located at **CB 4024 BLK 117 LOT 10**, also known as **400 Abiso Ave**, zoned SF-A:

1. The proposed Floor Area Ratio (FAR) of 0.53 exceeds the maximum 0.50 allowed with bonuses per Section 3-18 of the City's Zoning Code.

Ms. Hernandez presented the case. Kristin Miranda, owner, was present and addressed the board. She spoke regarding the improvements and provided details of the sauna.

Chairman Orr opened the public hearing at 5:37pm. No one requested to speak regarding the case so the public hearing was closed.

Mr. Rose moved to approve the variance as requested. Mr. Satel seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Caporaletti, Drought, Rose, Satel

AGAINST: None

Case No. 2407 – 223 Allen St

Application of Collier Bashara of Collier Custom Homes LLC, applicant, representing Yvette Almendarez and Jorge Cavazos, owners, requesting the following variance(s) in order to construct raised planter boxes along the west side of the property located at **CB 4024 BLK 58 LOT 16 & 17 & W 40.81 X 50 OF ALLEN ST**, also known as **223 Allen St**, zoned SF-A:

1. The proposed does not meet the minimum three (3) foot rear yard setback as required by Section 3-85(3) and
2. The proposed exceeds the looming standard per Section 3-19(5)(a) of the City's Zoning Code.

Ms. Hernandez presented the case. Jorge Cavazos and Yvette Almendarez, owners, were present and addressed the board. He spoke regarding the 2nd story addition to an existing garage located on the adjoining property to the rear. He added that the planter boxes were not part of the original plans but the proposed is an effort to create privacy due to the change in dynamic.

Chairman Orr opened the public hearing at 6:07pm.

Those speaking with interest in the case were as follows:

James McKnight, Attorney, representing Burtons (222 Claiborne Way)(Neutral)

No one else requested to speak and Chairman Orr closed the public hearing at 6:09pm.

Open discussion followed regarding drainage in relation to proposed improvements and setbacks. Ms. Drought expressed concerns regarding the request, specifically classifying it as a planter box versus a substantial structure. Discussion continued regarding the site and recent improvements. Staff added that the drainage plan provided by the applicant was reviewed by Freese & Nichols and results confirmed were no negative impact to adjoining property owners. Mr. Laney spoke regarding the drainage and improvements by the City to direct runoff onto Claiborne Way resulting in less runoff behind the property.

At that time, Ms. Drought moved to approve the request with the condition that the drainage analysis is incorporated to ensure no impact to the surrounding properties. Mr. Satel seconded the motion.

The motion to table the case was approved with the following vote:

FOR: Orr, Caporaletti, Drought, Rose, Satel

AGAINST: None

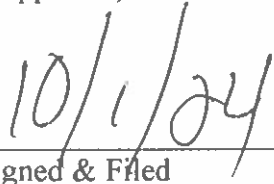
Staff informed that the regular meetings scheduled for the first Wednesday of each month would need to be on the first Tuesday beginning September 2024 until February 2025. No action was taken.

There being no further business, Mr. Satel moved to adjourn the meeting. Mr. Rose seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:14pm.

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, Director
Community Development Services