



**BOARD OF ADJUSTMENT
AGENDA**

January 07, 2025

RESULTS

Take notice that a special meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Tuesday, January 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 – October 01, 2024 ***Approved as presented***, November 07, 2024 ***Approved as presented***, and November 20, 2024 ***Approved as presented***.

C. CASES

Case No. 2418 – 223 Allen St. ***All Variances approved as requested.***

Application of Caroline McDonald of Brown & McDonald PLLC, representing Yvette Almendarez and Jorge Cavazos, owners, requesting the following variance(s) in order to construct a new outdoor fireplace on 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. A proposed fireplace, accessory structure, to be located on the side of the front main building instead of the rear of the main building per Sec. 3-85(1) of the City's Code of Ordinances.

Case No. 2419 – 925 Cambridge Oval ***All Variances approved as requested.***

Application of Chris Berneche of Nucos Pools, applicant, and AR Perez, owner, requesting the following variance(s) in order to construct a new circular driveway on the property located at **CB 4024 BLK 49 LOT 37&38**, also known as **925 Cambridge Oval**, zoned SF-A:

1. A proposed circular driveway on a fifty (50) foot wide lot instead of the minimum sixty-five (65) feet required per section 3-21 of the City's Zoning Code.

Case No. 2415 – 340 Abiso Ave. ***Case tabled for February 04, 2025.***

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.

Case No. 2420 – 316 Blue Bonnet Blvd. *All Variances approved as requested.*

Application of Walter Blanchard, owner, requesting the following variance(s) in order to build a new shed in the rear yard on the property located at **CB 5571A, BLK 9, LOT 72**, also known as **316 Blue Bonnet Blvd**, zoned SF-A:

1. The proposed lot coverage of 42.08% exceeds the maximum 40.00% allowed per Section 3-17 and
2. The proposed wall plate of the accessory structure exceeds the height looming standard per Section 3-19(5)(a) of the City's Zoning Code.

Case No. 2421 – 5431 N New Braunfels Ave *All Variances approved as requested.*

Application of Jeffery Pepper of Easter Concrete, representing Ron Malek, owner, requesting the following variance(s) in order to remove and replace the existing off-street parking located in the front yard of the property located at **CB 4050, BLK 69, LOT 17 & 18**, also known as **5431 N New Braunfels Ave**, zoned MF-D:

1. A proposed off-street parking area located in the front yard instead of to the side or rear yard, behind the front face of the building, as required in Section 3-49(1) of the City's Zoning Code.

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 03, 2025 at 12:00pm.

Elsa T. Robles
City Secretary