



**BOARD OF ADJUSTMENT  
AGENDA**

February 02, 2022

***RESULTS***

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, February 02, 2022, 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. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing and seating will be limited to capacity limits.**

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at [www.alamoheightstx.gov](http://www.alamoheightstx.gov).

***INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also 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.***

**A. CALL MEETING TO ORDER**

**B. APPROVAL OF MINUTES** – January 05, 2022 ***Not available for review, item rescheduled for next regular meeting. No action taken.***

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

**1. Public Hearing - Case No. 2353 – 125 Primrose**

Application of David Mauze of Mauze Construction Corp. representing RJS and KGS Ice Management Trust, owner, requesting the following variance(s) in order to build a new masonry fence at the property located at **CB 5571B, BLK 17, LOT 3 #C55-12957**, also known as 125 Primrose, zoned SF-A:

1. The proposed 6ft high fence within the minimum required portion of a front yard setback exceeds the maximum 3ft allowed per Section 3-81(7) of the City's Zoning Code.

**1A. Discussion and possible action on Board of Adjustment Case No. 2353**, application of David Mauze of Mauze Construction Corp. representing RJS and KGS Ice Management Trust, owner, requesting the following variance(s) in order to build a new masonry fence at the property located at **CB 5571B, BLK 17, LOT 3 #C55-12957**, also known as 125 Primrose, zoned SF-A: 1) The proposed 6ft high fence within the minimum required portion of a front yard setback exceeds the maximum 3ft allowed per Section 3-81(7) of the City's Zoning Code. ***Approved as requested.***

**2. Discussion and possible action on Board of Adjustment Case No. 2354**, application of Mr. C. Trebes Sasser, Jr. of Ridgemont Properties, Inc. and Kris Feldmann of CREO Architecture, representing Harrigan Ltd, owner, requesting the following variance(s) in order to construct a new three-story multi-family structure with accessory structure(s) at the properties located at **CB 5600, BLK 2, LOTS 46.66ft of 24, all of 25-27, and W 25ft of 28** also known as 111, 119, and 131 Katherine Ct, zoned MF-D (Multi-Family District) and **CB 5600, BLK 2, LOT 29 and E 25ft of 28** also known as 133 & 135 Katherine Ct, zoned MF-D (Multi-Family District): 1) The proposed thirty-five (35) units exceed the maximum twenty-seven (27) units allowed per Section 3-42(4) ***Variance denied***, 2) The proposed fifty-one (51) parking spaces is less than the minimum sixty-two and one-half (62.5) spaces required per Section 3-49(3) ***Variance denied***, 3) A proposed three (3) foot landscaping buffer at the rear of the property instead of the minimum eight (8) feet required per Section 3-49(4)(a) and 3-50(1) ***Variance approved***, 4) The proposed wall/planter/brick faced site wall exceeds the maximum 3ft height measured from the lower side of the fence, wall or other barrier allowed per Section 3-81(7) ***Variance approved***, and 5) A proposed aisle width of twenty-two (22) feet six (6) inches instead of the minimum twenty-four (24) feet required for a 90-degree parking angle with two-way traffic and 60ft section width per Section 3-84(2)(a) and Section 3-84(2)(b) of the City's Zoning Code ***Variance approved***.

**3. Discussion and possible action on Board of Adjustment Case No. 2355**, Appeal of Mr. James Loyd, citizen representing property owners within 200 feet of 111, 119, 131, 133, & 135 Katherine Ct., per Section 211.101 (a-1) of Texas Local Government Code, regarding their position that additional variance(s) are required to construct a new three-story multi-family structure with accessory structure(s) at the properties located at **CB 5600, BLK 2, LOTS 46.66ft of 24, all of 25-27, and W 25ft of 28** also known as 111, 119, and 131 Katherine Ct, zoned MF-D (Multi-Family District) and **CB 5600, BLK 2, LOT 29 and E 25ft of 28** also known as 133 & 135 Katherine Ct, zoned MF-D (Multi-Family District): 6). Height: Ridgemont uses an erroneous baseline elevation to calculate the 35' building height limit as defined in Section 3-2 *Upheld staff interpretation*.

#### **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 28, 2022 at 11:00p.m.

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Elsa T. Robles  
City Secretary