

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
October 01, 2024

The Board of Adjustment held a special meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Tuesday, October 01, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr, Chairman
David Rose
Wayne Woodard
Lott McIlhenny

Members absent:

Jessica Drought
Sean Caporaletti, Alternate
Jimmy Satel, Alternate

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services
Dakotah Procell, Planner

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

Mr. McIlhenny moved to approve the August 07, 2024 meeting minutes. Mr. Rose seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard
AGAINST: None

Case No. 2410 – 312 TuxedoAve

Application of Eric and Victoria Spielhagen, owners, requesting the following variance(s) in order to construct a new porte-cochere at the property located at CB 4024 BLK 203 LOT 8 & E 10 OF 7 & W 10 OF 9, also known as 312 Tuxedo Ave, zoned SF-A:

1. The proposed porte-cochere is open on two (2) sides instead of the minimum three (3) required per Section 3-21(4)(c),
2. A proposed 2ft 3-inches side yard setback instead of the minimum 3ft required per Section 3-21(4)(d), and
3. The proposed is set back 16ft 6-inches from the front facade instead of the minimum 18ft required per Section 3-21 (4)(g) of the City's Zoning Code.

Ms. Hernandez informed the Board that the case was originally scheduled for the September 03, 2024 special meeting but was rescheduled for the October 01, 2024 meeting due to the lack of a quorum. She announced the case was withdrawn at the request of the applicant.

Case No. 2411 – 201 Grove Pl

Application of Matt Bishop of Bexar Holdings LLC, owner, requesting the following variance(s) in order to relocate a trash receptacle at the property located at **CB 4050 BLK 7 LOT 8 & 9**, also known as **201 Grove Pl**, zoned MF-D:

1. The proposed does not have an enclosure that extends at least one (1) foot above the container top as required by Section 3-50(11)(b),
2. The is positioned so that view of the container from the street right-of-way is not eliminated as required by Section 3-50(11)(e), and
3. The proposed is not located in such a manner that it can be serviced by a refuse hauling vehicle without such vehicle encroaching on or interfering with the public use of streets or sidewalks, and without such vehicle backing out of the property onto public right-of-way as required by Section 3-50(11)(f) of the City's zoning code.

Ms. Hernandez presented the case. She informed the board that the case was originally scheduled for the September 03, 2024 special meeting but was rescheduled for the October 01, 2024 meeting due to the lack of a quorum.

The board asked staff about references in the application to needed repairs at the property. Staff confirmed repairs from wear and tear were being made to both properties owned by the applicant. The requested proposal is to eliminate the dumpster for the property to the north consolidate usage into a single dumpster. The board expressed concerns about the dumpster not being enclosed from the street view.

Chairman Orr opened the public hearing at 5:38. No one requested to speak with interest in the case, and the public hearing was closed.

At that time, Mr. Rose moved to approve the request for variance 2 and 3 and deny variance 1. Mr. Woodard seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Rose, McIlhenny, Woodard

AGAINST: None

Case No. 2412 – 400 Torcido Dr

Application of Javier D. Alonso of Card and Company Architects PLLC, owner, requesting the following variance(s) in order to construct a second story addition at the property located at **CB 4024 BLK 23 LOT 44**, also known as **400 Torcido Dr**, zoned SF-A:

1. The proposed 5-foot 6-inch second-story rear yard setback instead of the minimum 30 feet required per Section 3-16(1),
2. The proposed exceeds the looming standard per Section 3-19(2)(a) of the City's Zoning Code, and
3. A proposed 26-foot 1-inch projection into the rear yard setback instead of the maximum 4 feet allowed per Section 3-83(1).

Ms. Hernandez presented the case. Mr. Alonso was present and addressed the board. The original structure is designed by Isaac Maxwell, a noted local architect. An open discussion followed regarding the proposed second story addition. The board noted the site's topography as a hardship present.

Chairman Orr opened the public hearing at 5:51. No one requested to speak with interest in the case. Chairman Orr read a resident comment provided to the board from the following:
Allen Porter, 333 Argyle Ave (Neutral)
Joe Haynes, 335 Argyle Ave (Support)
J. Dubro, 325 Westover (Support)

Chairman Orr closed the public hearing at 5:54.

The board spoke regarding the variances being self-identified, and the possibility of additional variances being identified through the plan review process.

Mr. Rose moved to approve the variances as requested. Mr. Woodard seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Rose, McIlhenny, Woodard
AGAINST: None

Case No. 2402 – 215 Argyle Ave

Request by Tobin Smith, AIA, applicant, for a 180-day extension.

Staff provided an update on the project. The applicant is undergoing plan review and has identified the need additional variances. The request for more time is to allow the opportunity to resolve those issues.

Mr. Woodard moved to approve the extension as requested. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Rose, McIlhenny, Woodard
AGAINST: None

Case No. 2405 – 516 Circle St

Request by Sergio Galindo, owner, for a 180-day extension.

Staff provided an update on the project. The lot is an irregular shape and the applicant is working with a new architect to finalize plans.

Mr. Woodard moved to approve the extension as requested. Mr. McIlhenny seconded the motion.

The motion was approved with the following vote:
FOR: Orr, Rose, McIlhenny, Woodard
AGAINST: None

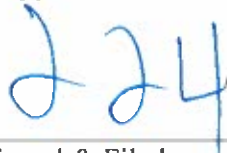
Staff announced that due to City Hall serving as a polling site for the November 05 election, the special November 05 meeting would be rescheduled to Thursday, November 07. All members present indicated they could attend the November 07 date.

There being no further business, Mr. McIlhenny moved to adjourn the meeting. Mr. Rose seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 5:59pm.

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