



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

**Board of Adjustment Meeting
Tuesday, September 03, 2024 – 5:30 P.M.**

Take notice that a special meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Tuesday, September 03, 2024, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

*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.

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 proposed 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.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Michelle Ramos, Planner, (mramos@alamoheightstx.gov), Dakotah Procell, Planner, (dprocell@alamoheightstx.gov) or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

Subject: FW: 201 Grove & 202 Arcadia - Dumpster improvement project. (CoAH BOA).
Attachments: Project Review Application - 201 Grove - 202 Arcadia - 2024-08-22 16.12.19.pdf; Grove + Arcadia dumpster pics - 8.4.24.docx

Dear CoAH Board of Adjustment Members,

I have applied for a variance for our dumpster improvement project at the apartment buildings at 201 Grove and 202 Arcadia. The application (which is attached to this email) is set before the BOA on Tuesday, September 3 at 5:30. Unfortunately, I can't be there on Sept 3, because I coach a team of 5th and 6th graders in the AH Flag Football league and we practice on Tuesdays.

This application is a no-brainer, and I wanted to send this to y'all so that I can answer any questions you may have since I can't be at the Sept 3 meeting. That way y'all can approve the application on Sept 3 even though I can't be there, and we can get the permits to get started.

Description of project. We own the adjacent apartment buildings at 201 Grove and 202 Arcadia. Currently, we have two dumpsters (one for each building) on the Cleveland Court side. Neither of these dumpsters has a dumpster pen. As it goes with dumpsters, the driveways and sidewalks are all busted up from where the trash truck pulls in to empty the dumpsters. The plan is as follows:

1. Remove the Arcadia dumpster entirely (so we'll have one dumpster where there used to be two). The tenants at both buildings can use the Grove dumpster.
2. Move the Grove dumpster to the north a bit, to create more room in the driveway. To do this, we'll cut the curb to make the entryway wider. We'll pour a concrete dumpster pad driveway that can handle the weight of the dumpster and the trash truck.
3. Finally, we'll repair the busted up driveways, sidewalk, and parking lot sections that the trash trucks have worn out over the years.

There's no need for a dumpster pen, since we own both apartment buildings, and it wouldn't do any good from an aesthetic standpoint anyway. You're still going to see the Grove dumpster from Cleveland Court no matter how you slice it. The good news is that when we're finished, you'll only see one dumpster instead of two. That's a 50% reduction in dumpsters, which is pretty amazing.

Ryan Railsback at Presidio Contracting will handle the construction for us.

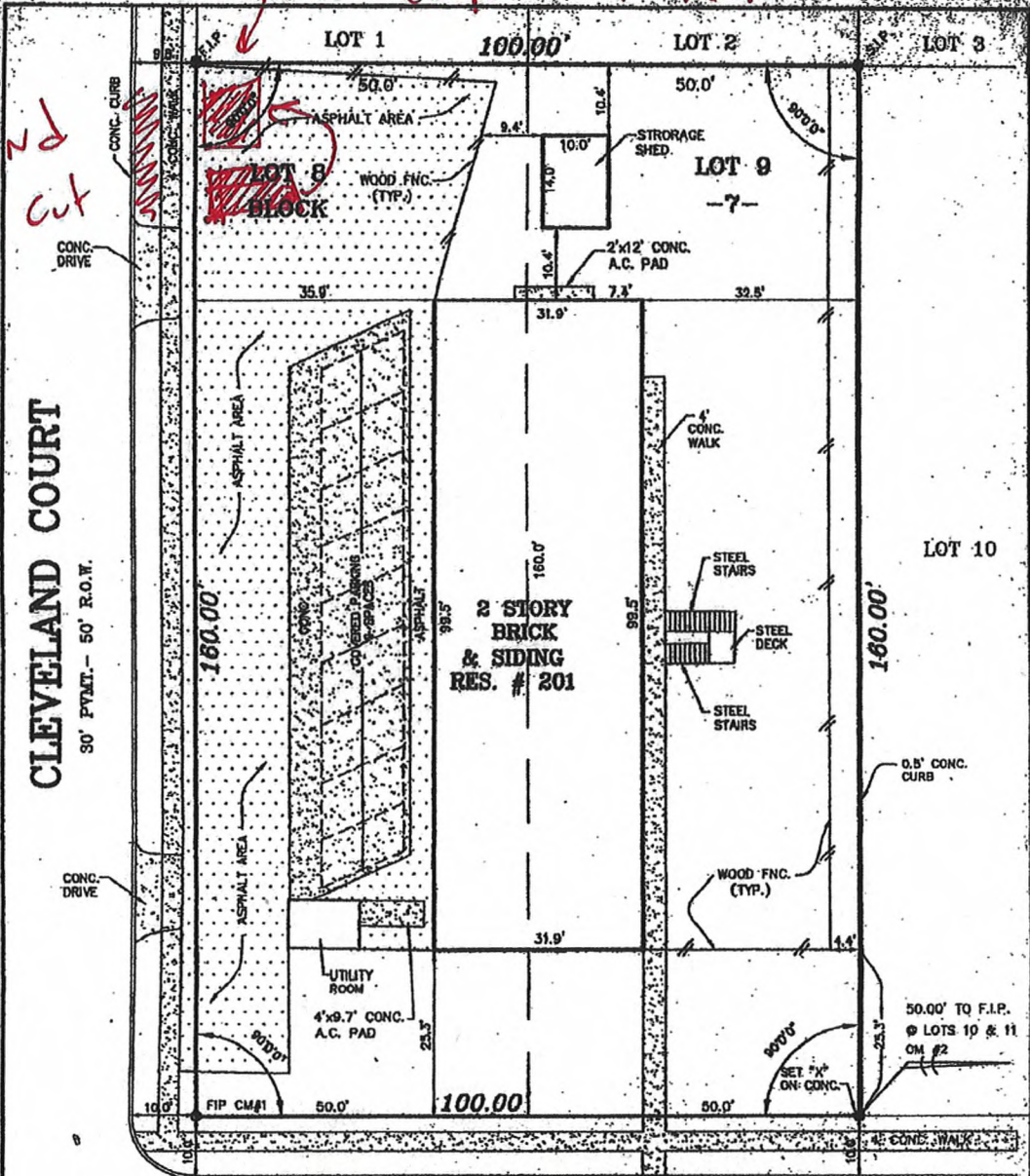
If anyone has questions, I'm happy to give answers. I'm also happy to meet any or all of you at the project site if you'd like.

Thank you all for your time.

Regards,
Matt
(210) 363-0840 cell

New dumpster (AD) move dumpster to north

Expand
Conc cut



GROVE PLACE
30' PYMT.- 50' R.O.W.

LOT NO. 8 & 9 BLOCK NO. 7 N.C.B. NO. _____
 SUBDIVISION MADELIENE TERRACE
 UNIT _____ VOL. 105 PAGE(S) 164
 STREET ADDRESS 201 GROVE PLACE
 CITY ALAMO HEIGHTS BEXAR COUNTY, TEXAS
 SURVEYED FOR SERVICE TITLE CD. G.F. NO. 0412037
 BUYER(S) RICHARD B. CLARK

LEGEND
 F.I.P. : FOUND 1/2" IRON PIN
 S.I.P. : SET 1/2" IRON PIN
 P.I. : POINT OF INTERSECTION
 P.C. : POINT OF CURVE
 P.T. : POINT OF TANGENT
 C.M. : CONTROLLING MONUMENT
 F.C. : FOUND FENCE CORNER
 STATE OF TEXAS
 COUNTY OF BEXAR

NOTES:
 1. THE SUBJECT PROPERTY IS NOT SITUATED WITHIN ZONE 'A' ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48029C452 E, EFFECTIVE FEB. 16, 19 26, DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 2. INTERIOR ANGLES ARE BASED ON THE RECORDED PLAT.
 THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 303 PG. 63 VOL. 1619 PG. 507



I HEREBY CERTIFY THAT THE ABOVE-PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR ENCROACHMENTS, OVERLAPPING OR IMPROVEMENTS, EASEMENTS, OR RIGHT-OF-WAY.
 THIS 23rd DAY OF DECEMBER, 2004, A.D.
 SURVEY ORDER NO. 20044495
 SCALE: 1"=20' RUN BY: GRB CHK BY: _____
 REV./UPDATE: _____

S SOUTH TEXAS ENGINEERING, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 4400 CENTERDRIVE, SUITE 110 • SAN ANTONIO, TEXAS 78226 • TEL: (214) 720-2510 • FAX: (214) 720-2550



~~Aradia~~ Dumpster - Tiger

Grove

201 Grove

Grove dumpster. Move to the north and expand curb cut, pour dumpster pad (concrete) and repair driveway where its all busted up.

MOVE
DUMPSTER



CURB
CUT

We are moving the dumpster to
the north on a new dumpster pad.
We don't need a screen because we
own both 202 Arcadia and 201 Curve.







