



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

**Board of Adjustment Meeting**  
**Wednesday, January 5, 2022 – 5:30 P.M.**

In accordance with order of the Office of the Governor issued March 16, 2020, where he temporary suspended certain provisions of the Texas Open Meetings Act, take notice that a regular meeting scheduled **at 5:30 p.m.** on **Wednesday, January 5, 2022** will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”), to slow the spread of the Coronavirus (COVID-19), 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.**

**INSTRUCTIONS FOR TELECONFERENCE: The public dial-in number to participate in the telephonic meeting is +1 346-248-7799 and enter meeting ID 893 9488 9735**

**Case No. 2353 – 125 Primrose**

Application of David Mauze of Mauze Construction Corp. representing RJS & KGS Ice Management Trust, owner, requesting the following variance(s) in order to build a new masonry fence at the property located at 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.

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](http://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 Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.



# Christ Lutheran Church

of Alamo Heights

September 27, 2021

City of Alamo Heights  
6116 Broadway  
San Antonio, TX 78209

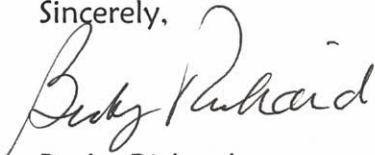
Dear Sir:

Christ Lutheran Church has been in conversation with Mauzé Construction Corporation who is responsible for the construction of the home at 125 Primrose Place.

We have discussed the construction of a stone fence between this property and the church property next door and are in agreement that the fence between us beginning on Primrose Place can be installed at a height of up to 6 feet.

If you have questions or need more information, please do not hesitate to call me.

Sincerely,



Becky Richard  
Property Manager

Property Address:

Total Impervious Cover Sq. Ft. for Stormwater Development Fee*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Footprint of all structures	5242.15		9952	
Driveway/Parking Pad	3243.73		4646	
Walkways	759.13		4776	
Swimming Pool/Spa	0		1540	
Other impervious cover: _____	0			
Total impervious surface cover (in this project):	9245.01			
Total impervious surface cover <i>removed/existing</i> (in this project):				
Total impervious surface cover <u>sq. ft.</u> (proposed minus removed = net figure for this project)*			20914	
Stormwater Development Fee*				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	4810.43		4818.6	
Footprint of any structure(s)				
Driveway/Parking Pad	802.63		1226.42	
Walkways				
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project	802.63		1226.42	
Impervious surface cover <i>removed/existing</i> within front yard setback in this project				
Impervious surface cover net proposed <u>sq. ft.</u> within front yard setback			1226.42	
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 35% allowed for SF-A and SF-B Districts			25.45%	

\*The stormwater development fee shall be equivalent to the net additional square footage of total impervious surface area (excluding public sidewalks) of the property multiplied by \$0.40.

Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service, and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater service for that property.

\*\*Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50; please refer to Code for other regulations).

**Impervious cover.** Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds fifty (50) percent or more of rainfall, or water, which falls on it.

City of Alamo Heights "Code of Ordinances" can be found at [www.municode.com](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").











