



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

Board of Adjustment Meeting
Wednesday, April 07, 2021 – 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, April 07, 2021** 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. **Citizens/Board members and staff will enter City Hall by the rear entrance adjacent to the parking lot to be screened prior to entrance. Attendees must wear a facial covering (mask), 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. 2334 – 121 Kennedy

Application of Clifford Whittingstall, owner, requesting the following variance(s) in order to expand the existing parking area at the property located at 121 Kennedy, zoned MF-D:

1. Proposed parking is located in front of the main structure instead of in the rear or side of the property, behind the front face of the building per Section 3-49(1) of the City’s Zoning Code.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notice) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Brenda Jimenez (bjimenez@alamoheightstx.gov), Lety Hernandez (lhernandez@alamoheightstx.gov), or Nina Shealey, Director (nshealey@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.

February 10, 2021



Alamo Heights Board of Adjustments

RE: Proposed new driveway

Dear Board,

Thank you for the opportunity to submit my application for a new driveway.

The following are the reasons / hardships as to why this driveway is required for our house:

The neighboring Nix has blocked off their parking lot

When we purchased our house three years ago it came with a letter from the Nix stating we could use the Nix parking lot. See slide 4 in the PowerPoint Presentation. Last year, the main tenant blocked off the parking lot not allowing us to park in the lot. A new driveway in front of our house will allow for our daughter to park her car on our property and guests to park.

The street in front of my house is a fire lane

The entire length of the street in front of our house is a fire lane preventing guests to park on the street when visiting. Having a new driveway will allow them to park on our property and not the street.

I do not have rear access to my property

The Nix owns the entire property to the east and north of me preventing rear access to my property. I will not be able to add parking behind my structure.

I recently submitted my driveway plans for permit and it was rejected for the following reasons:

Impervious coverage calculation

Since I am multi Family the calculation is:

The maximum percentage of any lot area in the MF-D which may be covered by the main building, all accessory buildings, and impervious cover on the lot or tract shall not exceed eighty-five (85) percent.

I am at 66.2% which is well below 85%

No parking in front of the structure

The proposed off-street parking would require a variance to be constructed in the front of the main structure instead of to the rear per Section 3-49(1) of the City's Zoning Code.

As mentioned above, the Nix has the property to the east and north of my property so I can not access the rear of my property.

Right-of-way Conflict

I would like to show this conflict during my presentation to the board. A driveway solution that avoids the right-of-way is not as elegant as my original proposed solution and does not meet the spirit of the codes.

Description of PowerPoint Presentation

Slide 1 Aerial showing my existing property in yellow

Slide 2 Aerial showing the Nix parking lot in purple which does not allow rear access to my property

Slide 3 Letter from Nix showing we could park in the parking lot and picture of the parking lot

Slide 4 Aerial showing the street in front of my property is a fire lane

Slide 5 Picture of the parking in front of the condos across the street, full concrete parking

Slide 6 Picture of the parking in front of the condos across the street, full concrete parking

Slide 7 Picture of house up the street having full paving in front yard

Slide 8 Existing Survey

Slide 9 Proposed driveway on survey and all associated calculation done by my civil engineer Trey Zuehl with JQ Engineering, With the new proposed driveway we are well under the 85% impervious cover requirement

Slide 10 Proposed driveway solution

Slide 11 Right of Way exhibit for discussion

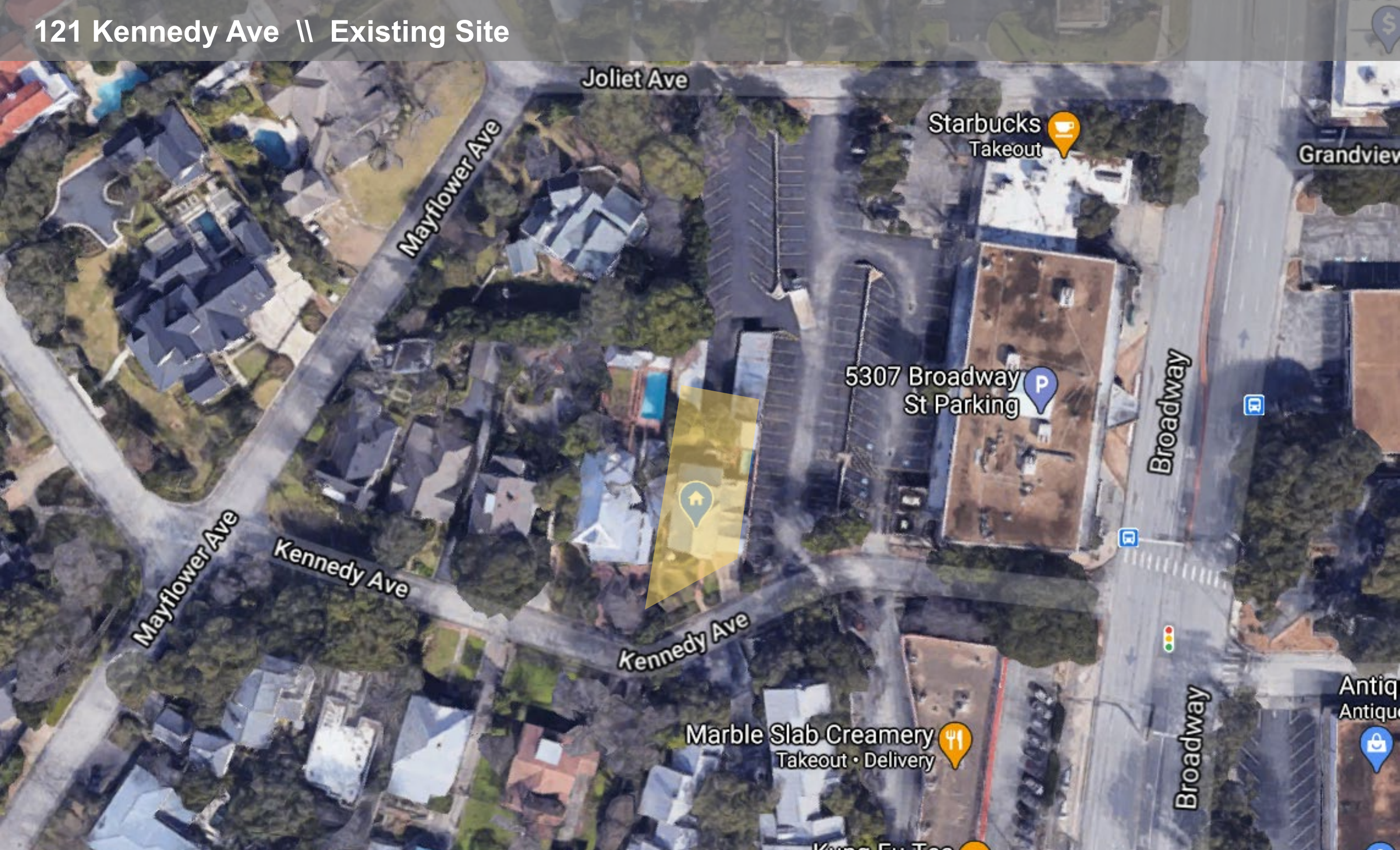
Again, thank you for your time. As an architect I understand the purpose of codes and regulations. I am confident that due to existing conditions and hardships, our proposed driveway meets the intent of the city's guidelines and codes.

Sincerely,



Cliff Whittingstall, AIA LEED AP BD+C

121 Kennedy Ave \ Existing Site



Adjacent Nix Property \ Full Parking \ No Rear Access



July, 29, 2013

To whom it may concern:

Nix Health operates an ambulatory healthcare center at 5307 Broadway in Alamo Heights. This center, referred to as Nix Alamo Heights, consists of physician offices, clinics, out-patient services and an ambulatory surgery center*. The normal operating hours of this facility are 8:00 AM through 5:00 PM on weekdays. Due to the varying nature of healthcare service there is at times some variability to these hours.

During operating hours Nix diligently enforces it "Patients/Customers Only" parking policies to maintain access for those we serve. Afterhours, our enforcement is not as active.

Any questions regarding the operation of these services and this facility should be directed to:

Blake W. Hubbard, FACHE, SPHR
Senior Vice President
Nix Health
414 Navarro Street, Suite 600
San Antonio, TX 78250
(210) 579-3133

Sincerely,

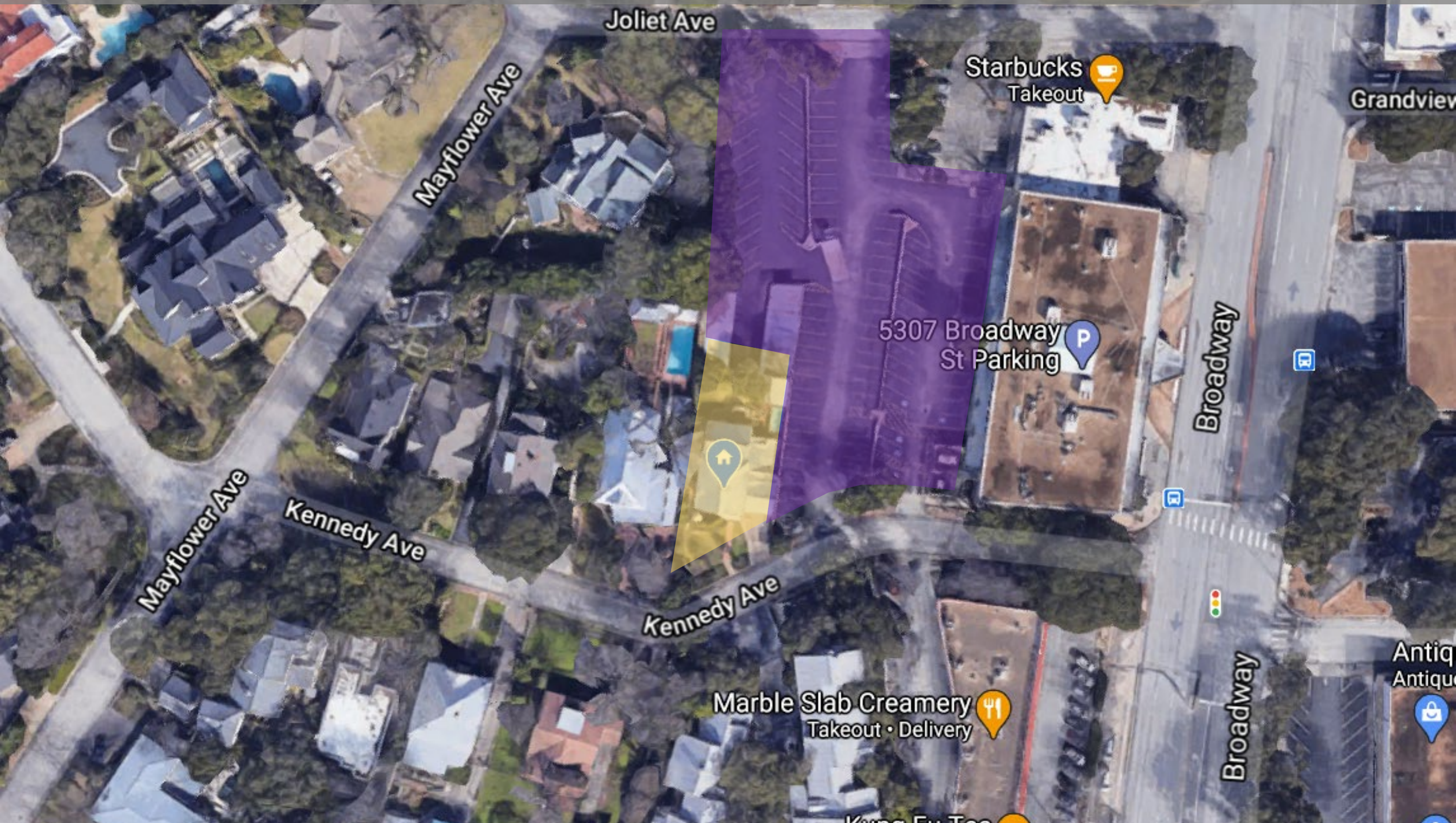
A handwritten signature in blue ink, appearing to read "B. Hubbard", written over a faint, large watermark that says "CLASSIC CREST".

Blake W. Hubbard, FACHE, SPHR
Senior Vice President
Nix Health

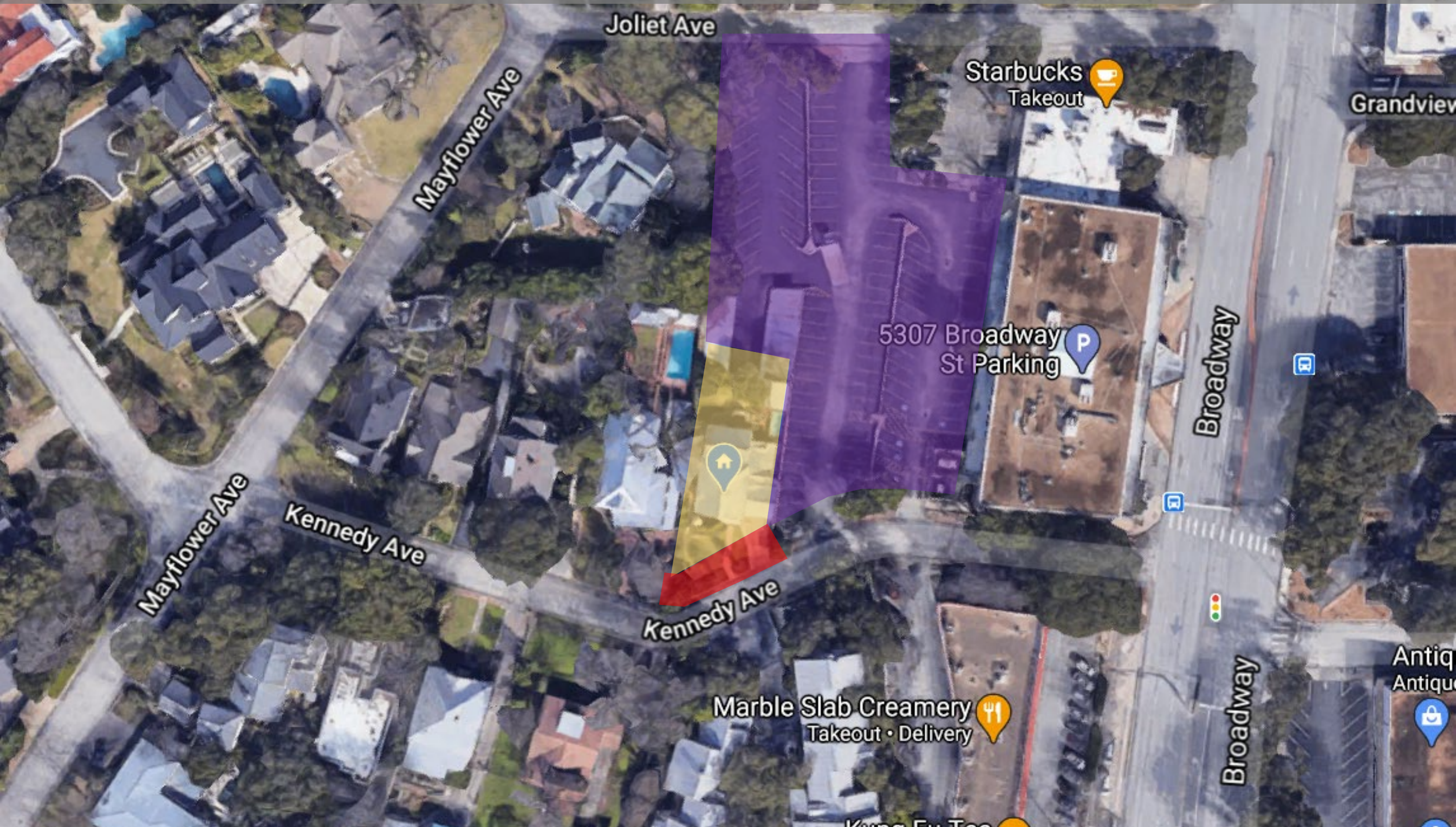
* ambulatory surgery center is not owned or operated by Nix Health.

WE USE
NIX PARKING
ALL THE TIME!
NO ISSUES EVER.





121 Kennedy Ave \ Existing Conditions \ Hardships \ Street Fire Lane



Condos Across the Street \ 110 Kennedy Ave \ Full Concrete in Front Part of Property



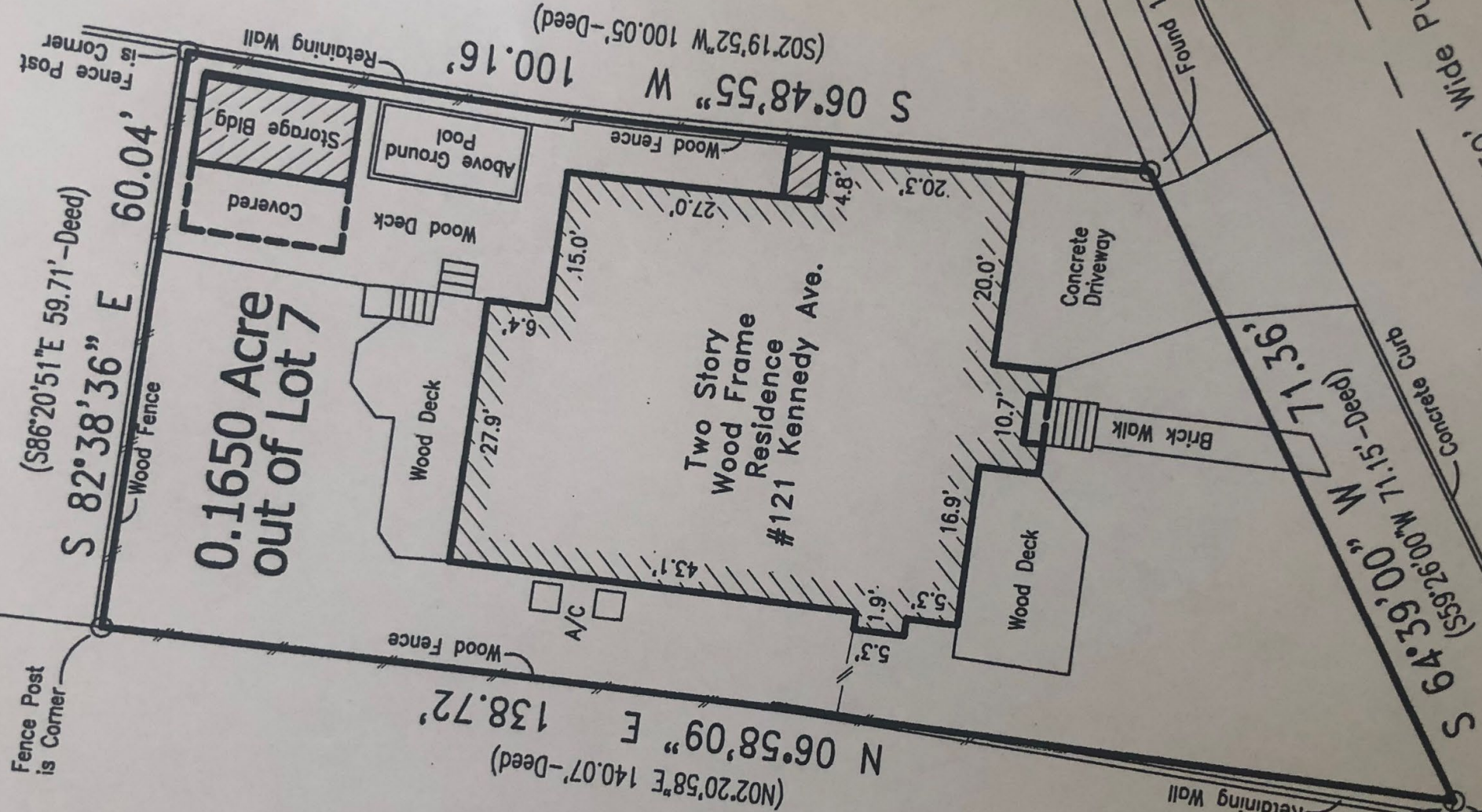
Condos Across the Street \ 110 Kennedy Ave \ Full Concrete in Front Part of Property



130 Kennedy Ave \ Majoriy of Front Yard Paving



"Alamo Heights Associates, LLC"
(Vol. 17655, Pg. 879)



of Lot 8
Patricia F.
Pg. 855)

"Alamo Heights Associates, LLC"
(Vol. 17655, Pg. 879)

Beginning

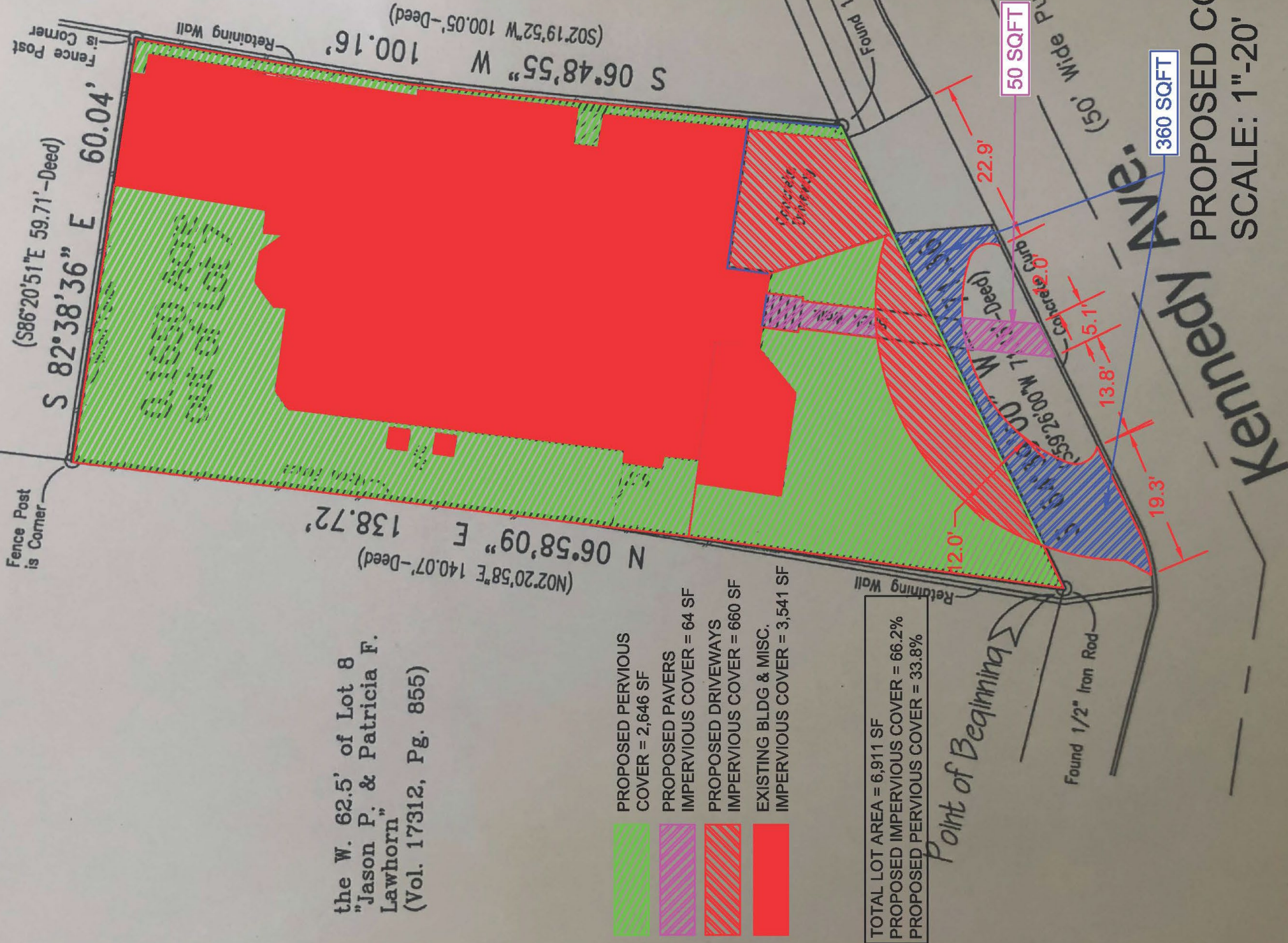
Found 1/2" Iron Rod

Kennedy Ave.

(50' Wide Public Right of Way)

the W. 62.5' of Lot 8
"Jason P. & Patricia F.
Lawhorn"
(Vol. 17312, Pg. 855)

TOTAL LOT AREA = 6,911 SF
PROPOSED IMPERVIOUS COVER = 66.2%
PROPOSED PERVIOUS COVER = 33.8%



121 Kennedy Ave \ Proposed Driveway Rendering



121 Kennedy Ave \ Proposed Driveway Rendering



Concrete
Driveway

Pavers

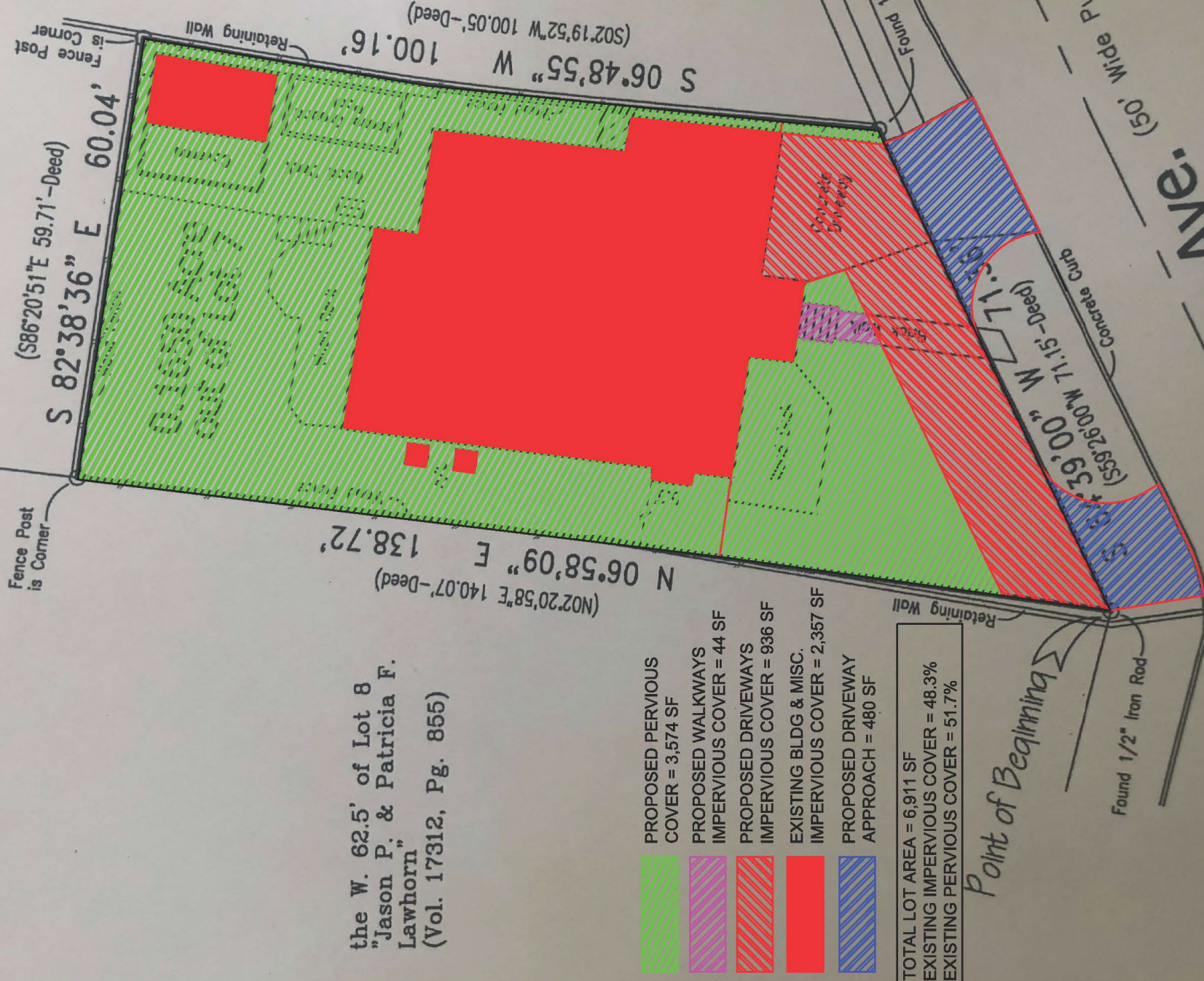
Concrete
Driveway

121 Kennedy Ave \ Proposed Driveway Right of Way Discussion

lated: 01/13/17

"Alamo Heights Associates, LLC"
(Vol. 17655, Pg. 879)

the W. 62.5' of Lot 8
"Jason P. & Patricia F.
Lawhorn"
(Vol. 17312, Pg. 855)



Kennedy Ave.
PROP
SCAL

PROPOSED CONDITIONS
SCALE: 1"-20'

SCALE: 1"-20'