



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

Board of Adjustment Meeting
Wednesday, April 05, 2023 – 5:30 P.M.

Take notice that a Regular City Council Meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, April 05, 2023, at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

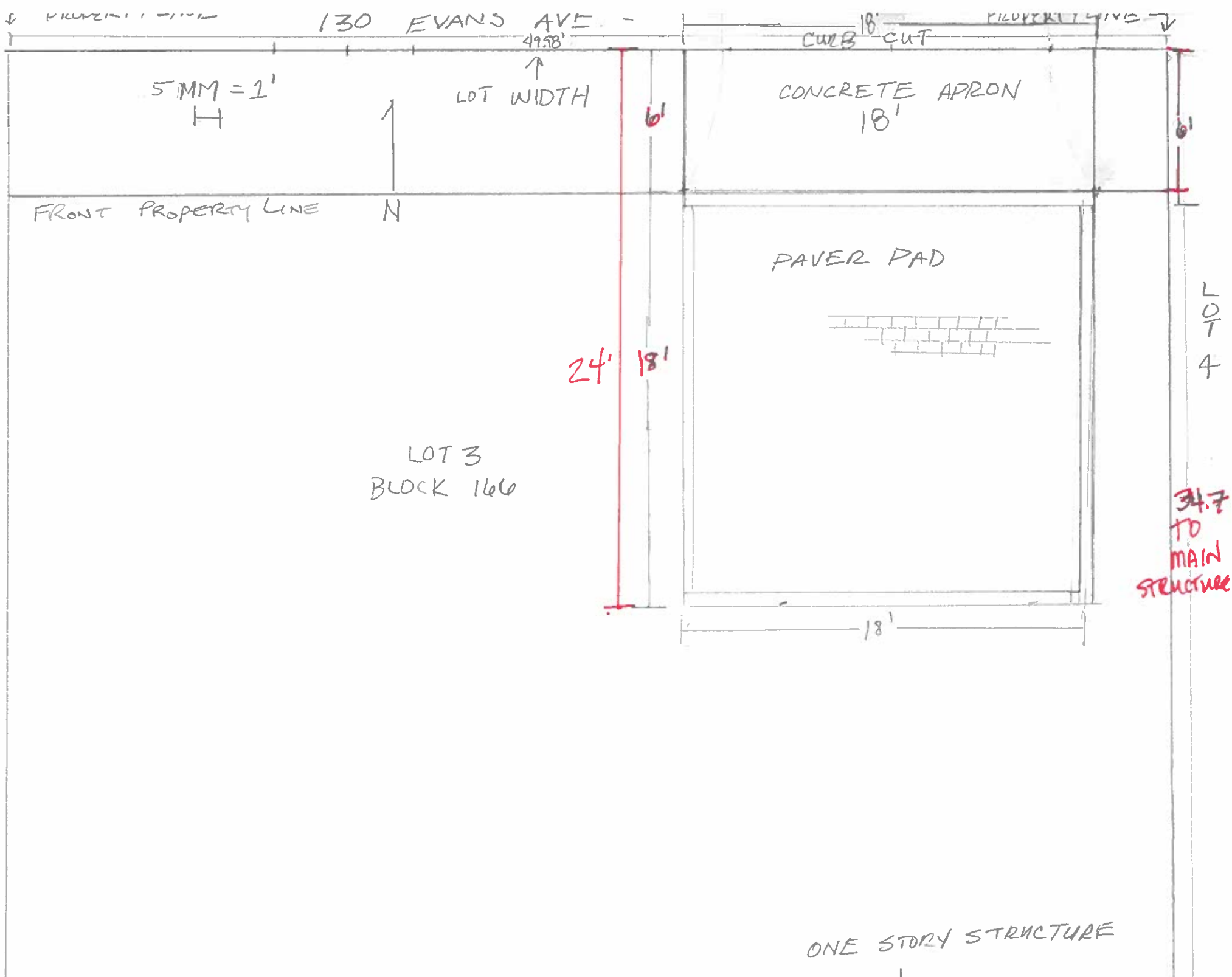
INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing is +1 346-248-7799 Meeting ID 893 9488 9735. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

Case No. 2376 – 130 Evans

Application of Jeffrey Nash, owner, requesting the following variance(s) in order to construct a driveway and parking pad at the property located at **CB 4024, BLK 166, LOT 3**, also known as **130 Evans**, zoned SF-A:

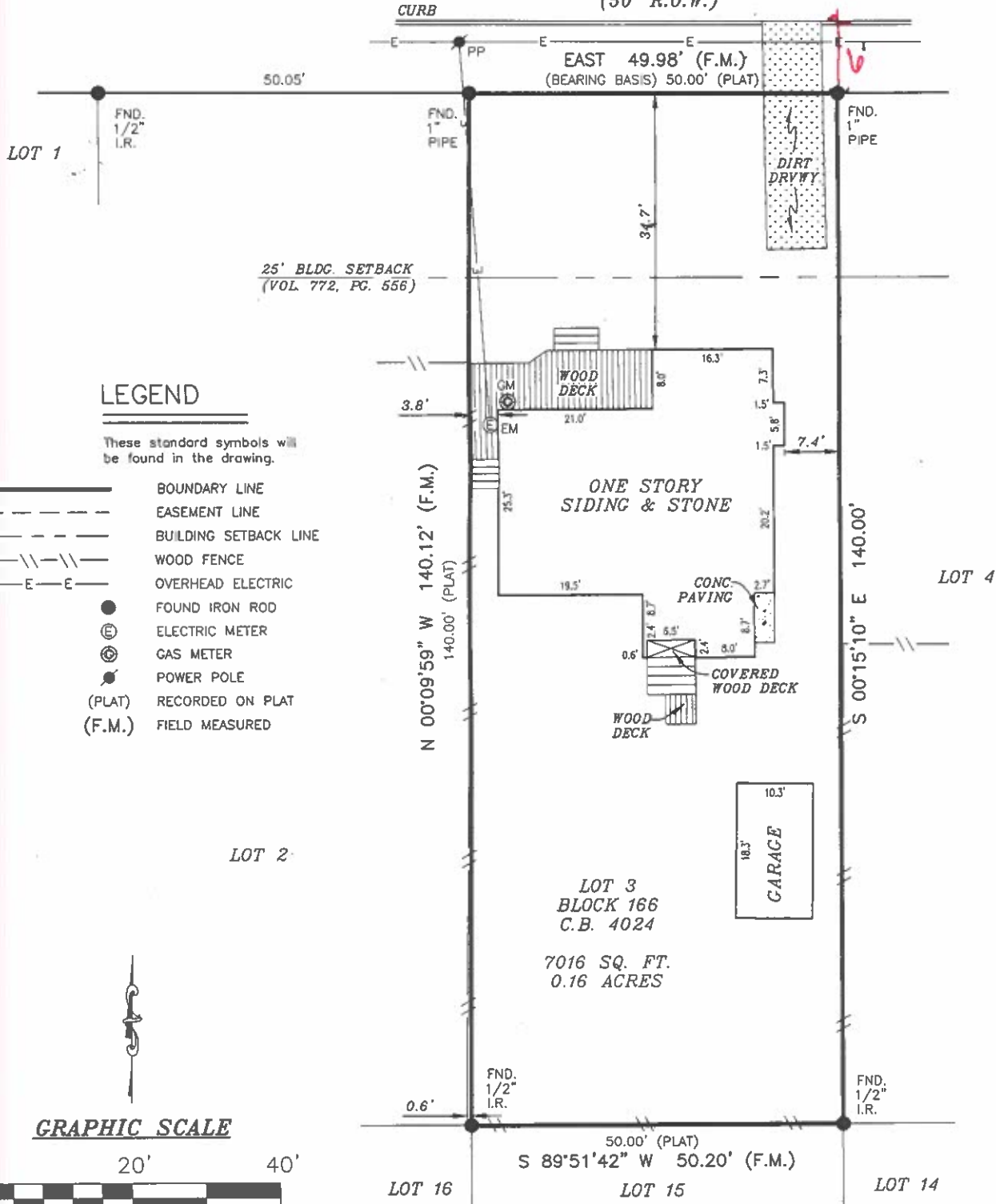
1. Zero (0) covered parking spaces instead of the minimum two (2) required per Section 3-21
2. A proposed parking pad within the front yard setback of a 49.98ft wide lot instead of the minimum 65ft required per Section 3-21
3. A proposed driveway width of 18ft instead of the maximum 10ft allowed per Section 3-21
4. A proposed curb cut and apron width of 18ft instead of the maximum 12ft allowed per Section 3-21 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 Eron Spencer, Planner, at espencer@alamoheightstx.gov or 210-832-2239, Lety Hernandez, Director, at lhernandez@alamoheightstx.gov or (210) 832-2250, and/or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.



EVANS AVE.

(50' R.O.W.)

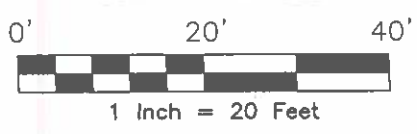


LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - WOOD FENCE
- E - E OVERHEAD ELECTRIC
- FOUND IRON ROD
- ⊕ ELECTRIC METER
- ⊙ GAS METER
- ⦿ POWER POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

GRAPHIC SCALE



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

[Signature]

SURVEYOR'S NOTE:
THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No. 48029C 0405 G effective date of SEPTEMBER 29 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments. X

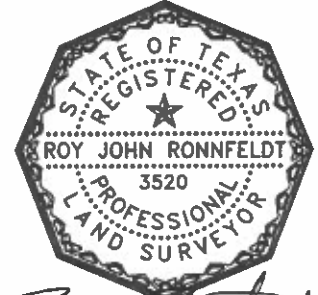
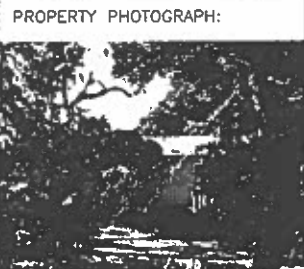
I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to INDEPENDENCE TITLE COMPANY and MBC VENTURES that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: MBC VENTURES
Address: 130 EVANS AVE. GF No. 1422933-AHSA

Legal Description of the Land:
Lot 3, Block 166, ALAMO HEIGHTS, City of Alamo Heights, an addition in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 105, Pages 290-296, Deed and Plat Records of Bexar County, Texas.

FINAL "AS-BUILT" SURVEY

JOB NO.:	NO.	REVISION	DATE
1409023290			
DATE:	09/10/14		
DRAWN BY:	MN/SM		
APPROVED BY:	RJR		

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 437, PAGE 5, DEED RECORDS, BEXAR COUNTY, TEXAS
VOLUME 476, PAGE 385, DEED RECORDS, BEXAR COUNTY, TEXAS
VOLUME 678, PAGE 315, DEED RECORDS, BEXAR COUNTY, TEXAS
VOLUME 912, PAGE 510, DEED RECORDS, BEXAR COUNTY, TEXAS
VOLUME 772, PAGE 556, DEED RECORDS, BEXAR COUNTY, TEXAS
VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS



[Signature]
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

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20979 Stone Oak Parkway Suite 4 1120 San Antonio, Texas 78258
Phone (210) 367-2200 Fax (210) 320-1648