



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

**Board of Adjustment Meeting  
Wednesday, November 02, 2022 – 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, November 02, 2022, 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. The proposed impervious cover in the front yard setback is 33% instead of the maximum 30% allowed per Section 3-18
2. Zero (0) covered parking spaces instead of the minimum two (2) required per Section 3-21
3. 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
4. A proposed driveway width of 20ft instead of the maximum 10ft allowed per Section 3-21
5. A proposed curb cut and apron width of 20ft 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](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 Eron Spencer, Planner, at [espencer@alamoheightstx.gov](mailto:espencer@alamoheightstx.gov) or 210-832-2239, Lety Hernandez, Director, at [hernandez@alamoheightstx.gov](mailto:hernandez@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.

Date: October 18, 2022

Jeff Nash  
130 Evans Ave.  
Alamo Heights, TX 78209

Board of Adjustment  
Community Development Services Dept.  
6116 Broadway, Alamo Heights, Texas 78209

## Board of Adjustments request for Variance

Please consider my request for a driveway variance. Currently we have a dirt driveway and would like to replace that with a concrete driveway measuring 20' x 18' with a new concrete approach measuring 6'x 22.5'. The proposed driveway will be set back 3' from the east property line. I am submitting this variance because I am unable to meet the minimum requirement for a driveway that would lead to the back of the property. Currently there is 7.4' from the house to east property line that prevents the ability to use the back of the lot for parking. Please refer to the attached survey for additional detail. Thank you for your consideration.

Jeff Nash

Property Address: 130 EVANS AVE, ALAMO HEIGHTS 781

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	1227			
Driveway/Parking Pad	NA		495	
Walkways	NA			
Swimming Pool/Spa	NA			
Other impervious cover: <u>SHED</u>	188			
Total impervious surface cover (in this project):	1415		495	
Total impervious surface cover <i>removed/existing</i> (in this project):				
Total impervious surface cover <b>sq. ft.</b> (proposed minus removed = net figure for this project)*			495	
Stormwater Development Fee*				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area <u>1499</u>	<del>NA</del>			
Footprint of any structure(s)	NA			
Driveway/Parking Pad	NA		495	
Walkways	NA			
Other impervious cover: _____	NO			
Impervious surface cover within front yard setback in this project	0		495	
Impervious surface cover <i>removed/existing</i> within front yard setback in this project				
Impervious surface cover net proposed <b>sq. ft.</b> within front yard setback			495	
Impervious surface cover proposed within front yard setback			B / A	B / A
<b>Maximum 30% allowed for SF-A and SF-B Districts</b>				

\*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").

**EVANS AVE.**

(50' R.O.W.)

LOT 1

FND. 1/2" I.R.

CURB

EAST 49.98' (F.M.) (BEARING BASIS) 50.00' (PLAT)

FND. 1/2" PIPE

FND. 1/2" PIPE

25' BLDG. SETBACK (VOL. 772, PG. 556)

**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

N 00°09'59" W 140.12' (F.M.) 140.00' (PLAT)

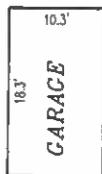
ONE STORY SIDING & STONE

LOT 4

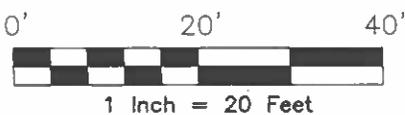
LOT 2

LOT 3  
BLOCK 166  
C.B. 4024

7016 SQ. FT.  
0.16 ACRES



**GRAPHIC SCALE**



FND. 1/2" I.R.

FND. 1/2" I.R.

LOT 16

LOT 15

LOT 14

S 89°51'42" W 50.20' (F.M.) 50.00' (PLAT)

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

**SURVEYOR'S NOTE:**

THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYOR'S 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.

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

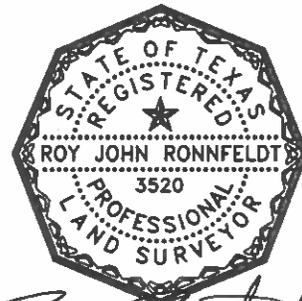
**Legal Description of the Land:**  
Lot 3, Block 166, ALAMO HEIGHTS, City of Alamo Heights, an addition in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 105, Pages 290-296, Deed and Plat Records of Bexar County, Texas.

**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

PROPERTY PHOTOGRAPH:



*Roy John Ronnfeldt*  
ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520

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