



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

Board of Adjustment Meeting
Wednesday, January 06, 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, January 06, 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 stall 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. 2330 – 131 Cardinal

Application of Thomas Bradley of Bradley & Associates, applicant, representing Don Gagliano, owner, requesting the following variance(s) in order to expand the existing driveway and approach located on the south side of the property located at 131 Cardinal, zoned SF-A:

1. The proposed driveway width of 20ft exceeds the maximum 14ft allowed within the front setback per Section 3-21,
2. The proposed curb cut and apron width of 22ft exceeds the maximum 14ft allowed per Section 3-21, and
3. The proposed impervious coverage of 44.7% exceeds the maximum 30% of the total square footage within the front yard setback per Section 3-18 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 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.



Variance Request for 131 Cardinal Avenue.

The homeowner is requesting a new driveway apron of 22' wide with a driveway width of 20' wide - large enough to park 2 cars side-by-side and easily back out. This ensures that cars for the household can be parked off of the street overnight. The new driveway will be concrete banding with flagstone with drains to catch run-off and permeate into the ground on site. Also proposed is a new solid sidewalk to the front door providing a stable walk rather than existing stepping stones. The new proposed hardscape exceeds the impervious coverage requirement, therefore Thomas Bradley and associates will provide engineering documentation to capture water run-off and keep it onsite.

Thank you for your consideration.
Thomas Bradley and Associates

THOMAS BRADLEY & ASSOCIATES, INC.
ARCHITECTURAL GARDENS

Property Address:

131 Cardinal

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

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	1910		1910	
Footprint of any structure(s)				
Driveway/Parking Pad	219			647
Walkways	38			208
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project	257			895
Impervious surface cover <u>removed/existing</u> within front yard setback in this project				
Impervious surface cover net proposed <u>sq. ft.</u> within front yard setback				
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts				44.7%

*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.

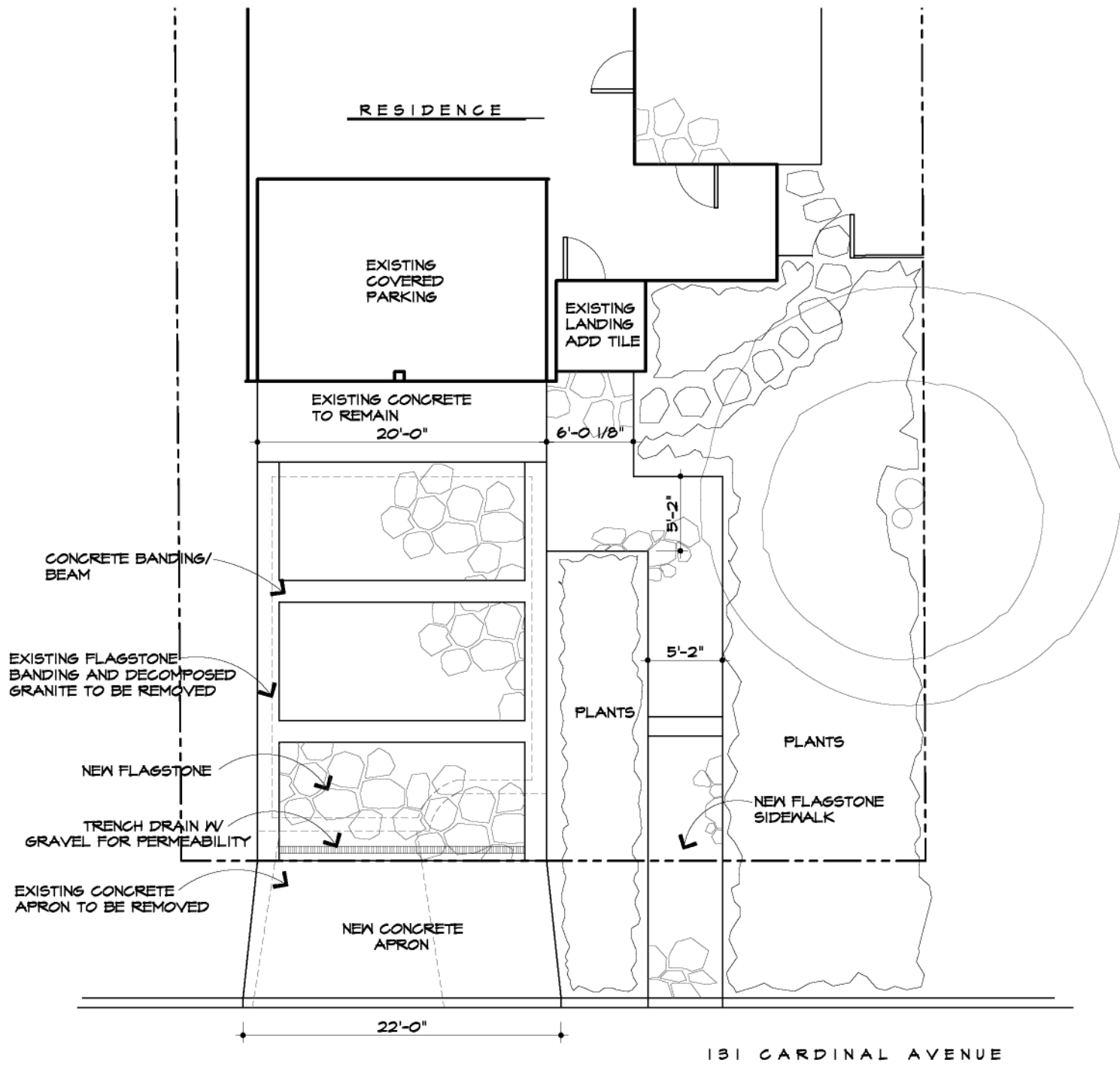
Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (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 (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").



SITE PLAN

SCALE: 1" = 10'-0"







