



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

**Board of Adjustment Meeting
Wednesday, December 07, 2022 – 5:30 P.M.**

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, December 07, 2022, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

INSTRUCTIONS FOR TELECONFERENCE: *The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1- 346-248-7799 and enter access number 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.*

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

Case No. 2379 – 260 Retama Pl

Application of Robert Benke of Retama Funding, LLC, owner, requesting the following variance(s) in order to build a retaining wall on the left side of the property located at **CB 5572, BLK 17, LOT 10**, also known as **260 Retama Pl**, zoned SF-A:

1. The proposed 5ft high retaining wall on the west side of the property exceeds the maximum 3ft height allowed within the minimum required 30ft front yard setback area 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) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Eron Spencer, Planner (espencer@alamoheightstx.gov) or Lety Hernandez, Director, (lhernandez@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.

11/8/2022

Robert Benke

On behalf of:

Retama Funding LLC

260 Retama Pl.

Dear Board of Adjustments,

I appreciate your time today in hearing our voice regarding a retaining wall variance at 260 Retama Pl. After much ado with our geo tech company, our engineer has moved us forward, and we are now doing our best to proceed forward with our project. A retaining wall is needed at this address to keep the front foundation elevations minimized, within the parameters of what was approved by City Counsel to build on this site.

As the lot previously sat, there was a failing retaining wall (to the tune of 45 degrees with no proper footings) and some big variations in elevation within our lot. We are seeking approval to build our wall five feet tall so we can properly flatten our lot, pre foundation, so the neighborhood will get a nice clean finished home. We remain committed to our project and adhering to the city codes and guidelines, but for us to accomplish this we need some help with the wall height variance please.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'R Benke', with a long horizontal flourish extending to the right.

Robert Benke



18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210)369-9509

TEXAS FIRM #10194244

BUYER/OWNER: ALVIN J. ELSIK, JR. AND MEREDITH WALTHALL

ADDRESS: 280 RETAMA PLACE

CITY, STATE, ZIP: ALAMO HEIGHTS, TEXAS, 78209

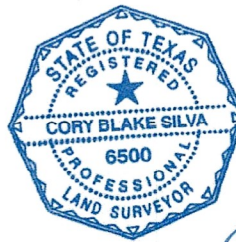
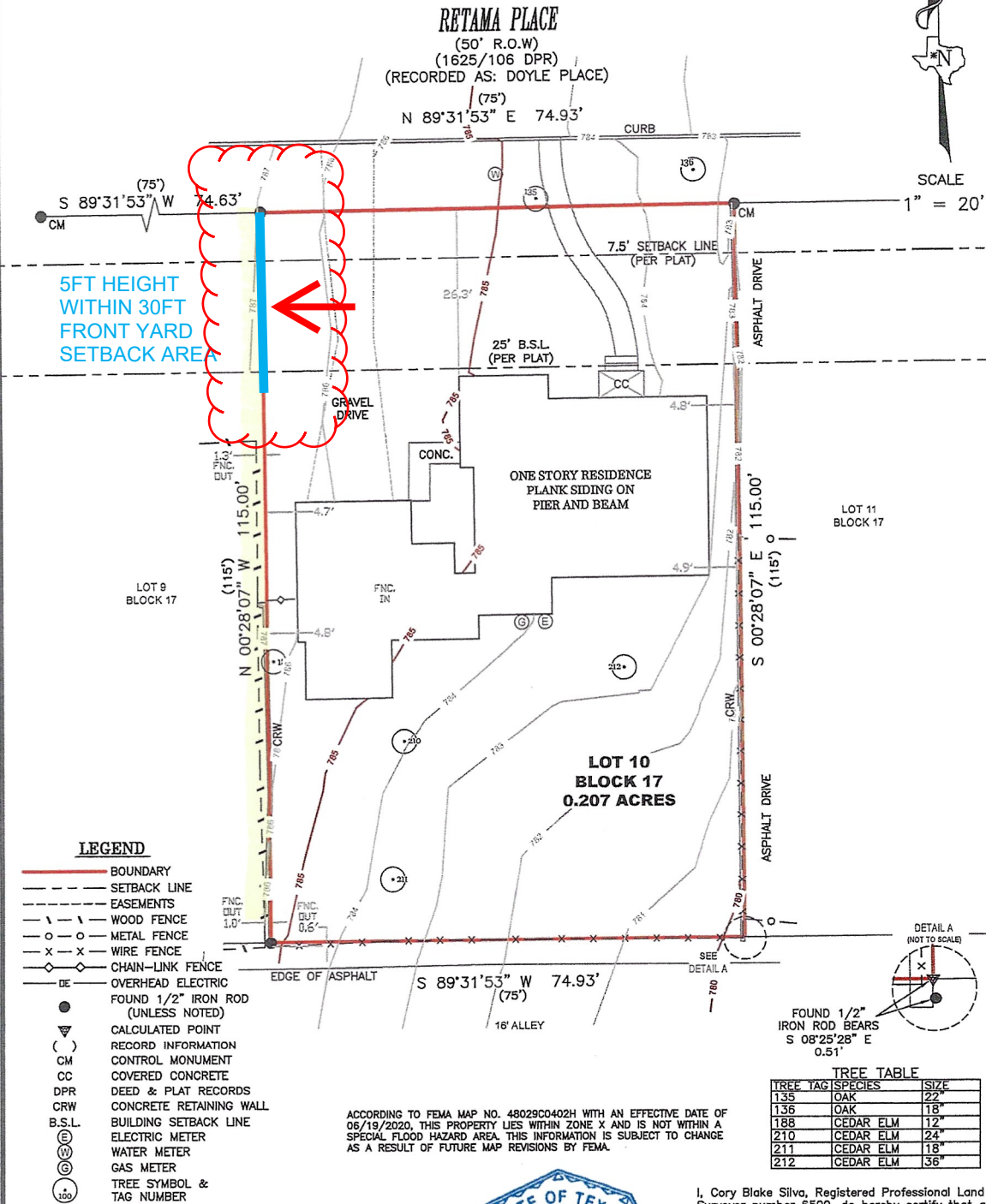
TITLE COMPANY: ---

GF NUMBER: ---



TREE & TOPOGRAPHIC SURVEY

LOT 10, BLOCK 17, COUNTY BLOCK 5582, SYLVAN HILLS THIRD FILING IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1625, PAGE 106, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500

JOB NO. 210810376

CREW: CBH
DATE: 08/24/2021

DRAWN:
JTD

REVIEW:
CBS

REVISION DATE: ---

DATE: 08/24/2021

RETAINING WALL GENERAL NOTES:

GENERAL:

- A. THE CONTRACTOR/ARCHITECT SHALL NOTIFY HAAG ENGINEERING CONSULTANTS OF ANY INCONSISTENCIES, OMISSIONS, OR ERRORS IN THESE PLANS, AND THE ENGINEER'S DECISION AS TO REVISIONS SHALL BE FINAL.
- B. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL HAAG ENGINEERING CONSULTANTS HAS CONDUCTED PRE-POUR FIELD OBSERVATIONS AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE. PLEASE CONTACT THE OFFICE OF HAAG ENGINEERING CONSULTANTS AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE PRE-POUR OBSERVATIONS.
- C. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.

2. RETAINING WALL

- A. AREA OF THE RETAINING IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID UNDISTURBED BASE.
- B. ALL GRADING DO DRAIN BEHIND THE WALL SHALL BE SPECIFIED AND MONITORED BY OTHERS.
- C. NO TREES SHALL BE PLANTED CLOSER THAN 10-FT. TO RETAINING WALL

3. CONCRETE:

- A. CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR IT'S INTENDED PURPOSE.
- B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C39.

4. REINFORCING STEEL:

- A. REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615-03 GRADE 60.
- B. LAPS AND SPLICES: MINIMUM 40 BAR DIAMETERS.
- C. ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
- D. ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REINFORCEMENT SHALL BE IN MID PLANE.
- E. CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 17, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 18.

5. CONSTRUCTION:

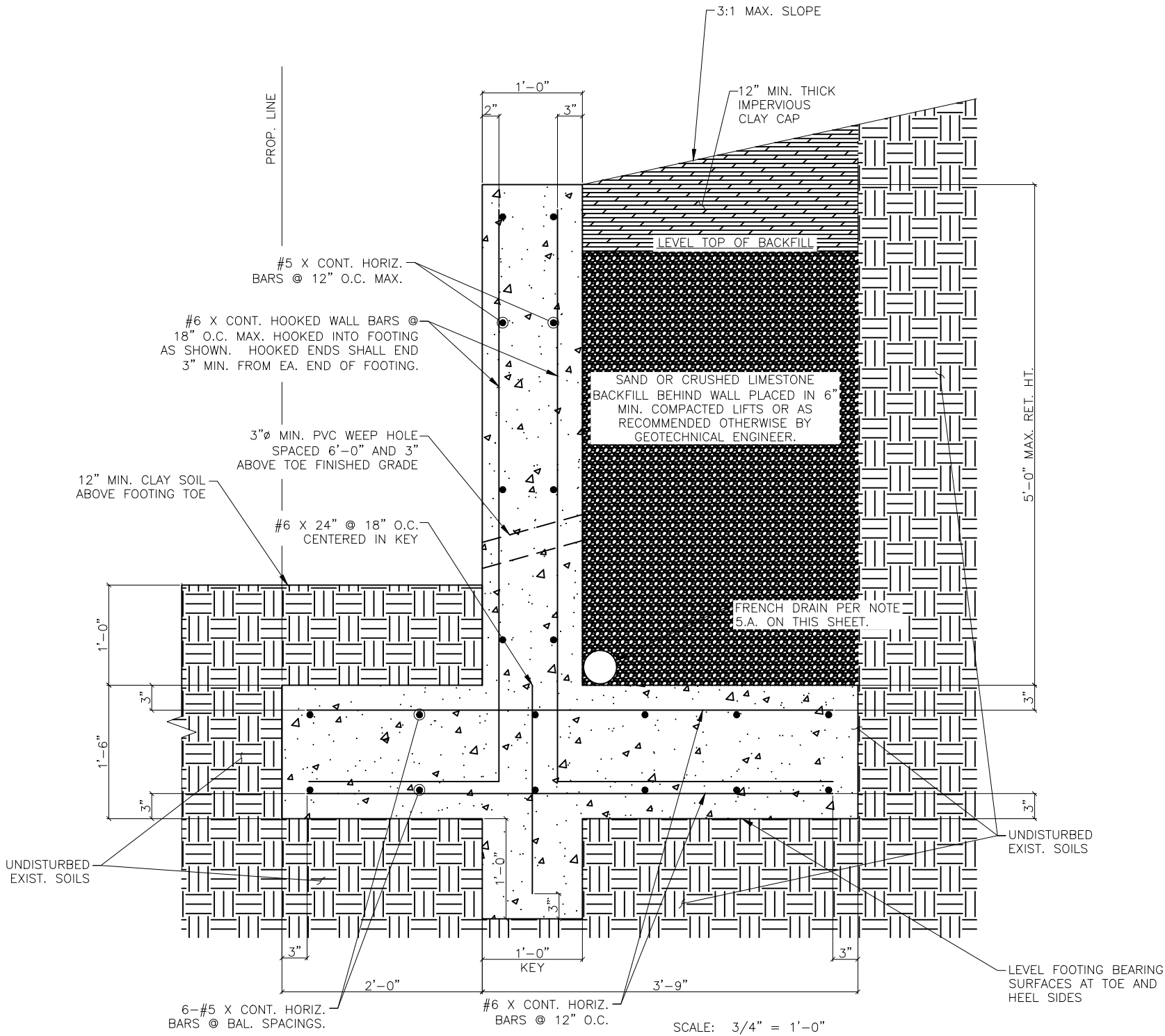
- A. A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BEHIND THE WALL TO A POINT AWAY FROM THE WALL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. SOLID WALL PIPE SHALL BE USED OUTSIDE OF FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N-SERIES OR EQUAL FILTER FABRIC.
- B. ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH GREATER THAN 2- FEET BELOW

RETAINING WALL GEOTECHNICAL MONITORING AND INSPECTIONS

1. CONTRACTOR AND/OR CLIENT IS RESPONSIBLE FOR RETAINING A GEOTECHNICAL ENGINEER TO VERIFY THE SUBGRADE BELOW THE RETAINING WALL FOOTING IS ACCEPTABLE AND PROOF ROLLED MONITORED.
2. ONLY SAND OR CRUSHED LIMESTONE APPROVED BY THE GEOTECHNICAL ENGINEER SHALL BE BE USED AS BACKFILL BEHIND THE WALL AND IS PROPERLY PLACED AND COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. HAAG ENGINEERING CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM IMPROPER USE, TYPE, COMPACTION, PREPARATION, ETC. OF THE SUBGRADE AND AND ALL FILL MATERIAL THAT THIS RETAINING WALL MAY BEAR UPON AND/OR RETAIN.
5. A 12-INCH MIN. CLAY CAP SHALL BE PLACED OVER THE SAND OR CRUSHED LIMESTONE BACK FILL BEHIND WALL.

EXISTING AND/OR PROPOSED UTILITY NOTE

THE CONTRACTOR AND/OR CLIENT IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES FOR ALL RETAINING WALL CONSTRUCTION LOCATIONS.



RETAINING WALL
260 RETAMA PLACE
ALAMO HEIGHTS, TEXAS
BEXAR COUNTY

DRAWN BY: JJH
CHECKED BY: JJH
DATE: 10/24/22
JOB NO. BENKE22001

SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS

15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM: F-5789
TEL: (210) 705-4268
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