



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

**Board of Adjustment Meeting  
Wednesday, March 04, 2026 – 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, March 04, 2026, 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.

**Case No. 2471 – 220 Allen St**

Application of Maggie Herdeg, applicant, representing Pablo and Gabriela Pergola, owners, requesting the following variance(s) to construct a single-car detached garage as well as convert part of the main structure to a single-car attached garage on the property located at **CB 4024 BLK 59 LOT 12 & 13**, also known as **220 Allen St**, zoned SF-A:

1. The detached accessory structure is located to the front of the main structure instead of in the rear as required per Section 3-85, and
2. The attached garage on a lot greater than 65ft in width is located 22ft 7.2in from the front yard property line instead of the 50ft required as well as set back 4ft 8in from the front façade instead of the 18ft required per Section 3-21, and
3. The proposed impervious coverage within the front yard setback area of 57% exceeds the maximum 30% allowed 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](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 Garrett Pringle, Planner, ([gpringle@alamoheightstx.gov](mailto:gpringle@alamoheightstx.gov)), Tyler Brewer, Senior Planner, ([tbrewer@alamoheightstx.gov](mailto:tbrewer@alamoheightstx.gov)), or Lety Hernandez, Director, ([lhernandez@alamoheightstx.gov](mailto: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.



TBPELS FIRM No. 10194244  
 18410 US Hwy 281 N, Suite 109  
 San Antonio, TX 78259  
 (210) 369-8909

BUYER/OWNER: PABLO PERGOLA AND GABRIELA PERGOLA  
 ADDRESS: 220 ALLEN STREET  
 CITY, STATE, ZIP: ALAMO HEIGHTS, TEXAS 78209  
 TITLE COMPANY: PRESIDIO TITLE  
 GF NUMBER: 1-250356  
 EFFECTIVE DATE: JUNE 11, 2025  
 ISSUE DATE: JUNE 18, 2025

**LAND TITLE SURVEY**

LOTS 12 AND 13, BLOCK 59, COUNTY BLOCK 4024, ALAMO HEIGHTS, A RE-SUBDIVISION OF BLOCKS 58 & 59, ALAMO HEIGHTS, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 368, PAGE 181, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**NOTES**

MEASUREMENTS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY "AS FOUND" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

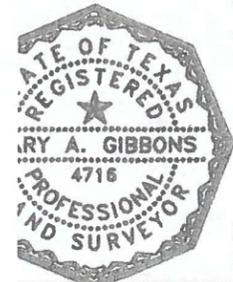
SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE NEGATIVE ITEMS MAY AFFECT THIS TRACT:

RECORDS RECORDED IN VOLUME 437, PAGE 5, AS CORRECTED IN VOLUME 476, PAGE 385 AND RATIFIED AND CONFIRMED BY VOLUME 678, PAGE 1, AS AFFECTED BY VOLUME 912, PAGE 510, DEED RECORDS OF BEXAR COUNTY, TEXAS.

ACCORDING TO FEMA MAP NO. 48029C0401H WITH AN EFFECTIVE DATE OF 06/19/2020, REVISION DATE OF 09/15/2023, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (www.fema.gov).

- LEGEND**
- BOUNDARY
  - - - SETBACK LINE
  - - - EASEMENTS
  - - - OVERHEAD ELECTRIC
  - - - EDGE OF ASPHALT
  - x - x - WIRE FENCE (WF)
  - - - WOOD FENCE (WDF)
  - 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 1/2" IRON ROD SET W/CAP STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
  - ▼ CALCULATED POINT
  - ( ) RECORD INFORMATION VOLUME/PAGE
  - 1" FOUND 1" IRON ROD
  - ⊙ STONE FOUNTAIN
  - ⊙ A/C PAD
  - ⊙ ELECTRIC METER
  - ⊙ WATER METER
  - ⊙ POWER POLE
  - CC COVERED CONCRETE
  - CONC. CONCRETE
  - R.O.W. RIGHT-OF-WAY
  - DOC. DOCUMENT NUMBER
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SCALE  
 1" = 30'

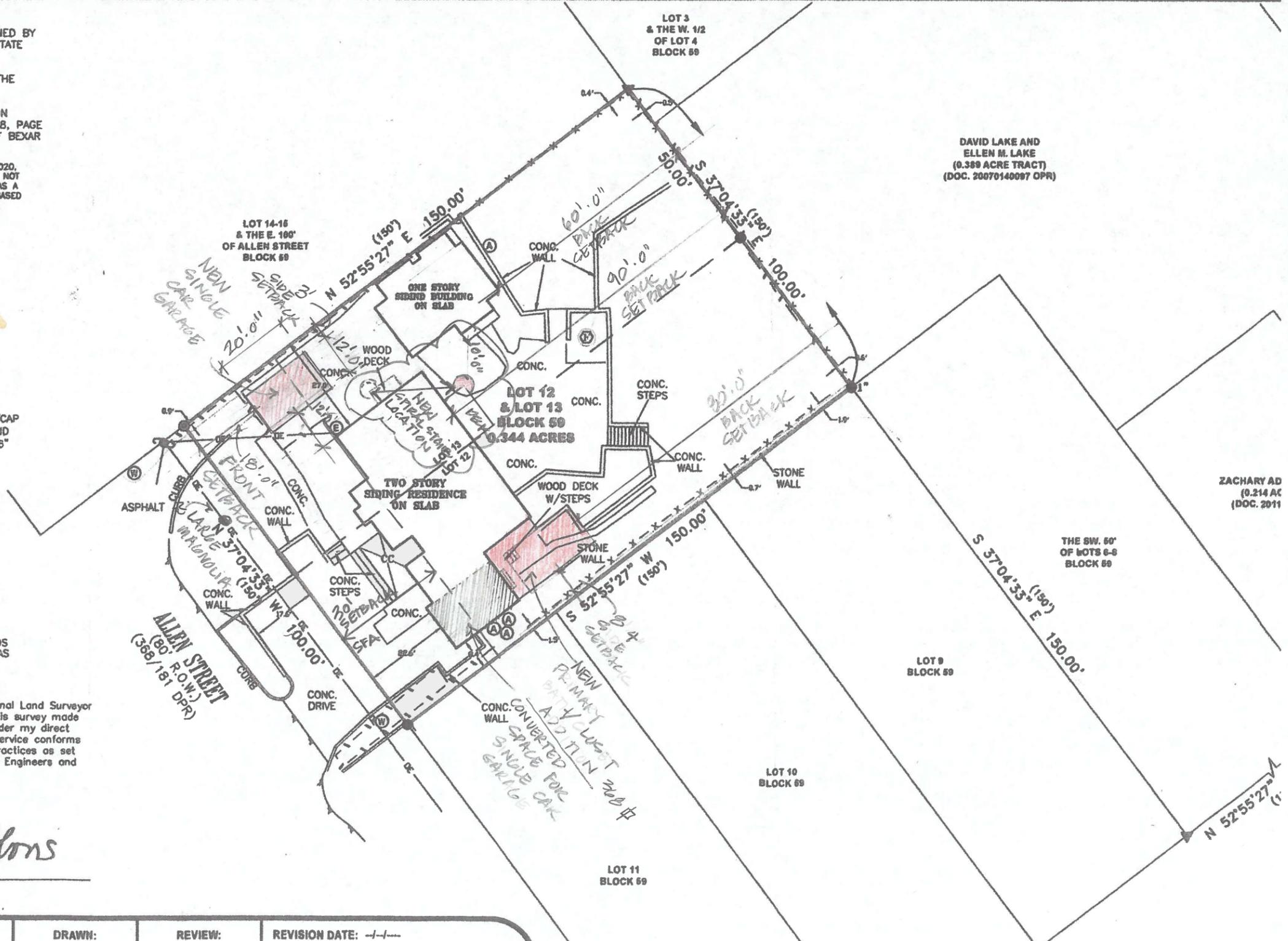


I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

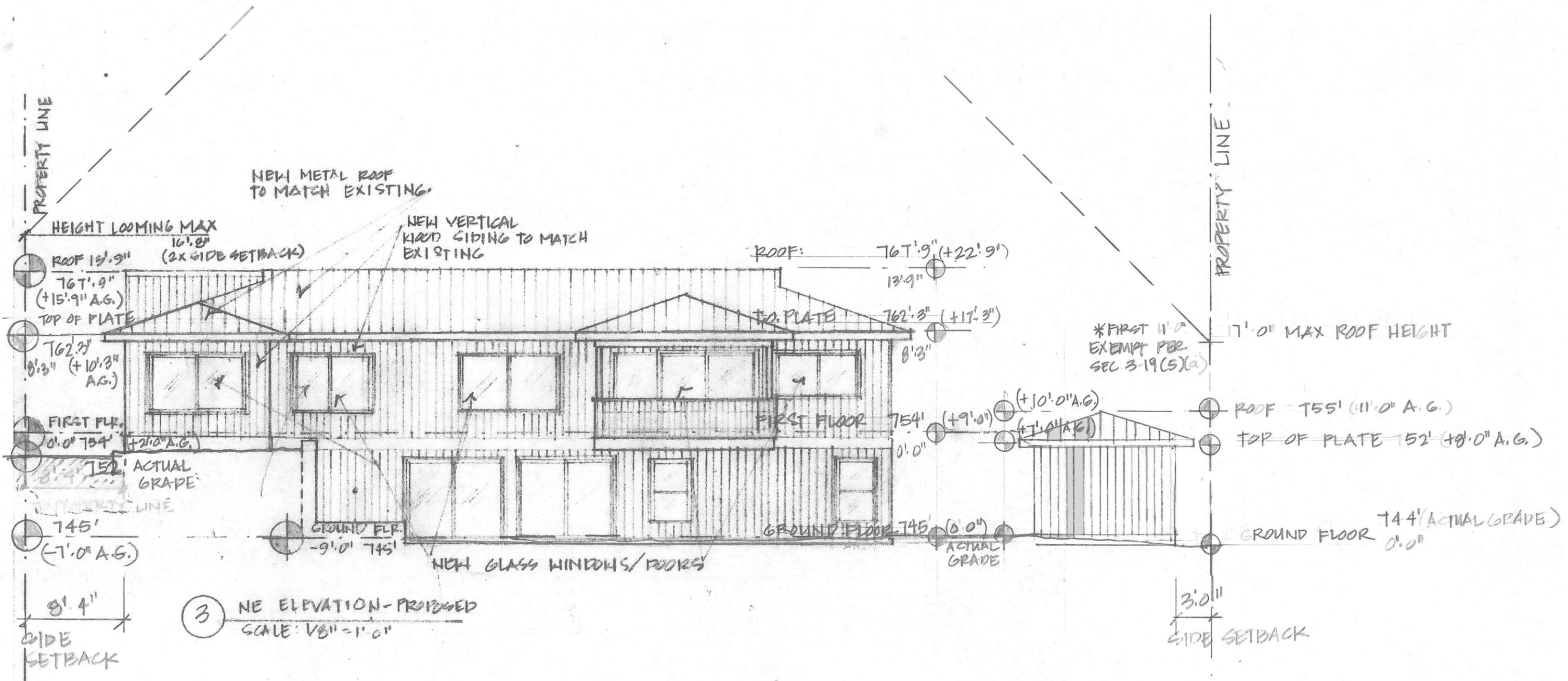
Survey field work completed on:  
 THE 20TH DAY OF JUNE 2025, A.D.

*Gary A. Gibbons*

GARY A. GIBBONS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4716







3 NE ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"

8'4"  
SIDE  
SETBACK

3'0"  
SIDE  
SETBACK

NEW METAL ROOF  
TO MATCH EXISTING

NEW VERTICAL  
KNOX SIDING TO MATCH  
EXISTING

\*FIRST 11'0"  
EXEMPT PER  
SEC. 3-19(5)(a)

17'0" MAX ROOF HEIGHT

ROOF 75' (11'0" A.G.)

TOP OF PLATE 75' (+8'0" A.G.)

GROUND FLOOR 74'4" (ACTUAL GRADE)  
0'0"

HEIGHT LOOMING MAX

16'8"  
(2X SIDE SETBACK)

ROOF 76'9"

(+15'9" A.G.)

TOP OF PLATE

76'3"

(+10'3" A.G.)

FIRST FLR.

75'4"

(+9'0" A.G.)

GROUND FLR.

74'5"

(0'0" ACTUAL GRADE)

74'5"

(-1'0" A.G.)

8'4"

SIDE SETBACK

ROOF: 76'9" (+22'9")

13'9"

TOP OF PLATE 76'3" (+17'3")

8'3"

FIRST FLOOR 75'4" (+9'0")

0'0"

GROUND FLOOR 74'5" (0'0")

ACTUAL GRADE

(+10'0" A.G.)

(+1'0" A.G.)

ROOF 75' (11'0" A.G.)

TOP OF PLATE 75' (+8'0" A.G.)

GROUND FLOOR 74'4" (ACTUAL GRADE)

0'0"

3'0"

SIDE SETBACK