

CITY OF ALAMO HEIGHTS

6116 BROADWAY
SAN ANTONIO, TEXAS 78209
210-822-3331
FAX 210-822-8197

**NOTICE OF PUBLIC HEARING
CITY COUNCIL**

Public hearing, consideration, and action will take place on **Monday, April 13, 2026 at 5:30pm in the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, Alamo Heights, TX** regarding a request submitted by Ramiro O. Zapata of Zapata Design Associates, applicant, representing JHJ of Texas, LLC, owner, to encroach into the city's right-of-way at the property identified as **CB 4050, BLK 78, LOT 55**, also known as **101 Albany St**, zoned SF-A, for a period of five (5) years for the purpose of replacing existing retaining walls.

FORMAL STATEMENT OF REQUEST AND RATIONALE

Re: Property Improvements and Retaining Wall Modifications

To the Honorable Members of the Board:

The undersigned respectfully submits this statement in support of the requested variances and related approvals concerning 101 Albany, Alamo Heights, Texas 78209.

1. City Retaining Wall Improvement

- a. This request seeks approval to perform limited work within the public right-of-way (ROW) associated with the replacement of an existing retaining wall. The portion of retaining wall located within the ROW measures approximately 10 feet 4 inches in length and 8 inches in width, resulting in a total area of approximately 7 square feet of work within the right-of-way. The new retaining wall will uniformly match along the existing entire length and height of the wall up to the right-of-way line.
- b. The proposed replacement retaining wall will match the existing wall in width, length, and overall height, with the portion within the right-of-way tapering to the existing retaining wall height. Replacement is necessary because the current retaining wall has significantly deteriorated and is structurally compromised due to weather and damage.



- c. The Applicant is prepared to bear the full financial cost of these improvements. The purpose of this request is not only to enhance the safety and appearance of the immediate property, but also to contribute positively to the aesthetic and structural integrity of this prominent community entryway.

2. Driveway Retaining Wall Variance

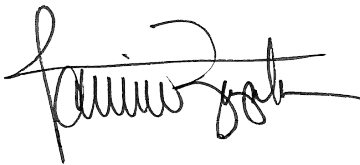
- a) The Applicant requests approval for two retaining walls associated with the residential driveway entrance. Both driveway retaining walls will measure approximately 28 feet 10 inches in length and 8 inches in width. The left driveway retaining wall will extend slightly into the public right-of-way by approximately 7 square feet, measuring 9 feet 3 inches within the right-of-way and 8 inches in width. The right driveway retaining wall, while the same total length of 28 feet 10 inches, will extend further into the right-of-way due to the angled property line, with approximately 16 feet of the wall located within the right-of-way and a total encroachment area of approximately 11 square feet, with a wall thickness of 8 inches. Please refer to the revised site plan for the proposed configuration and dimensions.
- b) As part of the proposed improvements, the driveway retaining walls will no longer flare outward toward the curb and Albany Street. Instead, the walls will continue straight along the driveway alignment. The left retaining wall will be offset approximately three (3) feet from the curb, while the right retaining wall will extend perpendicular to and align with the left retaining wall, creating a consistent and controlled driveway opening. The revised design improves vehicle maneuverability and reducing the risk of vehicles clipping the walls.

3. Conclusion

- a) In conclusion, the request allows for the replacement of the deteriorated city retaining wall segment within the right-of-way (approximately 7 square feet) and the improvement of the driveway retaining walls, each 28 feet 10 inches in length, with limited encroachments of 7 square feet on the left wall and 11 square feet on the right wall. This request enhances safety, structural stability, and the overall appearance of this visible area along Albany Street.

For these reasons, the Applicant respectfully requests approval of the variances and related authorizations.

Respectfully submitted,



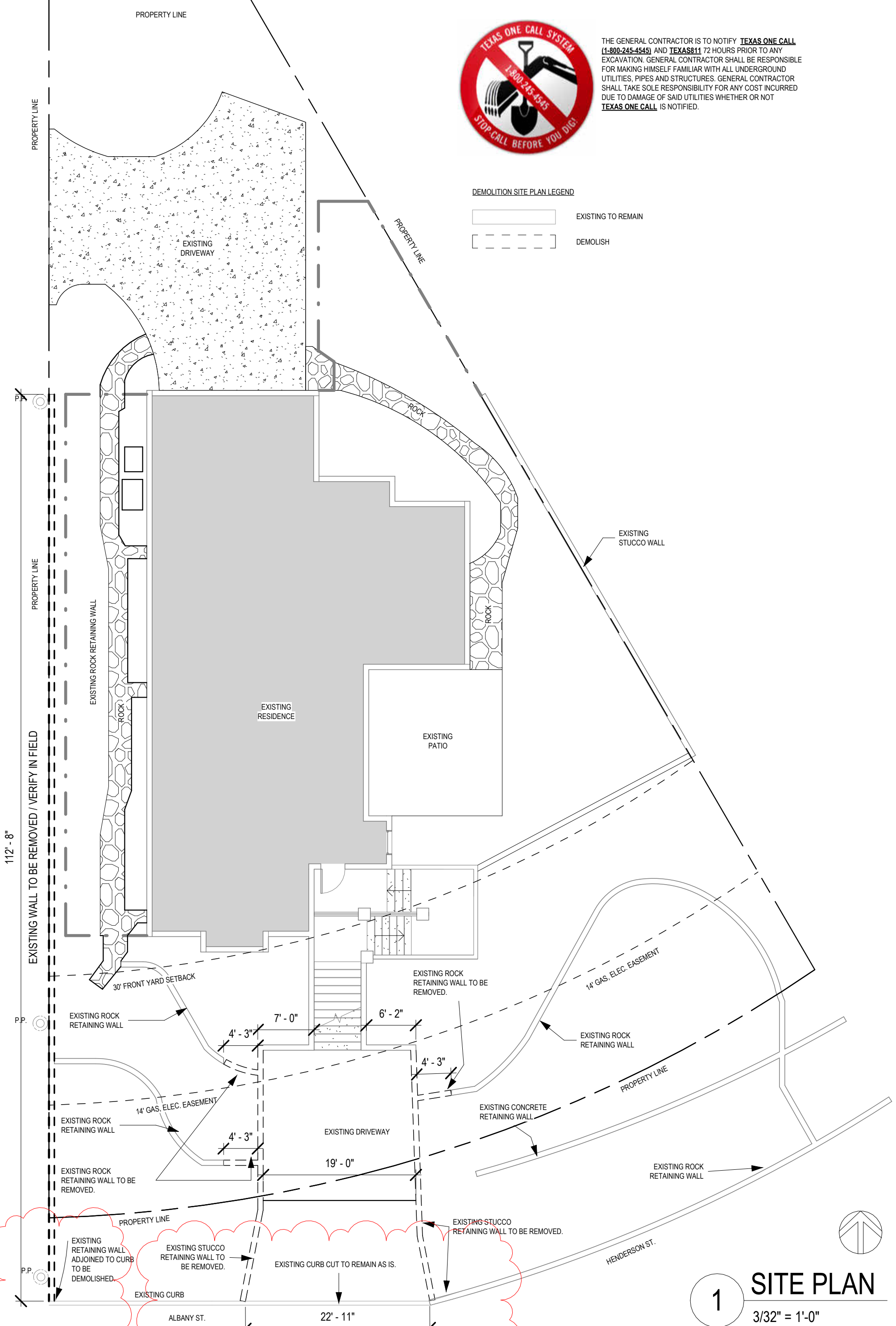
Ramiro O. Zapata, AIA
ZDA Architecture



THE GENERAL CONTRACTOR IS TO NOTIFY **TEXAS ONE CALL (1-800-245-4545)** AND **TEXAS811** 72 HOURS PRIOR TO ANY EXCAVATION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. GENERAL CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES WHETHER OR NOT **TEXAS ONE CALL** IS NOTIFIED.

DEMOLITION SITE PLAN LEGEND

- EXISTING TO REMAIN
- DEMOLISH

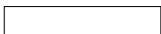



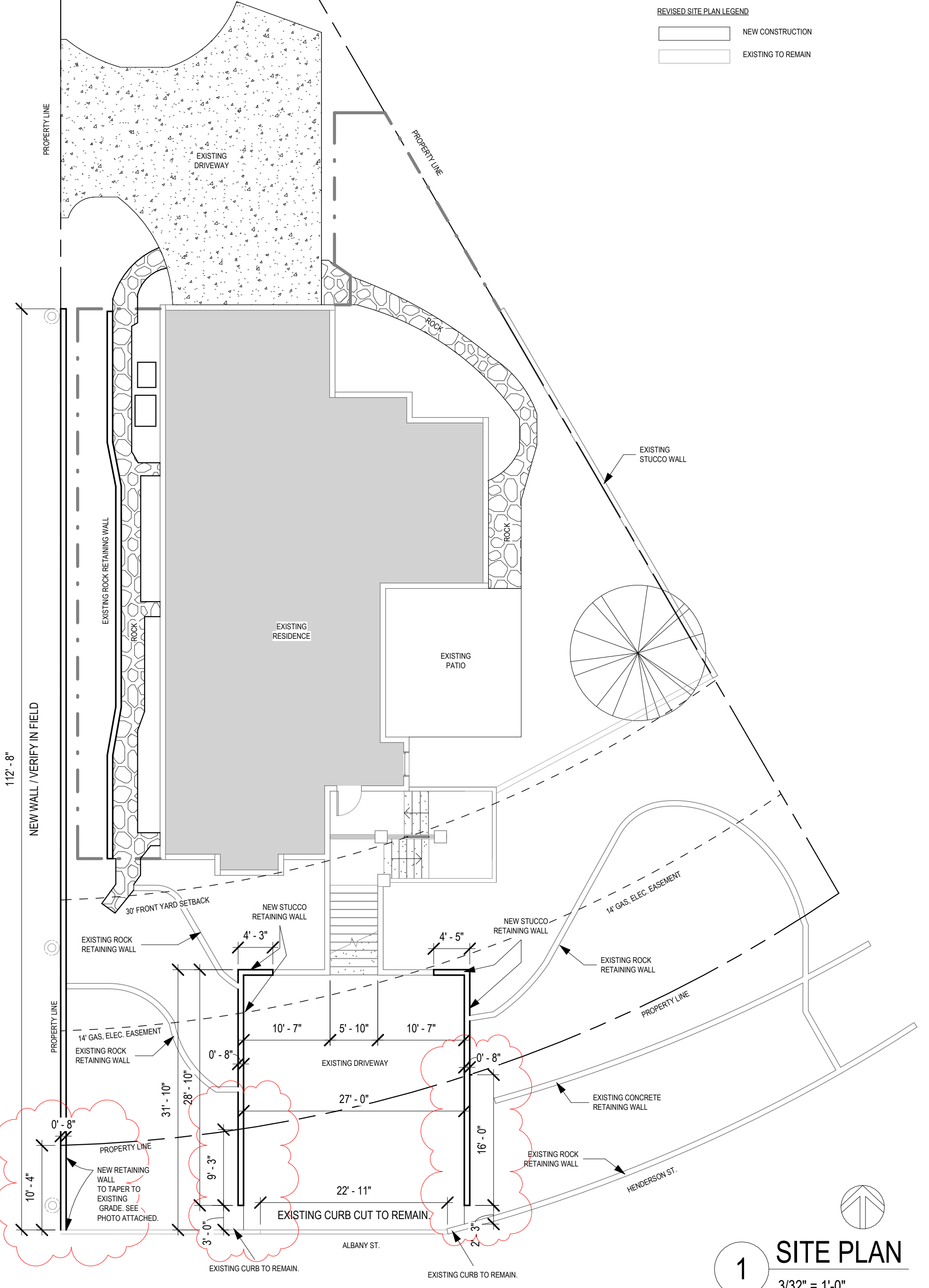
ZDA
architecture

ALBANY RESIDENCE DRIVEWAY
101 ALBANY ST, SAN ANTONIO, TX 78209

1 SITE PLAN
3/32" = 1'-0"
DEMOLITION SITE PLAN
2026-02

REVISED SITE PLAN LEGEND

-  NEW CONSTRUCTION
-  EXISTING TO REMAIN



1 **SITE PLAN**
 3/32" = 1'-0"