



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

Board of Adjustment Meeting
Wednesday, September 03, 2025 – 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, September 03, 2025, 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. 2453 – 315 Encino Ave

Application of Bradford Lawton, owner, requesting the following self-identified variance(s) in order to replace an existing driveway on the property located at **CB 4024 BLK 29 LOT S 50 FT OF 15**, also known as **315 Encino Ave**, zoned SF-A:

1. The proposed curb cut and driveway widths exceed the maximums allowed for lots less than or equal to 65ft in width required per Section 3-21, and
2. The proposed impervious cover in the front yard setback exceeds the maximum 30% allowed required per Section 3-18 of the City's Zoning Ordinance.

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 Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), Sarah Olivares, Planner, (solivares@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.

LOT 32

LOT 33

-12' ALLEY

S. 50' OF
LOT 15
BLOCK 29
C.B. 4024

0.172 ACRES

RES# 315

LOT 14

LOT 13

S 60°00'00"W 150.00' (F.M.)

00"E 150.00' (F.M.)
150.00' (PLAT)

13.0'

ASPHALT DRIVE

ASPHALT DRIVE

COV.
CONC.
PORCH

CONC.

ASPHALT DRIVE

S 30°00'00"E 50.00' (F.M.)
50.00' (PLAT)
(BASIS OF BEARING)

CONC. CURB

ENCINO AVE.
(50' R.O.W.)

* S. 50' OF LOT 15

NOTES:

NO. 125:

- 1.) ALL OTHER SETBACKS AND EASEMENTS ARE PER PLAT
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3.) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- 4.) SURVEY SA DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DE

SUBJECT TO VOL. 316, PG. 424, D.R.

LOT * BLOCK NO. 29 N.C.B. ~ ADDITION OR SUBDIVISION ALAMO HEIGHTS
UNIT ~ PHASE ~ VOLUME 105 PAGE 290-296, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
REFERENCE NAME R. BRADFORD LAWTON STREET ADDRESS 315 ENCINO AVE.
CITY OF ALAMO HEIGHTS COUNTY OF BEXAR STATE OF TEXAS
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SURVEY SA

119 EAST TURBO, SUITE 100
SAN ANTONIO, TEXAS 78216
PHONE: (210) 877-1446 FAX: (210) 877-1012

TITLE CO.: ALAMO TITLE CO.
GF#: 05-10010369
SCALE: 1"=20'
DATE: 10/18/05
SURVEYED BY: R.B.
DRAWN BY: M.M.
SHEET: 1 OF 1



1/22/05

Kevin J. Minnery

REGISTERED PROFESSIONAL LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY
MADE ON THE GROUND UNDER MY SUPERVISION OF THE
PROPERTY LEGALLY DESCRIBED HEREON, (OR THE ATTACHED
SHEET) AND IS CORRECT AND THERE ARE NO VISIBLE
ENCROACHMENTS UNLESS SHOWN.

ONLY THOSE PRINTS CONTAINING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL
SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY THE USER.

THIS DOCUMENT IS PREPARED SPECIFICALLY FOR THE PARTIES DESIGNATED HEREON.
MODIFICATION, ALTERATION, DUPLICATION, OR USE WITHOUT THE PRIOR CONSENT OF
SURVEY SA IS PROHIBITED.











