



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

**Board of Adjustment Meeting**  
**Wednesday, February 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, February 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. 2465 – 115 Normandy Ave**

Application of Morgan Penix, applicant, representing Weston and Lauren Sharples, owners, requesting the following variance(s) to construct a circular driveway on the property located at **CB 4024 BLK 134 LOT 11**, also known as **115 Normandy Ave**, zoned SF-B:

1. A proposed circular driveway on a fifty (50) foot wide lot instead of the minimum sixty-five (65) feet required per Section 3-21, and
2. The proposed 12ft 11in curb cut width exceeds the 12ft maximum allowed for lots less than or equal to 65ft in width required per Section 3-21, and
3. The proposed 15ft 4in driveway width in the front yard setback exceeds the 10ft maximum allowed for lots less than or equal to 65ft in width required per Section 3-21, and
4. The proposed 51.96% impervious cover in the front yard setback exceeds the maximum 30% of the total square footage within the front yard setback 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.

# birdie landscapes

January 13, 2026

City of Alamo Heights Board of Adjustment  
Community Development Services Department  
6116 Broadway, Alamo Heights, TX 78209

**Re: 115 Normandy Ave., circular paver driveway request [revised]**

*1) A circular drive on a lot less than 65' wide.*

This request is for a circular drive on a lot less than 65' wide for the single-family residence located at 115 Normandy Ave. The property owners would like to be able to construct a circular driveway within the front yard setback of this 50.1' wide property zoned SF-B.

*2) Driveway width exceeds the maximum allowable width of 10' for a lot less than 65' wide*

The existing driveway is approximately 11'-2" in width with a 12'-11" driveway approach. We propose to maintain the existing curb cut and driveway width but replace the concrete with pavers.

*3) Existing & Proposed Impervious coverage is more than 30% of the front yard setback area*

Front setback square footage is 1,247, with 465sf of existing impervious coverage (37%) and proposed additional impervious coverage of 163sf, placing the new calculation at 50% Impervious coverage.

This property is located directly West of a commercial property along Broadway and is across the street from a commercial property as well. With soon-to-be four drivers in the household, the existing single-width driveway has become a hardship for the family and it is their desire is to not only improve the function of this property for them but to also use this opportunity to improve the aesthetic of the property by replacing the existing driveway approach (up to the driveway gate that is in line with the house) with a new paver driveway and to also add a circular driveway feature built with matching pavers and connected directly to the new paver driveway. A portion of this project will also include correcting the built-up grade of the front yard to improve the drainage away from the structure, and a new shade tree will also be added in the center of the circular driveway. In addition to these site improvements, a new brick wainscot will also be added along the front façade of the residence, replacing the existing flagstone wainscot. Landscaping beds will also be added in the front yard to further enhance the improvements to this property. Your consideration for this circular paver driveway feature is appreciated.

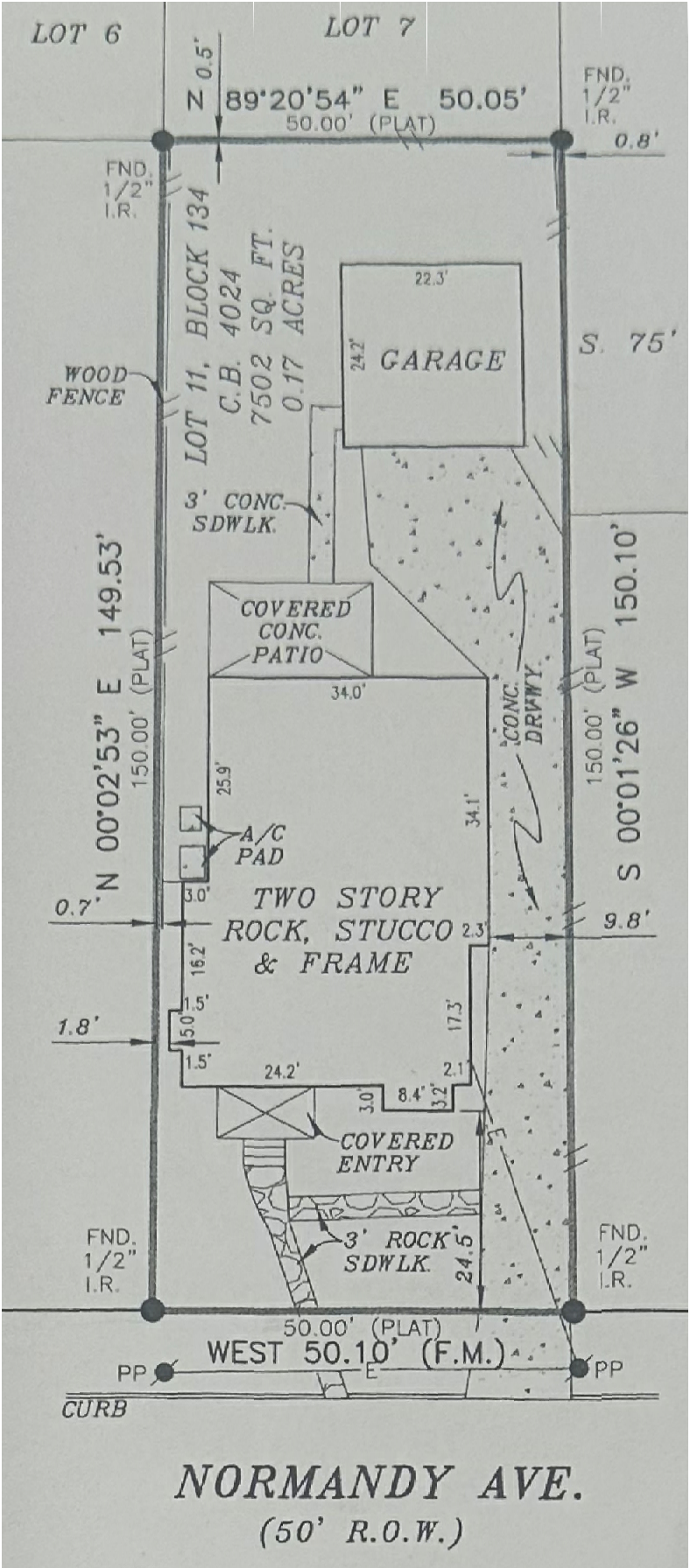
Sincerely,



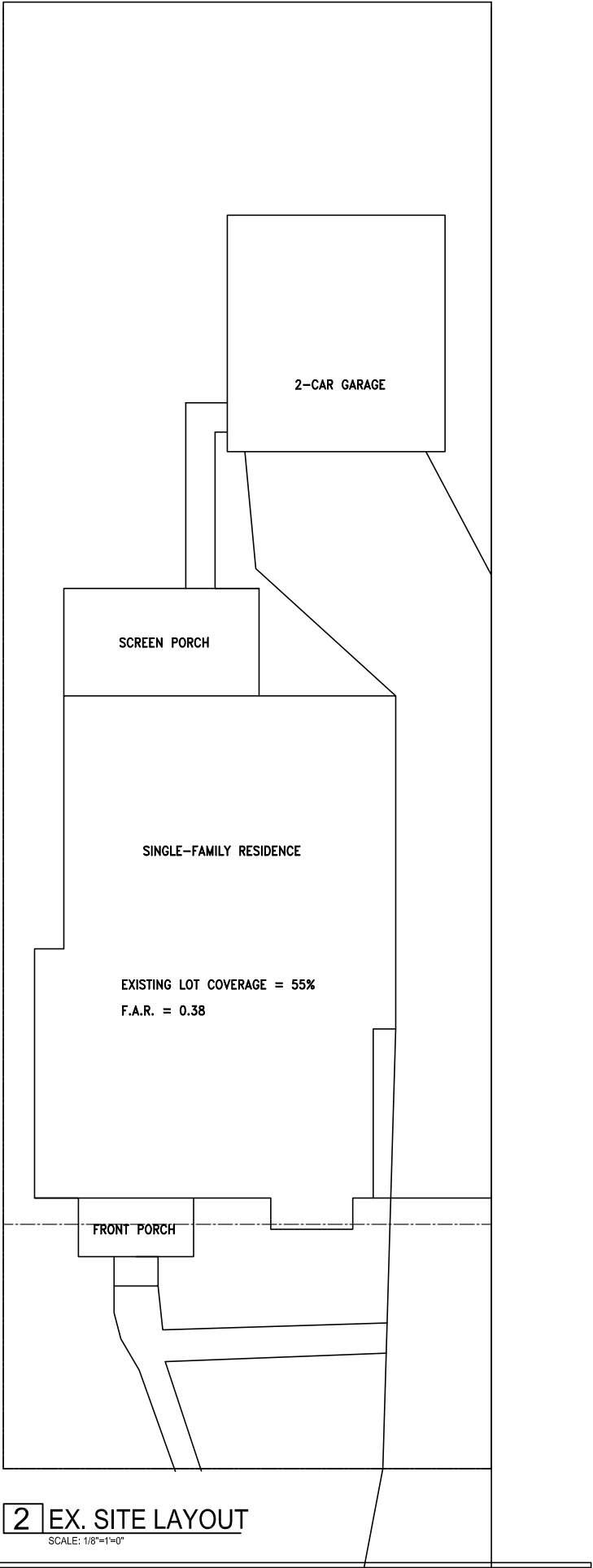
Morgan Penix



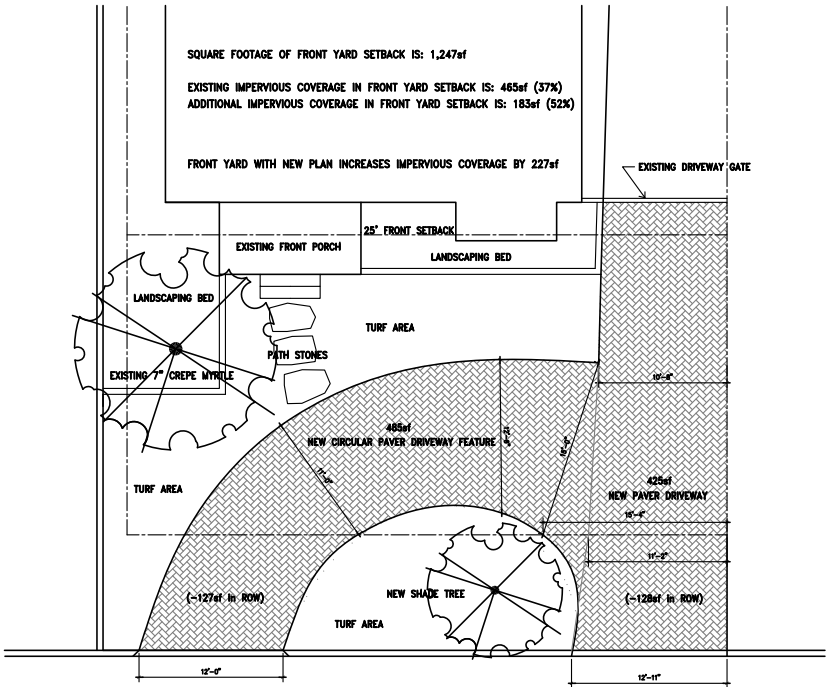




1 SURVEY  
SCALE: 1"=10'-0"



2 EX. SITE LAYOUT  
SCALE: 1/8"=1'-0"



3 PROPOSED NEW FRONT YARD PLAN  
SCALE: 1/8"=1'-0"

morgan

DESIGN • BUILD

morgan design build

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San Antonio, TX 78209

210.267.7787  
mp@morganbuildco.com

## SHARPLES RESIDENCE

115 NORMANDY AVE.  
ALAMO HEIGHTS, TX  
78209

FOR:  
birdie landscapes

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## HALF SCALE

NO. | DATE | ISSUED FOR:

1 01/14/26 BOA

SURVEY &  
SITE PLANS

A1.00  
OF --



Here are photos of the home we'll be working on at 115 Normandy Ave.



Here are photos of a couple of homes in the area that are similar in lot size with circle drives, which look great with the space given.

