



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. 2448 – 1009 Townsend Place

Application of Lyndsay A. Thorn, applicant, representing S.N.B. Limited Partnership, LLC., owner, requesting the following self-identified variance(s) on the property located at **CB 4024 BLK 52 LOT 8**, also known as **1009 Townsend Pl**, zoned MF-D:

1. A proposed 3ft 6in fence within the minimum required portion of a front yard, which exceeds the maximum 3ft allowed required per Section 3-44(4) 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.

3. IVE REQUEST THAT THE CORRECT GORE HEIGHT OF 42" BE ALLOWED FOR FENCING IN THE FRONT YARD WHERE THE LOW SIDE HEIGHT EXCEEDS THE REQUIRED 18" DISTANCE. THE 42" HEIGHT WILL ONLY BE APPROVED WHERE THE 18" HEIGHT IS PRESENT. SEE ATTACHED DIVA. L1.1 - SITE PLAN.

TOWNSEND PLACE

1009 TOWNSEND AVE
Alamo Heights, Texas 78209



DATE: 07/11/2025

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STRUCTURAL
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TOWNSEND PLACE
1009 Townsend, Alamo Heights, TX 78209

Drawn: Project No.
A401B 2409
Checked: Date:
LAT 07/11/2025
Scale:

Drawing Title:
COVER

Sheet No.

G101

LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREES
	NEW PROPOSED TREES
	SHRUBS
	BLACK STEEL EDGE
	GREY SHADOW STONE
	48" x 24" STEPPING STONE
	24" x 24" STEPPING STONE
	RAINBIRD CONTROLLER
	ELECTRICAL METER
	GAS METER
	CONTROL JOINT at SIDEWALK

PLANT SCHEDULE							
TREES							
SYMBOL	QTY.	SCIENTIFIC NAME/BOTANICAL NAME	GALLON OR CALIBER	HEIGHT	SPREAD	SPACING	REMARKS
	7	LAGERSTROEMIA INDICA/ CRAPE MYRTLE 'WHITE'	15 or 30 GAL.	-	6-8 FT	-	GALLON SIZE TO BE DETERMINE ON SITE BEFORE INSTALLMENT
SHRUBS							
	56	ILEX 'NELLIE R. STEVENS'/ NELLIE STEVENS HOLLY	7 or 10 GAL.	36 - 45 IN	10 - 12 IN	10 - 12 IN	

1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

2 ENLARGE DETAIL
SCALE: 1/4" = 1'-0"

3 FENCE DETAIL
SCALE: 1/2" = 1'-0"

4 RETAINING WALL W/FENCE DETAIL
SCALE: 1/8" = 1'-0"

5 HANDRAIL DETAIL
SCALE: 1/2" = 1'-0"

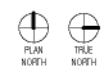
6 RETAINING WALL FENCE DETAIL
SCALE: 1/2" = 1'-0"





1 IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

SYMB	DESCRIPTION
	SPRINKLER STRIP
	SPRINKLER 12FT - 90°
	SPRINKLER 12FT - 180°
	SPRINKLER 12FT - 360°
	DRIP LINE
	WATER METER
	RAINBIRD CONTROLLER
	ELECTRICAL METER
	GAS METER
	CONTROL JOINT at SIDEWALK



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