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

Board of Adjustment Meeting
Wednesday, December 2 – 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, December 2, 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. 2484 – 202 Alta Ave

Application of Brantley Hightower of HiWorks, applicant, representing Shawn and Mey Dewey, owners, requesting the following staff-identified variance(s) in order to construct an addition and front porch onto the main structure on the property located at **CB 4024 BLK 148 LOT 10**, also known as **202 Alta Ave,** zoned SF-A:

1. A proposed 5ft 1in side yard setback to the west side of the main structure instead of the minimum 6ft side yard setback required per Section 3-15(2), and
2. A proposed 3ft 7in side yard setback to the west side of the proposed roof overhang instead of the minimum 5ft setback for projections as required per Section 3-82(3)(a), and
3. The proposed 11ft 6in height on the west elevation exceeds the height looming standard for the main structure by 1ft 4in instead of the 10ft 2in allowed for a 5ft 1in side yard setback per Section 3-19(2), and
4. The proposed lot coverage of 40.42% exceeds the maximum of 40.00% allowed per Section 3-17, and
5. A proposed wall plane of 51ft 8in on the east side of the main structure instead of the maximum 30ft exterior side wall plane width allowed without a minimum of a two (2) foot by ten (10) foot offset or a combination of one (1) architectural or utilitarian feature every thirty (30) feet to break up the monotony of the façade per Section 3-15 of the City's Zoning Code.

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 Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@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.

HIWORKS

November 18, 2026

Board of Adjustment
City of Alamo Heights
6116 Broadway Street
Alamo Heights, Texas 78209

Members of the Alamo Heights Board of Adjustment-

The Owners of 202 Alta Avenue seek to add a bedroom and office to the rear of their home while adding a usable porch to its front. The goal is for these additions to respect the original 1923 single-story residence while harmonizing with the surrounding neighborhood.

Conceptually, the bedroom and office additions (totaling 550 sq. ft.) can be understood as formal “extrusions" the home’s existing massing (fig. 1a and 1b). The front porch can similarly be understood as a low-slope extension of the existing gable roof (fig. 2a and 2b).

Due to changes made to the Zoning Code after the home’s construction, the existing home is non-compliant with current *minimum* side yard setback requirements, *maximum* unarticulated wall plane requirements, and maximum. Maintaining the established vocabulary of the existing (historic) residence requires some minor variances be made to the (modern) code.

Specifically, the Owners are proposing modifying the requirements established by Section 3-15, 3-17, 3-19(2), and 3-82(3)(a) of the City of Alamo Heights Code of Ordinances. This request is made not maximize the size of the addition—the proposed FAR is well below the maximum allowable—but rather to ensure the small addition better harmonizes with the home’s established character.

Western Façade Setback/Overhang:

As built, the home’s western façade sits approximately 5’-1” from the property’s western boundary, with it’s roof overhanging approximately 1’-6” from this wall. The proposed 340 sq. ft. bedroom addition is an extension of the existing gable roof form that runs along the western edge of the property. Variances are thus required to maintain the established massing and roofline of the original home (fig. 3).

Specifics conditions to note:

The proposed requirement modifications reflect a condition that already exists, allowing the existing 54’-4” western wall and overhang to continue for an additional 23’-5”. In other words, a historical condition is merely being extended (fig. 4).

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210.390.3930

The eastern façade of the neighboring residence (208 Alta Avenue) is set back significantly more than the minimum 10'-0" required from the shared property line. The distance between the two structures is thus well over 20'-0", exceeding the minimum fire separation distance the side setbacks are intended to create (fig 5).

Western Façade Height Looming Standard:

A portion of the proposed porch addition sits beyond the allowable height looming standard line. A variance is required for the triangular area of roof that sits above the 10'-2" elevation allowed by a 5'-1" setback (fig. 6).

Specifics conditions to note:

The elevation of the home's existing gable roof is 18'-3" above average grade. The proposed porch roof sits significantly *below* this existing condition (fig. 7).

Eastern Façade Unarticulated Length:

As built, the home's eastern façade runs for an unarticulated length of 45'-7". Similar to the bedroom addition described above, the proposed 210 sq. ft. office addition is an extension of the existing hip roof that runs along Columbine Street. A variance is required to maintain the established massing and roofline of the original home (fig. 8).

Specifics conditions to note:

The proposed requirement modification reflects a condition that already exists, allowing the existing 38'-5" (unarticulated) eastern wall to extend another 13'-3" along Columbine Street. In other words, a historical condition is merely being extended (fig. 9).

As the existing eastern wall sits at the side yard setback, adding articulation elements (bay window, stoop, porch, etc.) is not permitted. Because of the orientation of the home's main gable, the addition of a roof dormer is similarly not possible (fig. 10).

Other properties along Columbine street exceed the 30'-0" allowable unarticulated wall plane (fig 11).

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HIWORKS

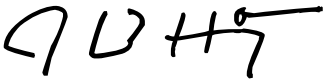
Lot Coverage:

As interpreted by staff, the proposed design is .4% over the allowable 40% lot coverage. A variance is required to allow that additional 32 square feet of impervious cover to be built.

Specifics conditions to note:

Although not all of the area under the existing Garage shed is paved, code requires all the area underneath it to be counted towards the total impervious cover. (fig 12).

Thank you for your consideration-



Brantley Hightower, AIA, LEED AP
HiWorks

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202 Alta Avenue

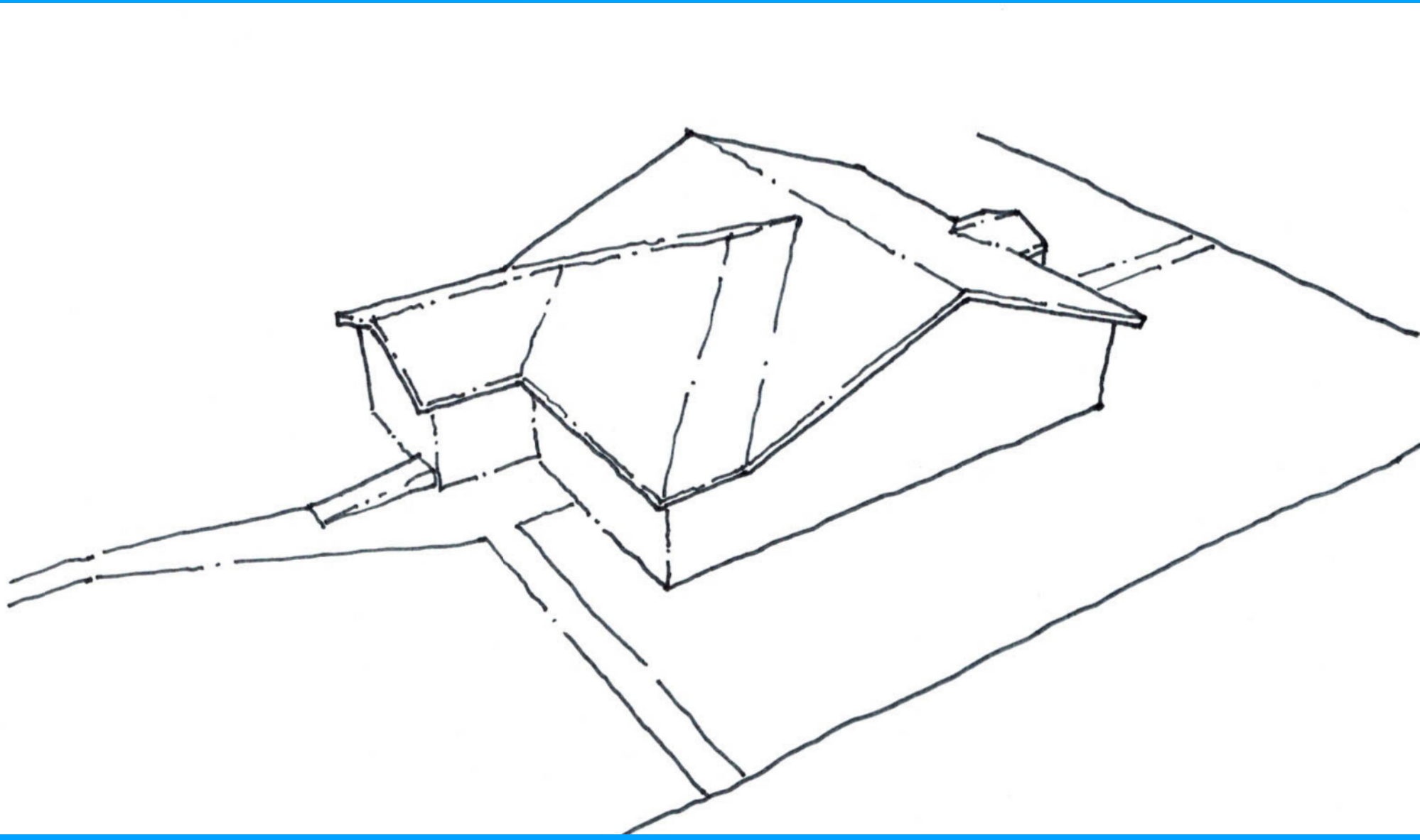


fig. 1a

202 Alta Avenue

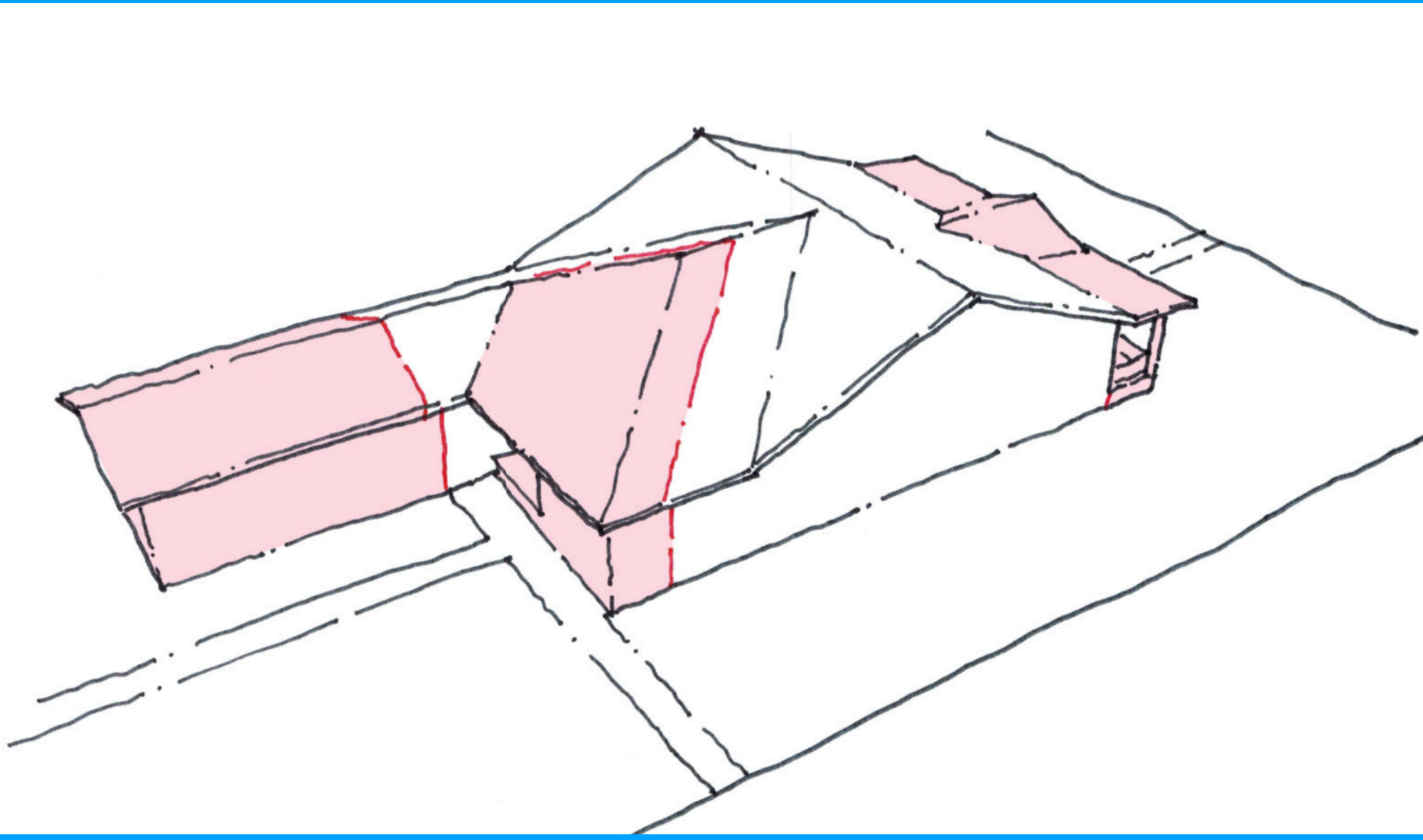


fig. 1b

202 Alta Avenue

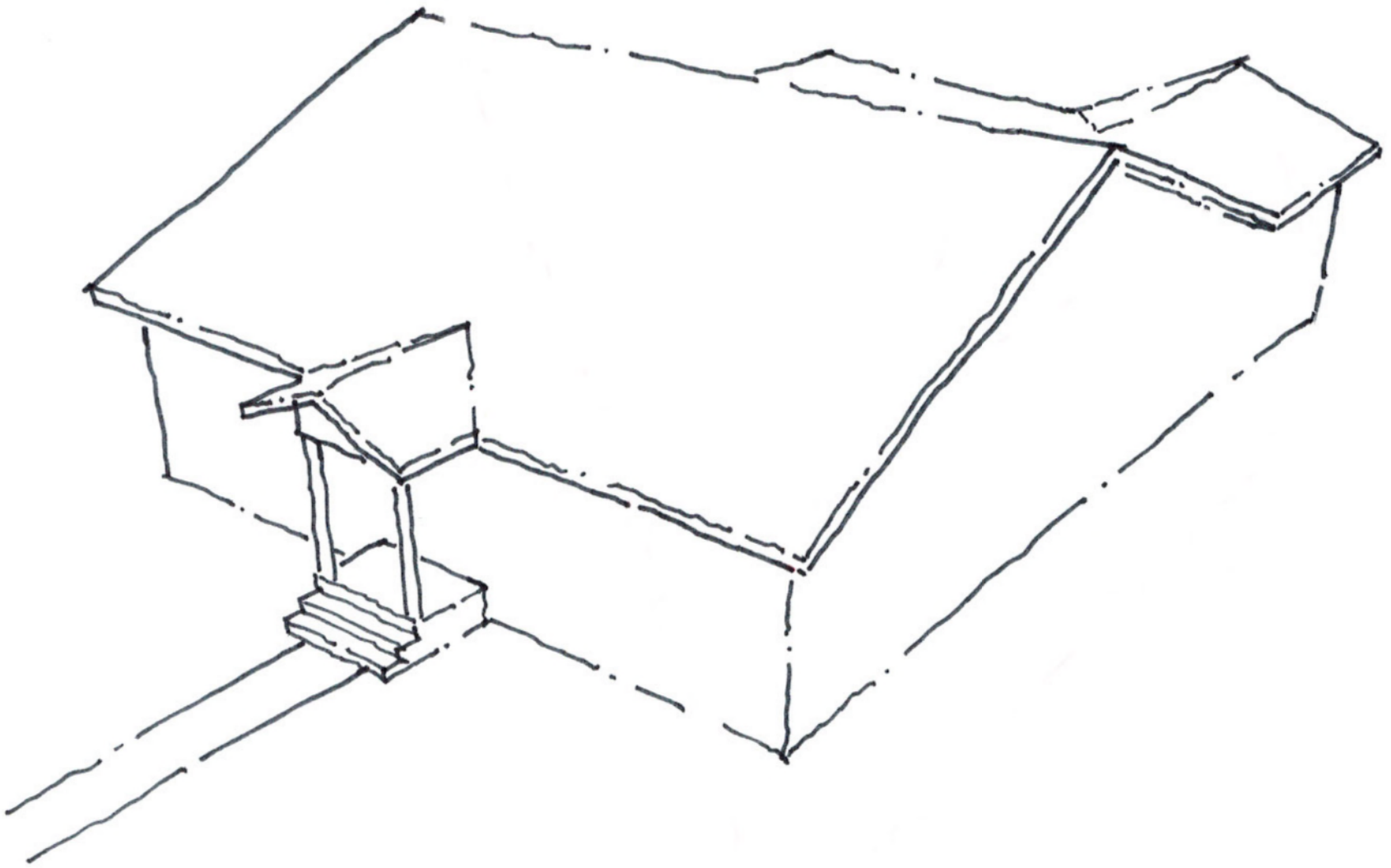


fig. 2a

202 Alta Avenue

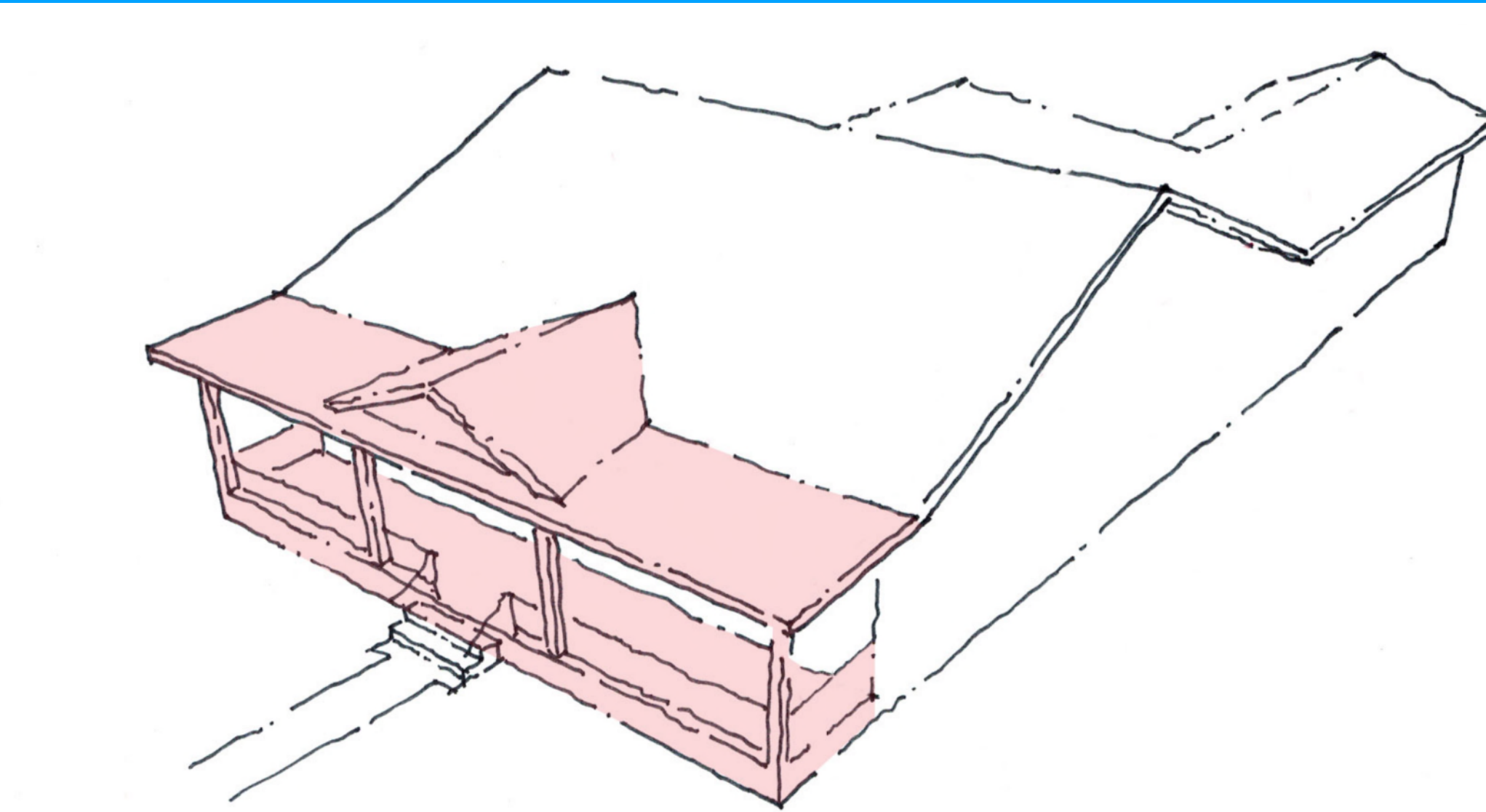
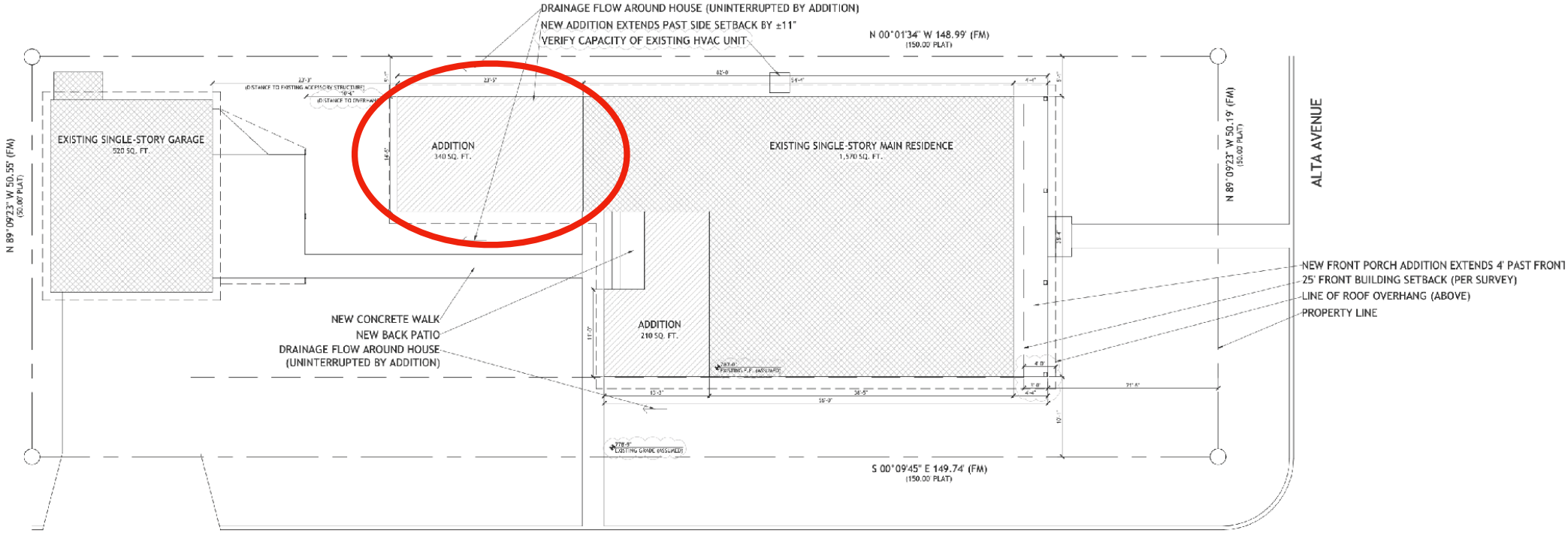


fig. 2b

202 Alta Avenue



2 PROPOSED SITE PLAN
1/8" = 1' 0"

fig. 3

202 Alta Avenue



fig. 4

202 Alta Avenue



fig. 5

202 Alta Avenue

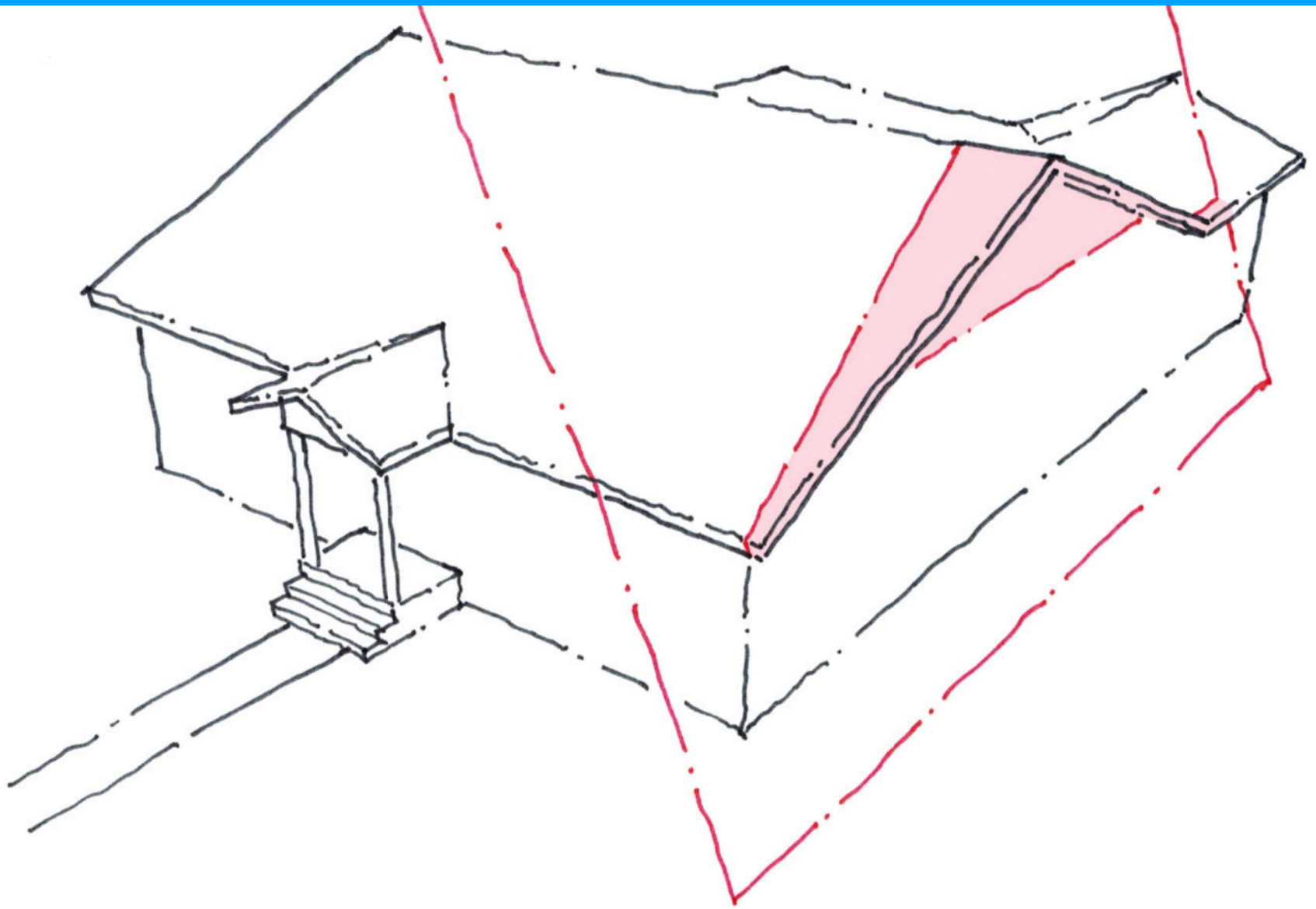


fig. 6

202 Alta Avenue

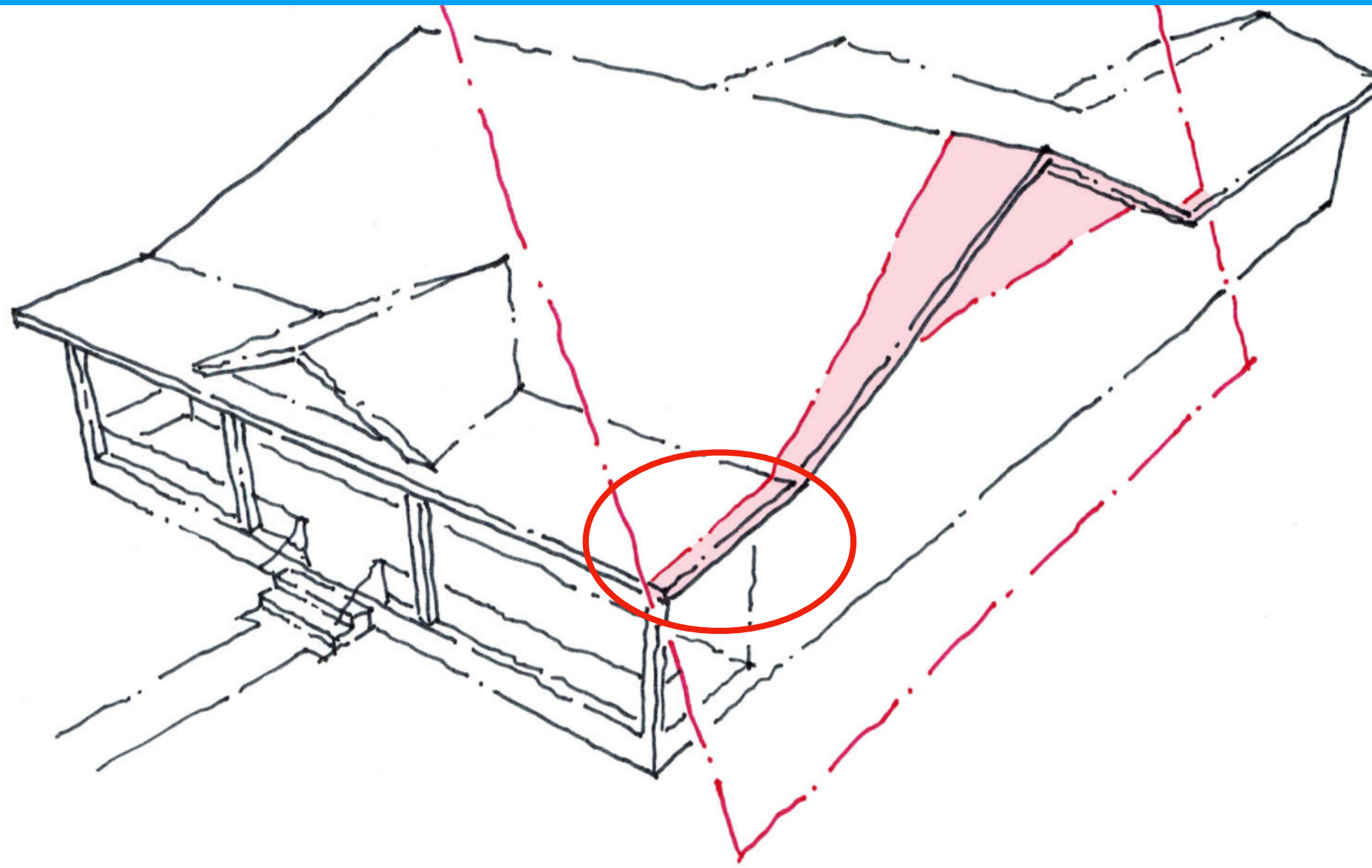
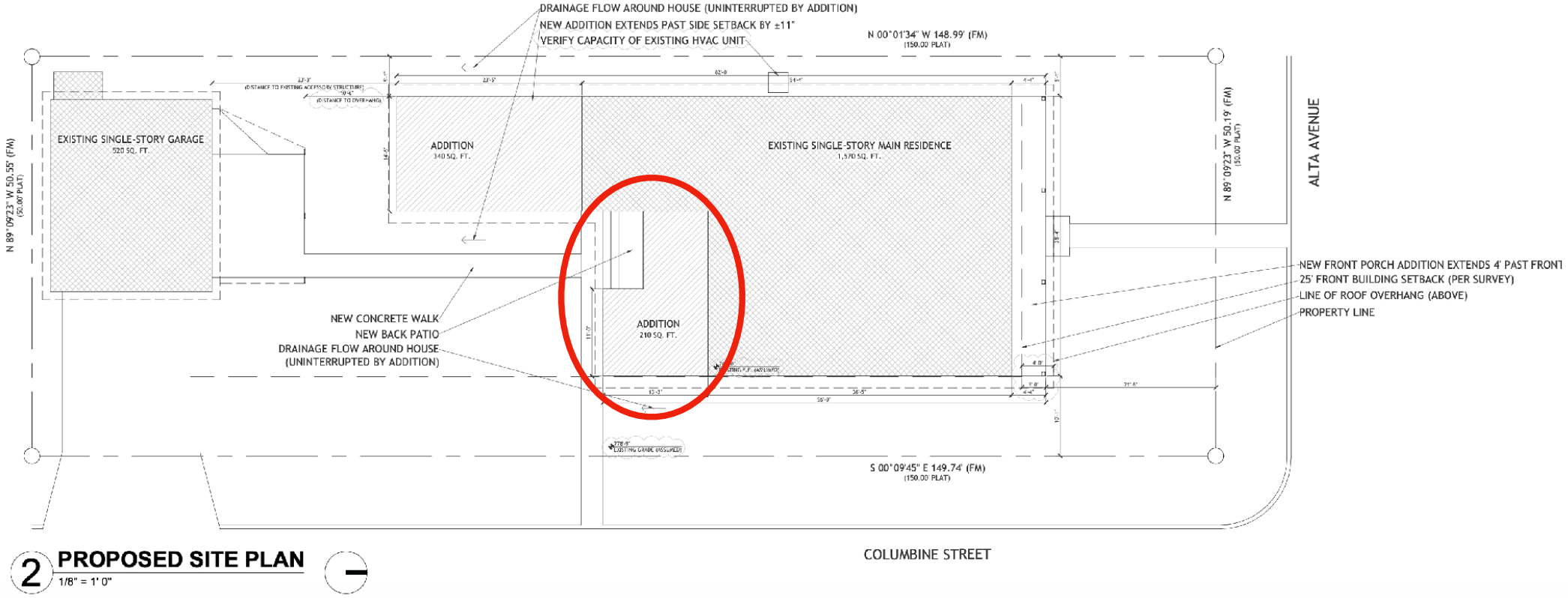


fig. 7

202 Alta Avenue



2 PROPOSED SITE PLAN
1/8" = 1' 0"

fig. 8

202 Alta Avenue



fig. 9

202 Alta Avenue



fig. 10

138 Corona Avenue



fig. 11

138 Corona Avenue



fig. 12

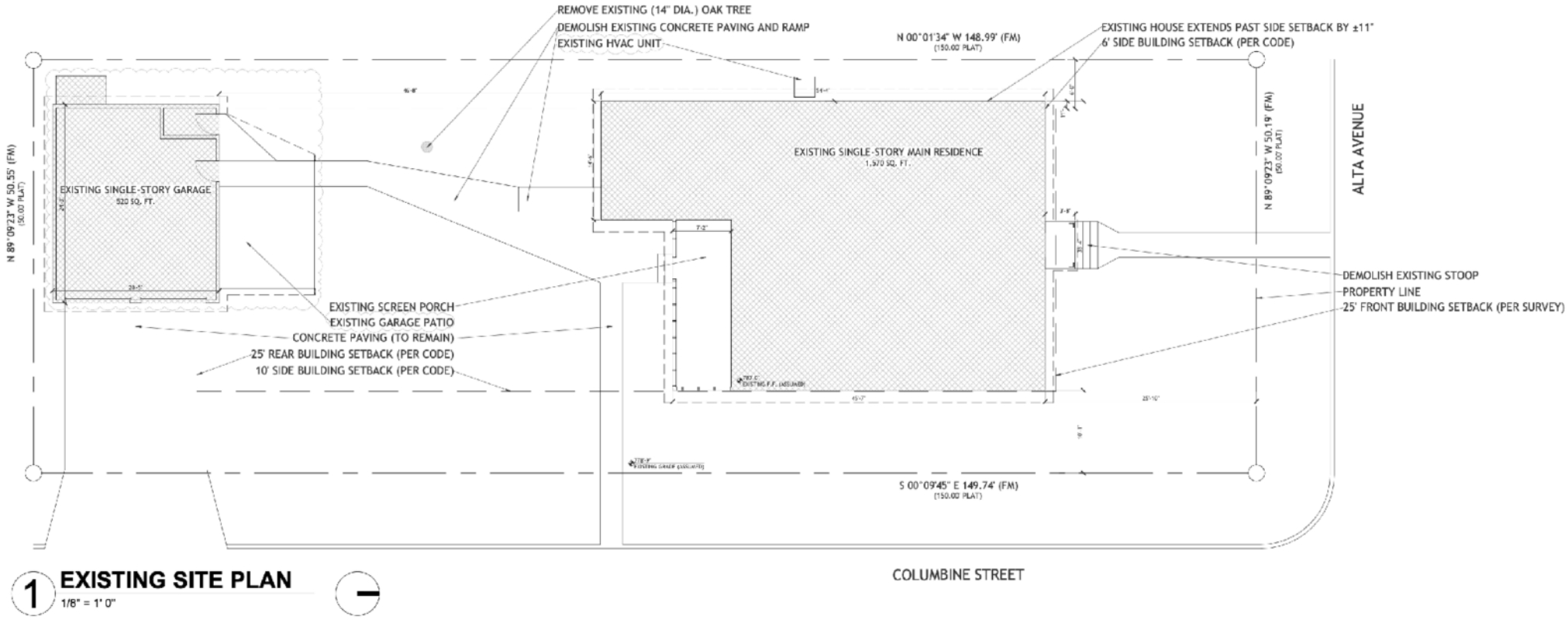
202 Alta Avenue

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	7,524	7,524
Main house: 1st floor*	1,570	2,120
Main house: 2nd floor	n/a	n/a
Front porch*	21	152
Side porch*	n/a	n/a
Rear porch*	191	39
Garage/Carport: 1st floor*	520	520
Garage: 2nd floor	n/a	n/a
Shed*	n/a	n/a
Breezeway*	n/a	n/a
Covered patio structure*	210	210
Other accessory structures*	n/a	n/a
Total Square Footage:	2,090	2,640
Total Lot Coverage*:	2,512	3,041
Total FAR:	23.6	35.1
Max. 40% lot coverage for SF-A and SF-B Districts		

Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Footprint of all structures	2,512	3,041
Driveway/Parking Pad	355	355
Walkways	420	305
Swimming Pool/Spa	n/a	n/a
Other impervious cover: _____	n/a	n/a
Total Impervious Cover:	3,287	3,701
Stormwater Development Fee:		

Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Front yard setback area	1,237	1,237
Footprint of any structure(s)	14	106
Driveway/Parking Pad	n/a	n/a
Walkways	76	70
Other impervious cover: _____	n/a	n/a
Total Impervious Cover within Front Yard Setback:	90 7.4%	176 14.2%
Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

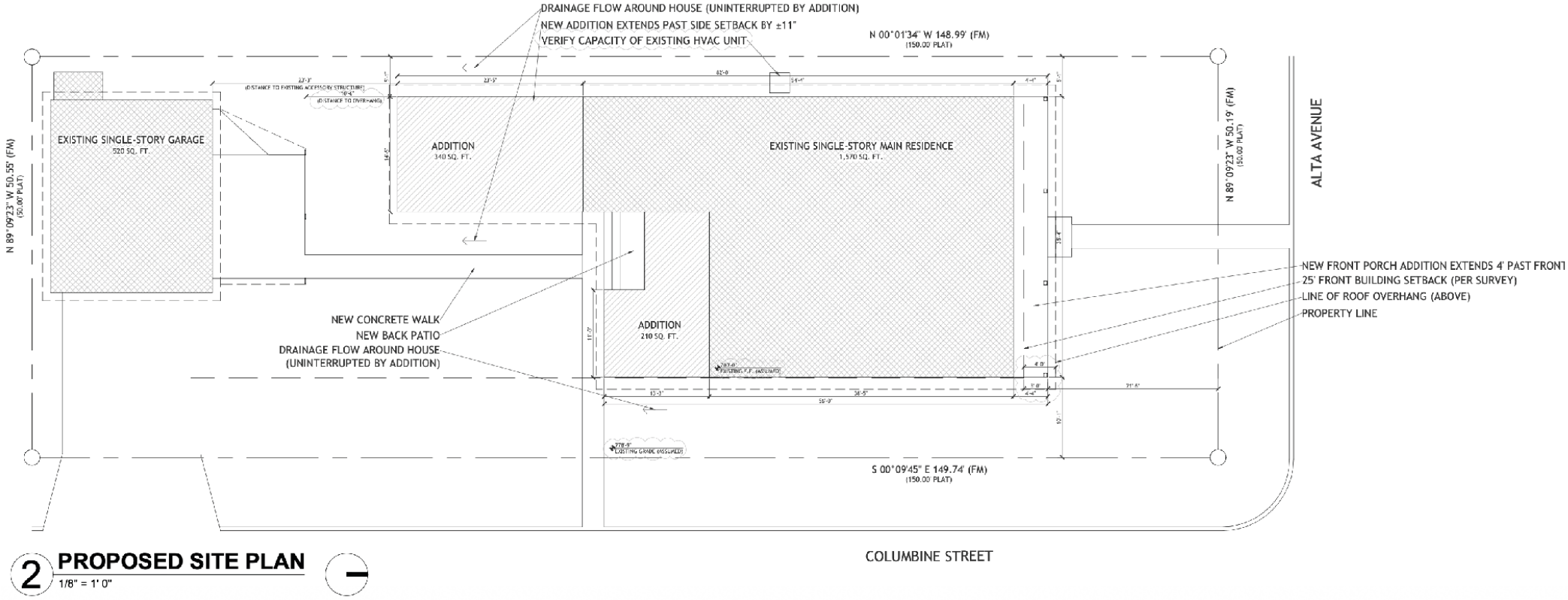
202 Alta Avenue



1 **EXISTING SITE PLAN**
1/8" = 1' 0"

existing site plan

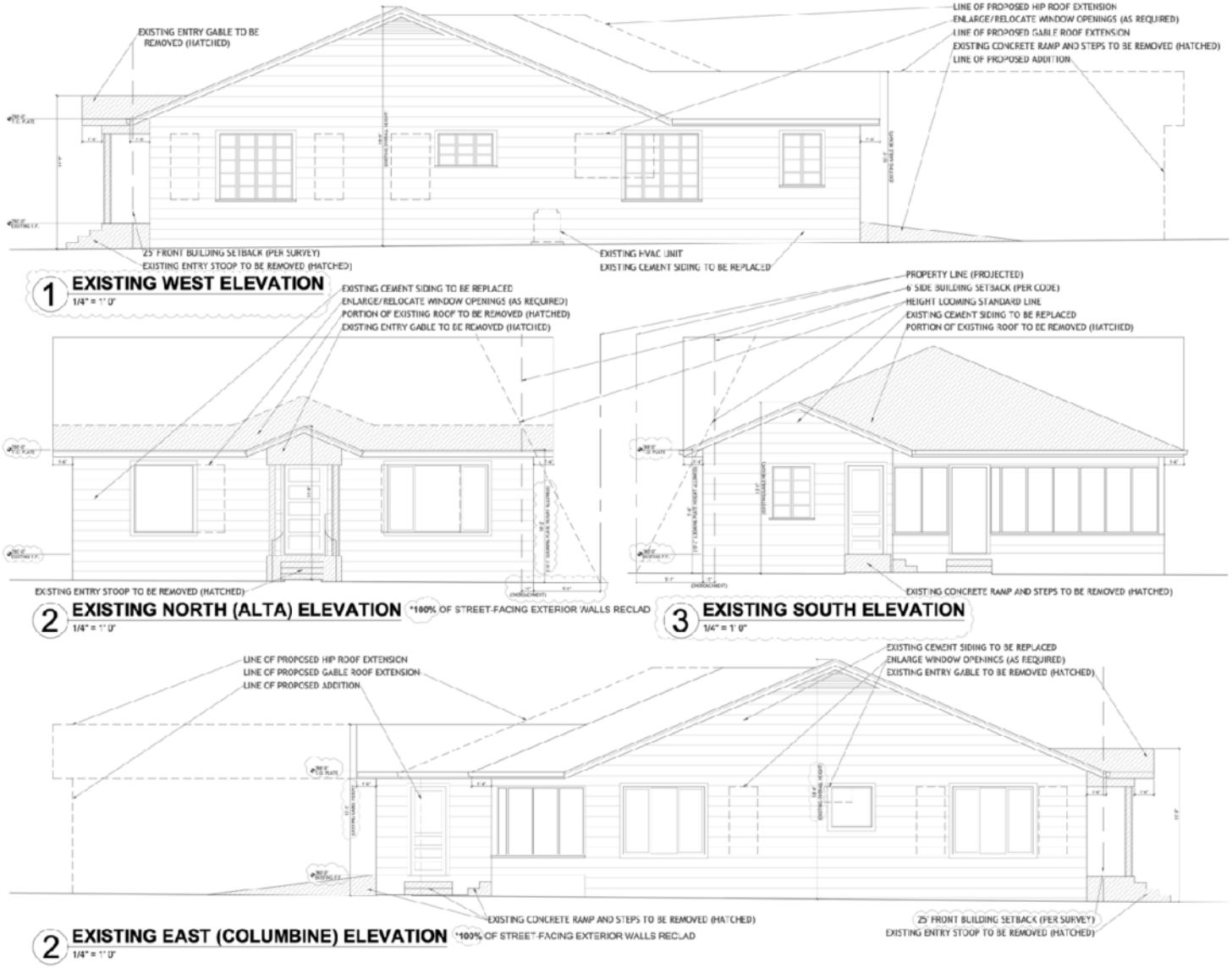
202 Alta Avenue



2 **PROPOSED SITE PLAN**
1/8" = 1' 0"

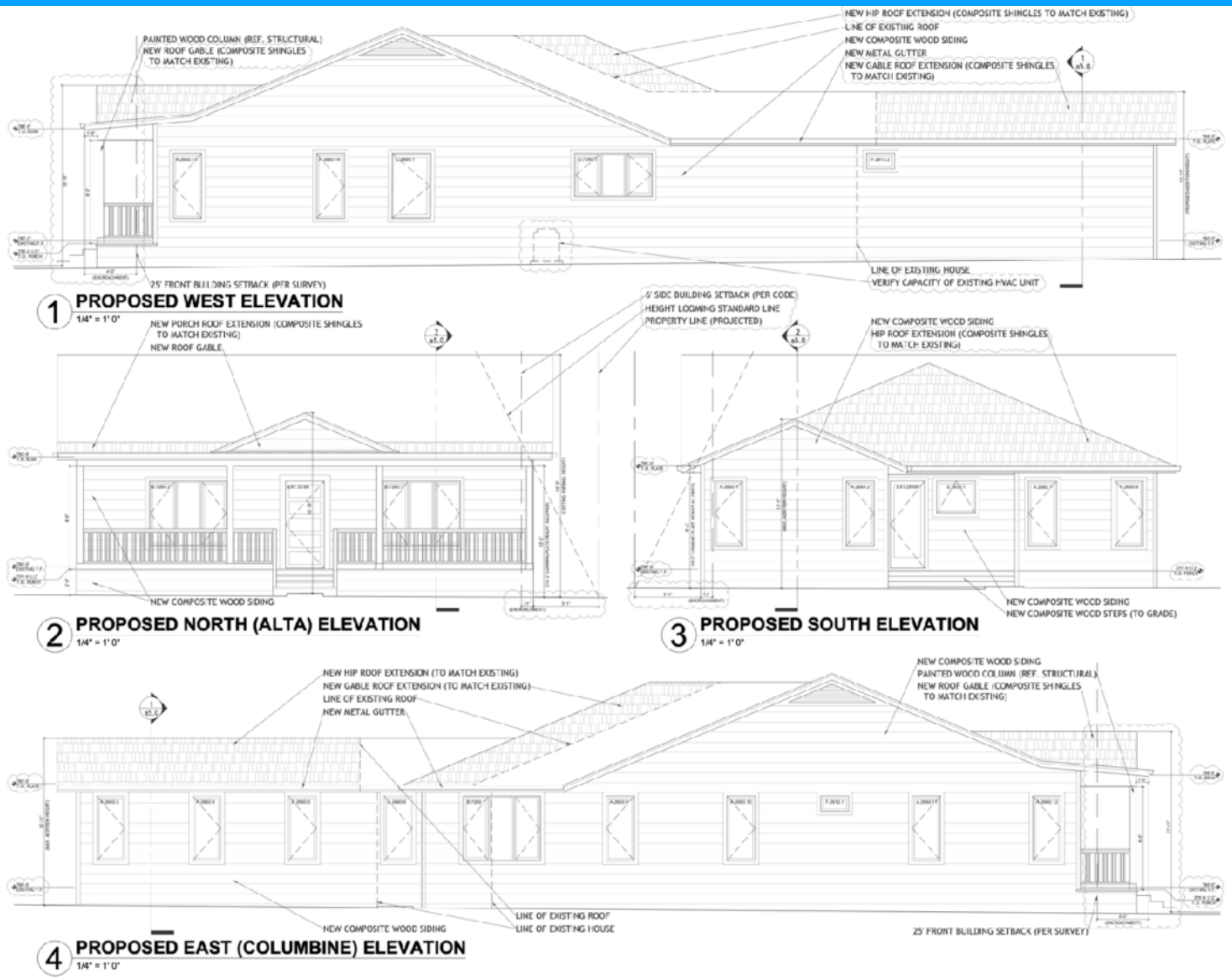
proposed site plan

202 Alta Avenue



existing elevations

202 Alta Avenue



proposed elevations