

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

Board of Adjustment Meeting Wednesday, November 05, 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**, **November 05**, **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. 2459 – 100 Castano Ave

Application of Travis Kamp of DKAM Construction, applicant, representing 6721 Broadway, owner, requesting the following variance(s) in order to demolish and build a new wall in the front yard on the property located at **CB 4024 BLK 191 LOT 8**, also known as **100 Castano Ave**, zoned MF-D:

1. The proposed wall/fence exceeds the maximum three (3) feet allowed within the minimum required portion of a front yard measured from the lower side of the wall/fence per Section 3-44(4) 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 Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (thernandez@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.



City of Alamo Heights

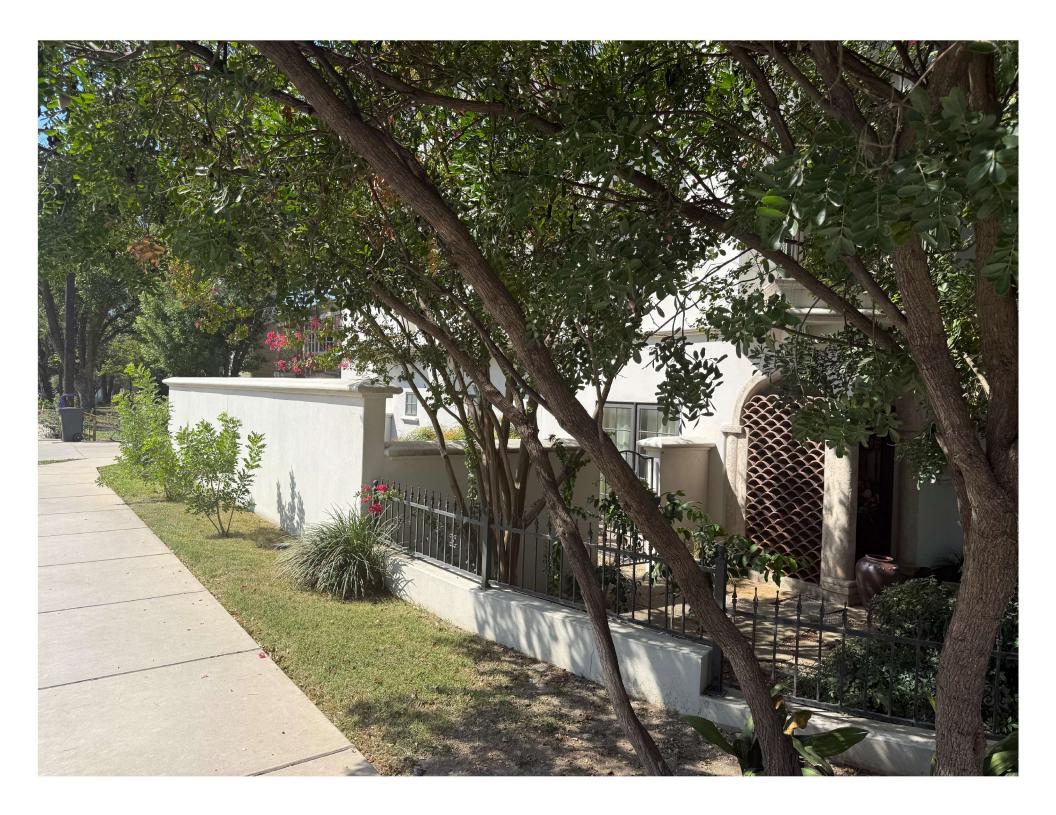
Commercial & Multi-Family Permit Application*

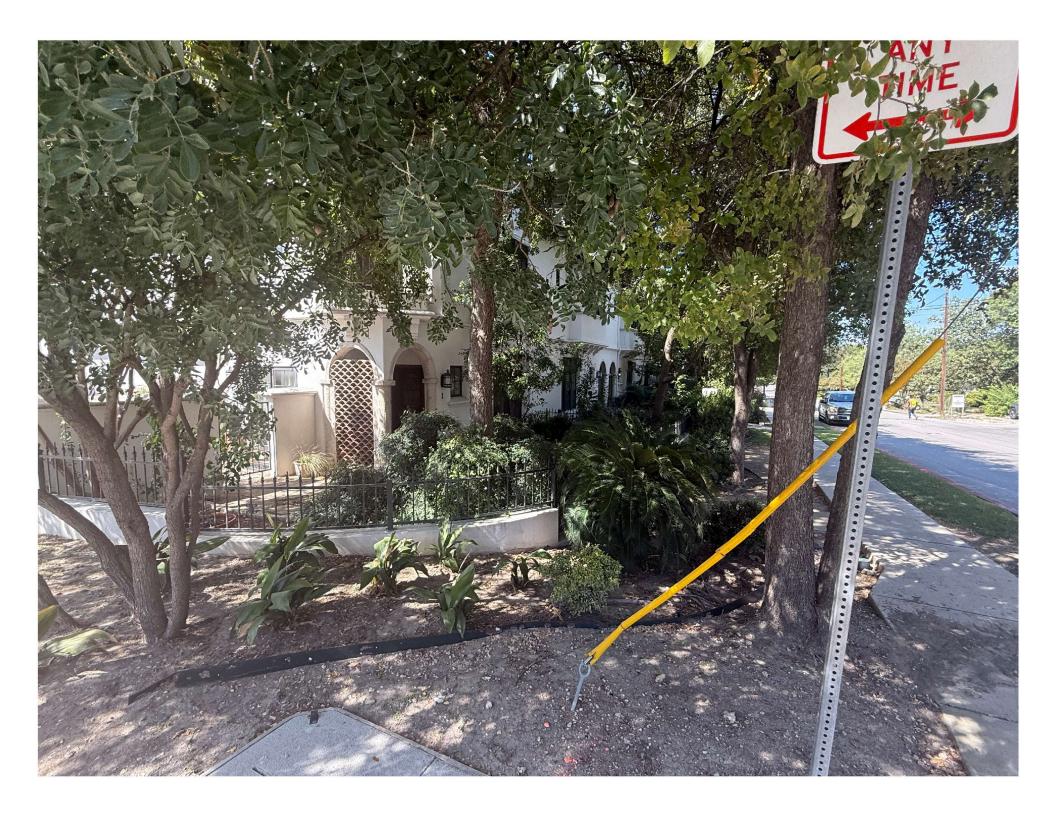
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 Broadway, Alamo Heights, Texas 78209

CDS Dept. v: (210) 826-0516 f: (210) 832-2299

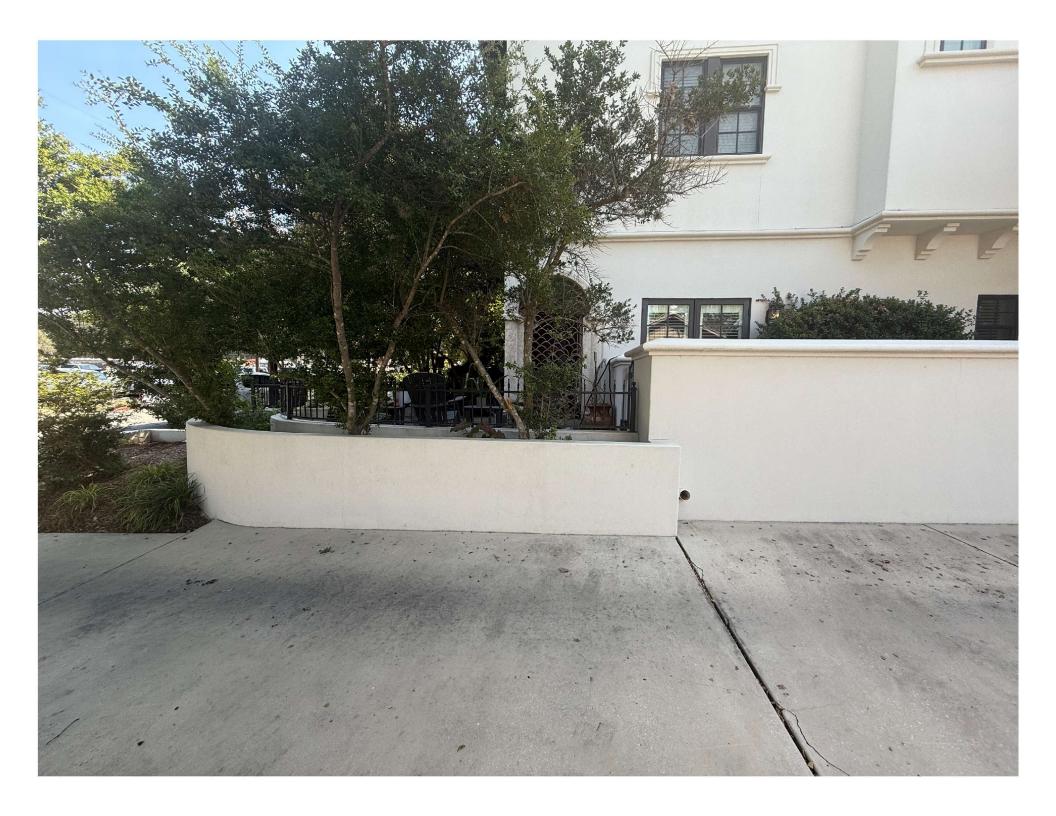
Fire Dept. v: (210) 824-1281 f: (210) 828-3006

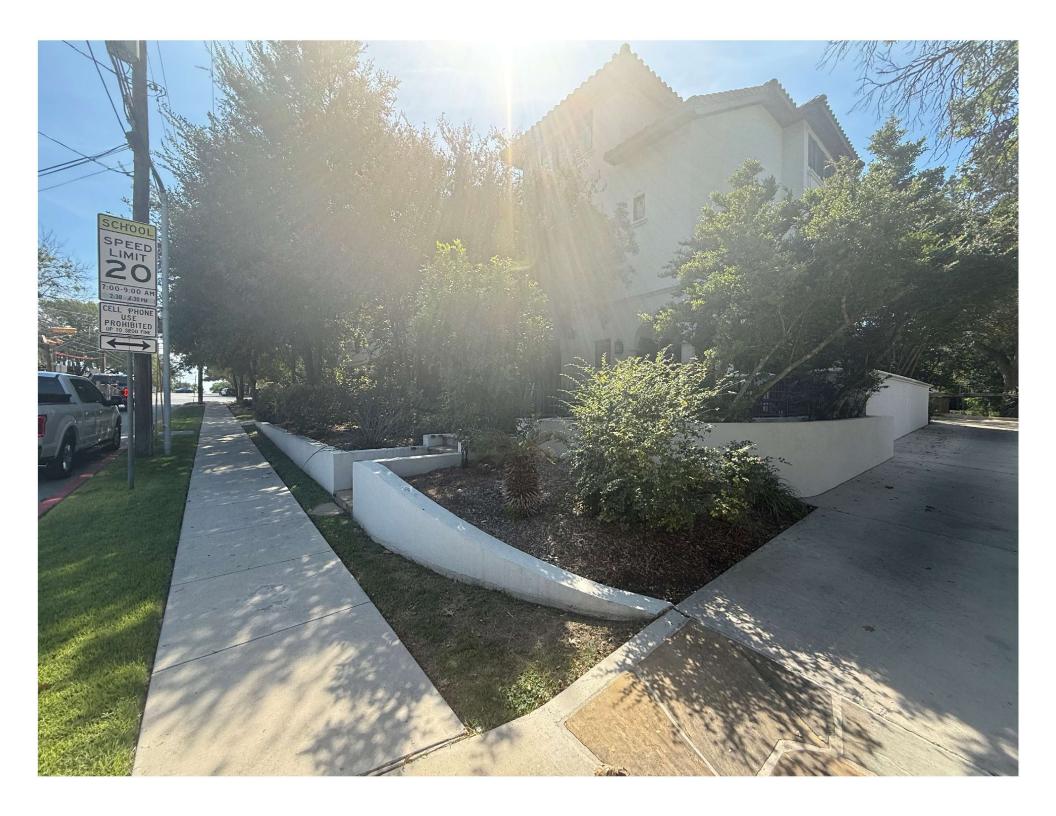
General Permit Information [Please p	orint legibly]				1 1000	# (assigned by S	iaii):
Project Address:						tion Date:	
100 CASTANO San Antonio	o TX 78209				09/	10/2025	
Land Use (please check one):	☐Multi-Family	☐ Commerci	al				
Project Type – Please check all that a	pply:						
□New construction sq. ft.	☐Addition	sq. ft.	Int. Remod	el/Alterations _		sq. ft. Dem	olition ☐Pool/Spa
☐Fence ☐Retaining Wall	☐Mechanical	☐Electrical	□Plumbing	Sewer	□Gas	□Irrigation	□Landscape
☐Tree Pruning/Removal	Other						
Fire – Please check all that apply:						License	e #:
Automatic Fire Extinguishing S	ystem:					Exp. Da	te:
□New □Modification w/			cation w/o head	tion w/o heads		□Vent/Hood Suppression	
Fire Alarm Systems:							
☐New ☐Modification							
☐Hazardous/Hot Work		Other					
Materials (if applicable): Roof	Exterio	or Walls	Fo	oundation		Flatwork	
Is the property in the 100-Year Floodpla							es? 🔲 Yes 🎵 No
Check One: Architect/Engineer Scope of Work (This section must be fi							
Remove metal railing from the top of 209lf of cin	derblock wall and haul	ace is needed it away. Add app	, another sheet roximately 40" of n	t may be attach new cinder block to	top of 209 f o	f existing wall. Add 2	09If of prefabricated top
Remove metal railing from the top of 209lf of cin Plaster 209lf of new wall and top cap.Prime and p	derblock wall and haul paint new wall.	it away. Add app	roximately 40" of n	iew cinder block to	top of 209lf o		
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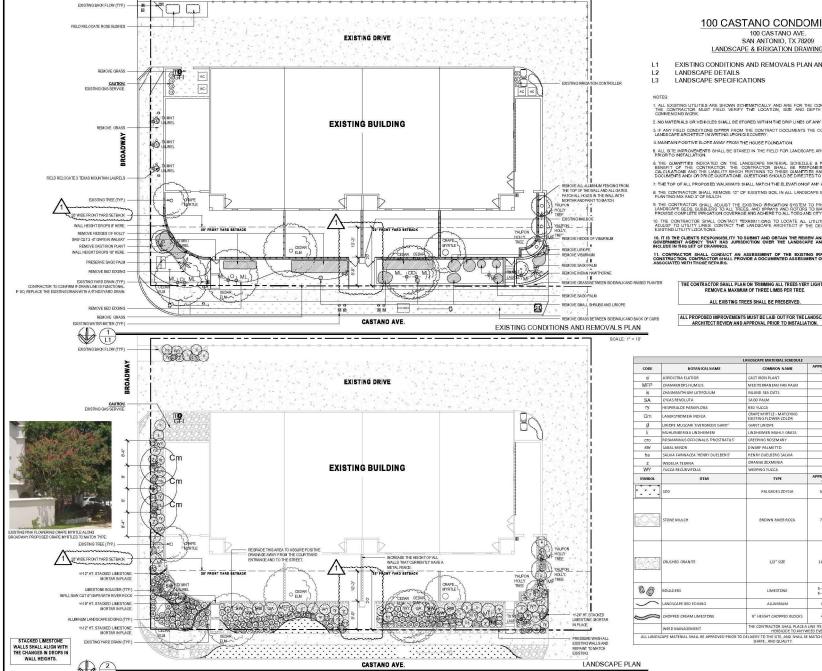












100 CASTANO CONDOMINIUMS

100 CASTANO AVE. SAN ANTONIO, TX 78209 LANDSCAPE & IRRIGATION DRAWING INDEX

- EXISTING CONDITIONS AND REMOVALS PLAN AND LANDSCAPE PLAN

1, ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S REFERENCE ONLY. THE CONTRACTOR MUST FIELD VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK.

- 2. NO MATERIALS OR VEHICLES SHALL BE STORED WITHIN THE DRIP LINES OF ANY EXISTING TREES.
- 3. IF ANY FIELD CONDITIONS DIFFER FROM THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING UPON DISCOVERY.
- 4. MAINTAIN POSITIVE SLOPE AWAY FROM THE HOUSE FOUNDATION.
- ALL SITE IMPROVEMENTS SHALL BE STAKED IN THE FIELD FOR LANDSCAPE ARCHITECT OR OWNER APPROVAL PRIOR TO INSTALLATION.
- 6 THE QUARTITIES INCICATED ON THE LANGUAGE MATERIAL SPECIALE 8 PLAN ARE PROVICED FOR THE BESTEPT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE REPORTED FOR 18 OWN QUART CALCULATIONS AND THE LANGUITY WHICH FERTAND TO THISS GUARTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND OF REPICE QUARTITIONS. QUESTIONS SHOULD BE DISCIPLED THO THE UNDESCAPE ARCHITECT
- 7. THE TOP OF ALL PROPOSED WALKWAYS SHALL MATCH THE ELEVATION OF ANY ADJACENT PAVING.
- B. THE CONTRACTOR SHALL REMOVE 12" OF EXISTING SOIL IN ALL LANDSCAPE BEDS AND REPLACE WITH 9" OF PLANTING MIX AND 3" OF MULCH.

THE CONTRACTOR SHALL PLAN ON TRIMMING ALL TREES VERY LIGHTLY.
REMOVE A MAXIMUM OF THREE LIMBS PER TREE.

ALL EXISTING TREES SHALL BE PRESERVED.

ALL PROPOSED IMPROVEMENTS MUST BE LAID OUT FOR THE LANDSCAPE

CODE	BOTANICAL NAME	COMMON NAME	APPROXIMATE QTY.	COMMENTS	
ci	ASPIDISTRA ELATIOR	CAST IRON PLANT	38	3 GALLON, 24" DIA. X 24" HT.	
MEP	CHAMAER DPS HUMILIS	MEDITERRANEAN FAN PALM	3	60 GALLON, 3-3 CLR. TRUNKS	
is	CHASMANTHIUM LATIFOLIUM	INLAND SEA DATS	43	3 GALLON, 24" DIA. X 24" HT.	
SA	CYCAS REVOLUTA	SAGO PALM	2	10 GALLON, 48" DIA. X 30" HT.	
ry	HESPERALDE PARVIFLORA	RED YUCCA	13	3 GALLON, 30" DIA. X 24" HT.	
Cm	LAGERSTROMEIA INDICA	CRAPE MYRTLE - MATCHING EXISTING FLOWER COLOR	3	45 GALLON, MULTI-STEM, 12' HT	
gl	LIRICPE MUSCARI 'EVERGREEN GIANT'	GIANT LIRIDPE	44	3 GALLON, 24" DIA: X 24" HT.	
li	MUHLENBERGIA UNDHEIMERI	LINDHEIMER MUHLY GRASS	17	3 GALLON, 36" DIA X 36" HT.	
cro	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREEPING ROSEMARY	24	3 GALLON, 18" DIA X 12" HT.	
sw	SABAL MINOR	DWARF PALMETTO	9.	10 GALLON, 48" DIA. X 30" HT.	
hs	SALVIA FARINACEA 'HENRY DUELBERG'	HENRY DUELBERG SALVIA	8	3 GALLON, 18" DIA. X 24" HT.	
z	WEDELIA TEXANA	ORANGE ZEXMENIA	9	3 GALLON, 24" DIA, X 24" HT.	
WY	YUCCA RECURVIFOLIA	WEEPING YUCCA	8	5 GALLON, 30" DIA, X 30" HT.	
SYMBOL	ITEM	TYPE	APPROXIMATE QTY.	COMMENTS	
• [•] • [S00	PALISADES ZOYSIA	520 SF		
20¢	STONE MULCH	BROWN RIVER ROCK	750 SF	3" SZE, NO CALICHE, 6" LAYER INSTALLED ON A LAYER OF DEWITT PRO NON-WOVEN LANDSCAPE FABRIC, CONTRACTOR SHAUL APPLY HERBICIDE 7 DAYS BEFORE BED PREP & AGAIN 7 DAYS BEFORE PLANTING, APPLY PRE-EMERGENT ONCE MATERIAL IS PLACED.	
	CRUSHED GRANITE	1/2" SIZE	1080 SF	2" LAYER INSTALLED ON A LAYER OF DEWITT PRO NON-WOVEN LAND SCAPE FABRIC, APPLY PRE-EMERGENT ONCE MATERIAL IS PLACED. WATER FROMMENDATIONS, APPLY PRE-EMERGENT ONCE MATERIAL IS PLACED.	
00	BOULDERS	LIMESTONE	5 - 600 lb 6 - 800 lb		
<u></u>	LANDSCAPE BED EDGING	ALUMINUM	8D LF	4" ALUMINUM, BLACK FINISH EDGING	
	CHOPPED CREAM LIMESTONE	6" HEIGHT CHOPPED BLOCKS	40LF	WALL HEIGHTS VARY, REFER TO PLAN, MORTAR LIMESTONE IN PLACE.	
	WEED MANAGEMENT	THE CONTRACTOR SHALL PLACE A	LINE ITEM IN THEIR	PROPOSAL TO APPLY A NON-SELECTIV	



HEFFNER DESIGN TEAM, PLLC

41 00 N. 22nd Stree McAllen, TX. 78504 (956) 540-7850

1777 NE Loop, Suite 600 San Antonio, TX 78217 (210) 820-2677

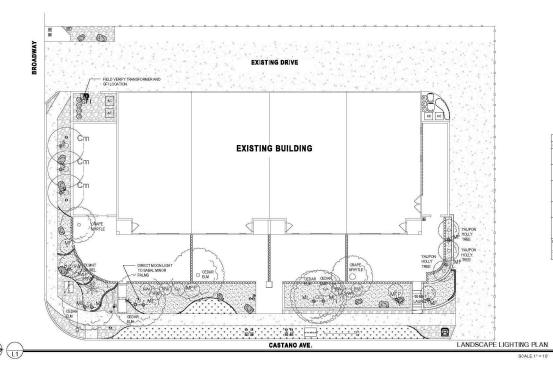


100 CASTANO CONDOMINIUMS 100 CASTANO AVE. SAN ANTONIO, TX 78209

03-25-2025 ADDENDUM NO. 1 09-25-2025 PER CITY COMMENTS 1

EXISTING CONDITIONS AND REMOVALS PLAN, AND LANDSCAPE PLAN

24-84-ML SHEET NUMBER:



LANDS CAPE LIGHTING SCHEDULE							
SYMBOL	QUANTITY ITEM		DESCRIPTION				
	4	SPOT LIGHT	AMP LIGHTING FINNACLE PRO SPOTLIGHT WITH 5W MR16 2700K LAMP, INSTALLED PER MANUFAC URER'S INSTRUCTIONS, LIGHTS TO BE INSTALLED 18" FROM THE FACE OF THE TREE.				
-∳-MF	4	MINI FLOOD LIGHT	AMP LIGHTING MINI-PINNACLE PRO WITH 3W MR11 2700K LAMP. INSTALLED PER MANUFACTURERS INSTRUCTIONS, LIGHTS TO BE INSTALLED 18* FROM THE FACE OF THE TREE.				
	6	MOON LIGHT	KICHLER 16382BK WITH 18140 LAMP (3000K, 5W, 60° BEAM) ALL TREE LIGHTS SHALL BE MOUNTED USING A NON-INVASIVE MOUNTING STRIP, FOCUS INDUSTRIES TREE MOUNT AND POLYSTRAP, FA-MOCST - TPS6BLT				
GFI₽	1	OUTDOOR RATED GFI OUTLET					
	1	TRANSFORMER	AMP 300 WATT MULTI-TAP LOW VOLTAGE TRANSFORMER WITH 62 ASTRONOMICAL TIMER. MOUNT CONTROLLER ON WALL OR ON A UNISTRUT SUPPORT 18" ABOVE FINISH GRADE.				

NOTES

ALL LANDSCAPE LIGHTING WORK TO BE PROVIDED BY AN ELECTRICIAN LICENSED BY THE STATE OF TEXAS.

QUANTITY CALCULATIONS ARE TO BE VERRIED BY THE CONTRACTOR.

ALL LANDSCAPE LIGHTING SLEEVING SHALL BE BORED.

HEFFNER DESIGN TEAM, PLLC 4100 N. 22rd Street McAllen, TX. 78804 (886) 540-7880

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100 CASTANO CONDOMINIUMS 100 CASTANO AVE. SAN ANTONIO, TX 78209

DATE DESCRIPTION
124.5020 ISSUED FOR REVIEW
224.5020 ISSUED FOR CONSTRUCTION
036-020 ACCENCIAN NO. 1

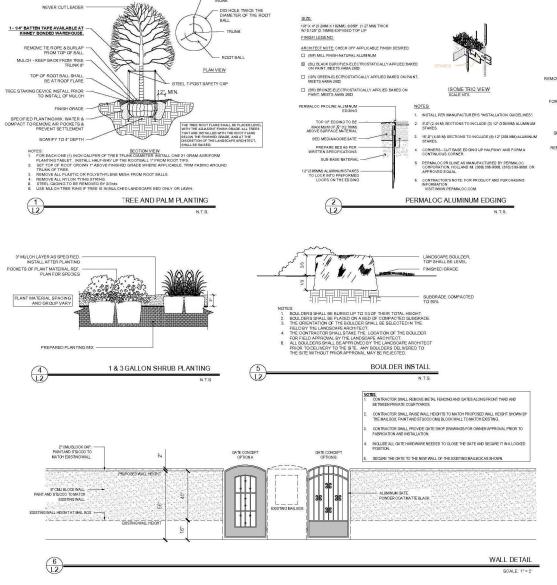
SHEET TITLE:

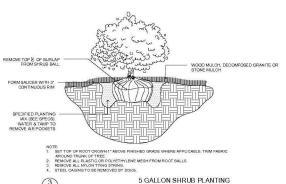
LANDSCAPE LIGHTING PLAN

Intelligency and conficiency and to a minimum of a serior result may apply of the Landscape Auchies of they are so to the project or intersect slotting project accept on general in we the Landscape Authority the Landscape Auchiest in all report controlled makes, matters in appear or processing or to proceeding and company in complete with the project

PROJECT NUMBER 24-84-ML SHEET NUMBER:

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HEFFNER DESIGN

TEAM, PLLC

41 DO N. 22nd Street McAllen, TX. 78504 (956) 540-7850

1777 NE Loop, Suite 600 San Antonio, TX 78217 (210) 820-2677



PROJECT:

100 CASTANO CONDOMINIUMS 100 CASTANO AVE. SAN ANTONIO, TX 78209

LANDSCAPE DETAILS

SHEET TITLE:

PROJECT NUM 24-84-ML SHEET NUMBER:

L2