



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, (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.



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 print legibly]		Permit # (assigned by Staff):
Project Address: 100 CASTANO San Antonio TX 78209		Application Date: 09/10/2025
Land Use (please check one): ☐ Multi-Family ☐ Commercial		
Project Type – Please check all that apply:		
☐ New construction _____ sq. ft. ☐ Addition _____ sq. ft. ☐ Int. Remodel/Alterations _____ sq. ft. ☐ Demolition ☐ Pool/Spa		
☐ Fence ☒ Retaining Wall ☐ Mechanical ☐ Electrical ☐ Plumbing ☐ Sewer ☐ Gas ☐ Irrigation ☐ Landscape		
☐ Tree Pruning/Removal ☐ Other _____		
Fire – Please check all that apply:		License #: _____
Automatic Fire Extinguishing System:		Exp. Date: _____
☐ New ☐ Modification w/ heads ☐ Modification w/o heads ☐ Vent/Hood Suppression		
Fire Alarm Systems:		
☐ New ☐ Modification		
☐ Hazardous/Hot Work _____ ☐ Other _____		
Materials (if applicable): Roof _____ Exterior Walls _____ Foundation _____ Flatwork _____		
Is the property in the 100-Year Floodplain? ☐ Yes ☒ No		Does this project involve any removal of trees? ☐ Yes ☒ No
Check One: ☐ Architect/Engineer ☒ Registered Contractor ☐ Home/Property Owner*		
Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.) <u>Remove metal railing from the top of 209lf of cinderblock wall and haul it away. Add approximately 40" of new cinder block to top of 209lf of existing wall. Add 209lf of prefabricated top plaster 209lf of new wall and top cap. Prime and paint new wall.</u>		
Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Footprint of all structures		
Driveway/Parking Pad		
Walkways		
Swimming Pool/Spa		
Other impervious cover: _____		
Total Impervious Cover:		
Stormwater Development Fee:		
**Max. 85% impervious cover for MF-D. **Max. 85% impervious cover for O-1 and B Districts (see exemption Sec. 3-67)		

*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

**Projects undertaken by the home/property owner which reflect typical contractor related work such as grading, excavation, and demolition, or which utilizes equipment atypical to a home/property owners work shall be limited by the authorized hours of construction as would a typical general contractor.

I hereby acknowledge that I have read and completed this application and know the same to be true and correct. This project as submitted complies with the International Code series and NEC, as currently adopted by the City of Alamo Heights, and with the Code of Ordinances of the City of Alamo Heights. I hereby acknowledge that no work has or will commence on the proposed project until an approved permit is received. All provisions of laws and ordinances governing the proposed work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.



Signature of Property Owner (if applicable)

Date: 09/10/2025

Signature of Permit Applicant
Permit Applicant is ☐ Architect/Engineer, ☒ Registered Contractor, or ☐ Authorized Agent

Date: _____













HEFFNER DESIGN
TEAM, PLLC

4100 N. 22nd Street
McAllen, TX 78504
(956) 940-7000
1777 NE Loop, Suite 600
San Antonio, TX 78217
(214) 820-2677



DATE: 02-18-2025

PROJECT:
**100 CASTANO
CONDOMINIUMS**
100 CASTANO AVE.
SAN ANTONIO, TX 78209

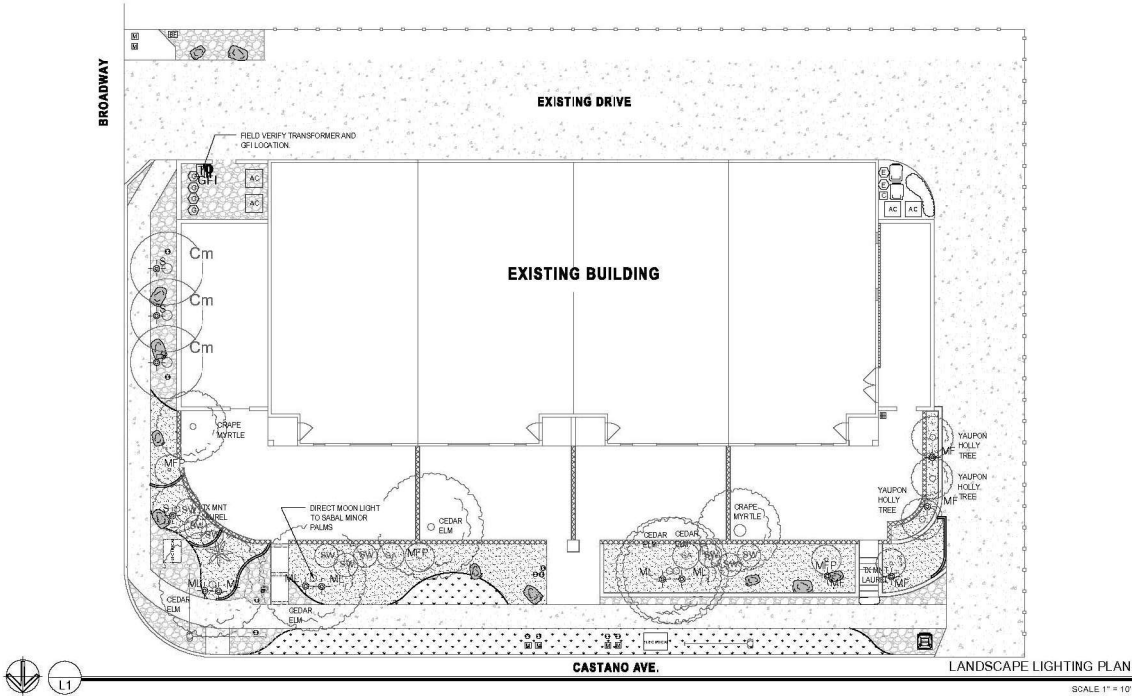
DATE	DESCRIPTION
12/15/2024	ISSUED FOR REVIEW
02/18/2025	ISSUED FOR CONSTRUCTION
02-25-2025	ADDENDUM NO. 1

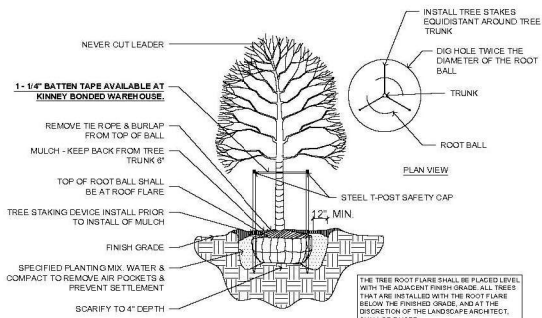
SHEET TITLE:
**LANDSCAPE
LIGHTING PLAN**

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HEFFNER DESIGN TEAM, PLLC. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HEFFNER DESIGN TEAM, PLLC.

PROJECT NUMBER:
24-04-M
SHEET NUMBER:

L1.1



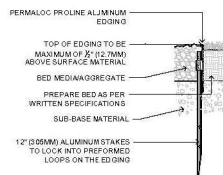


- NOTES:
- FOR EACH ONE (1) INCH CALIPER OF TREE TRUNK DIAMETER INSTALL ONE (2) 21 G/AM AGRIFORM PLANTING TABLET. INSTALL HALF WAY UP THE ROOTBALL 1\"/>

1 TREE AND PALM PLANTING
N.T.S.

3/2\"/>

- ARCHITECT NOTE: CHECK OFF APPLICABLE FINISH DESIRED
- ☐ (M) MILL FINISH NATURAL ALUMINUM
 - ☐ (B) BLACK DUROFLEX ELECTROSTATICALLY APPLIED BAKED ON PAINT. MEETS AAMA 2603
 - ☐ (O) GREEN ELECTROSTATICALLY APPLIED BAKED ON PAINT. MEETS AAMA 2603
 - ☐ (S) BRONZE ELECTROSTATICALLY APPLIED BAKED ON PAINT. MEETS AAMA 2603

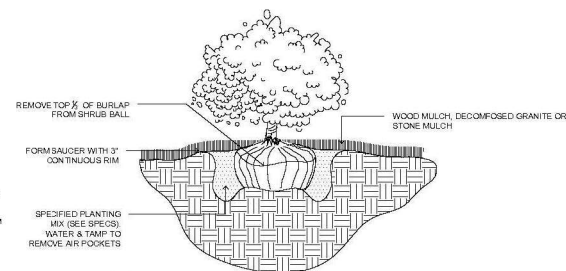


- NOTES:
- INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
 - 8\"/>

2 PERMALOC ALUMINUM EDGING
N.T.S.

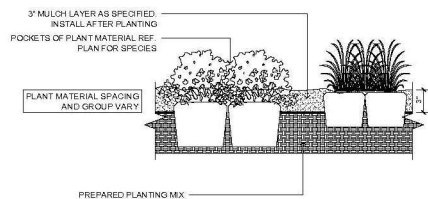


ISOMETRIC VIEW
SCALE: NTS

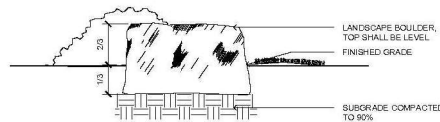


- NOTE:
- SET TOP OF ROOT CROWN 1\"/>

3 5 GALLON SHRUB PLANTING
N.T.S.



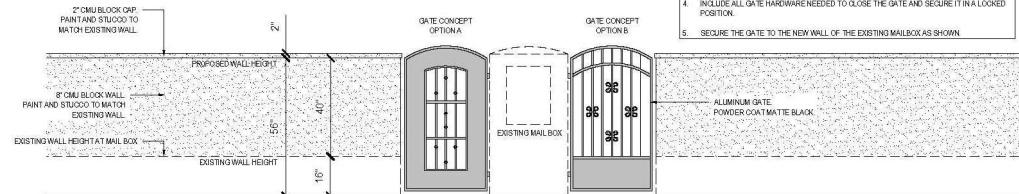
4 1 & 3 GALLON SHRUB PLANTING
N.T.S.



- NOTES:
- BOULDERS SHALL BE BURIED UP TO 1/3 OF THEIR TOTAL HEIGHT.
 - BOULDERS SHALL BE PLACED ON A BED OF COMPACTED SUBGRADE.
 - THE ORIENTATION OF THE BOULDER SHALL BE SELECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL STAKE THE LOCATION OF THE BOULDER FOR FIELD APPROVAL BY THE LANDSCAPE ARCHITECT.
 - ALL BOULDERS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE. ANY BOULDERS DELIVERED TO THE SITE WITHOUT PRIOR APPROVAL MAY BE REJECTED.

5 BOULDER INSTALL
N.T.S.

- NOTES:
- CONTRACTOR SHALL REMOVE METAL FENCING AND GATES ALONG FRONT YARD AND BETWEEN PRIVATE COURTYARDS
 - CONTRACTOR SHALL RAISE WALL HEIGHTS TO MATCH PROPOSED WALL HEIGHT SHOWN BY THE MAIL BOX. PAINT AND STUCCO CMU BLOCK WALL TO MATCH EXISTING.
 - CONTRACTOR SHALL PROVIDE GATE SHOP DRAWINGS FOR OWNER APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
 - INCLUDE ALL GATE HARDWARE NEEDED TO CLOSE THE GATE AND SECURE IT IN A LOCKED POSITION.
 - SECURE THE GATE TO THE NEW WALL OF THE EXISTING MAILBOX AS SHOWN.



6 WALL DETAIL
SCALE: 1\"/>



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Robert H. Heffner
DATE: 02-18-2025

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

DATE	DESCRIPTION
12/15/2024	ISSUED FOR REVIEW
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SHEET TITLE:
LANDSCAPE DETAILS

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PROJECT NUMBER:
24-04-M
SHEET NUMBER:
L2