



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

Board of Adjustment Meeting
Wednesday, May 07, 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, May 07, 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.

***INSTRUCTIONS FOR TELECONFERENCE:** The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1- 346-248-7799 and enter access number 893 9488 9735#. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.*

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

Case No. 2441 – 140 Castano Ave

Application of Alejandra Acuna of the Thorn Group, applicant, representing Nicholas Steven George Tucker and Alyson Mary Tucker, owners, requesting the following self-identified variance(s) in order to construct a rear addition to the main structure on the property located at **CB 4024 BLK 191 LOT 1**, also known as **140 Castano Ave**, zoned SF-A:

1. A proposed 17ft 9in rear yard setback to the main structure instead of the minimum 20ft required per Section 3-16(1) 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 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.

CASTANO RESIDENCE

140 CASTANO AV.
Alamo Heights, 78209



Variance Request - Rear Setback Adjustment 140 Castano Ave, Alamo Heights, TX

Dear City of Alamo Heights Planning and Development Department / Board of Adjustment,

The proposed project is located at the corner property of **140 Castano Avenue**, within the City of Alamo Heights. The lot currently includes an existing residence with a total area of 2,865 square feet.

The scope of the project involves an **addition of 720 square feet** to the existing home, as well as the construction of a 546-square-foot two-car garage. All new construction will utilize the same exterior finishes and materials to ensure consistency with the original structure.

This request is for a **variance related to the rear setback requirement**. While the front of the property faces Castano Avenue, the rear setback currently required is **20 feet**, as stated in IBC Section 3-16 (1). We are requesting a minor adjustment to reduce the rear setback to **17 feet 9 inches**.

Please note, this request does not increase the total square footage of the planned addition. The variance is being requested solely to allow for the extension of a single wall, which will exceed the existing rear setback by **2 feet 3 inches**, as shown in the drawings.

We appreciate your consideration of this request and your continued support of development projects that maintain the character and integrity of the Alamo Heights community.

Sincerely,

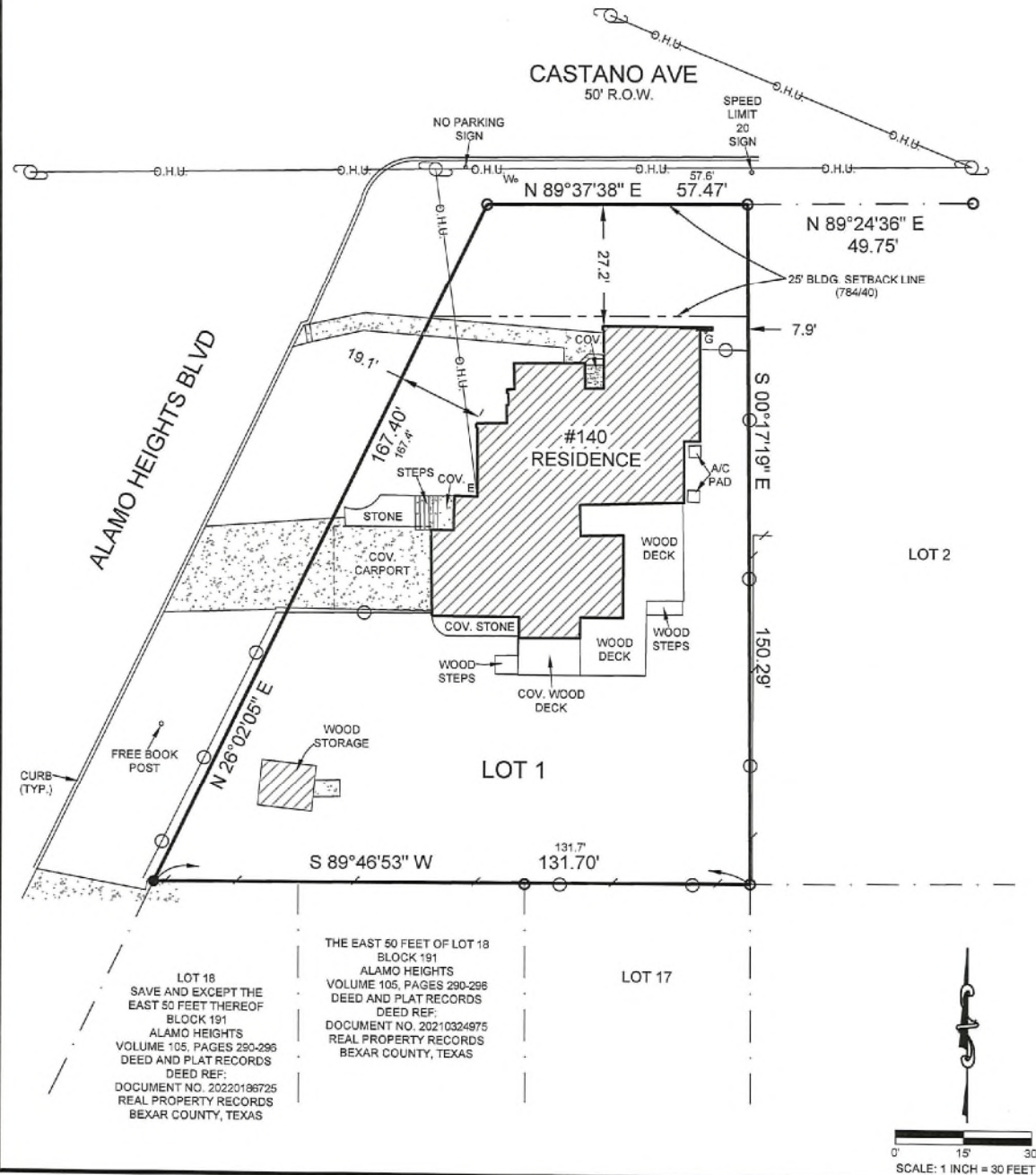
Alejandra Acuna
Project Manager
+1 210-222-0194
alejandra@thethorngroup.com

EXISTING PHOTOGRAPH



NOTES:

1. PROPERTY OWNER(S) AND/OR BUILDER(S) SHALL REVIEW MUNICIPAL/CITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SETBACK LINE REQUIREMENTS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.
2. ONLY VISIBLE IMPROVEMENTS SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS).



SURVEY OF: LOT 1, BLOCK 191, ALAMO HEIGHTS, AN ADDITION TO THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

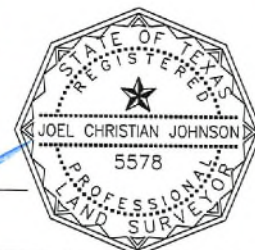
ADDRESS 140 CASTANO AVE, ALAMO HEIGHTS, TX 78209

JOB NO. 561-080

CERTIFIED TO: NICHOLAS STEVEN GEORGE TUCKER AND ALYSON MARY TUCKER
JEFFERSON BANK; TITLE RESOURCES GUARANTY COMPANY

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION.

[Signature]
JOEL CHRISTIAN JOHNSON, R.P.L.S.



OCTOBER 2, 2024
DATE:



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78202
(210) 545-1122 Fax (210) 545-9302 www.mboengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 19011709

CASTANO RESIDENCE

140 CASTANO AVE
Alamo Heights, Texas 78209



INDEX OF DRAWINGS

ARCHITECTURAL

A001 OVERALL SITE PLAN
A002 DEMO PLAN
A101 FIRST FLOOR
A103 ELECTRICAL PLAN
A105 ROOF PLAN
A201 EXTERIOR ELEVATIONS

ARCHITECTURAL

A202 EXTERIOR ELEVATIONS
A301 BUILDING SECTIONS AND DETAILS
A302 BUILDING SECTIONS AND DETAILS
A401 INTERIOR ELEVATIONS
A601 WINDOW & DOOR SCHEDULES

ARCHITECT

THORN ARCHITECTS
115 MONTECLAIR ST
San Antonio, Texas 78209
PH: (210) 222-0194

STRUCTURAL

STEVENS COURT ENGINEERING
15302 THORNBRIDGE LANE
San Antonio, Texas 78232
PH: (210) 481-2533

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 STANDARD MECHANICAL CODE
1997 STANDARD PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 STANDARD FIRE PREVENTION CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE

AUTHORITY HAVING JURISDICTION

ALAMO HEIGHTS
8118 BROADWAY
SAN ANTONIO, TEXAS 78209
(210) 822-2591

PROPOSED PROJECT DESCRIPTION

2 STORY BUILDING AND CONSTRUCTION OF A POOL CABANA ON A CONCRETE SLAB AND MISC. LANDSCAPE IMPROVEMENTS

ESTIMATED GROSS SQUARE
FOOTAGE:

GENERAL SPACE DESCRIPTION	SOURCE FOOTAGE
GARAGE	240 SF
1ST FLOOR	220 SF
TOTAL:	720 SF

GENERAL NOTES

- CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, CURRENT EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY OTHER CODES OR ORDINANCES APPLY, AND CONFORMING TO THEM.
- ISSUANCE OF PLANS FROM THIS DESIGNER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL WORK MUST BE DONE IN STRICT ACCORDANCE WITH CITY BUILDING CODES, ZONING ORDINANCES, MECHANICAL, ELECTRICAL, AND PLUMBING CODES, FIRE CODES AND CITY, STATE, OR FEDERAL ACCESSIBILITY CODES.
- ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
- ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
- IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DESIGNER'S OFFICE, THE DESIGNER SHALL NOT BE HELD RESPONSIBLE.
- PRIOR TO BEGINNING ANY WORK, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO VERIFY ALL FIELD CONDITIONS, EXISTING AND NEW, AFFECTING WORK TO BE DONE, INCLUDING BUT NOT LIMITED TO EXACT LOCATION OF ALL CONSTRUCTION, ALL SETBACKS, BASEMENTS, UTILITIES & EXISTING TREES, EXISTING AND NEW FINISH GRADES & APPROACHES AND ANY MISCELLANEOUS CONDITIONS RELEVANT TO THE WORK TO BE DONE. BUILDER SHALL IMMEDIATELY NOTIFY THE DESIGNER'S OFFICE OF ANY PROBLEMS, ANY INCONTRADICTIONS BETWEEN EXISTING CONDITIONS AND WORK TO BE DONE, ANY INCONTRADICTIONS BETWEEN VARIOUS PARTS OF THESE DRAWINGS, OR FOR CLARIFICATION REQUIRED TO PROCEED WITH WORK AS INDICATED.
- ALL CONTRACTORS AND TRADERS SHALL VERIFY CONDITIONS AFFECTING THEIR WORK, INCLUDING DIMENSIONS, CLEARANCES, LOCATIONS, MATERIALS, ETC., AND SHALL VERIFY AND PROVIDE COORDINATION AS NECESSARY BETWEEN THEIR WORK AND ALL OTHER WORK, TRADES, OR SPECIALTIES AS REQUIRED.
- SUPPLEMENTARY ITEMS SUCH AS TRIMS, GROUNDS, CAULKING, FRAMING, SETTING, CONNECTORS, BLOWING, PRIMING, ETC., NECESSARY TO PROPERLY EXECUTE ALL WORK TO BE DONE OR REASONABLY IMPLIED IN THESE PLANS, INCLUDING MISCELLANEOUS ITEMS, SHALL BE THE TRADE PRACTICES AND NORMALLY USED TO PRODUCE A COMPLETE AND FINISHED PRODUCT, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- ALL WORK ON THE JOB SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY CODES, REGULATIONS, OR ORDINANCES AND IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE CONFORMANCE TO ALL SAFETY RULES, REGULATIONS, AND FURTHER TO IMMEDIATELY CORRECT ANY UNSAFE OR NON-COMPLYING CONDITION AND SHALL DOCUMENT THAT SUCH CONDITION HAS BEEN CORRECTED.
- BUILDER SHALL BE RESPONSIBLE FOR ALL REQUIRED INSPECTIONS AND SHALL NOT COVER ANY WORK REQUIRING INSPECTIONS UNTIL AFTER ALL REQUIRED INSPECTIONS ARE MADE AND WORK IS ACCEPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR MECHANICAL AND ELECTRICAL WORK, INCLUDING ALL DOCUMENTATION, DIAGRAMS, OR CALCULATIONS REQUIRED TO OBTAIN THOSE PERMITS, IF NOT PROVIDED IN M.E.P. PACKAGE.
- ELECTRICAL CONTRACTOR SHALL LABEL ALL CIRCUITS ON ELECTRICAL PANELS AND PROVIDE TO THE OWNER A DIAGRAM WITH ROOM NAMES AND/OR NUMBERS WITH A COMPLETE DESCRIPTION OF ALL CIRCUITS.
- PROVIDE SMOOTH TRANSITION BETWEEN ALL ADJACENT SURFACES CENTER FLOOR TRANSITIONS UNDER DOOR WHEN POSSIBLE.
- PROVIDE BLOCKING AT ALL CABINET AND SHELVING.
- THE BUILDER SHALL BE RESPONSIBLE FOR COORDINATING ALL DOCUMENTS ASSOCIATED WITH THE PROJECT WITH SUB-CONTRACTORS. BUILDER SHOULD ENSURE THAT ALL SUBS RECEIVE THE ENTIRE SET OF DRAWINGS AND SPECS IF ANY. DESIGNER'S OFFICE WILL NOT PROVIDE DOCUMENTS TO SUBS.
- BUILDER TO COORDINATE ALL WORK IN A MANNER THAT ENSURES FUNCTIONALITY OF THE FINAL PRODUCT OR ENSURES THAT FUNCTIONALITY OF THE END PRODUCT IS COORDINATED BETWEEN BUILDER, SUBS AND SEPARATE CONTRACTORS. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR NON FUNCTIONAL OR INCOMPLETE PRODUCTS.
- PROVIDE SAFETY GLAZING AT ALL GLASS DOORS, ALL WINDOWS WITHIN A 24" ARC OF DOORS, ALL SHOWER ENCLOSURES, AND ALL WINDOWS LESS THAN 90" ABOVE BATHING STANDING SURFACES.
- PROVIDE ATTIC VENTILATION AS REQUIRED.
- ALL PLAN DIMENSIONS SHOWN TO FACE OF STUD L.I.N.O.

ELECTRICAL NOTES

(APPLY PER LOCAL CITY CODE)

- ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT NEC ELECTRICAL CODES.
- ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES BY A LICENSED CONTRACTOR WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND INSPECTIONS.
- ELECTRICAL ITEMS SHALL BE MOUNTED AT THE FOLLOWING HEIGHTS A.F.F. UNLESS NOTED OTHERWISE:
 - RECEPTACLES/OUTLETS 12"
 - TELEPHONE/OUTLETS 12"
 - BATHROOM/OUTLETS 42"
 - WASHER/DRYER RECEPTACLES 44"
 - KITCHEN COUNTER RECEPTACLES 42"
 - REFRIGERATOR RECEPTACLES 44"
 - SWITCHES FOR LIGHTS/FANS, ETC. 48"
- BATHROOM AND KITCHEN RECEPTACLES SHALL BE GFI.
- EXTERIOR RECEPTACLES SHALL BE GFI AND WEATHER PROTECTED.
- SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING AREAS A MINIMUM OF 7'-0" FROM DUCT OPENINGS AND SHALL BE PERMANENTLY HARD WIRED WITH A BATTERY BACKUP.
- VENT ALL GAS OUT.
- WHERE APPLICABLE COORDINATE ALL APPLIANCE POWER REQUIREMENTS PER MANUFACTURER'S REQUIREMENTS PRIOR TO ORDERING MATERIALS.

TA
THORN
ARCHITECTS



07/03/02

CASTANO RESIDENCE
140 CASTANO AV., SAN ANTONIO, TEX 78209

N.O.	Revisions	Date
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Drawn: AA	Project No. 2413
Checked: LAT	Date: 04/17/2025

Scale: 1/4" = 1'-0"

Drawing Title: COVER

Sheet No.

G101

CASTANO RESIDENCE
140 CASTANO AV., SAN ANTONIO, TEX 78209

N. o.	Revisions	Date
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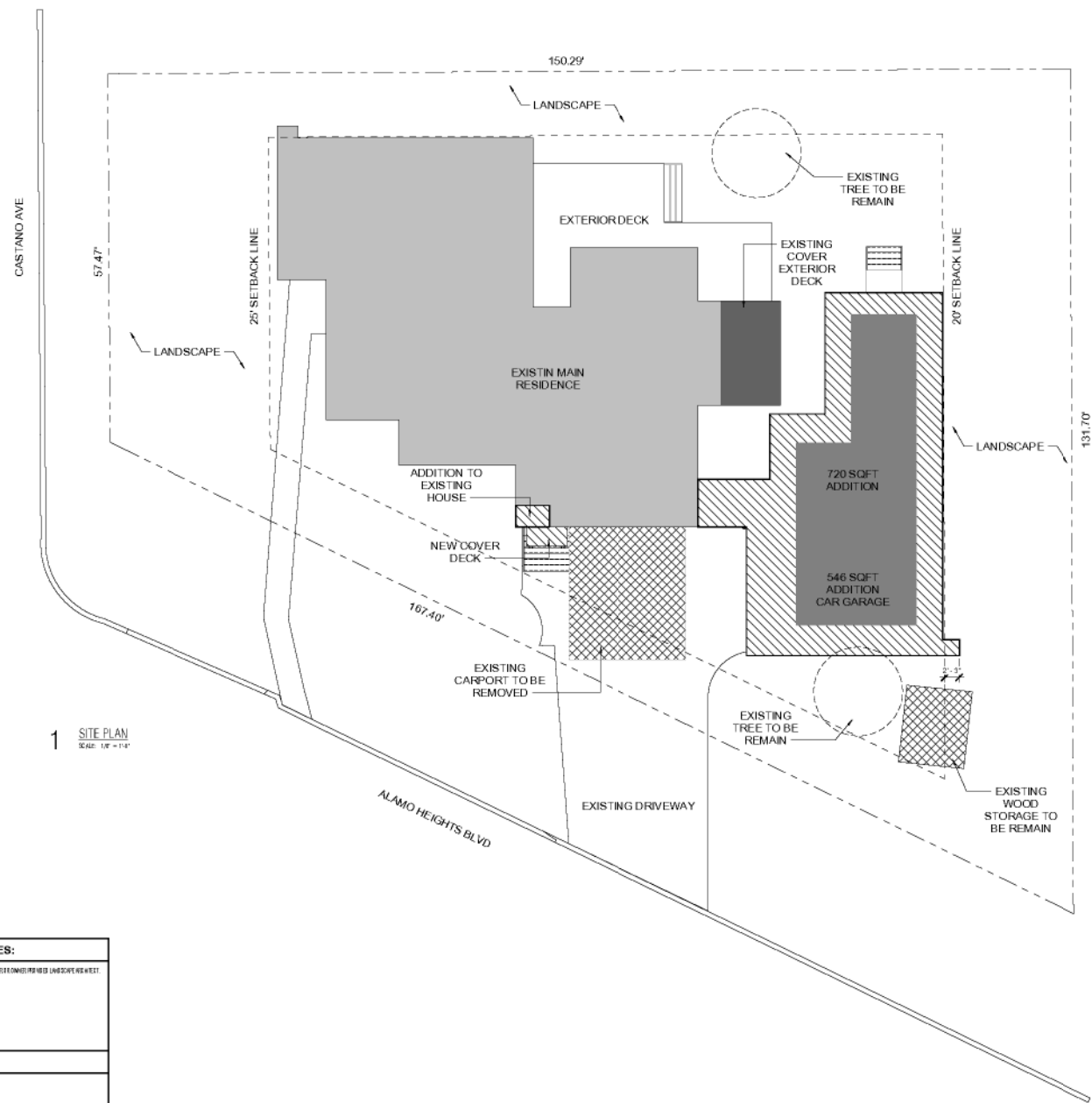
Drawn: AA	Project No. 2413
Checked: LT	Date: 04/17/2025

Scale:
As Indicated

Drawing Title:
OVERALL SITE PLAN

Sheet No.

A001



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

ESTIMATED GROSS SQUARE FOOTAGE:

ROOMS / ZONE / DESCRIPTION	SQUARE FOOTAGE
LANDSCAPE	546 SF
SETBACKS	300 SF
TOTAL	108 SF

GENERAL SITE PLAN NOTES:

1. VERIFY EXISTING LOCATION OF EXISTING TREES AND VEGETATION. COORDINATE NEW LANDSCAPE WITH OWNED OR ADJACENT PROPERTIES LANDSCAPE AND STREET.
2. DRAINAGE TO FOLLOW NATURAL FLOW OF THE LAND.
3. ALL SITE WORK AND DRAINAGE TO BE PROVIDED BY OWNED OR ADJACENT PROPERTIES DRAINAGE.
4. ALL GARBAGE TO BE REMOVED PRIOR TO CONSTRUCTION.
5. FINISHED FLOOR ELEVATION SHALL BE LESS THAN OR EQUAL TO ADJACENT FINISHED GRADE.

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
LOT 1 BFD 241-01