



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. 2458 – 188 E Elmview PI

Application of Sean Devins, owner, requesting the following self-identified variance(s) in order to convert the existing garage on the property located at **CB 5572 BLK 12 LOT 15**, also known as **188 E Elmview PI**, zoned SF-A:

1. Zero (0) covered parking spaces instead of the minimum two (2) required per Section 3-21 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.

Sean Devins
188 E Elmview Pl
Alamo Heights, TX 78209

Date: September 25, 2025

Board of Adjustment
City of Alamo Heights
6116 Broadway
Alamo Heights, TX 78209

RE: Request for Variance – Covered Parking Requirement (Section 3-21)

Dear Members of the Board,

I am writing to respectfully request a variance from the requirement outlined in Section 3-21 of the Alamo Heights City Code, which mandates a minimum of two covered parking spaces for residential properties. The variance is being sought in connection with proposed modifications to our property located at 188 E Elmview Pl.

Our home currently includes a circular driveway at the front of the property, which provides sufficient off-street parking for our household needs. This setup has proven to be both functional and efficient, and it ensures that vehicles are parked entirely off the street in a manner that is both safe and visually consistent with the neighborhood.

While our property technically includes a garage structure, it is not currently used for parking due to its limited functionality. The garage exits directly onto the adjacent high school property, and the configuration creates a number of practical challenges. Access is often blocked by school-related traffic, including parked vehicles and ongoing construction activity. Entering and exiting through this point is not only inconvenient but can also pose a safety risk during school hours.

Given these site-specific conditions, we believe the intent of the code—to ensure adequate, safe, and accessible parking—is already being met through our existing front circular driveway. We respectfully request that the Board consider granting a variance to allow for zero covered parking spaces under these circumstances.

Thank you for your time and consideration of our request. We are happy to provide any additional information or documentation that may assist in your review, and we look forward to the opportunity to discuss this matter further at the upcoming hearing.

Sincerely,

Sean Devins





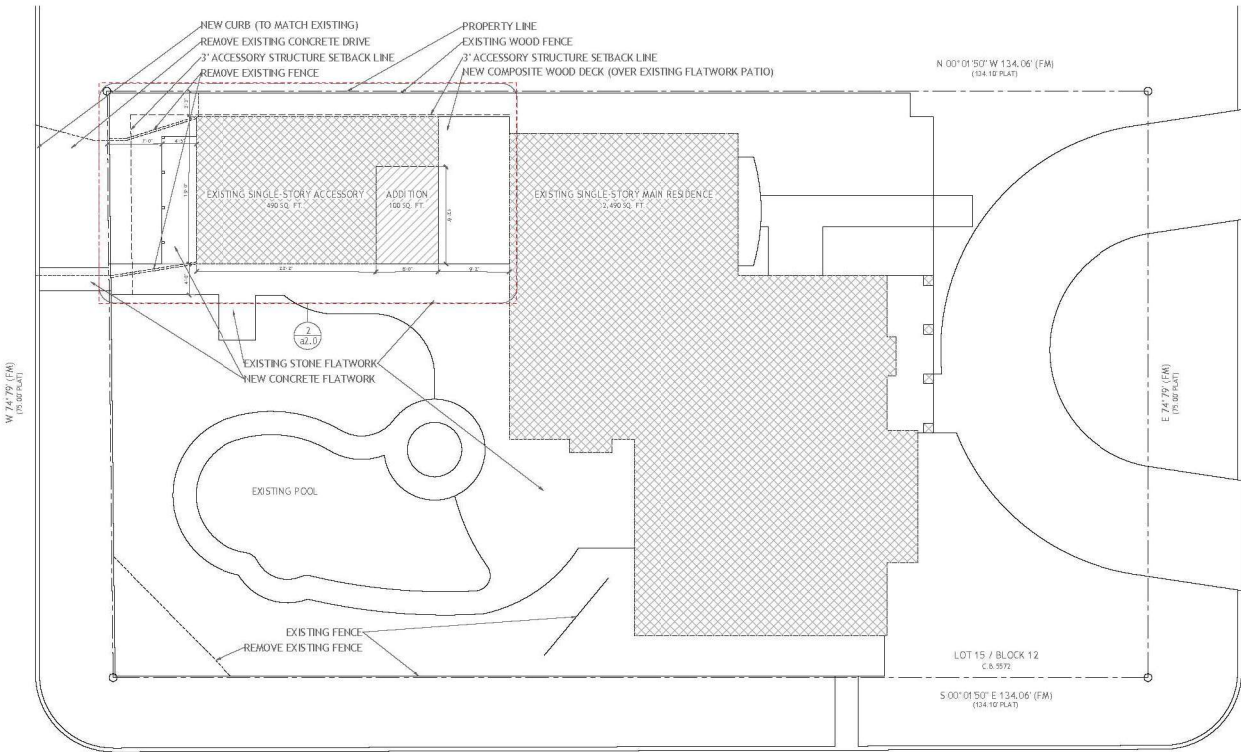
NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

ELMVIEW
CASITA

188 EAST ELMVIEW PLACE
SAN ANTONIO, TEXAS 78209

SEAN DEVINS & KATY AUCCIN
188 EAST ELMVIEW PLACE
SAN ANTONIO, TEXAS 78209
210.XXX.XXXX
OWNER

HIWORKS
8546 BROADWAY, # 232
SAN ANTONIO, TX 78217
210.390.3930
ARCHITECT



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

2504
project number
SCHEMATIC DESIGN
AUGUST 29, 2025
progress

a1.0
SITE PLAN

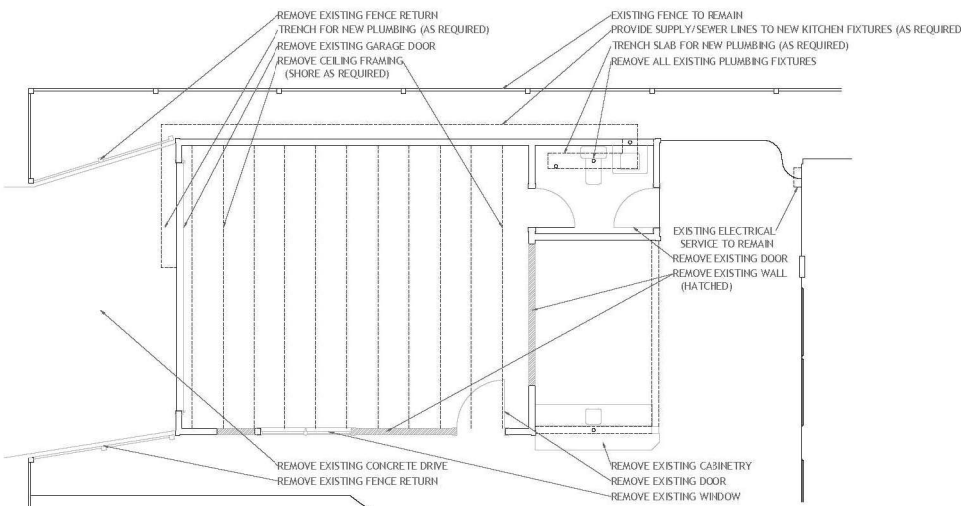
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ELMVIEW
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188 EAST ELMVIEW PLACE
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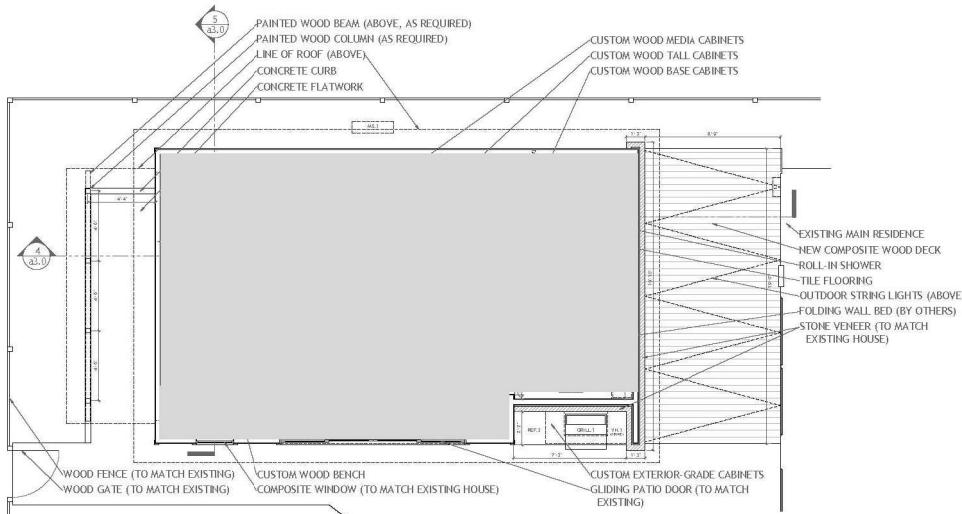
HIWORKS
8546 BROADWAY, # 232
SAN ANTONIO, TX 78217
210.390.3930
ARCHITECT



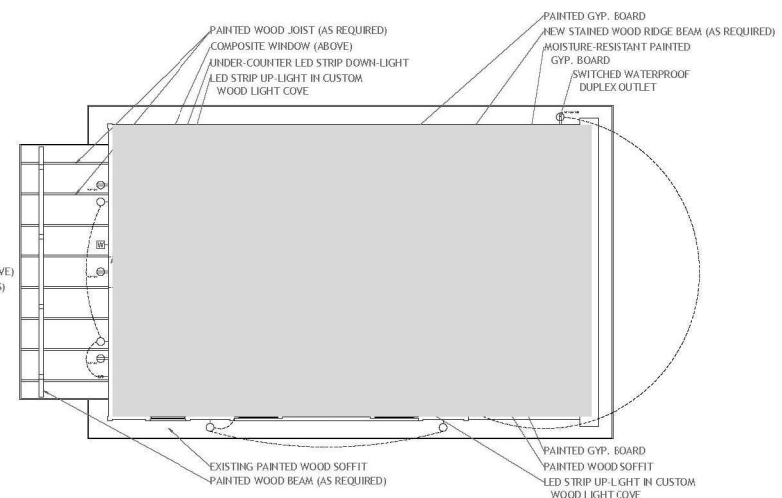
1 DEMOLITION PLAN
1/4" = 1' 0"

NOTES:
DO NOT SCALE FROM DRAWINGS
VERIFY ALL DIMENSIONS IN FIELD
COORDINATE APPLIANCE, FIXTURE, AND FINISH MATERIAL SELECTIONS WITH OWNER
ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON
DRAWING IS FOR GENERAL LOCATION ONLY

- KEY:
- CEILING FAN
 - CEILING-MOUNTED RECESSED LED LIGHTING FIXTURE
 - CEILING-MOUNTED VENT FAN / LED LIGHTING FIXTURE
 - WALL-MOUNTED LED SCONCE LIGHTING FIXTURE
 - LED STRIP LIGHTING FIXTURE
 - SINGLE SWITCH
 - 110-VOLT DUPLEX FLOOR / WALL RECEPTACLE
 - GROUND-FAULT INTERRUPT 110-VOLT DUPLEX RECEPTACLE
 - WATER-PROOF 110-VOLT DUPLEX RECEPTACLE
 - DATA / GAS / WATER CONNECTION



2 FLOOR PLAN
1/4" = 1' 0"



3 RCP / ELECTRICAL
1/4" = 1' 0"

2504
project number
SCHEMATIC DESIGN
AUGUST 29, 2025
project

a2.0
PLANS

ELMVIEW CASITA

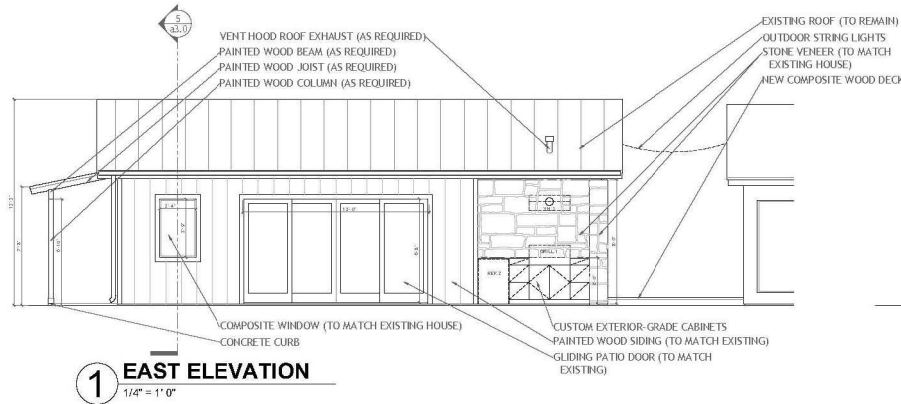
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2504
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AUGUST 29, 2025
progress

a3.0
ELEVATIONS / SECTIONS



NOTES:
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