



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

Board of Adjustment Meeting
Thursday, November 07, 2024 – 5:30 P.M.

Take notice that a special meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Thursday, November 07, 2024, 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.

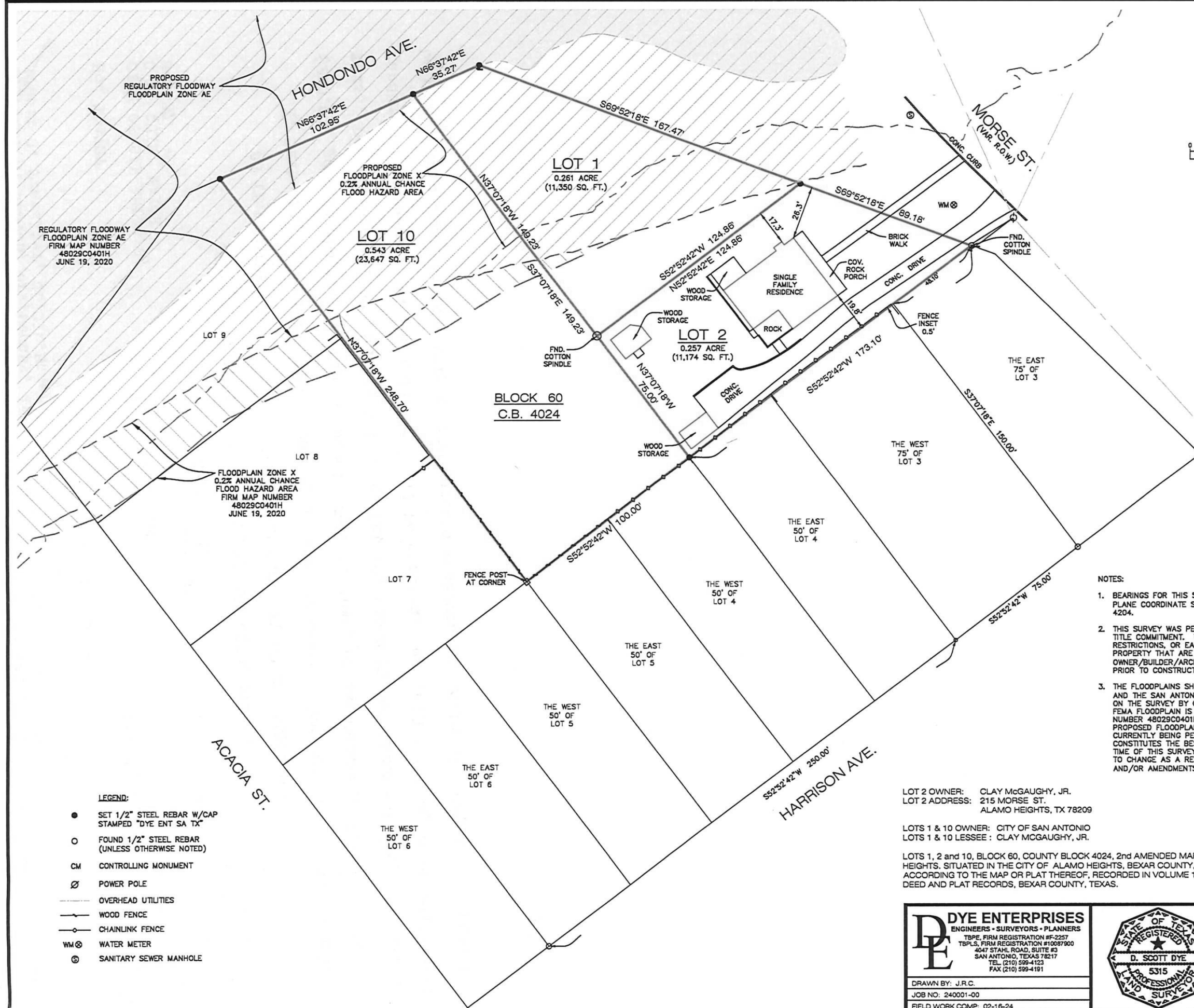
The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

Case No. 2414 – 215 Morse St.

Application of Myles Caudill, applicant, representing La Pita Ventures LLC, owner, requesting the following variance(s) in order to construct a new single-family residence on the property located at **CB 4024 BLK 60 LOT 2**, also known as **215 Morse St**, zoned SF-A:

1. A proposed 0-foot front yard setback to the main structure instead of the minimum 30-foot required per Section 3-14 and
2. A proposed 5-foot side yard setback on the northern side of the main structure instead of the minimum 6-foot required per Section 3-15(2) 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 Dakotah Procell, Planner, (dprocell@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.



- LEGEND:**
- SET 1/2" STEEL REBAR W/CAP STAMPED "DYE ENT SA TX"
 - FOUND 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
 - CM CONTROLLING MONUMENT
 - ⊗ POWER POLE
 - OVERHEAD UTILITIES
 - WOOD FENCE
 - CHAINLINK FENCE
 - WM ⊗ WATER METER
 - ⊙ SANITARY SEWER MANHOLE

- NOTES:**
1. BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE 4204.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE BUILDING SETBACKS, RESTRICTIONS, OR EASEMENTS THAT MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON. OWNER/BUILDER/ARCHITECT SHALL VERIFY ALL OF THE ABOVE PRIOR TO CONSTRUCTION.
 3. THE FLOODPLAINS SHOWN HEREON WERE PROVIDED BY FEMA AND THE SAN ANTONIO RIVER AUTHORITY (SARA) AND PLACED ON THE SURVEY BY GRAPHIC PLOTTING ONLY. THE EFFECTIVE FEMA FLOODPLAIN IS PER FLOOD INSURANCE RATE MAP NUMBER 48029C0401H, REVISED JUNE 19, 2020. THE PROPOSED FLOODPLAIN IS PER THE DRAFT FLOODPLAIN STUDY CURRENTLY BEING PERFORMED BY THE SARA AND CONSTITUTES THE BEST AVAILABLE FLOODPLAIN DATA AT THE TIME OF THIS SURVEY. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LOT 2 OWNER: CLAY MCGAUGHY, JR.
LOT 2 ADDRESS: 215 MORSE ST.
ALAMO HEIGHTS, TX 78209

LOTS 1 & 10 OWNER: CITY OF SAN ANTONIO
LOTS 1 & 10 LESSEE: CLAY MCGAUGHY, JR.

LOTS 1, 2 and 10, BLOCK 60, COUNTY BLOCK 4024, 2nd AMENDED MAP OF ALAMO HEIGHTS, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

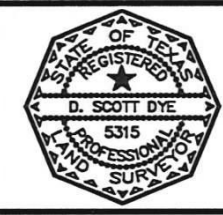
DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TBPE, FIRM REGISTRATION #F-2257
TBPLS, FIRM REGISTRATION #10087900
4047 STAHL ROAD, SUITE 63
SAN ANTONIO, TEXAS 78217
TEL (210) 599-4123
FAX (210) 599-4191

DYE

DRAWN BY: J.R.C.

JOB NO: 240001-00

FIELD WORK COMP: 02-16-24

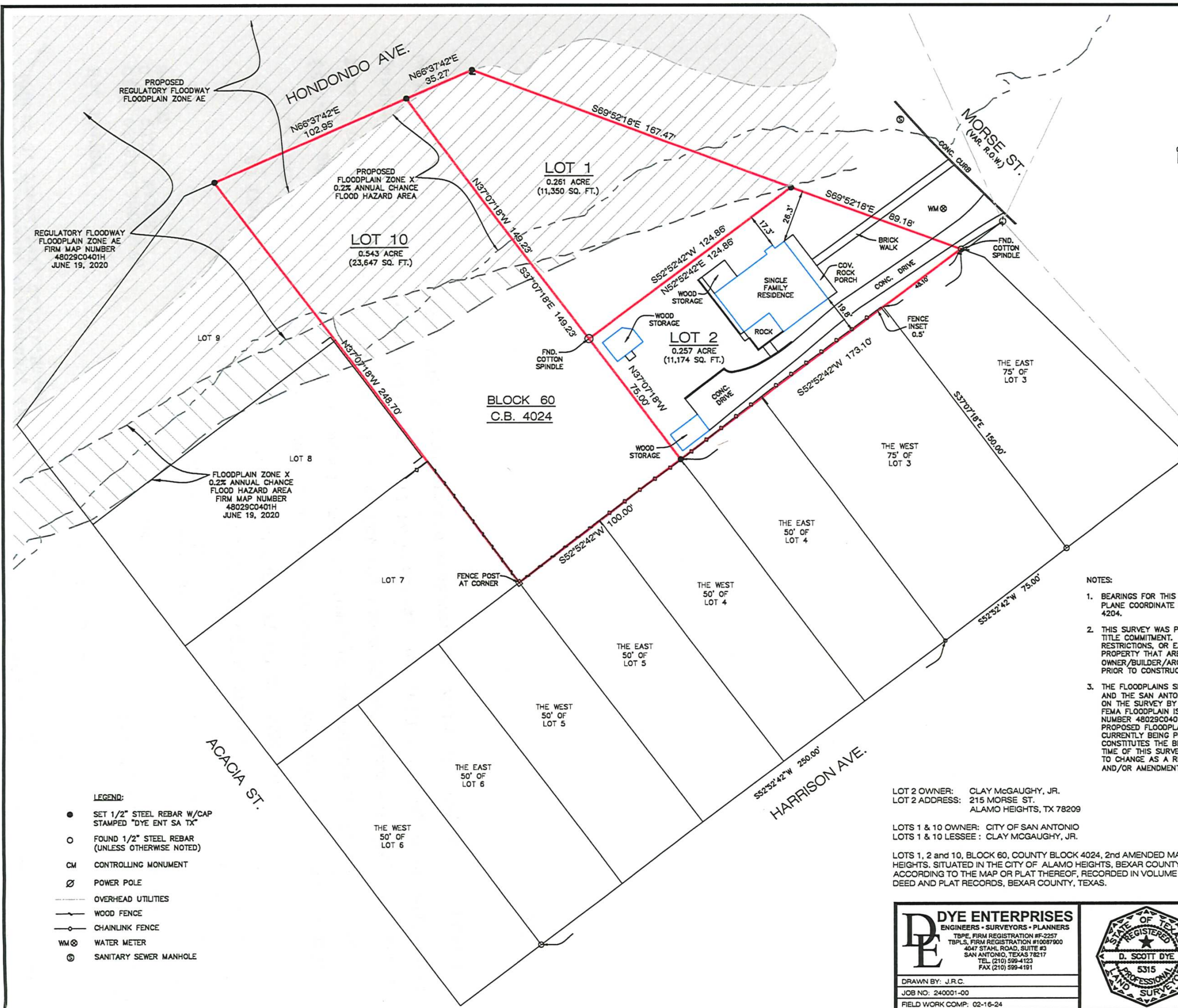
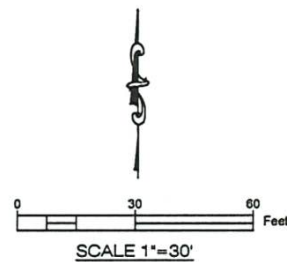


STATE OF TEXAS
COUNTY OF BEXAR

THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. MUNICIPAL RECORDS NOT RESEARCHED.

THIS 20TH DAY OF MARCH 2024, A.D.

D. Scott Dye
D. SCOTT DYE R.P.L.S. NO. 5315



LEGEND:

- SET 1/2" STEEL REBAR W/CAP STAMPED "DYE ENT SA TX"
- FOUND 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- CM CONTROLLING MONUMENT
- ⊗ POWER POLE
- OVERHEAD UTILITIES
- WOOD FENCE
- CHAINLINK FENCE
- WM ⊗ WATER METER
- ⊙ SANITARY SEWER MANHOLE

NOTES:

1. BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE 4204.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE BUILDING SETBACKS, RESTRICTIONS, OR EASEMENTS THAT MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON. OWNER/BUILDER/ARCHITECT SHALL VERIFY ALL OF THE ABOVE PRIOR TO CONSTRUCTION.
3. THE FLOODPLAINS SHOWN HEREON WERE PROVIDED BY FEMA AND THE SAN ANTONIO RIVER AUTHORITY (SARA) AND PLACED ON THE SURVEY BY GRAPHIC PLOTTING ONLY. THE EFFECTIVE FEMA FLOODPLAIN IS PER FLOOD INSURANCE RATE MAP NUMBER 48029C0401H, REVISED JUNE 19, 2020. THE PROPOSED FLOODPLAIN IS PER THE DRAFT FLOODPLAIN STUDY CURRENTLY BEING PERFORMED BY THE SARA AND CONSTITUTES THE BEST AVAILABLE FLOODPLAIN DATA AT THE TIME OF THIS SURVEY. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

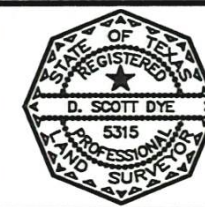
LOT 2 OWNER: CLAY MCGAUGHY, JR.
LOT 2 ADDRESS: 215 MORSE ST.
ALAMO HEIGHTS, TX 78209

LOTS 1 & 10 OWNER: CITY OF SAN ANTONIO
LOTS 1 & 10 LESSEE: CLAY MCGAUGHY, JR.

LOTS 1, 2 and 10, BLOCK 60, COUNTY BLOCK 4024, 2nd AMENDED MAP OF ALAMO HEIGHTS, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TPE, FIRM REGISTRATION #F-2257
TSP, FIRM REGISTRATION #10087900
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL (210) 599-4123
FAX (210) 599-4191

DRAWN BY: J.R.C.
JOB NO: 240001-00
FIELD WORK COMP: 02-16-24



STATE OF TEXAS
COUNTY OF BEXAR

THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. MUNICIPAL RECORDS NOT RESEARCHED.

THIS 20TH DAY OF MARCH 2024, A.D.

D. Scott Dye
D. SCOTT DYE R.P.L.S. NO. 5315







