



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

**Board of Adjustment Meeting**  
**Wednesday, May 01, 2024 – 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 01, 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. 2407 – 223 Allen St**

Application of Collier Bashara of Collier Custom Homes LLC, applicant, representing Yvette Almendarez and Jorge Cavazos, owners, requesting the following variance(s) in order to construct raised planter boxes along the west side of the property located at **CB 4024 BLK 58 LOT 16 & 17 & W 40.81 X 50 OF ALLEN ST**, also known as **223 Allen St**, zoned SF-A:

1. The proposed does not meet the minimum three (3) foot rear yard setback as required by Section 3-85(3) and
2. The proposed exceeds the looming standard per Section 3-19(5)(a) of the City’s Zoning Code.

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](http://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 Michelle Ramos, Planner, ([mramos@alamoheightstx.gov](mailto:mramos@alamoheightstx.gov)), Dakotah Procell, Planner, ([dprocell@alamoheightstx.gov](mailto:dprocell@alamoheightstx.gov)) or Lety Hernandez, Director, ([lhernandez@alamoheightstx.gov](mailto: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.



## Collier Custom Homes LLC

999 E Basse Rd.  
Ste. 180-430  
San Antonio, TX 78209

TO: Collier Bashara  
FROM: Alamo Heights Board of Adjustments  
DATE: 04/19/2024  
RE: Variance Request 223 Allen St.

---

On behalf of my clients, Dr. Cavazos and Dr. Almendarez, Collier Custom Homes is writing respectfully requesting a variance at the property located at 223 Allen St. This variance request is for the construction of raised planter boxes along the west side of the property. The variance being request is for looming as well as construction with the 3' rear set back. The lot presents unique challenges with over 14' of fall across the lot. The original plans approved by the city took this fall into account allowing for a series retaining walls, a raised swimming pool as well as a walk out basement to level the topography. As a result, the flower beds along the side of the retaining walls will need to be raised to bring the landscaping to the same height as the patio. My clients, the landscape architect, the landscape contractor, and my staff have considered several options and feel that the solution we are presenting addresses any concerns that the city or neighbors might have.

The raised planter boxes are to be constructed of gaberdine cages. The cages, like the ones seen in front of the DoSeum on Broadway, will allow us to layer materials to allow for drainage on the lower levels and good soil for plant and trees to grow at the top. In addition, we have plans to add perforated drainage in the lower levels of the boxes and day light the drainage below the house. We can control erosion of the beds with the use of landscape cloth as well as moss and other natural materials. As illustrated in the drawing the beds will be attached to the existing retaining walls. We are installing steel posts on the back side to lend support to the back of the raised beds. The height of the beds will go from approximately 8' to 5' as seen in photos.



The location of the flower beds is not visible by the neighbors and will have no impact on their property. The neighbor at 222 Claiborne Way not only have a fence that is higher than the beds but also have added a second story to their garage blocking any visibility to this area. The neighbors at 216 Claiborne Way, have heavy vegetation in this area, and a sports court blocking the view of the raised beds. Further, my clients will be installing a 6' privacy fence along the property line that will block any visibility of this area. The privacy fence will stop where the raised planter boxes begin.

Thank you for your time and consideration.

Respectfully,

*G Collier Bashara*

G Collier Bashara  
Collier Custom Homes LLC



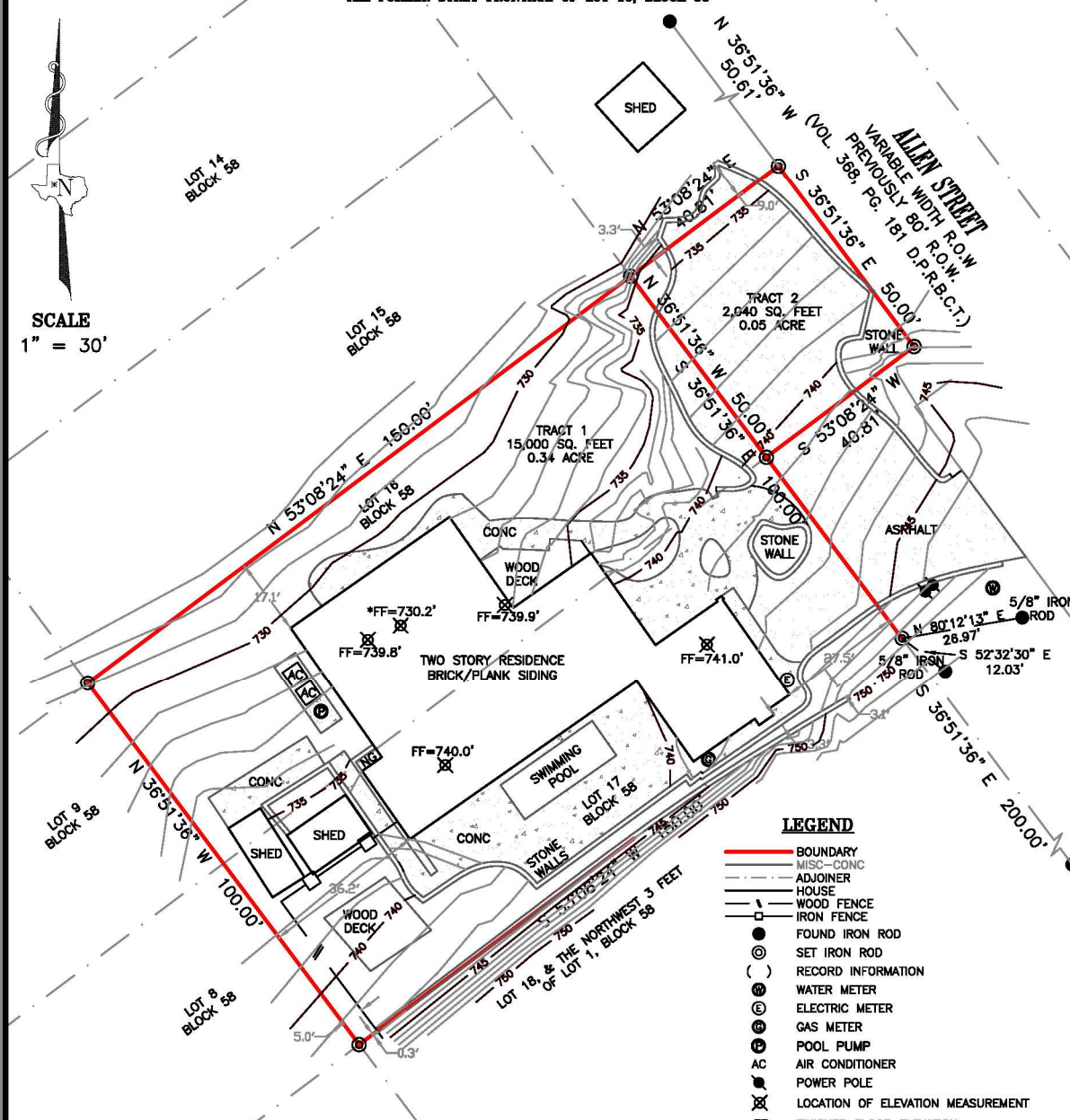
13300 Old Blanco Rd #301  
San Antonio, TX 78216  
(210)369-9509

BORROWER/OWNER: DENNIE W. STACY & JULIE K. STACY  
ADDRESS: 223 ALLEN STREET  
CITY, STATE, ZIP: ALAMO HEIGHTS, TX 78209  
TITLE COMPANY: ---  
GF NUMBER: ---



**LEGAL DESCRIPTION**

TRACT 1: LOTS 16 AND 17, BLOCK 58, ALAMO HEIGHTS, IN THE CITY OF ALAMO HEIGHTS, BEKAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 368, PAGE 181, DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.  
TRACT II: THE WEST 1/4 OF A STREET KNOWN AS ALLEN STREET IMMEDIATELY ADJOINING LOT 16, BLOCK 58, ALAMO HEIGHTS, IN THE CITY OF ALAMO HEIGHTS, BEKAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 368, PAGE 181, DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS; SAME BEING A PARCEL OF LAND 40 FEET WIDE BY 60 FEET LONG, THE LENGTH COINCIDING WITH THE FORMER STREET FRONTAGE OF LOT 16, BLOCK 58



SCALE  
1" = 30'

**LEGEND**

- BOUNDARY
- MISC-CONC
- ADJOINER
- HOUSE
- WOOD FENCE
- IRON FENCE
- FOUND IRON ROD
- SET IRON ROD
- RECORD INFORMATION
- WATER METER
- ELECTRIC METER
- GAS METER
- POOL PUMP
- AIR CONDITIONER
- POWER POLE
- LOCATION OF ELEVATION MEASUREMENT
- FINISHED FLOOR ELEVATION
- FINISHED FLOOR ELEVATION (LOWER LEVEL)

**NOTES**

- 1) BEARINGS ARE BASED ON THE RELATIVE POSITION OF THE NORTH ARROW SHOWN ON THE RECORDED SUBDIVISION PLAT.
- 2) CONTOUR ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 3) THIS SURVEY WAS REVISED MAY 16, 2019 TO ADD TOPOGRAPHIC CONTOURS TO THE ADJOINING TRACT TO THE SOUTHEAST AND TO ADD FINISHED FLOOR ELEVATIONS.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

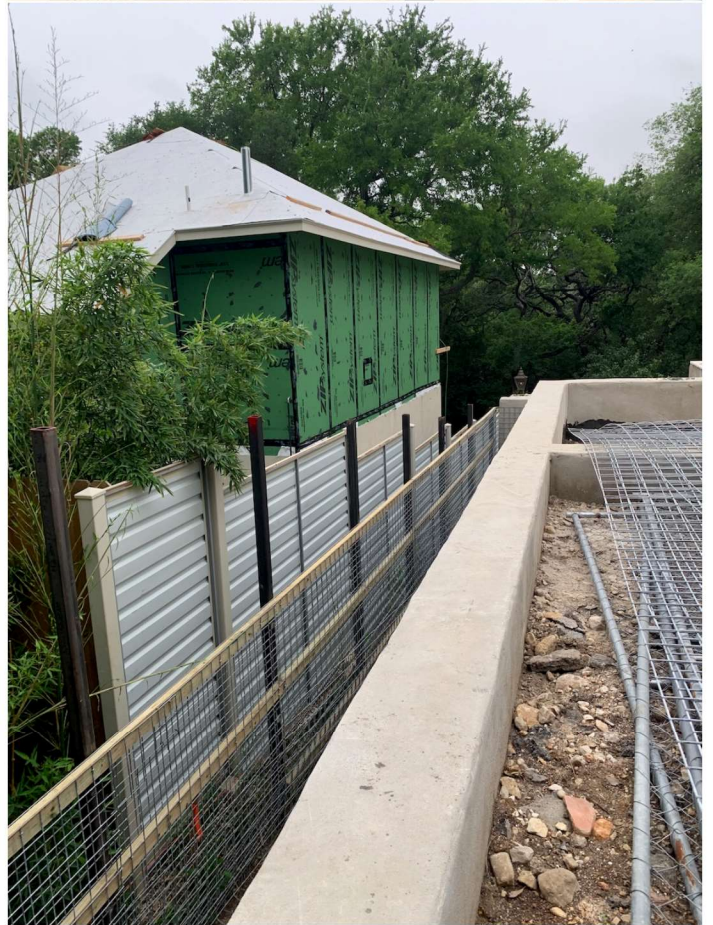
This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

X  
X



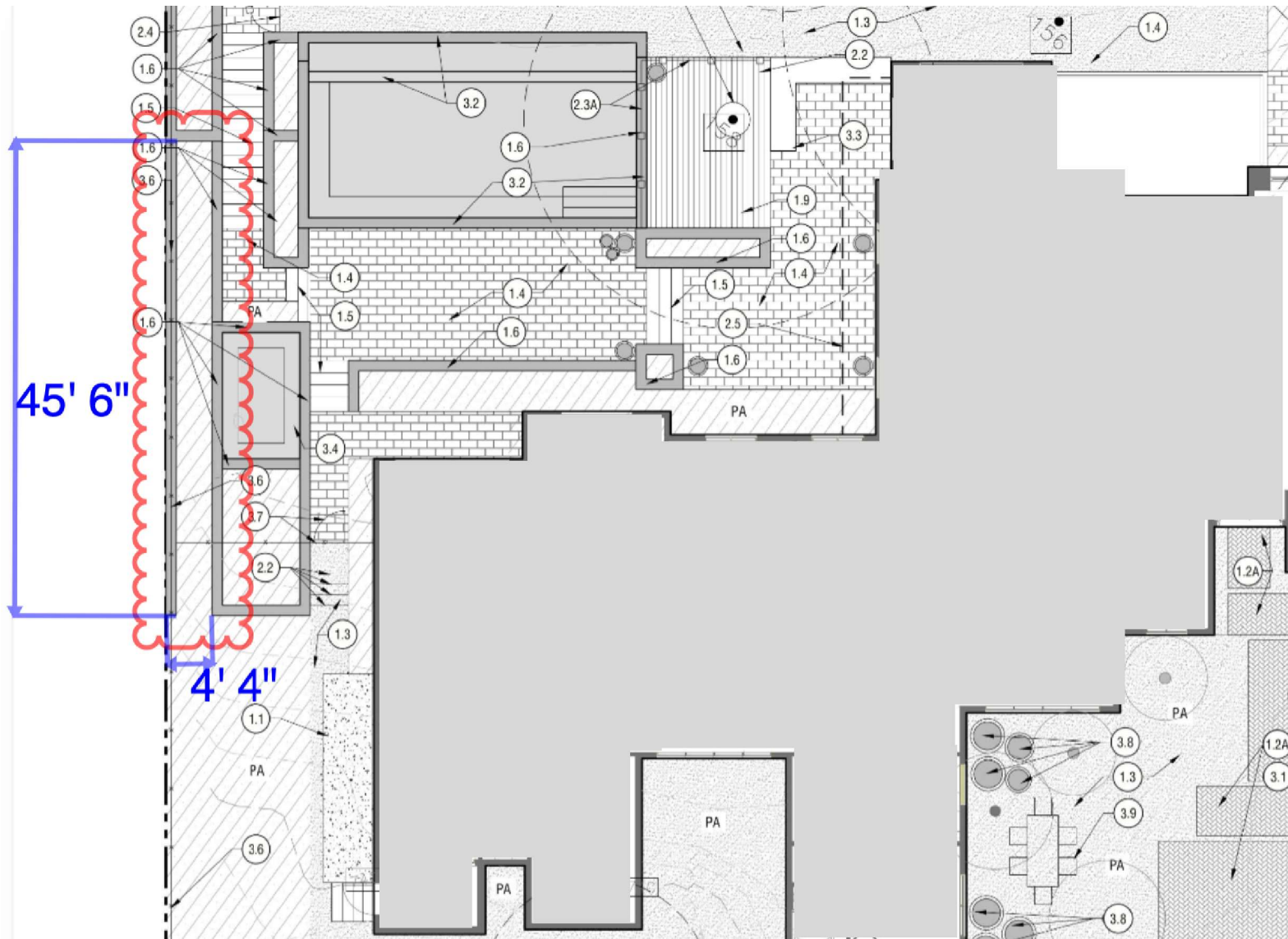
ACCORDING TO FEMA MAP NO.48029C04056 WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.  
I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

CAESAR A. GARCIA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5904

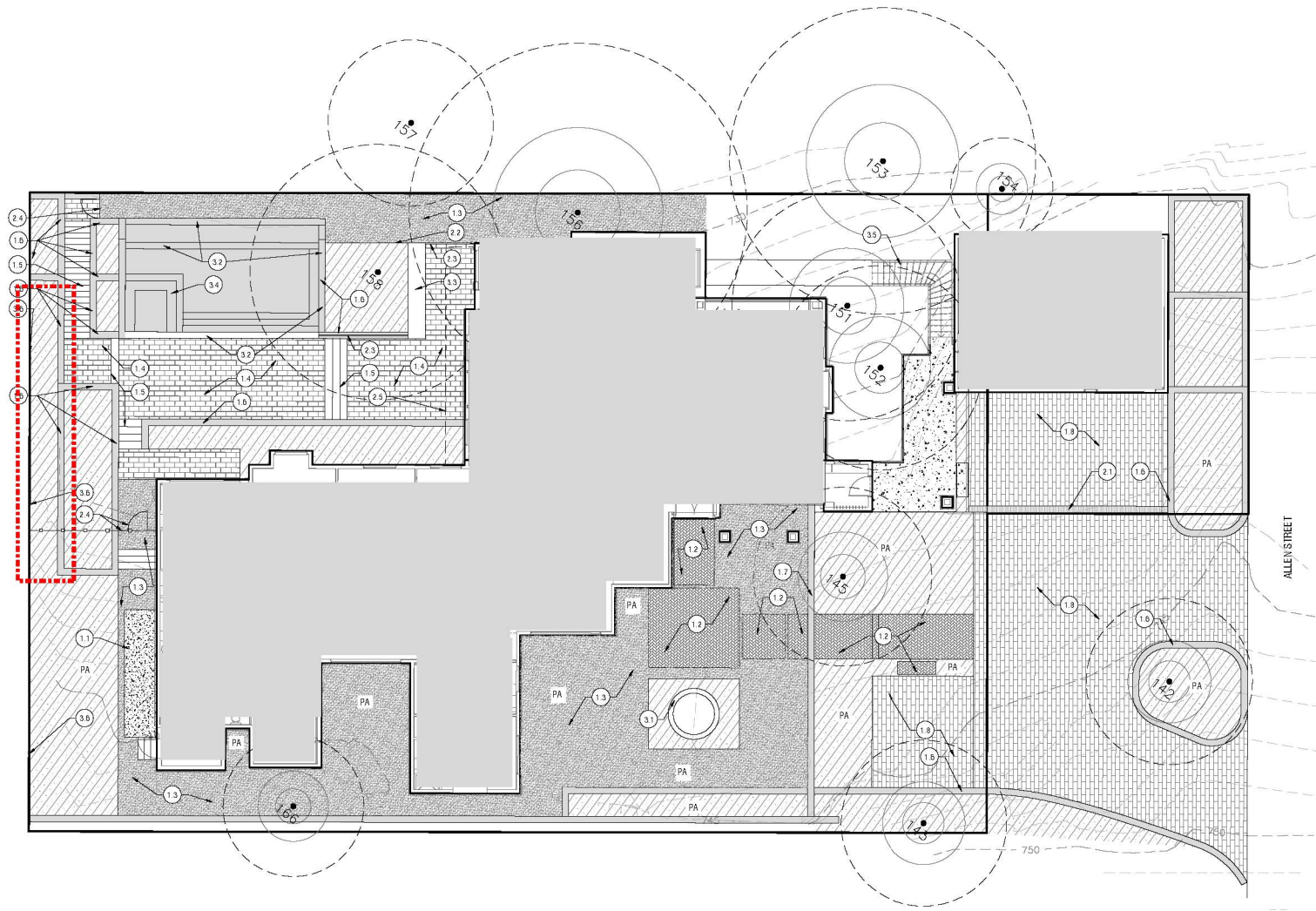












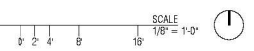
**SYMBOLS LEGEND**

SYMBOL	ITEM
---	PROPERTY LINE
PA	PLANTING AREA
- - - -	EXISTING CONTOUR - MAJOR
○	EXISTING TREE TO PROTECT

**KEYNOTE LEGEND**

SYMBOL	#	ITEM
---	1.0	PAVING, RAMPS, CURBS, WALLS
▨	1.1	CONCRETE PAVING (PEDESTRIAN) CAST IN PLACE CONCRETE 4" THICK ON SUBGRADE, REINFORCED, NATURAL COLOR, EXPOSED AGGREGATE
▨	1.2	SPECIALTY PAVEMENT MEXICAN BRICK PAVERS (COLOR AND FINISH TBD), SET ON 1" SAND BED & 4" REINFORCED CONCRETE BASE
▨	1.3	3/8" PEA GRAVEL OVER 3" COMPACTED 1/4" MINUS DECOMPOSED GRANITE
▨	1.4	CUT LEIDERS LIMESTONE PAVERS 2W X 4L PAVERS SET ON 1" SAND BED & 4" REINFORCED CONCRETE BASE
▨	1.5	LEIDERS STONE STEPS - 8" THICK
▨	1.6	STONE RETAINING WALL
▨	1.7	ARCHED STONE WALL @ ENTRANCE
▨	1.8	PERMEABLE PAVERS 4-1/2" X 8" X 3-1/8" PERMEABLE PAVERS SET ON 1" SAND BED
▨	2.0	METALS
▨	2.1	TRENCH GRATE
▨	2.2	1/4" STEEL EDGING WELD CORNERS, STAKE W/ #5 REBAR
▨	2.3	GUARDRAIL
▨	2.4	POOL GATE
▨	2.5	STEEL TRELLIS
▨	3.0	MISC
▨	3.1	WATER FEATURE
▨	3.2	INFINITY EDGE POOL WITH STONE COPING AND OVERFLOW CATCH BASIN
▨	3.3	PROPOSED GRILL STATION
▨	3.4	SPA
▨	3.5	STEPS
▨	3.6	WOOD FENCE

1 HARDSCAPE PLAN

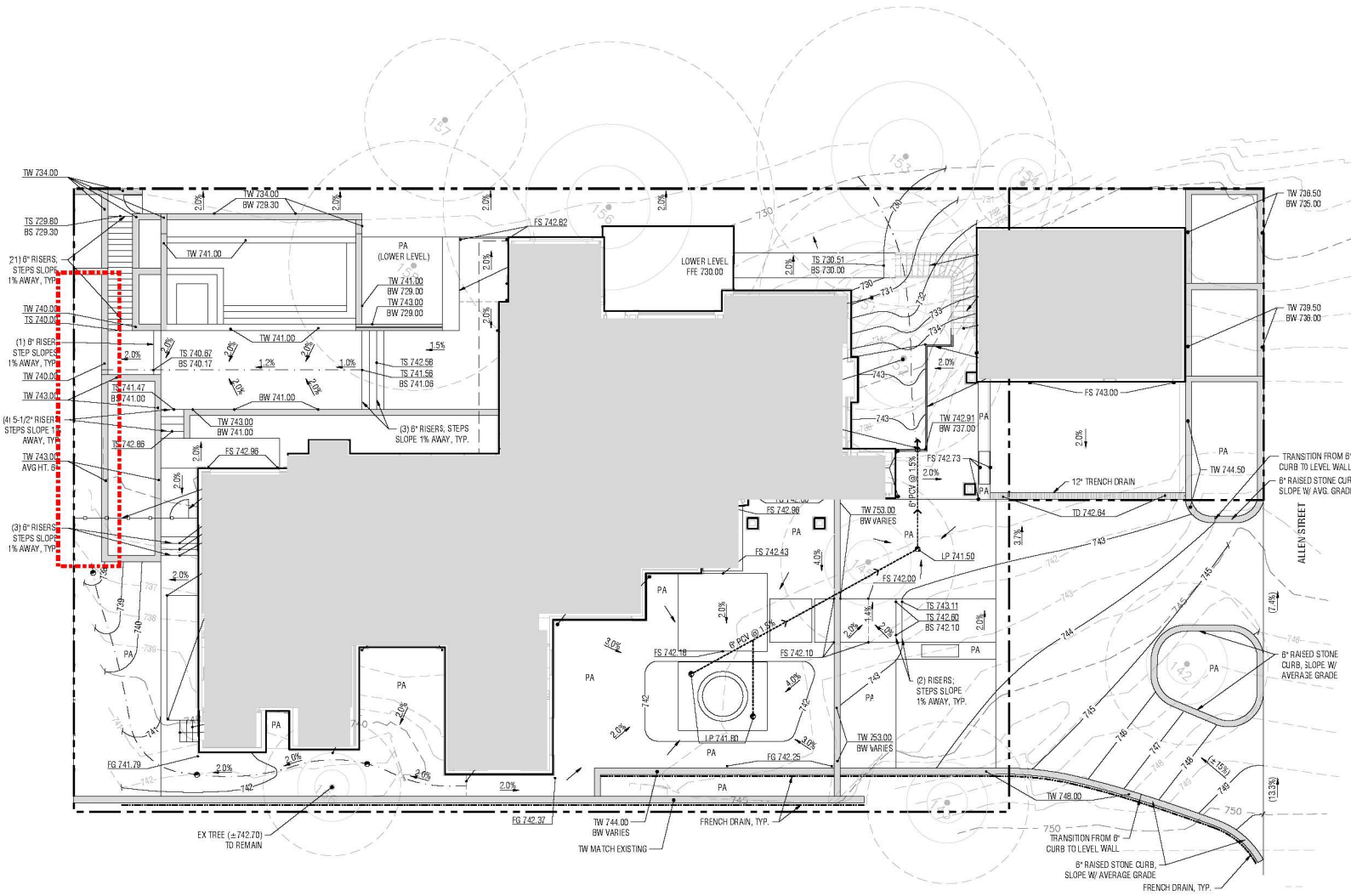


**GRADING LEGEND**

SYMBOL	ITEM
---	PROPERTY LINE
---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	PROPOSED CONTOUR (MAJOR)
---	PROPOSED CONTOUR (MINOR)
---	SPOT GRADE
---	FRENCH DRAIN
---	SUBDRAIN PIPE W/ SLOPE (SOLID PIPE)
---	AREA DRAIN
---	DAYLIGHT LOCATION
---	PROPOSED SLOPE
---	FLOW DIRECTION
---	GRADE BREAK
---	FLOW LINE

**GRADING ABBREVIATIONS**  
 FFE = FINISH FLOOR ELEVATION  
 FS = FINISH SURFACE  
 FG = FINISH GRADE  
 HP = HIGH POINT  
 IE = PIPE INVERT ELEVATION  
 LP = LOW POINT  
 TD = TOP OF DRAIN  
 TS = TOP OF STEP  
 TW = TOP OF WALL  
 BW = BOTTOM OF WALL

NOTE: ALL ROOF LINES SHALL HAVE GUTTERS WITH DOWNSPOUTS CONNECTED TO 8" PVC LINES, DAYLIGHT AT LOWEST CORNER OF SITE.



1 GRADING PLAN

