



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

Board of Adjustment Meeting
Wednesday, February 04, 2026 – 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, February 04, 2026, 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. 2454 – 247 E Elmview Pl (Modified)

Application of Luke Yoder of System Pavers, applicant, representing Beth Wammack & Daniel Ochoa, owners, requesting the following variance(s) in order to allow flatwork, *with proposed modifications, and a retaining wall* to remain in place on the property located at **CB 5572 BLK 14 LOT 21**, also known as **247 E Elmview Pl**, zoned SF-A:

1. The existing driveway exceeds the maximum *14ft* width allowed per Section 3-21, and
2. *The existing 3ft 9in tall retaining wall within the minimum required portion of a front yard exceeds the maximum 3ft height allowed per Section 3-81(7), and*
3. The *proposed 30.47%* impervious cover in the front yard setback exceeds the maximum 30% of the total square footage within the front yard setback allowed per Section 3-18 of the City's Zoning Ordinance.

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.

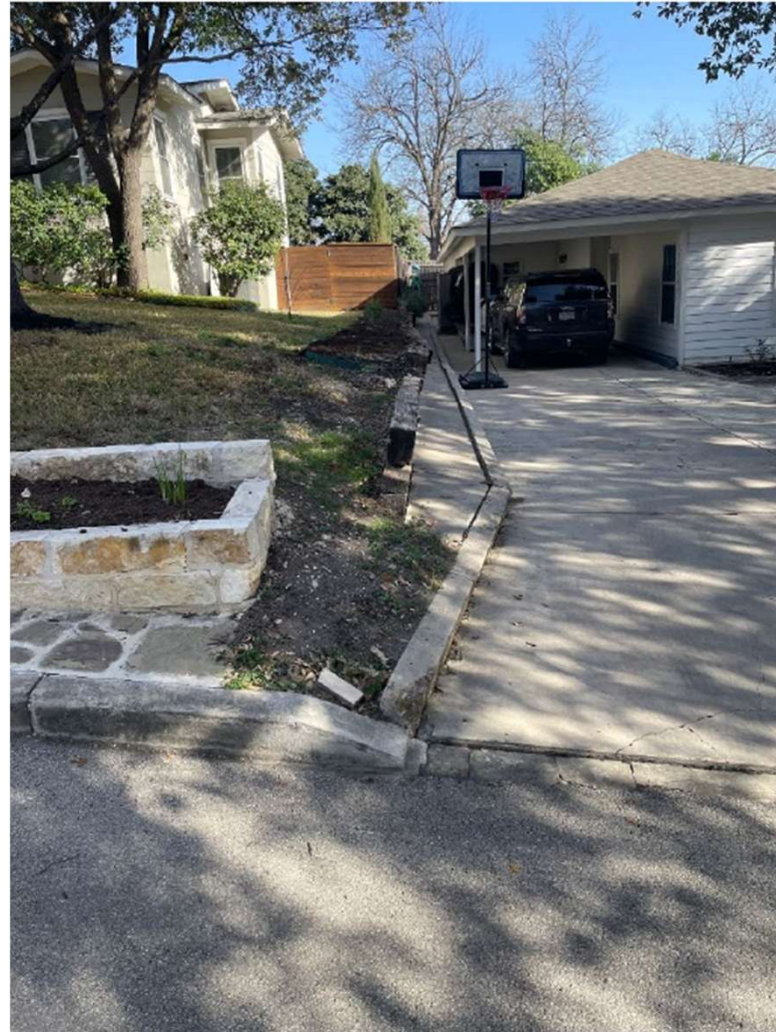
EXISTING CONDITIONS (PRIOR TO JULY 2025)



EXISTING CONDITIONS (PRIOR TO JULY 2025)



EXISTING CONDITIONS (PRIOR TO JULY 2025)



CURRENT CONDITIONS



MODIFIED PROPOSAL

- **Driveway Width**
 - Code Requirement: 14ft max
 - Current: 25ft 6in
 - Proposed: 14ft
- **Impervious Cover**
 - Code Requirement: 30% max within front yard setback
 - Current: 41.6%
 - Proposed: 30.47%
- **Retaining Wall Height**
 - Code Requirement: 3ft max within front yard setback
 - Current: 3ft 9in (matches previous wall)
 - Proposed: No change

DEPICTION OF MODIFIED PROPOSAL

