



**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](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 Tyler Brewer, Senior Planner, ([tbrewer@alamoheightstx.gov](mailto:tbrewer@alamoheightstx.gov)), or Lety Hernandez, Director, ([lherandez@alamoheightstx.gov](mailto:lherandez@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.

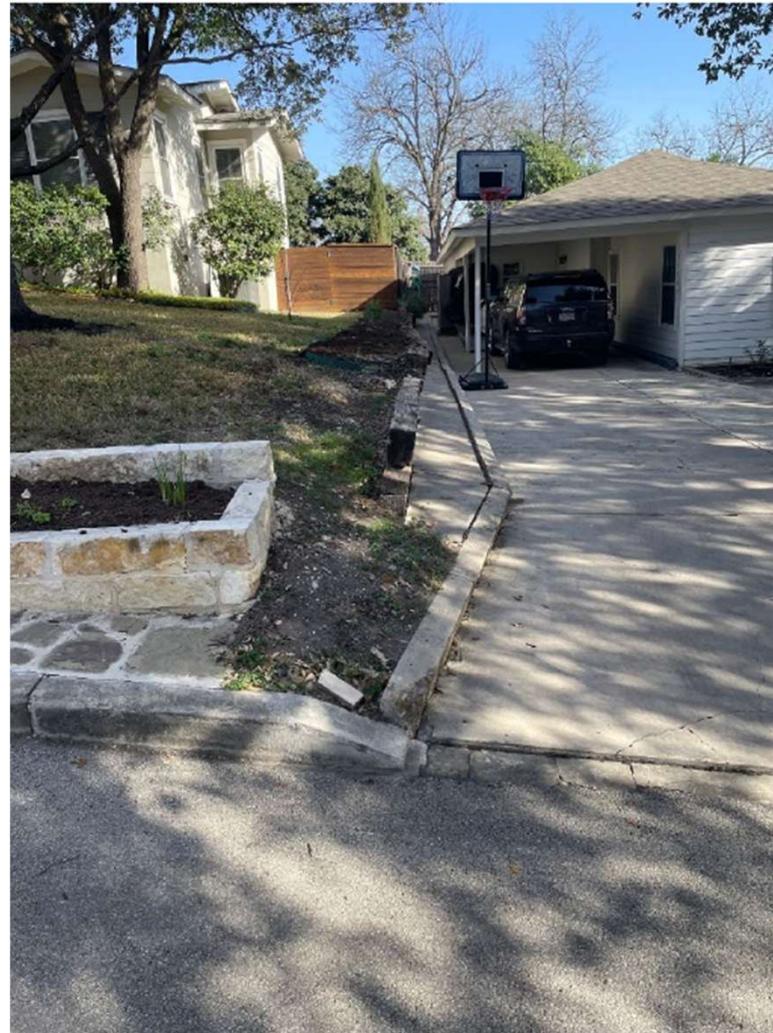
# EXISTING CONDITIONS (PRIOR TO JULY 2025)



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# 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

