



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

Board of Adjustment Meeting
Wednesday, May 07, 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, May 07, 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.

***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. 2437 – 630 W Castano Ave

Application of Theresa Boggess Gouger, owner, represented by Frank Burney of Martin Drought, requesting the following self-identified variance(s) in order to expand the existing attached garage on the property located at **CB 4024 BLK 196 LOT W 125 FT OF 1**, also known as **630 W Castano Ave**, zoned SF-A:

1. A proposed 7ft 1-3/4in rear yard setback to the existing main structure instead of the minimum 20ft required per Section 3-16(1) 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 Sarah Olivares, Planner, (solivares@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.

EXHIBIT "A" – 630 W. CASTANO AVE. EXISTING PROPERTY PHOTOS



Front Elevation 630 W. Castano Ave.

Stucco on front elevation would be replaced with matching rock with the exception of area surrounding front entry doors.

Proposed new roof design over first floor (one story section) would be level with existing height over front entrance.

Irregular shaped lot varies from slope of 10% grade at center to 12% grade at left side of lot



Rear Elevation 630 W. Castano Ave.

Proposed new roof design over the one story (1st floor) section, would be level with first floor section shown above from rear.

Concrete staining shows continuous water runoff and standing water damage to be addressed with new pitch for improved drainage.



630 W. Castano Ave. Side Elevation

Existing garage (entrance on Ciruela St) and adjacent property garage sidewall

Note: There are no windows at adjacent property garage or views to be obstructed by proposed 3' variance

Existing garage height of 8'3" (ground to plate) would remain the same under new proposal



630 W. Castano Ave

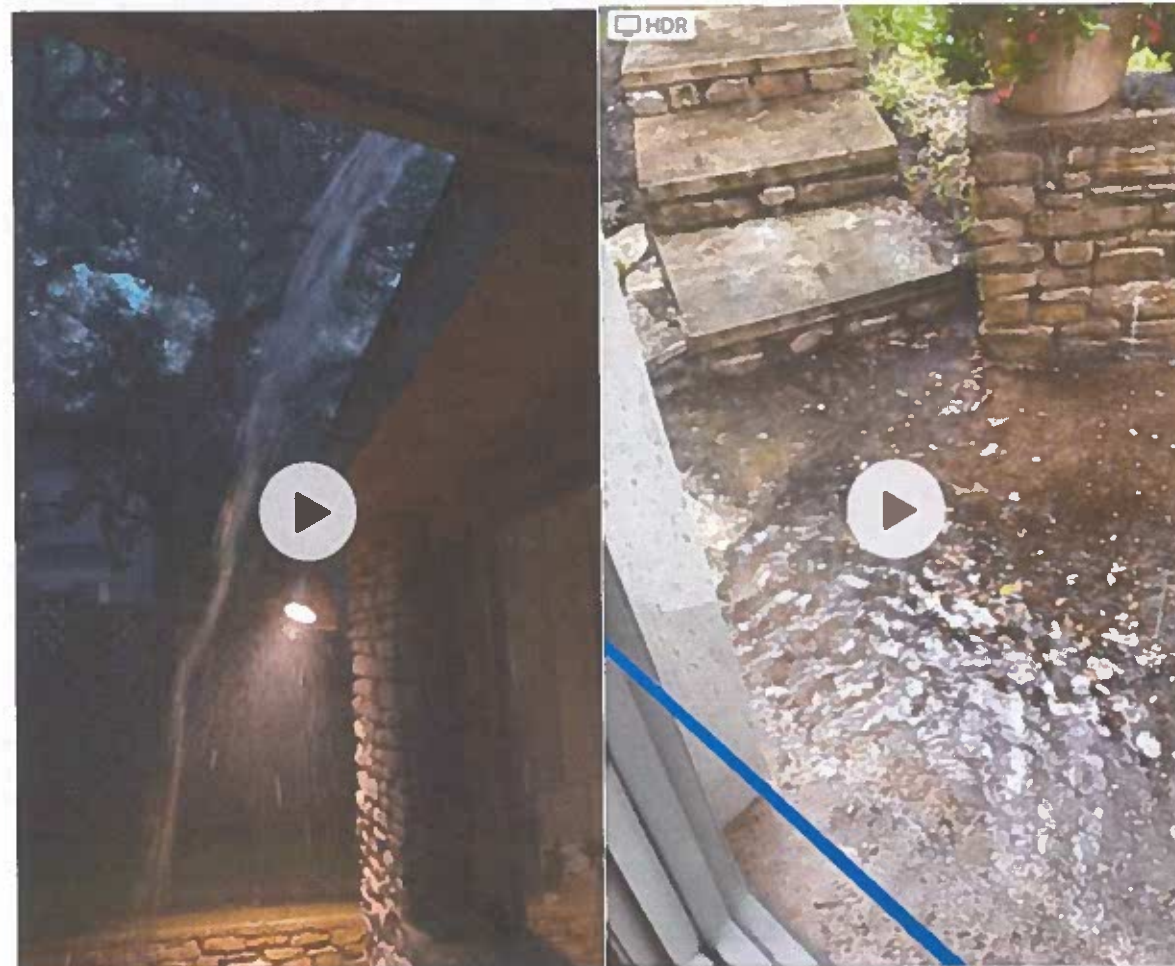
Side of existing garage next to existing retaining wall on the property



630 W. Castano Ave

Another view of side of existing garage next to existing retaining wall on the property

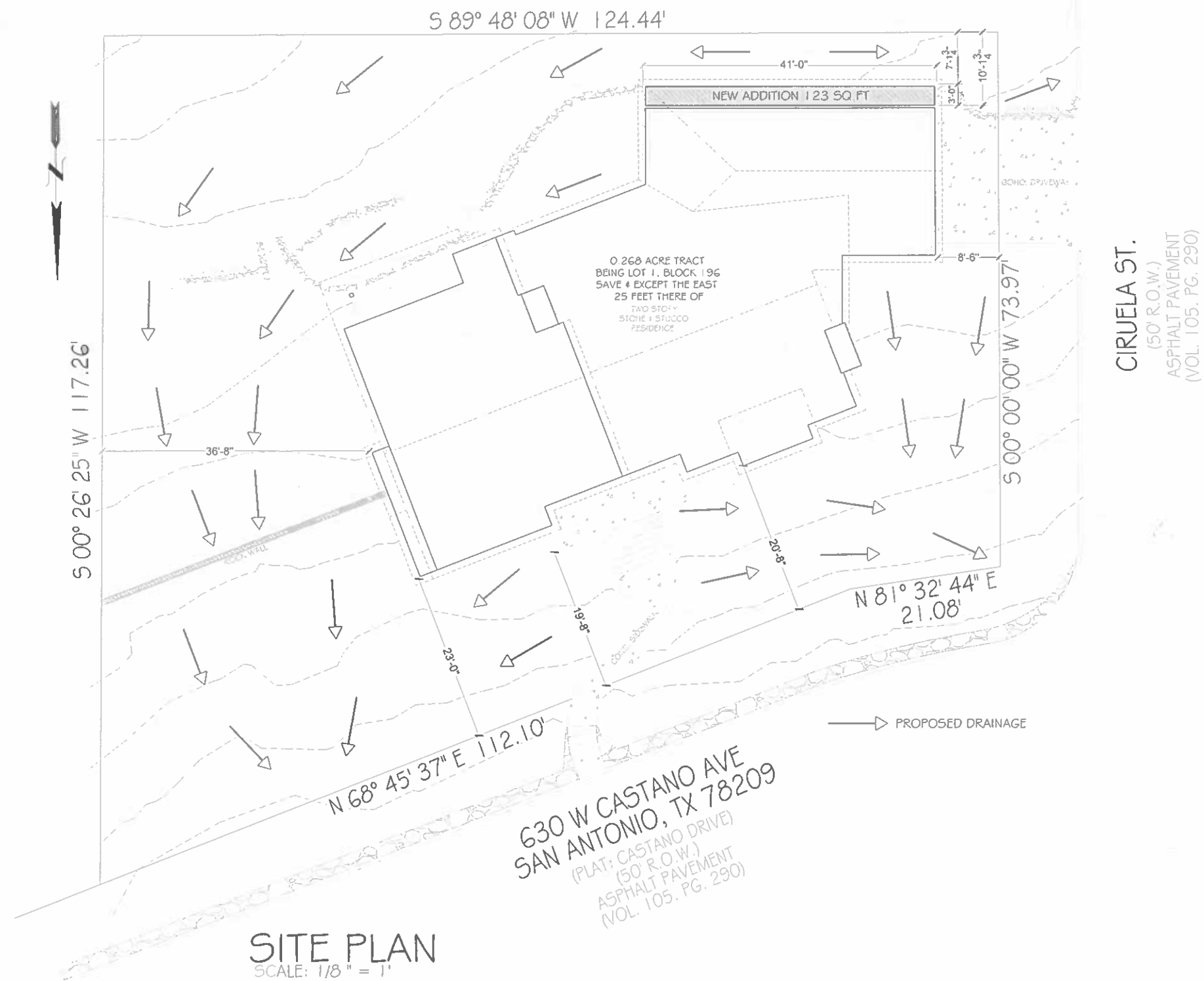
Proposed new retaining wall would be built at same height and width using same materials as existing shown

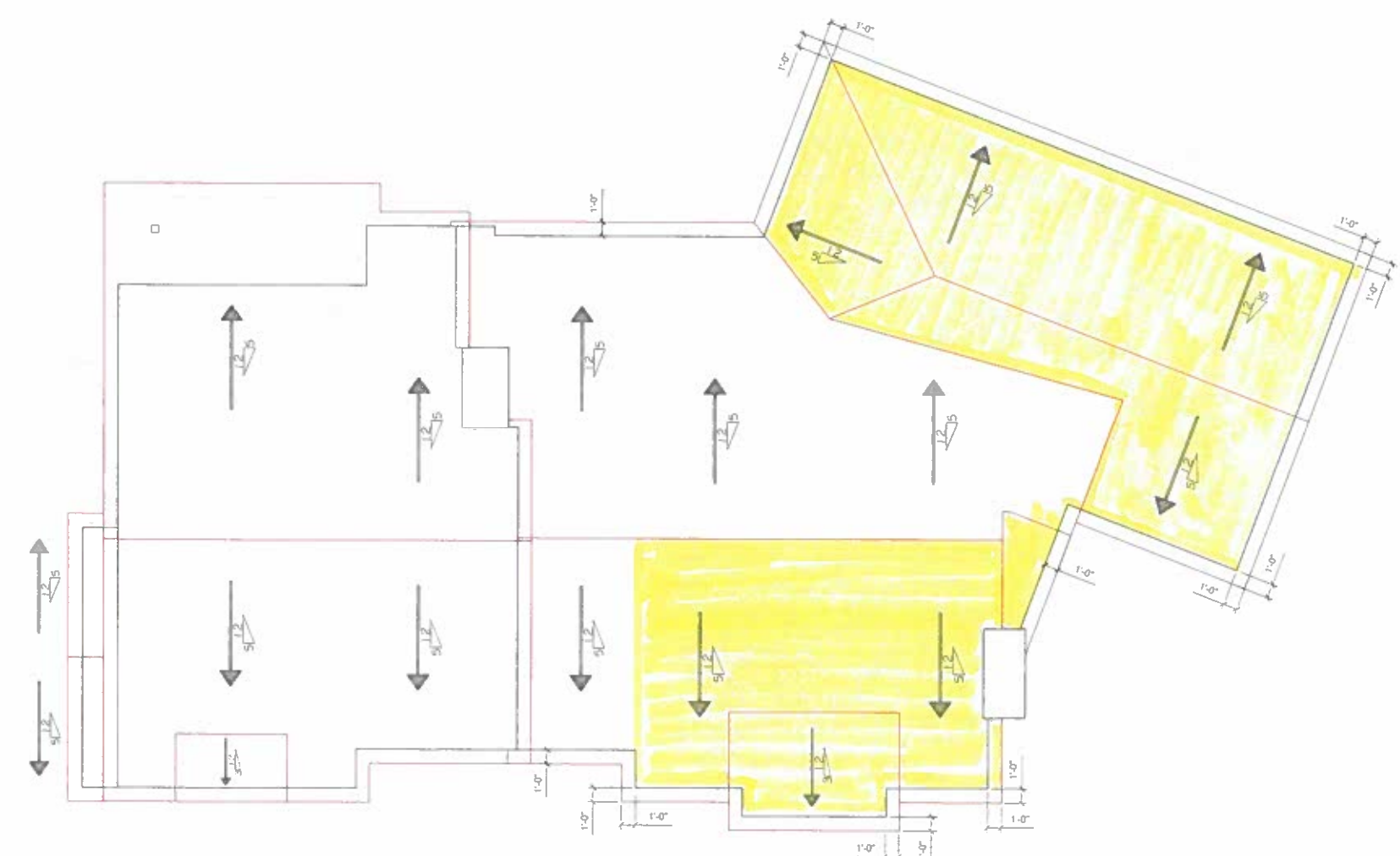
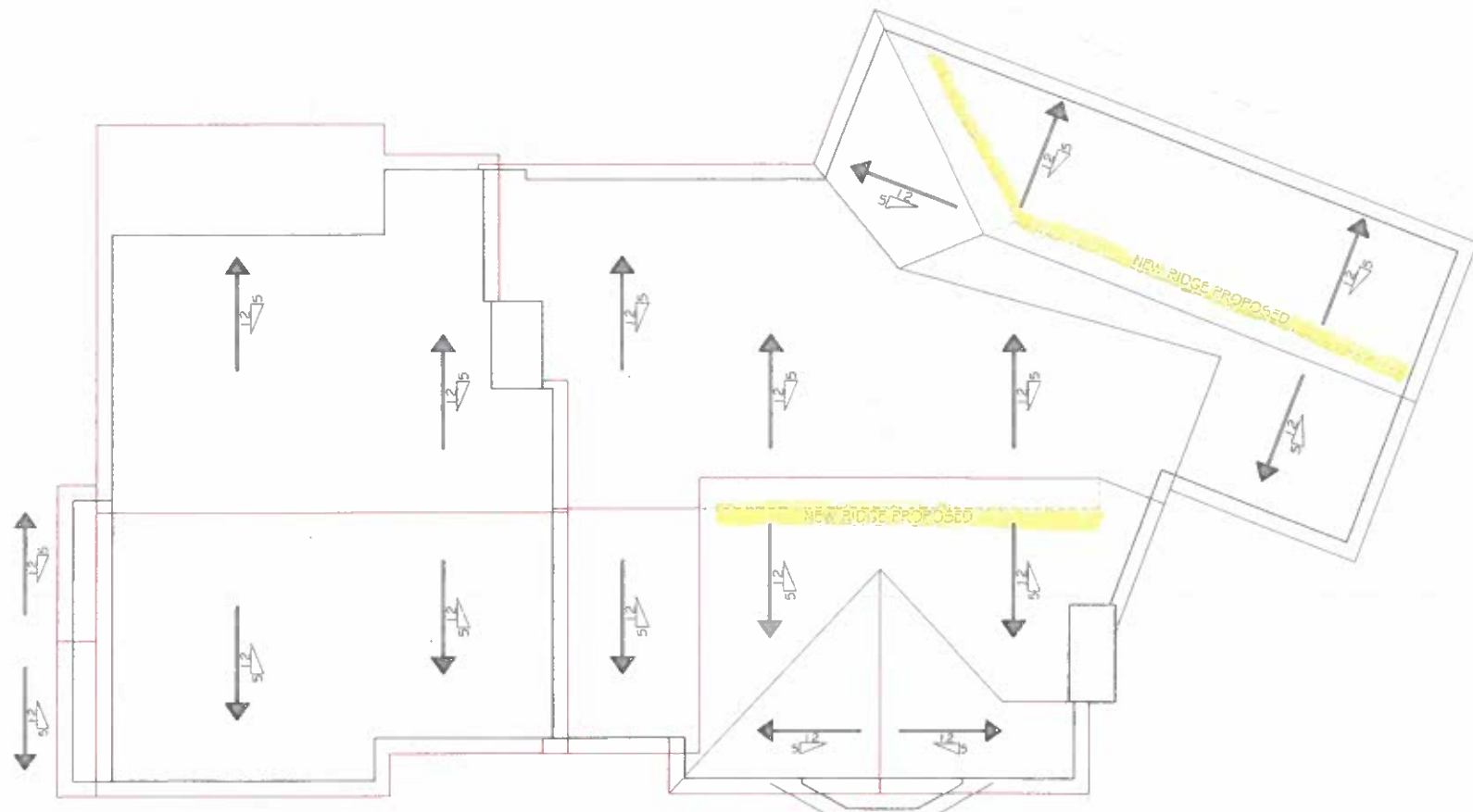


630 W. Castano Ave.

Water runoff at kitchen wall area and rear patio

Flooding at rear patio





Proposed Demolition 32% of Existing Roof Area



FRONT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'



NOTES:

- Total exterior square footage 3,678
- Square footage of front elevation (facing W Castano Ave) 1,112. Demolition square footage 349 (this includes the stucco to be removed on upstairs left-hand side of the house with rock and removal of wood on the gable (right - side of facade) that will be cover in rock as well. This equates to 31% demolition of the total square footage of the front elevation.
- Square footage of the west side of the house (facing Ciruela St) 658. Demolition square footage 120 (this includes both the gables on that side of the house that are wood that will be replaced with rock. This equates to 18% demolition to the west side of the house.
- The percentage of ALL exterior demolition includes above figures of 349s/f, 120 s/f plus an additional 328 s/f (demolition to the south side wall for the garage and kitchen expansion, totals of 797 s/f or 22% demolition to the entire house.

