



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

**Board of Adjustment Meeting
Wednesday, March 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, March 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. 2468 – 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 0ft front yard setback to the main structure instead of the minimum 30ft required per Section 3-14, and
2. A proposed 5ft side yard setback on the northern side of the main structure instead of the minimum 6ft 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 Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), 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.

215 MORSE

SQFT TOTALS

4110 TOTAL A/C SQFT
 AC SQFT DN = 3580 SQFT
 AC SQFT UP = 996 SQFT
 GARAGE = 400 SQFT
 FRONT PORCH = 72 SQFT
 TOTAL SLAB = 3967 SQFT

CODE ANALYSIS SQFT TOTALS

LOT SQFT = 11,174 SQFT
 TOTAL COVERED SQFT = 3702 SQFT
 % LOT COVERAGE = 33%
 F.A.R. = 4698 SQFT
 4698/11174 42%

GENERAL CONDITIONS

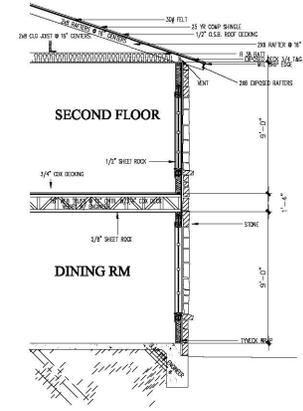
1. ALL WORK SHALL BE PERFORMED IN A COMPLETE AND WORKMANLIKE MANNER, CONFORMING WITH THE BEST STANDARDS OF PRACTICE IN APPLICABLE CODES AND LOCAL ZONING REGULATIONS.
2. THE WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES AND LOCAL ZONING REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK. THE DESIGNER SHALL BE NOTIFIED OF ANY DEVIATIONS.
4. NOTHING INDICATED IN THESE DRAWINGS SHALL IMPLY OTHER THAN A TOTAL AND COMPLETE WEATHERTIGHT AND STRUCTURALLY SOUND JOB. ANY DEVICE, CONNECTOR OR OTHER ITEM NEEDED TO ACCOMPLISH THIS SHALL BE PROVIDED AND INSTALLED EVEN IF NOT SPECIFICALLY NOTED.
5. REASONABLE CARE AND ACCURACY WAS PRACTICED IN THE PREPARATION OF THESE DRAWINGS. IF QUESTIONS ARISE AS TO THE INTENT OF ANY SPECIFIED ITEM, CONTACT THE DESIGNER IMMEDIATELY.
6. TRADE NAMES AND BRANDS NOTED ON PLANS ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS OF "EQUAL" PRODUCTS MAY BE MADE WITH OWNER'S PERMISSION. I.C.B.O./N.E.R. SUBSTITUTIONS SHALL BE MADE ONLY WITH PRODUCTS WHICH HAVE CURRENTLY ACTIVE I.C.B.O./N.E.R. EVALUATION REPORTS, OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

DESIGN CRITERIA

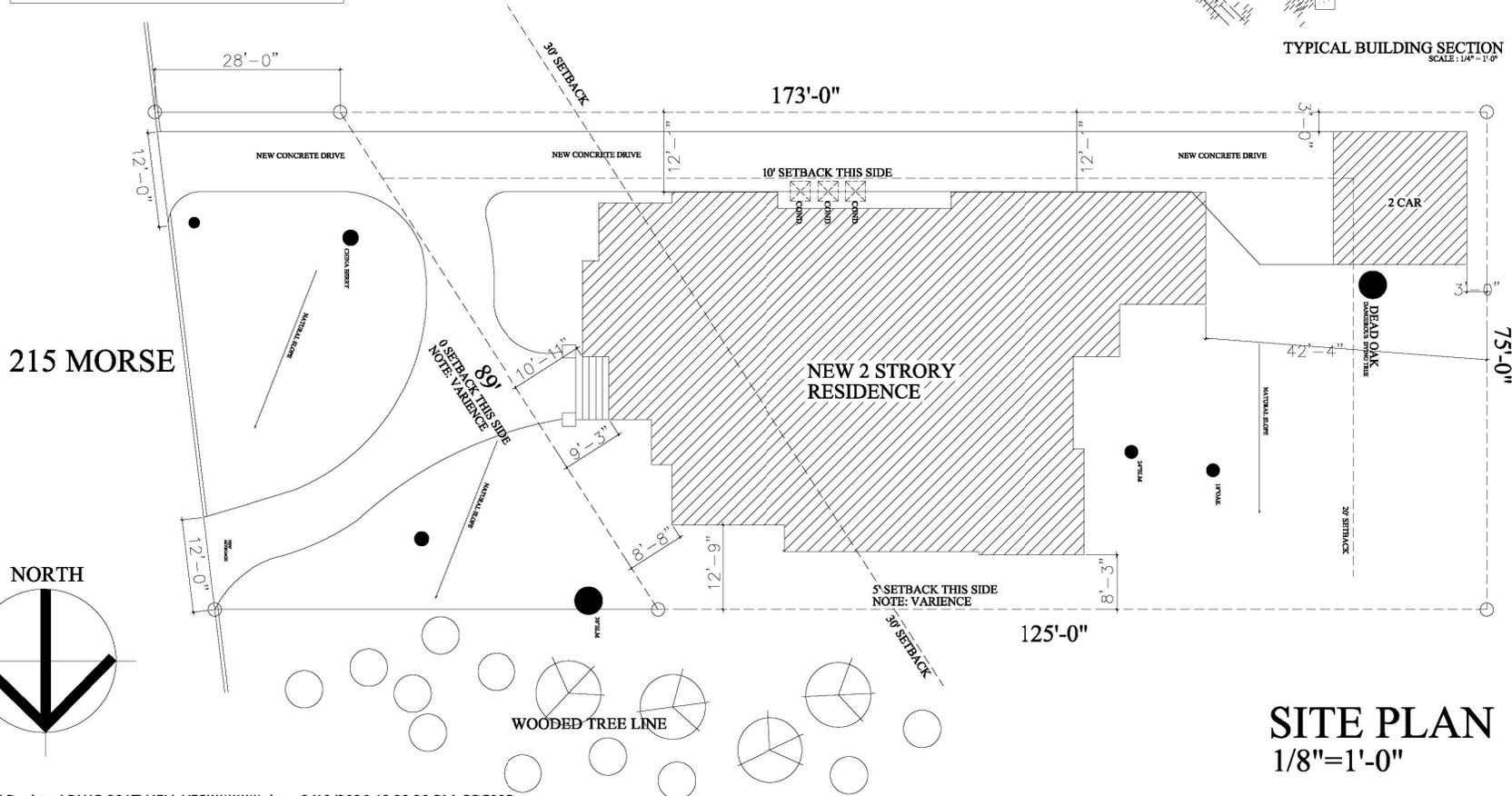
THE FOLLOWING DESIGN CRITERIA WAS USED IN THE PREPARATION OF THESE DRAWINGS. ANY DEVIATION NOTED SHOULD BE CALLED TO THE ATTENTION OF THE DESIGNER.
 CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS FOR THEIR ADOPTING ORDINANCES:
 2021 INTERNATIONAL CODE SERIES

MATERIAL RATINGS

ALL PRODUCTS LISTED BY ICBO/NER NUMBER(S) SHALL BE INSTALLED PER THE REPORT & WFOR WRITTEN INSTRUCTIONS.
 PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.



TYPICAL BUILDING SECTION
 SCALE: 1/4" = 1'-0"



SITE PLAN
 1/8" = 1'-0"



M.A. CAUDILL
 ARCHITECTS
 1000 W. LINDEN, AUSTIN, TEXAS 78701
 TEL: 512.476.1100
 FAX: 512.476.1101

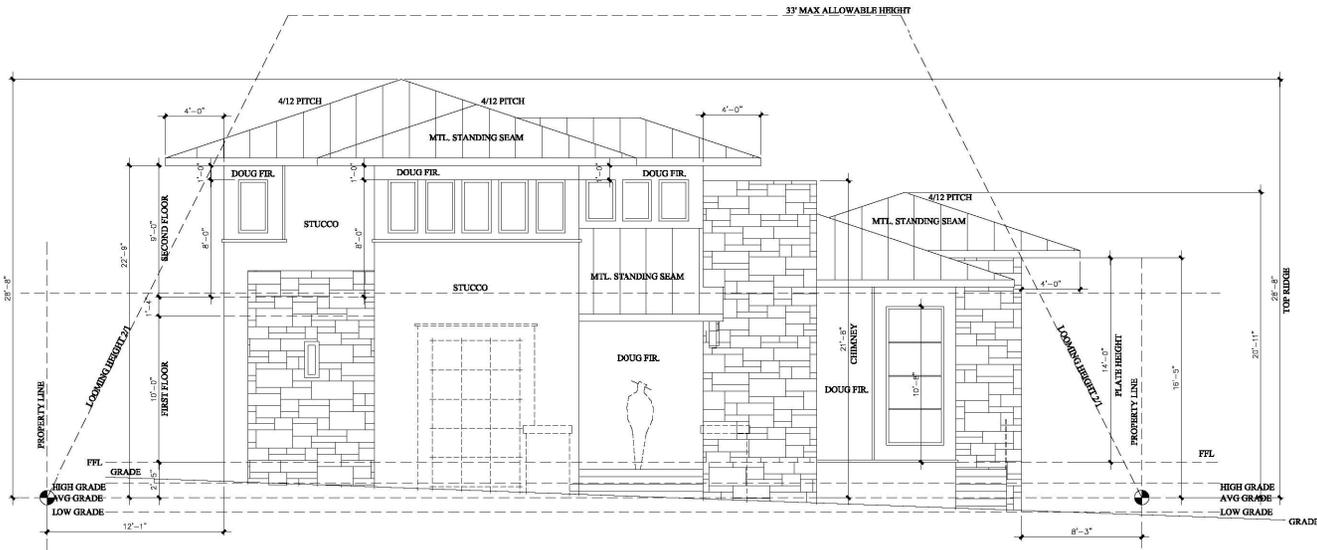
215 MORSE
 ALAMO HEIGHTS TX

MATED CAUDILL ARCHITECTS 10/20/21 P:\11 HEL YES\11174.dwg
 L:\ARCHITECTS\2021\215 MORSE\11174.dwg
 11/11/2021 10:00 AM
 CONTRACTOR

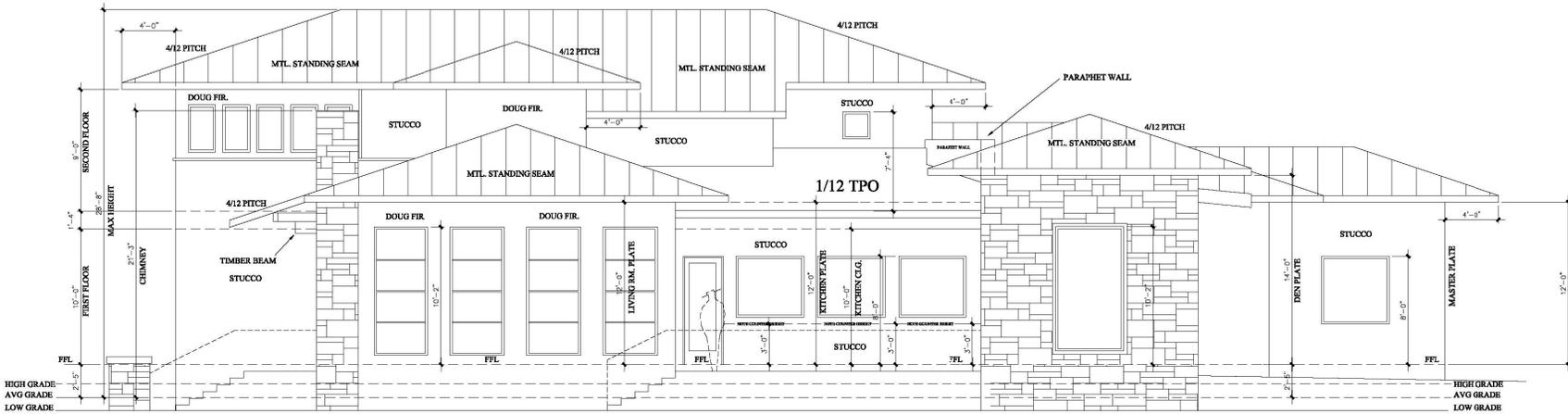


ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF M.A. CAUDILL ARCHITECTS.

S1



EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



M.A. CAUDILL
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DALLAS, TEXAS 75201-1000
PH: 214.760.1000
WWW.MACAUDILL.COM

215 MORSE
ALAMO HEIGHTS TX

MATD CADILL Architect 215 MORSE 1/21 PNL TEL: 214.760.1000

DATE: 11/11/2016
DRAWN BY: J. H. H. / J. H. H.
CHECKED BY: J. H. H. / J. H. H.
DATE: 11/11/2016



1/4"=1'-0"

A3



M.A. CAUDILL
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FAX: 214.750.1001

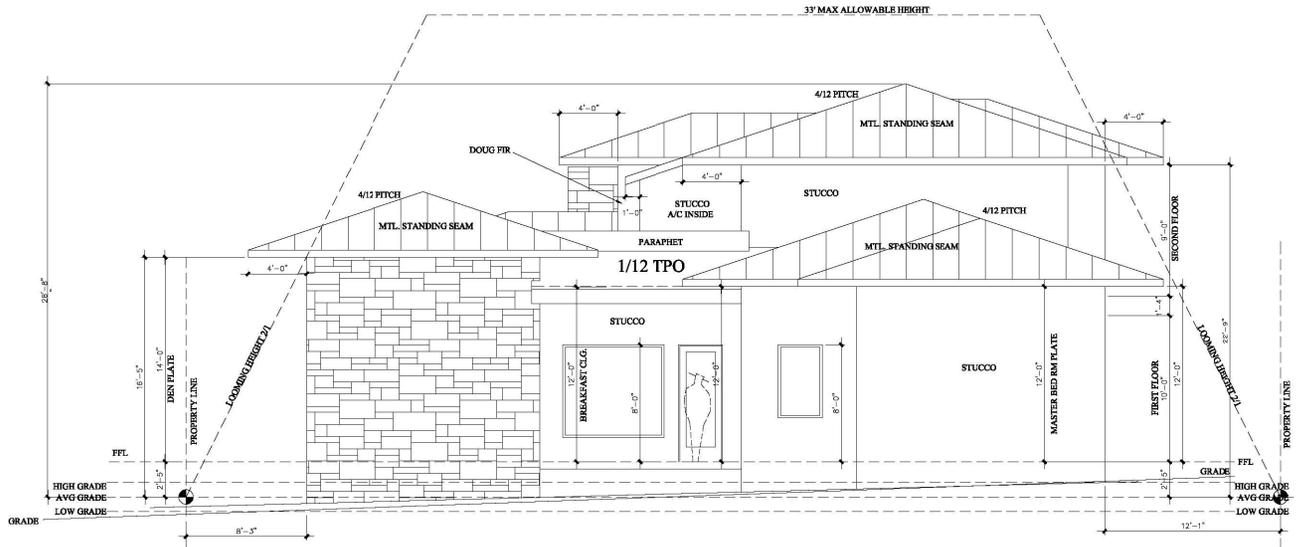
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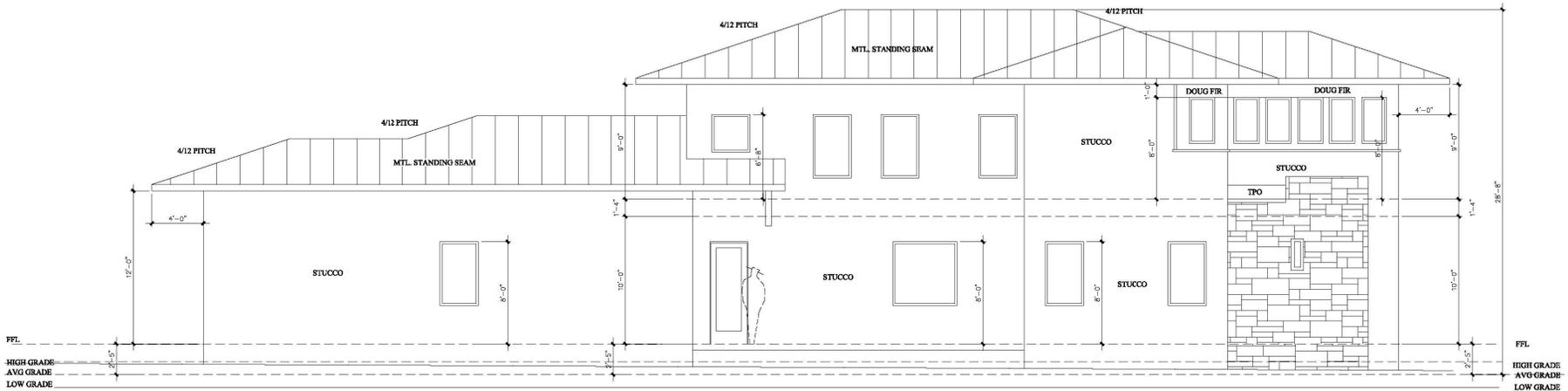


215 MORSE ALAMO HEIGHTS TX

A4



WEST ELEV
1/4"=1'-0"



SOUTH ELEV
1/4"=1'-0"

