



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. 2473 – 101 Albany St

Application of Ramiro O. Zapata, applicant, representing JHJ of Texas, LLC, owner, requesting the following self-identified variance(s) to expand an existing driveway, construct retaining walls around the driveway, construct a fence, and allow an existing wall to remain in place on the property located at **CB 4050 BLK 78 LOT 55**, also known as **101 Albany St**, zoned SF-A:

1. The proposed 30ft 8in curb cut width exceeds the 14ft maximum allowed for lots greater than 65ft in width required per Section 3-21, and
2. The proposed 27ft 0in driveway width within the front yard setback exceeds the maximum 14ft allowed for lots greater than 65ft in width required per Section 3-21, and
3. The proposed 4ft 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
4. The proposed 10ft tall fence on the west side of the property exceeds the maximum 8ft height allowed per Section 3-82(4), and
5. The existing wall on the east side of the property exceeds the maximum 8ft height allowed per Section 3-82(4) of the City's Zoning Code.

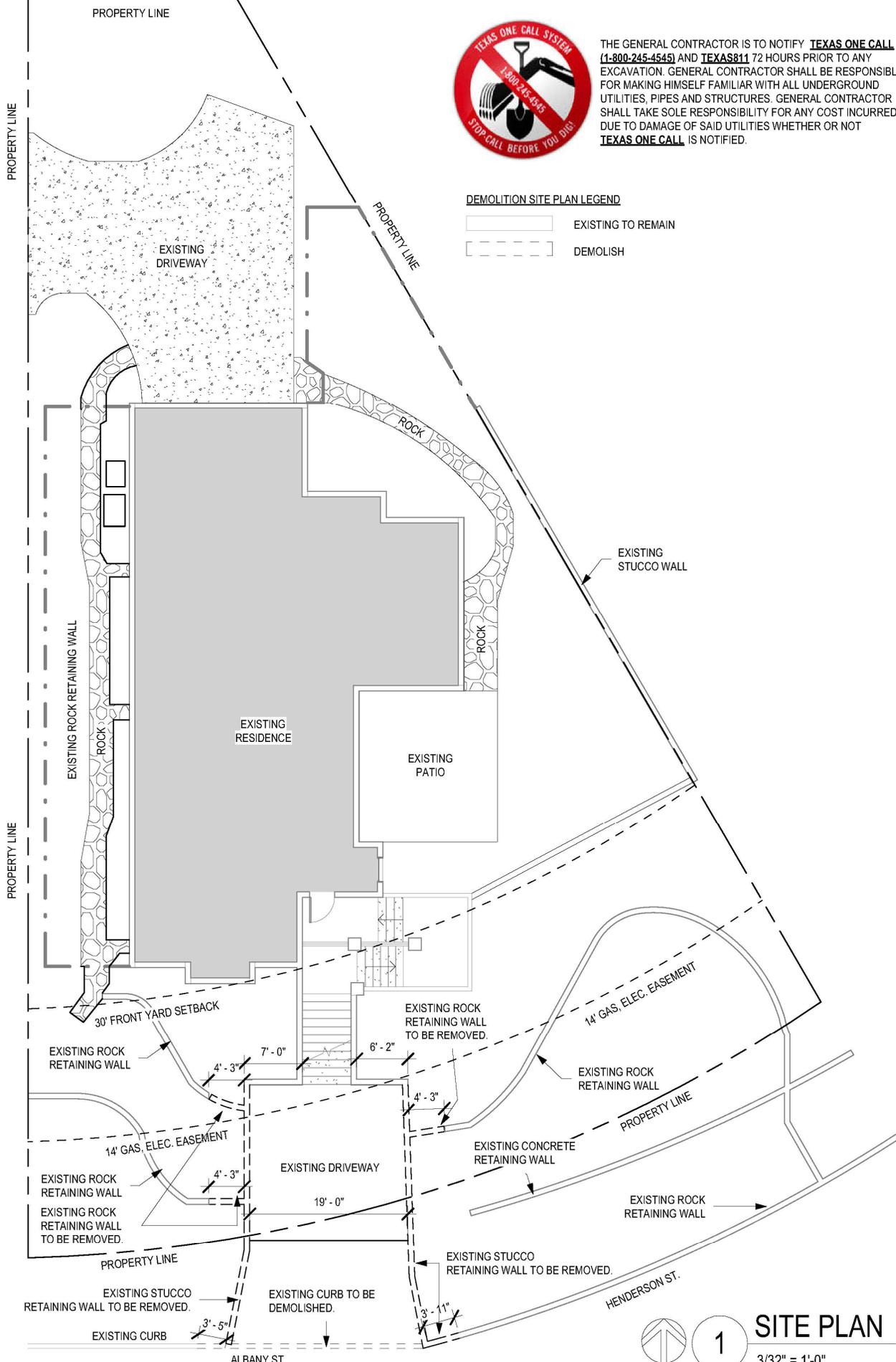
Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (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.



THE GENERAL CONTRACTOR IS TO NOTIFY **TEXAS ONE CALL (1-800-245-4545)** AND **TEXAS811** 72 HOURS PRIOR TO ANY EXCAVATION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. GENERAL CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES WHETHER OR NOT **TEXAS ONE CALL** IS NOTIFIED.

DEMOLITION SITE PLAN LEGEND

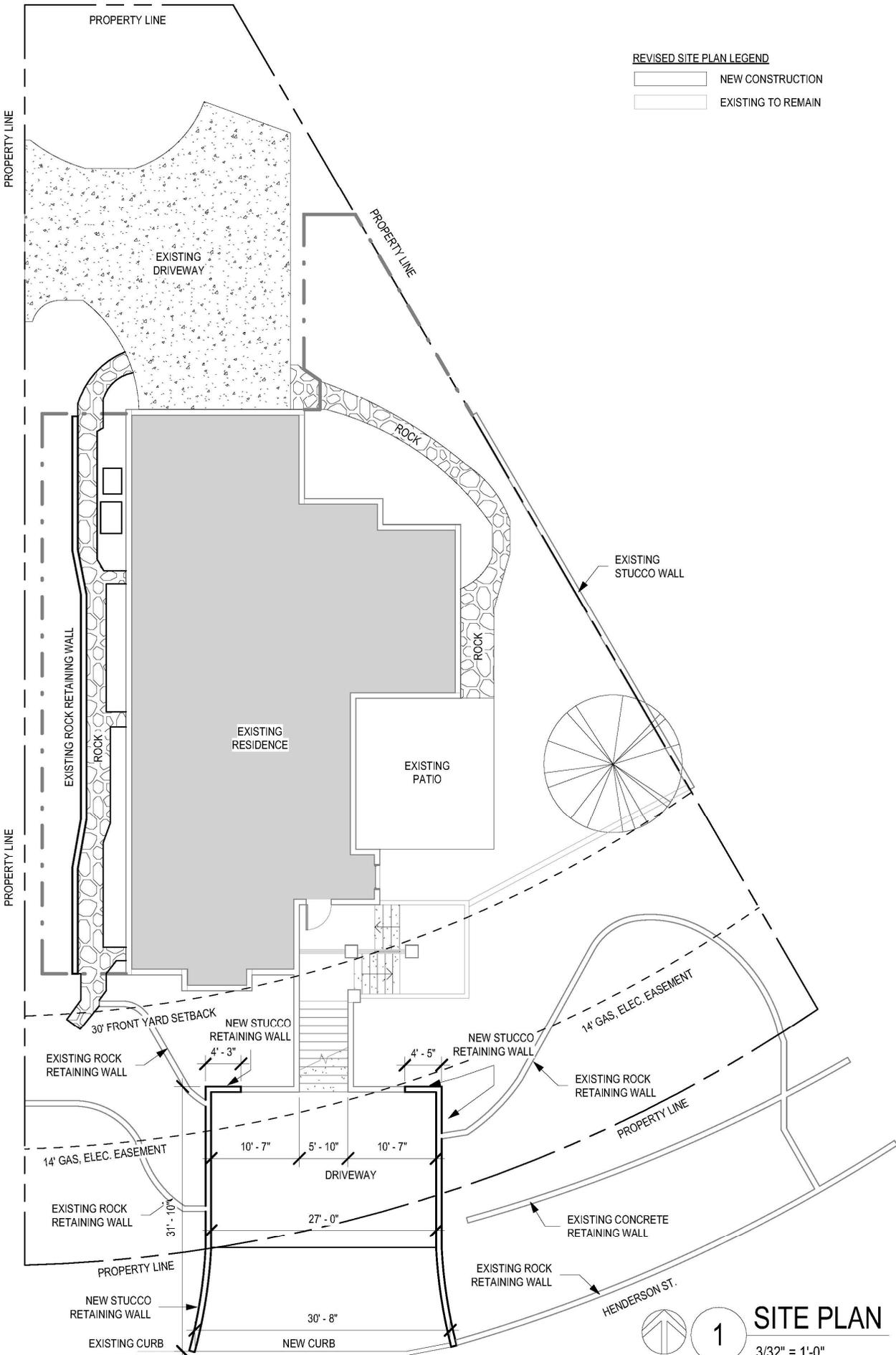
- EXISTING TO REMAIN
- DEMOLISH



1

SITE PLAN

3/32" = 1'-0"



REVISED SITE PLAN LEGEND

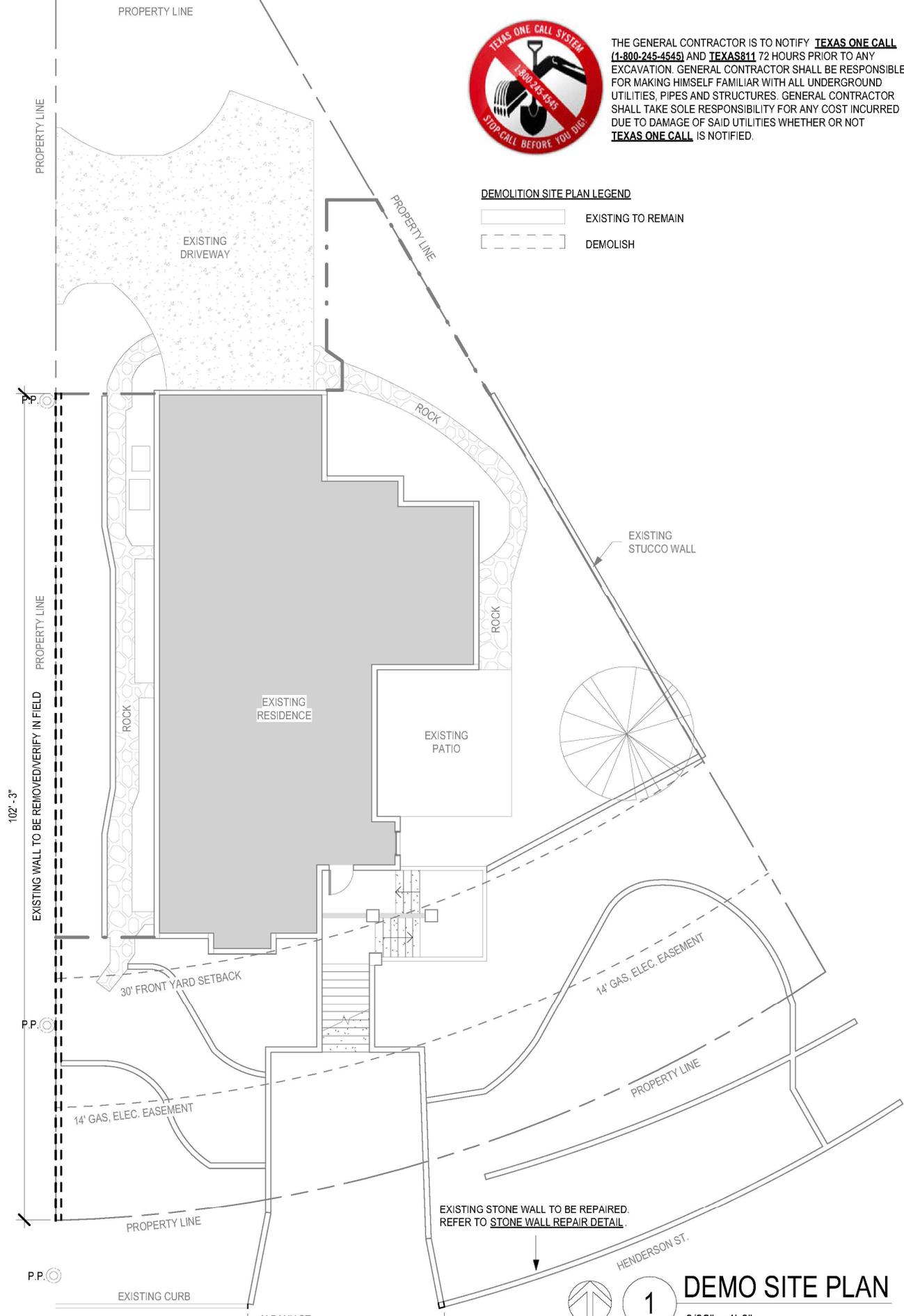
- NEW CONSTRUCTION
- EXISTING TO REMAIN

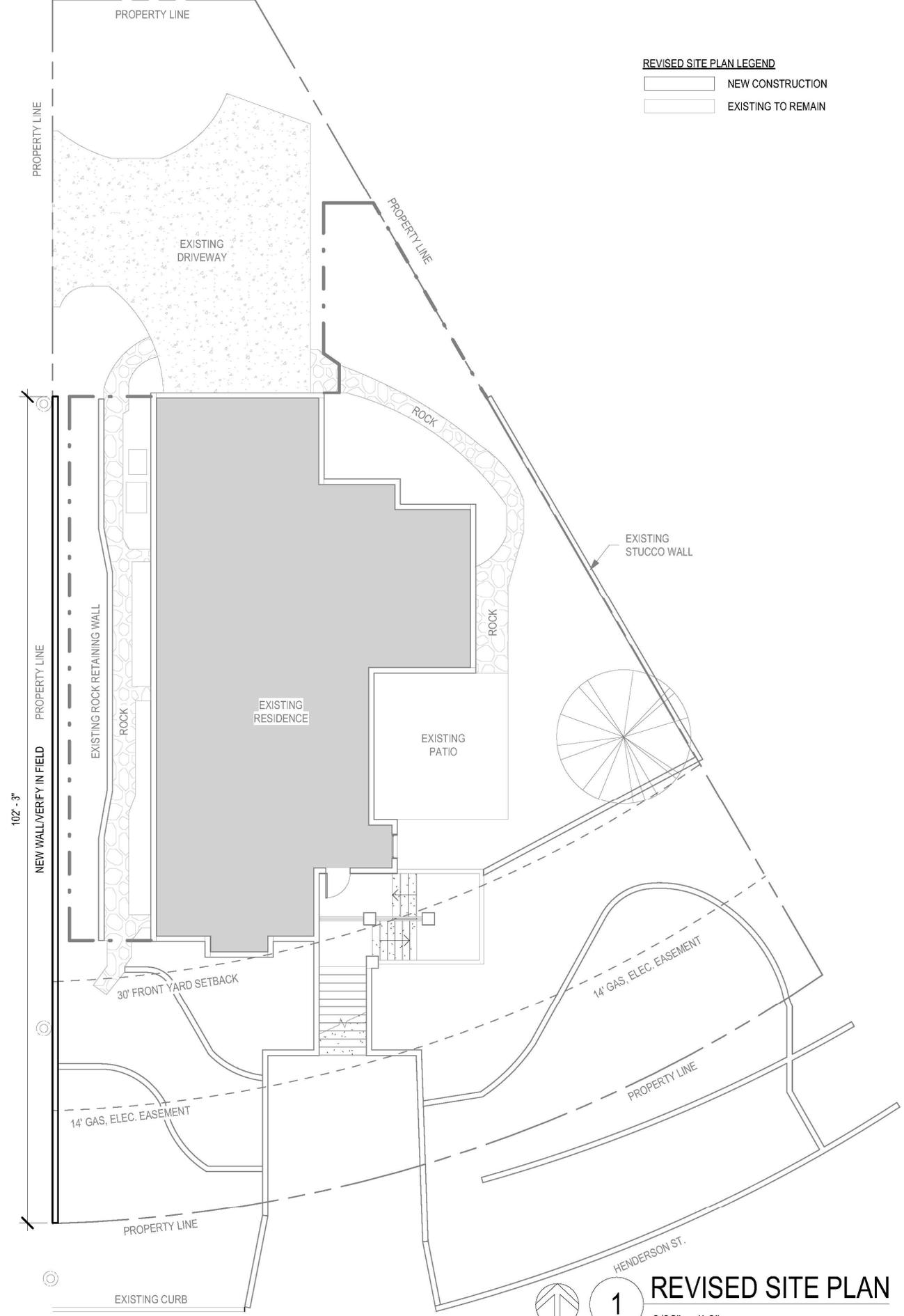


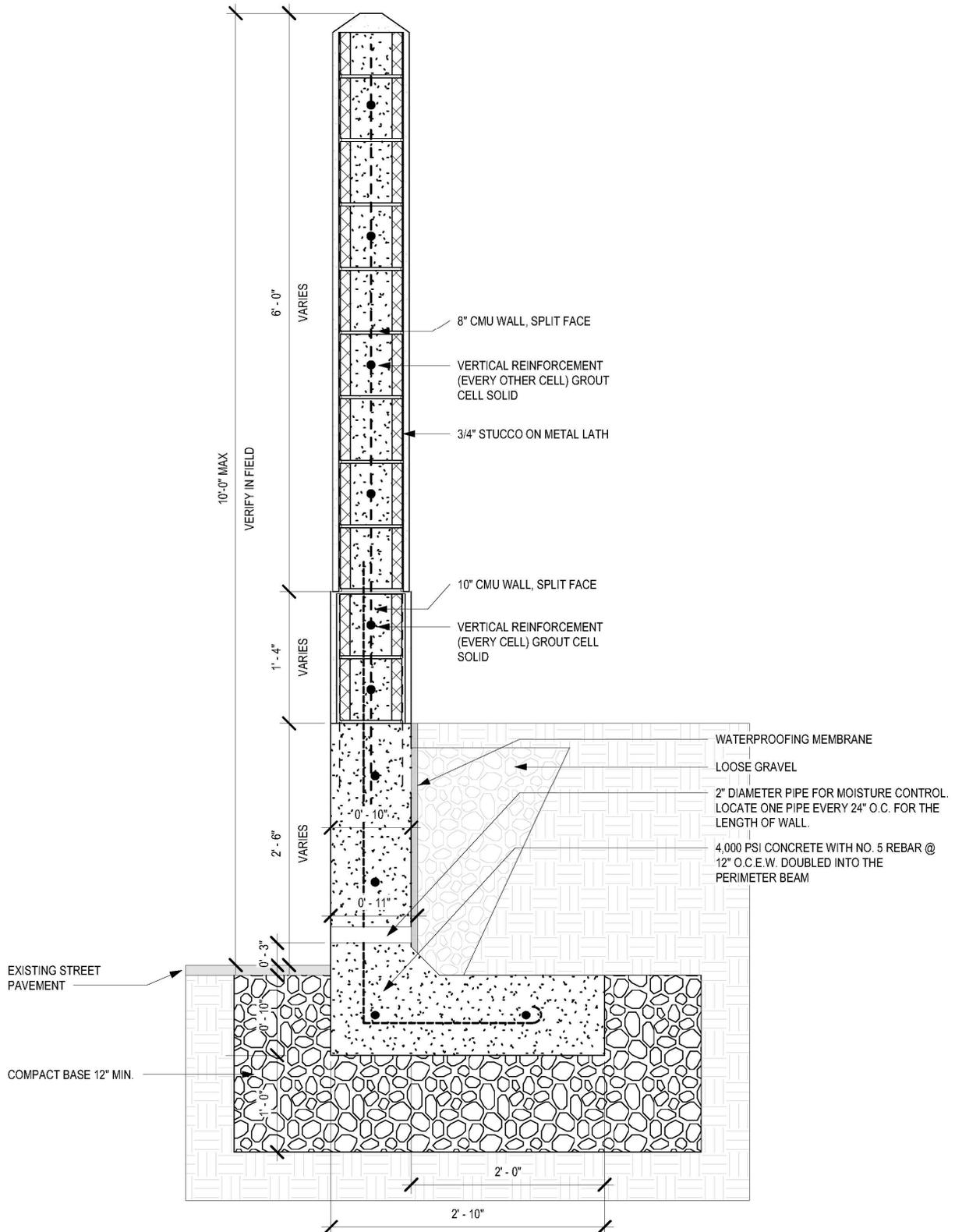
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DEMOLITION SITE PLAN LEGEND

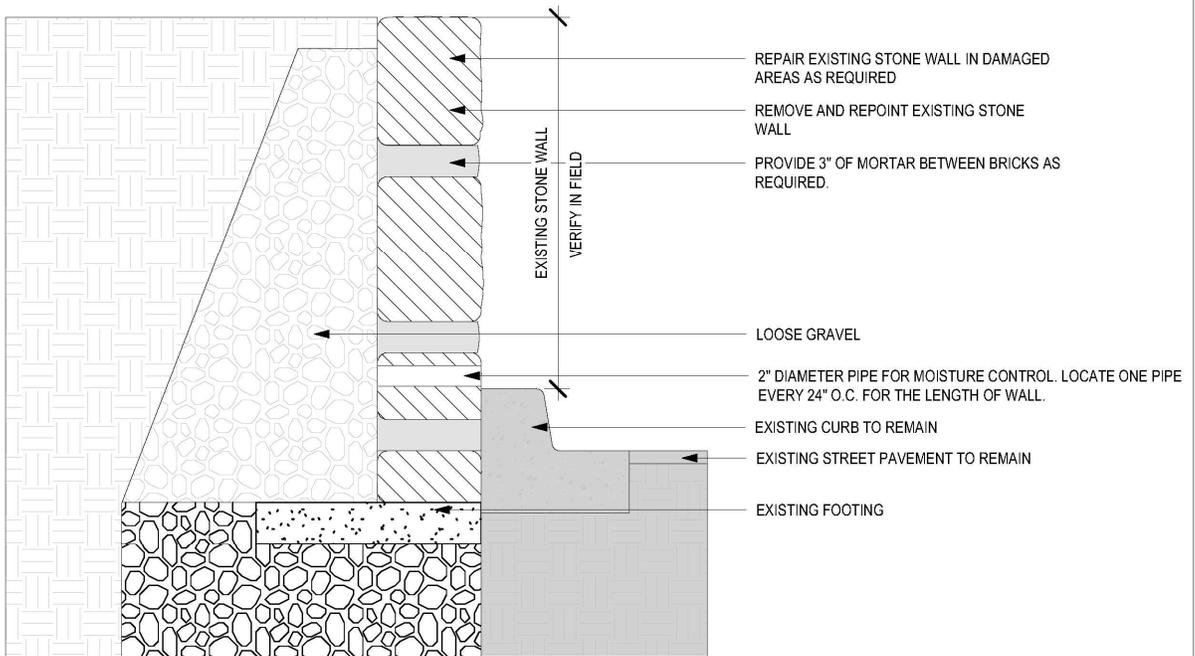
-  EXISTING TO REMAIN
-  DEMOLISH



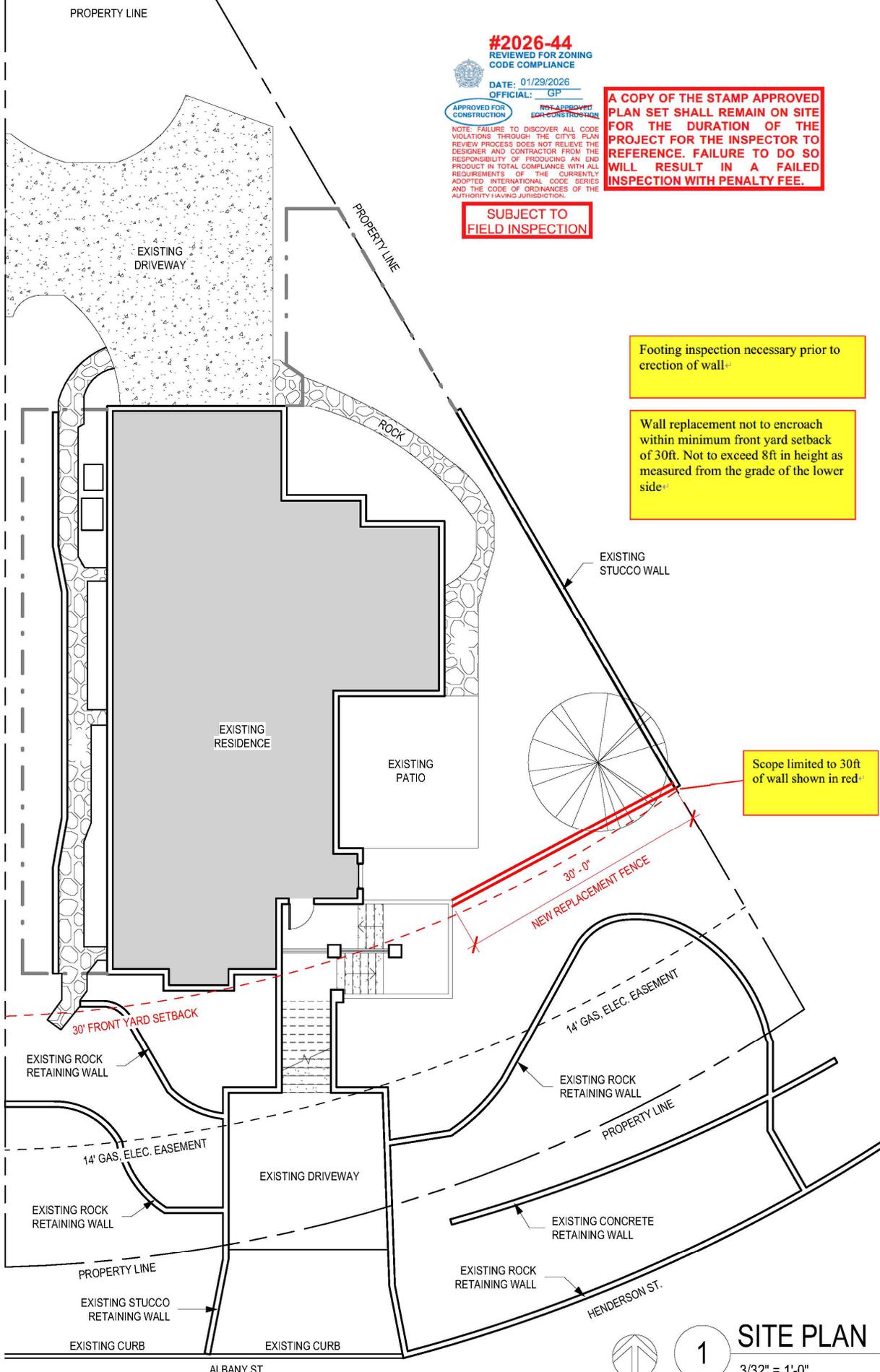




1 CMU WALL SECTION DETAIL
1" = 1'-0"



1 STONE WALL REPAIR DETAIL
1" = 1'-0"



#2026-44
 REVIEWED FOR ZONING
 CODE COMPLIANCE

DATE: 01/29/2026
 OFFICIAL: GP
 APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

NOTE: FAILURE TO DISCOVER ALL CODE VIOLATIONS THROUGH THE CITY'S PLAN REVIEW PROCESS DOES NOT RELIEVE THE DESIGNER AND CONTRACTOR FROM THE RESPONSIBILITY OF PRODUCING AN END PRODUCT IN TOTAL COMPLIANCE WITH ALL REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL CODE SERIES AND THE CODE OF ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.

A COPY OF THE STAMP APPROVED PLAN SET SHALL REMAIN ON SITE FOR THE DURATION OF THE PROJECT FOR THE INSPECTOR TO REFERENCE. FAILURE TO DO SO WILL RESULT IN A FAILED INSPECTION WITH PENALTY FEE.

SUBJECT TO FIELD INSPECTION

Footing inspection necessary prior to erection of wall

Wall replacement not to encroach within minimum front yard setback of 30ft. Not to exceed 8ft in height as measured from the grade of the lower side

Scope limited to 30ft of wall shown in red

1 SITE PLAN
 3/32" = 1'-0"

