



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

Board of Adjustment Meeting
Wednesday, March 05, 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, March 05, 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. 2429 – 502 Argo Ave

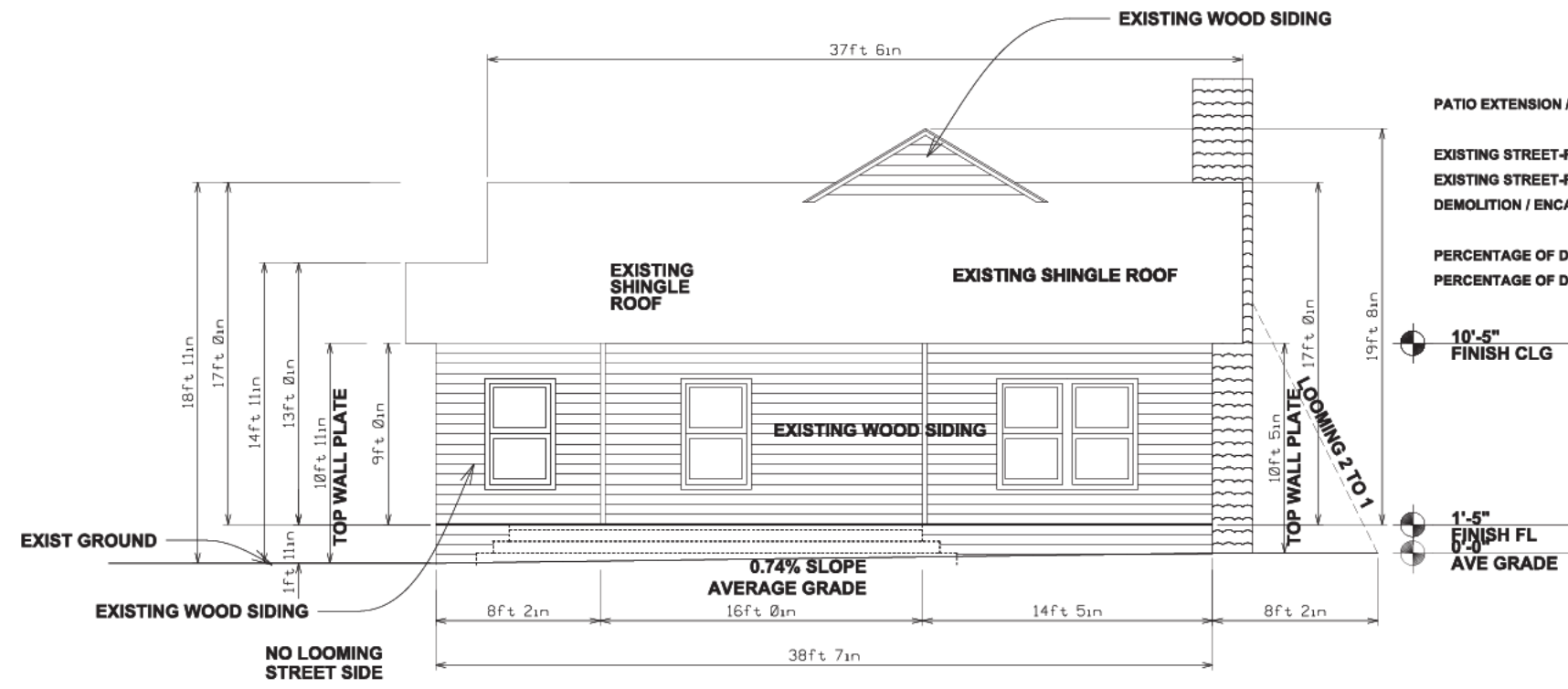
Application of Phillip Calderon of Casas Bonita’s Inc, applicant, representing Ernesto and Sonja Bustamante, owners, requesting the following variance(s) in order to allow the rear porch addition to remain in place at the rear of the main structure on the property located at **CB 4024 BLK 126 LOT 16**, also known as **502 Argo Ave**, zoned SF-B:

1. A proposed 5ft side yard setback to the existing main structure instead of the minimum 6ft required per Section 3-15(2) and
2. A proposed 4ft side yard setback to the eave/overhang instead of the minimum 5ft required per Section 3-82(3)(a) 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 Dakotah Procell, Planner, (dprocell@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.



8-1-23



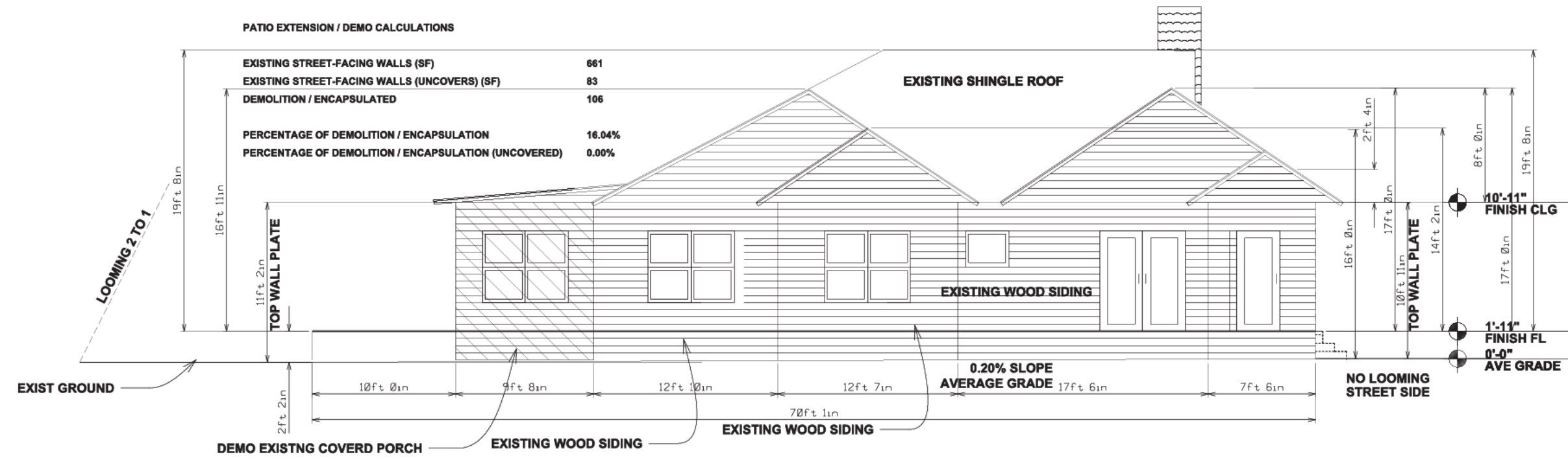
PATIO EXTENSION / DEMO CALCULATIONS

EXISTING STREET-FACING WALLS (SF)	424
EXISTING STREET-FACING WALLS (UNCOVERS) (SF)	221
DEMOLITION / ENCAPSULATED	0
PERCENTAGE OF DEMOLITION / ENCAPSULATION	0.0%
PERCENTAGE OF DEMOLITION / ENCAPSULATION (UNCOVERED)	0.0%

NORTH ELEVATION (STREET FACE) DEMOLITION / ENCAPSULATION

SCALE= 1" TO 4FT

NOTE: EXISTING AND PROPOSED WOOD SIDING



PATIO EXTENSION / DEMO CALCULATIONS

EXISTING STREET-FACING WALLS (SF)	661
EXISTING STREET-FACING WALLS (UNCOVERS) (SF)	83
DEMOLITION / ENCAPSULATED	106
PERCENTAGE OF DEMOLITION / ENCAPSULATION	16.04%
PERCENTAGE OF DEMOLITION / ENCAPSULATION (UNCOVERED)	0.00%

EAST ELEVATION

SCALE= 1" TO 4FT

Ernesto & Sonja Bustamante
 502 Argo Avenue
 Alamo Heights, TX 78209

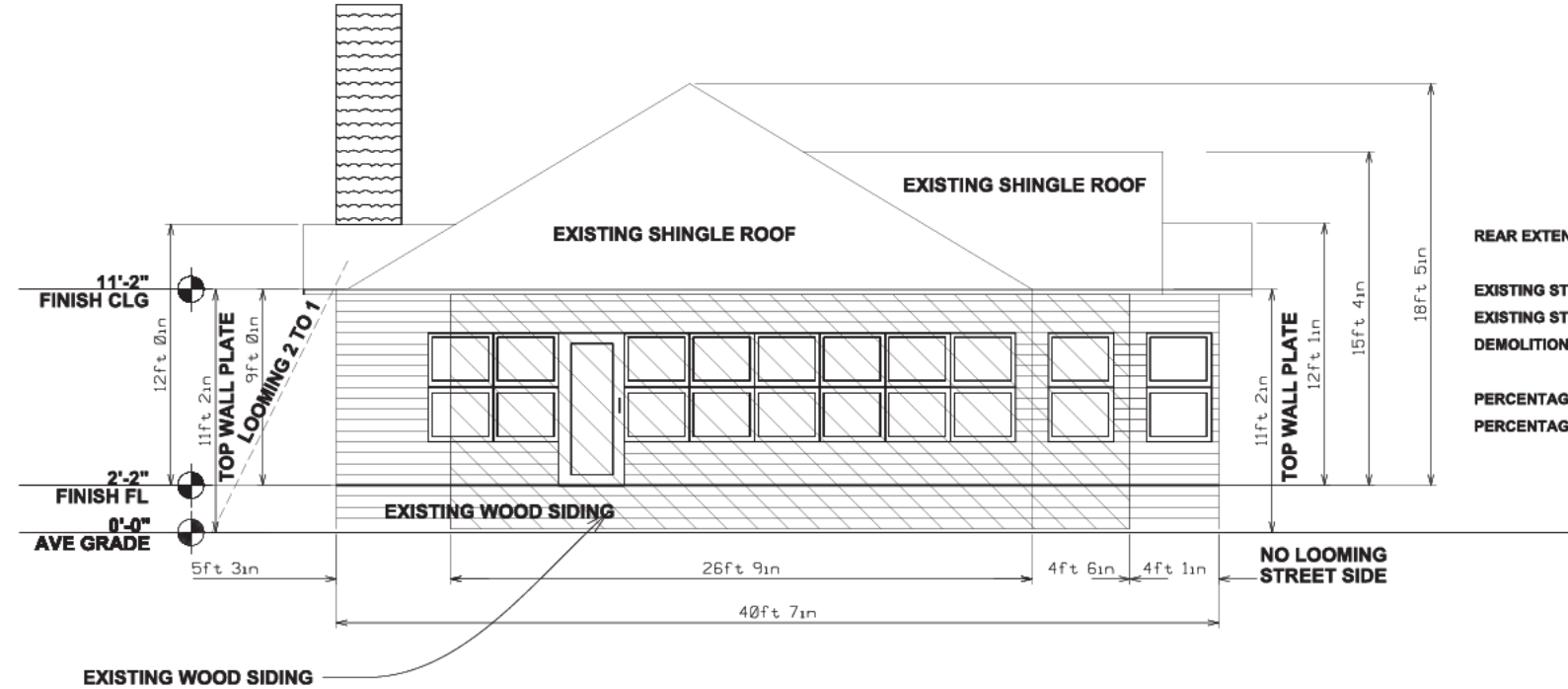
Eduardo Castillo
 Engineering & Construction, LLC
 Designer, Engineer, Planner, Consultant
 2410 W Magnolia, San Antonio, TX, 78228
 210-913-3469
 FRM # 12012

PROJECT NO: 1
 DATE: 05-17-2023
 SHEET NO:

A2



8-1-23

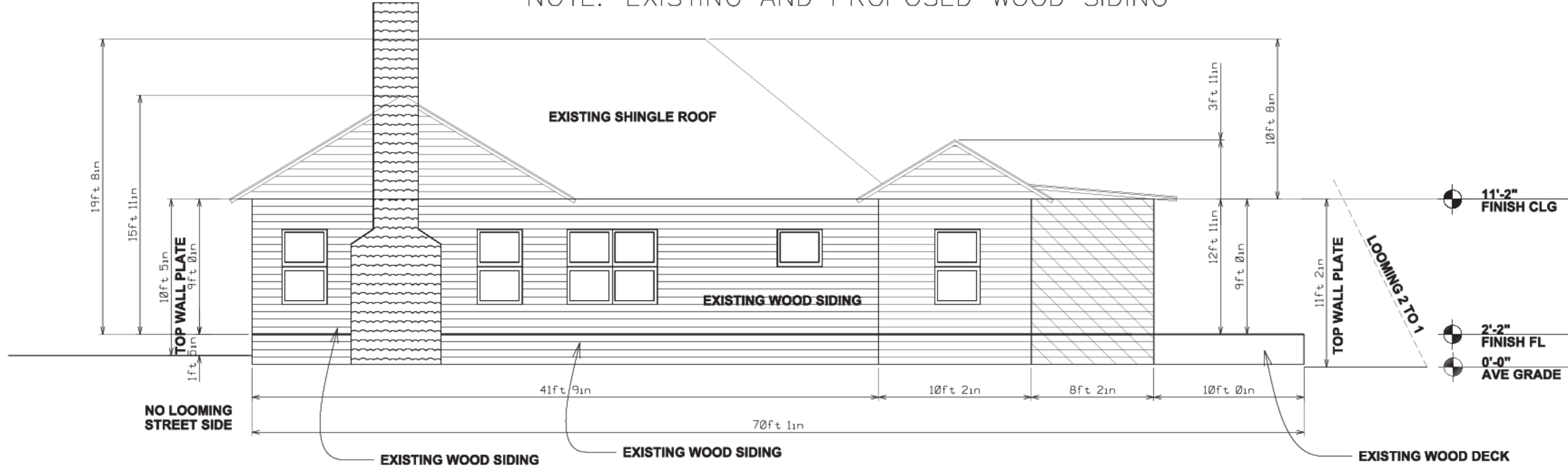


REAR EXTENSION / DEMO CALCULATIONS

EXISTING STREET-FACING WALLS (SF)	436
EXISTING STREET-FACING WALLS (UNCOVERS) (SF)	0
DEMOLITION / ENCAPSULATED	336
PERCENTAGE OF DEMOLITION / ENCAPSULATION	77.06%
PERCENTAGE OF DEMOLITION / ENCAPSULATION (UNCOVERED)	0.0%

SOUTH ELEVATION
SCALE= 1" TO 4FT

NOTE: EXISTING AND PROPOSED WOOD SIDING



LEFT SIDE EXTENSION / DEMO CALCULATIONS

EXISTING STREET-FACING WALLS (SF)	661
EXISTING STREET-FACING WALLS (UNCOVERS) (SF)	0
DEMOLITION / ENCAPSULATED	90
PERCENTAGE OF DEMOLITION / ENCAPSULATION	13.62%
PERCENTAGE OF DEMOLITION / ENCAPSULATION (UNCOVERED)	0.0%

WEST ELEVATION
SCALE= 1" TO 4FT

Ernesto & Sonja Bustamante
502 Argo Avenue
Alamo Heights, TX 78209

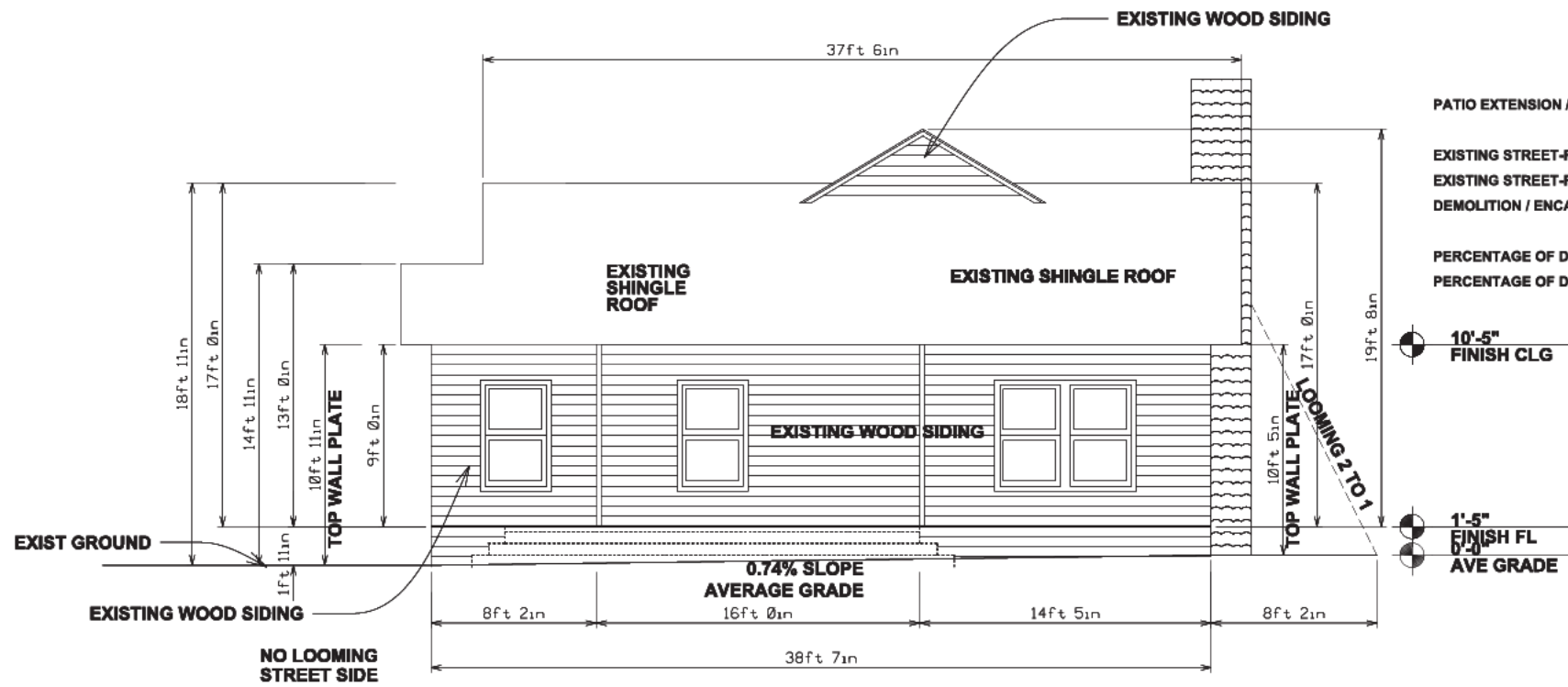
Eduardo Castillo
Engineering & Construction, LLC
Designer, Engineer, Planner, Consultant
2419 W Magnolia, San Antonio, TX, 78228
210-913-2469
FIRM # 12012

PROJECT NO: 1
DATE: 05-17-2023
SHEET NO:

A3



8-1-23



PATIO EXTENSION / DEMO CALCULATIONS

EXISTING STREET-FACING WALLS (SF)	424
EXISTING STREET-FACING WALLS (UNCOVERS) (SF)	221
DEMOLITION / ENCAPSULATED	0
PERCENTAGE OF DEMOLITION / ENCAPSULATION	0.0%
PERCENTAGE OF DEMOLITION / ENCAPSULATION (UNCOVERED)	0.0%

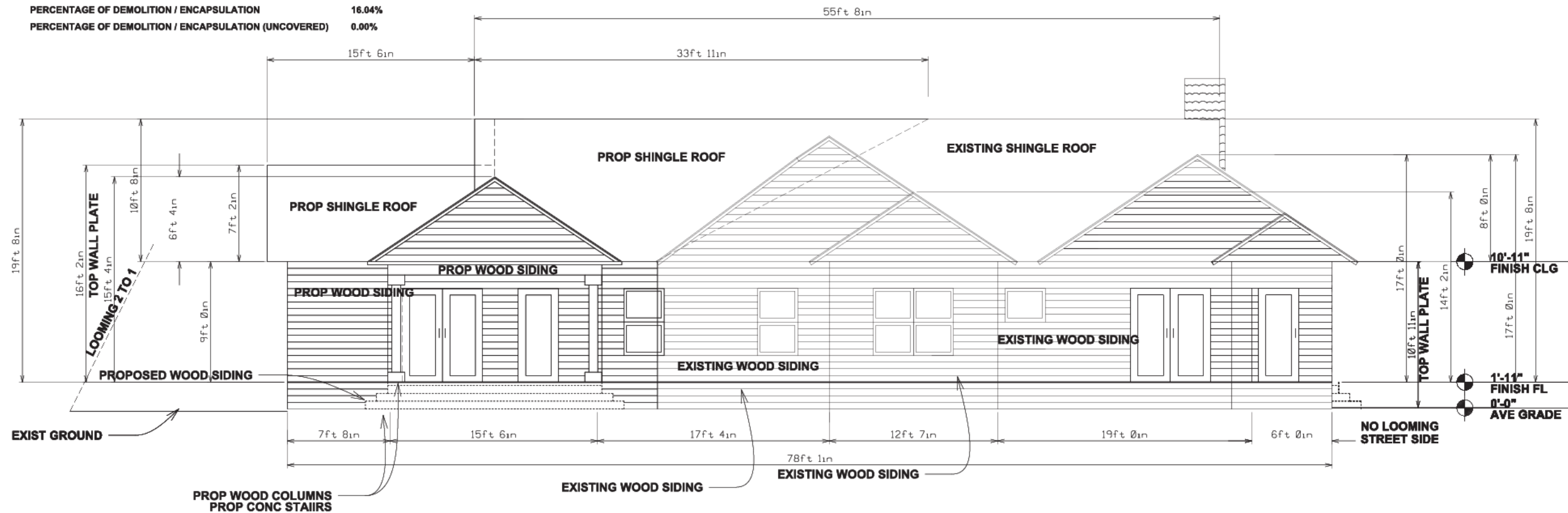
NORTH ELEVATION, to remain as is

SCALE= 1" TO 4FT

NOTE: EXISTING AND PROPOSED WOOD SIDING

PATIO EXTENSION / DEMO CALCULATIONS

EXISTING STREET-FACING WALLS (SF)	661
EXISTING STREET-FACING WALLS (UNCOVERS) (SF)	83
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PERCENTAGE OF DEMOLITION / ENCAPSULATION (UNCOVERED)	0.00%



EAST ELEVATION

SCALE= 1" TO 4FT

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 Alamo Heights, TX 78209

Eduardo Castillo
 Engineering & Construction, LLC

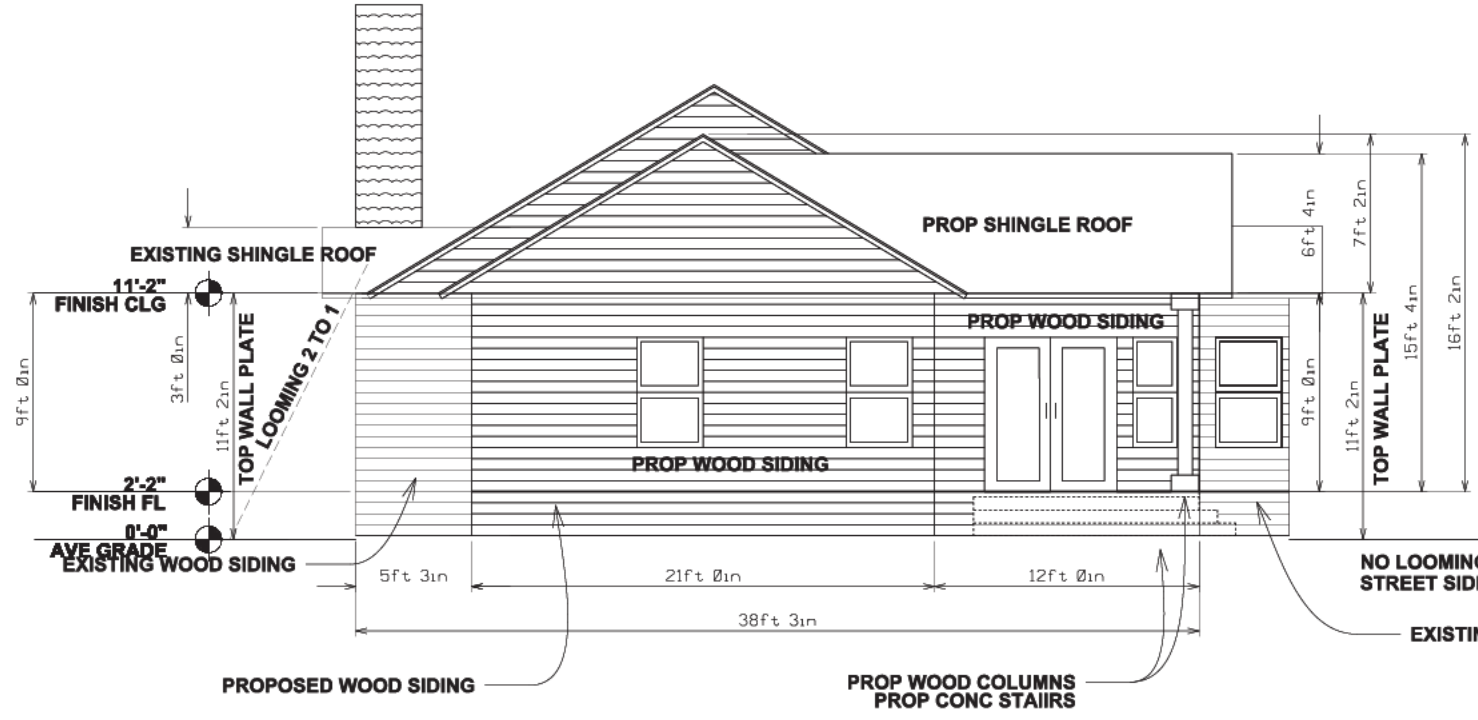
Designer, Engineer, Planner, Consultant
 2419 W Magnolia, San Antonio, TX, 78228
 210-913-2469
 PRC# 12012

PROJECT NO: 1
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A4



8-1-23

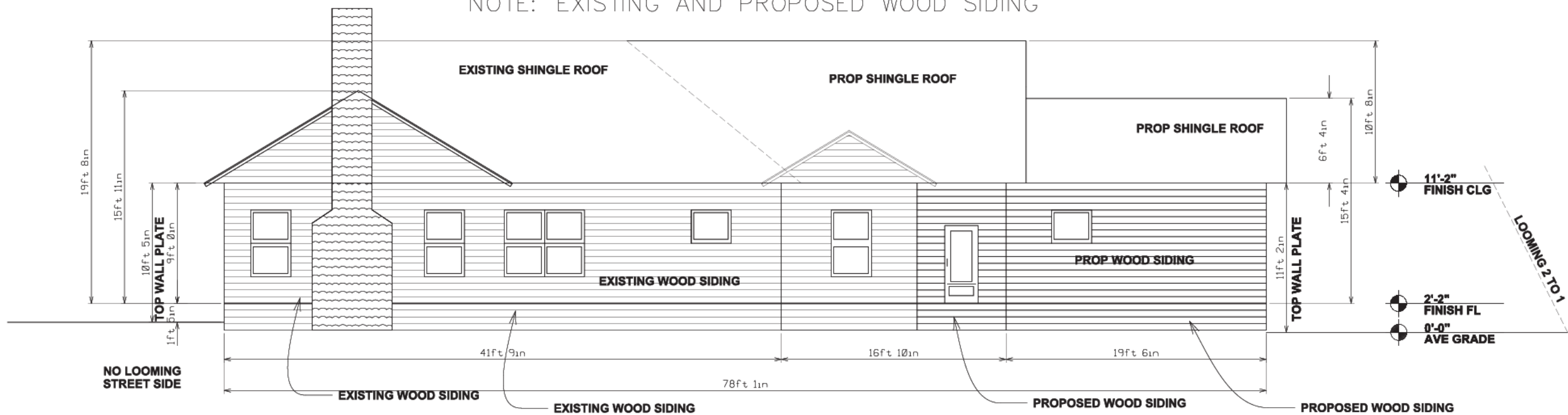


REAR EXTENSION / DEMO CALCULATIONS

EXISTING STREET-FACING WALLS (SF)	436
EXISTING STREET-FACING WALLS (UNCOVERS) (SF)	0
DEMOLITION / ENCAPSULATED	336
PERCENTAGE OF DEMOLITION / ENCAPSULATION	77.06%
PERCENTAGE OF DEMOLITION / ENCAPSULATION (UNCOVERED)	0.0%

SOUTH ELEVATION
SCALE= 1" TO 4FT

NOTE: EXISTING AND PROPOSED WOOD SIDING



LEFT SIDE EXTENSION / DEMO CALCULATIONS

EXISTING STREET-FACING WALLS (SF)	661
EXISTING STREET-FACING WALLS (UNCOVERS) (SF)	0
DEMOLITION / ENCAPSULATED	90
PERCENTAGE OF DEMOLITION / ENCAPSULATION	13.62%
PERCENTAGE OF DEMOLITION / ENCAPSULATION (UNCOVERED)	0.0%

WEST ELEVATION
SCALE= 1" TO 4FT

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Alamo Heights, TX 78209

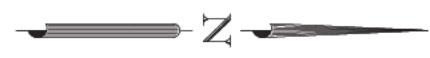
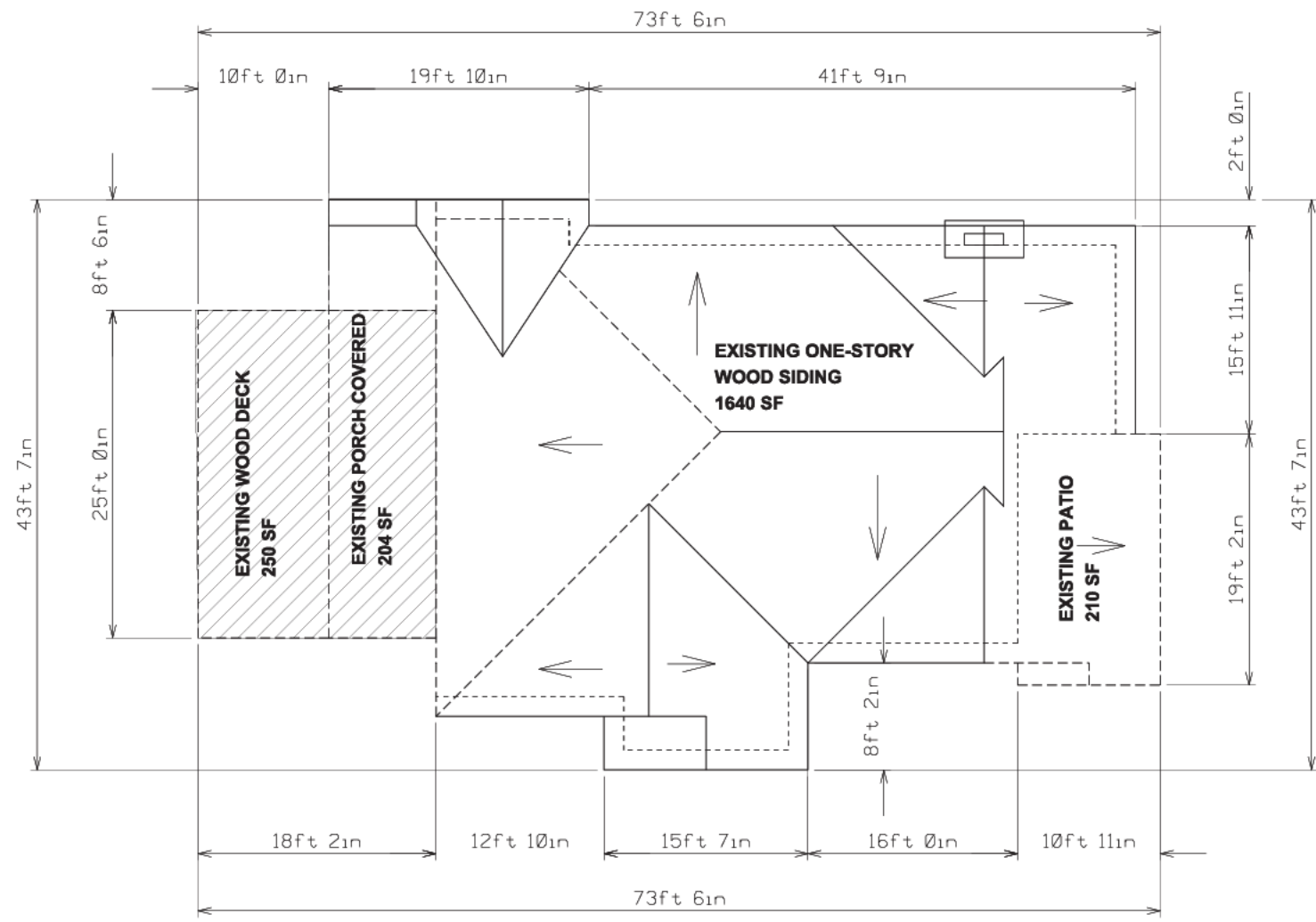
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A5



8-1-23



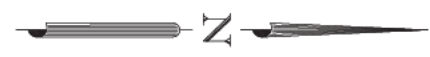
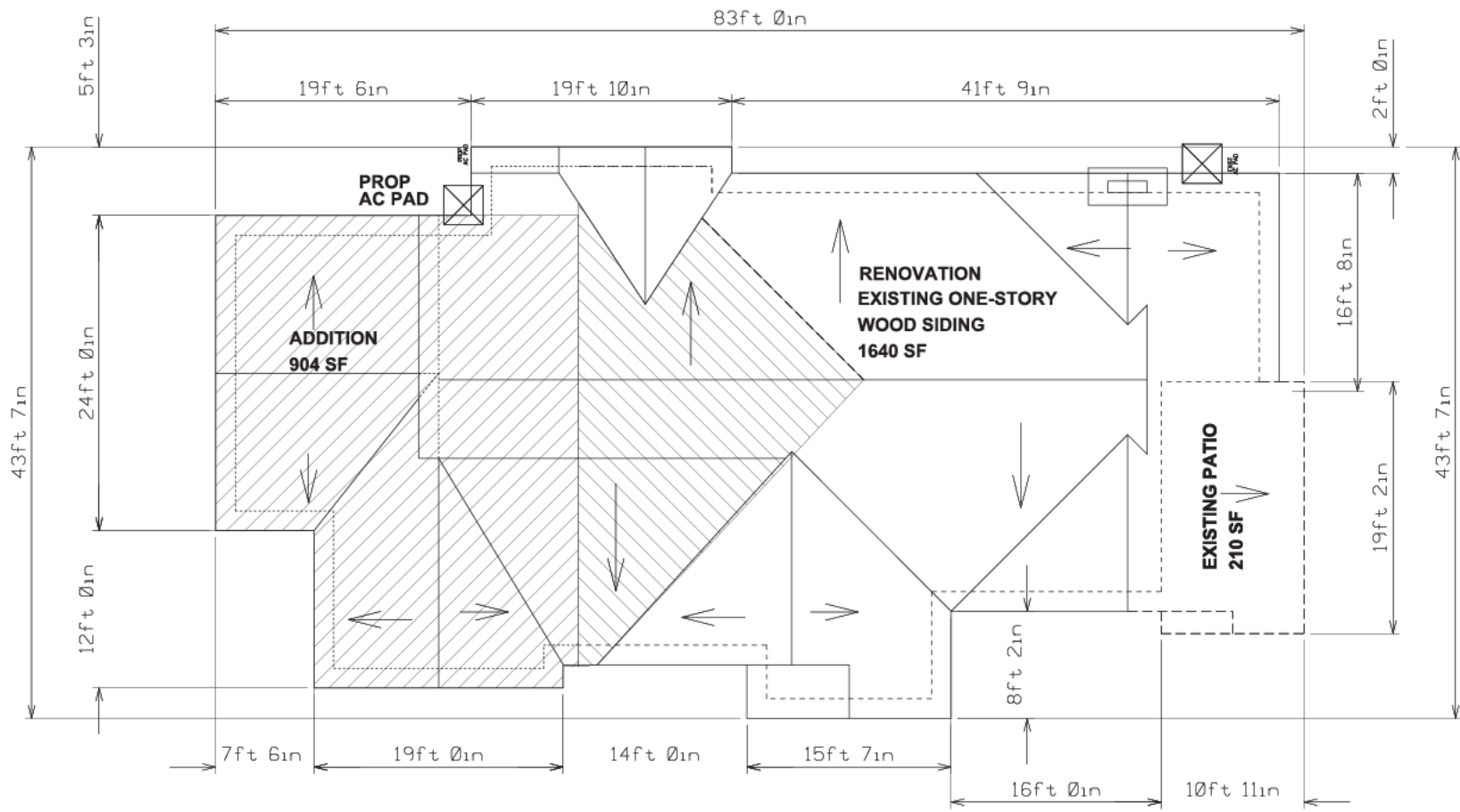
TOTAL EXTERIOR WALL	2,182 SF
TOTAL UNCOVER	304 SF
TOTAL WALL DEMO	532 SF
PERCENT DEMO	24.38%

ROOF REMOVAL CALCULATIONS

EXISTING ROOF TOTAL (SF)	2,312
DEMOLITION AREA (SF)	204
PERCENTAGE OF DEMOLITION	8.82%
ROOF ADDITION AREA (SF)	1,320
NEW ROOF TOTAL (SF)	2,981
ROOF ENCAPSULATION (SF)	416
ROOF ENCAPSULATION	13.96%

EXISTING ROOF LAYOUT

SCALE= 1" TO 6FT



PROPOSED ROOF LAYOUT

SCALE= 1" TO 6FT

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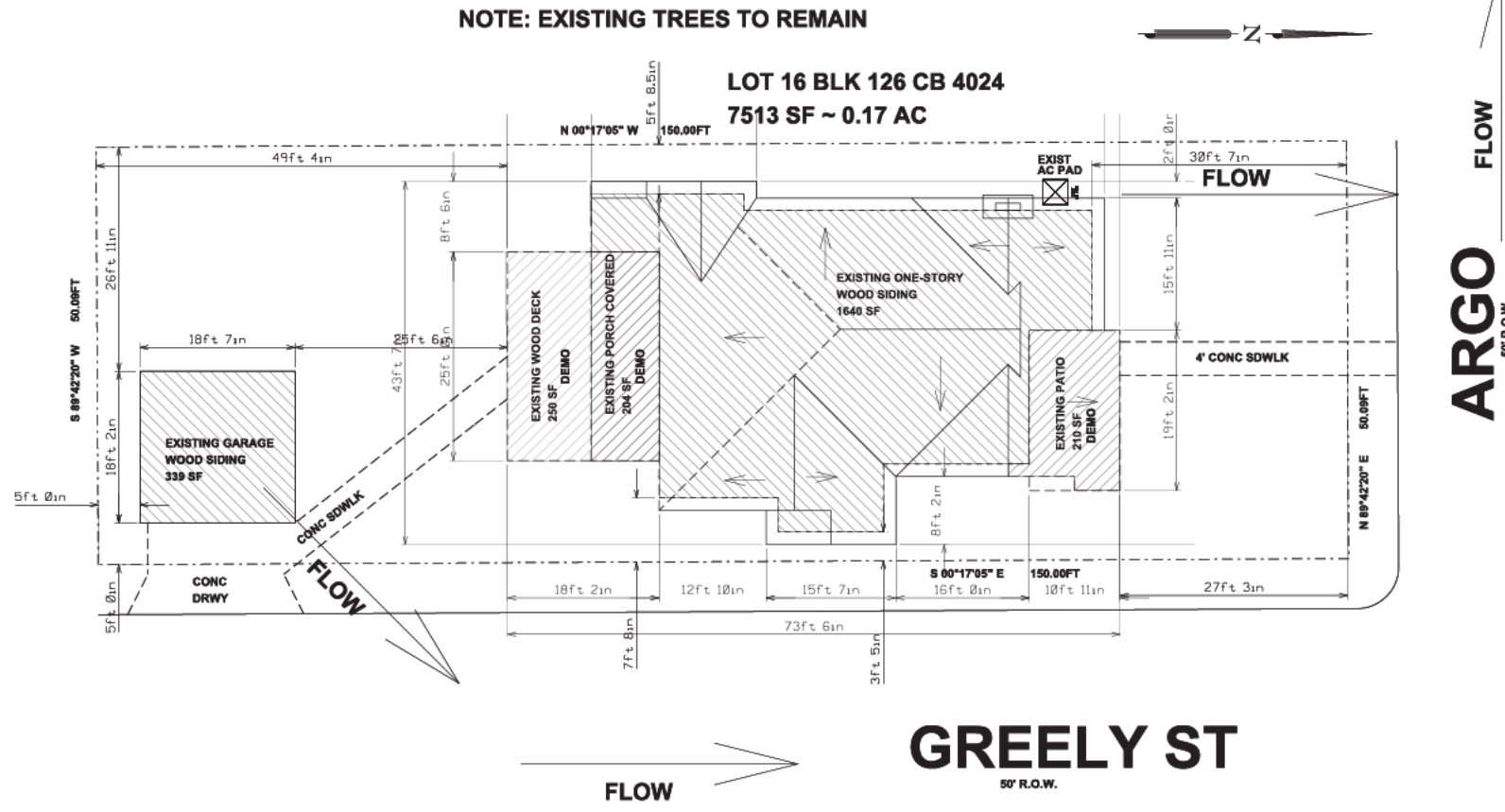
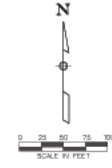
PROJECT NO: 1
 DATE: 05-17-2023
 SHEET NO:

A6

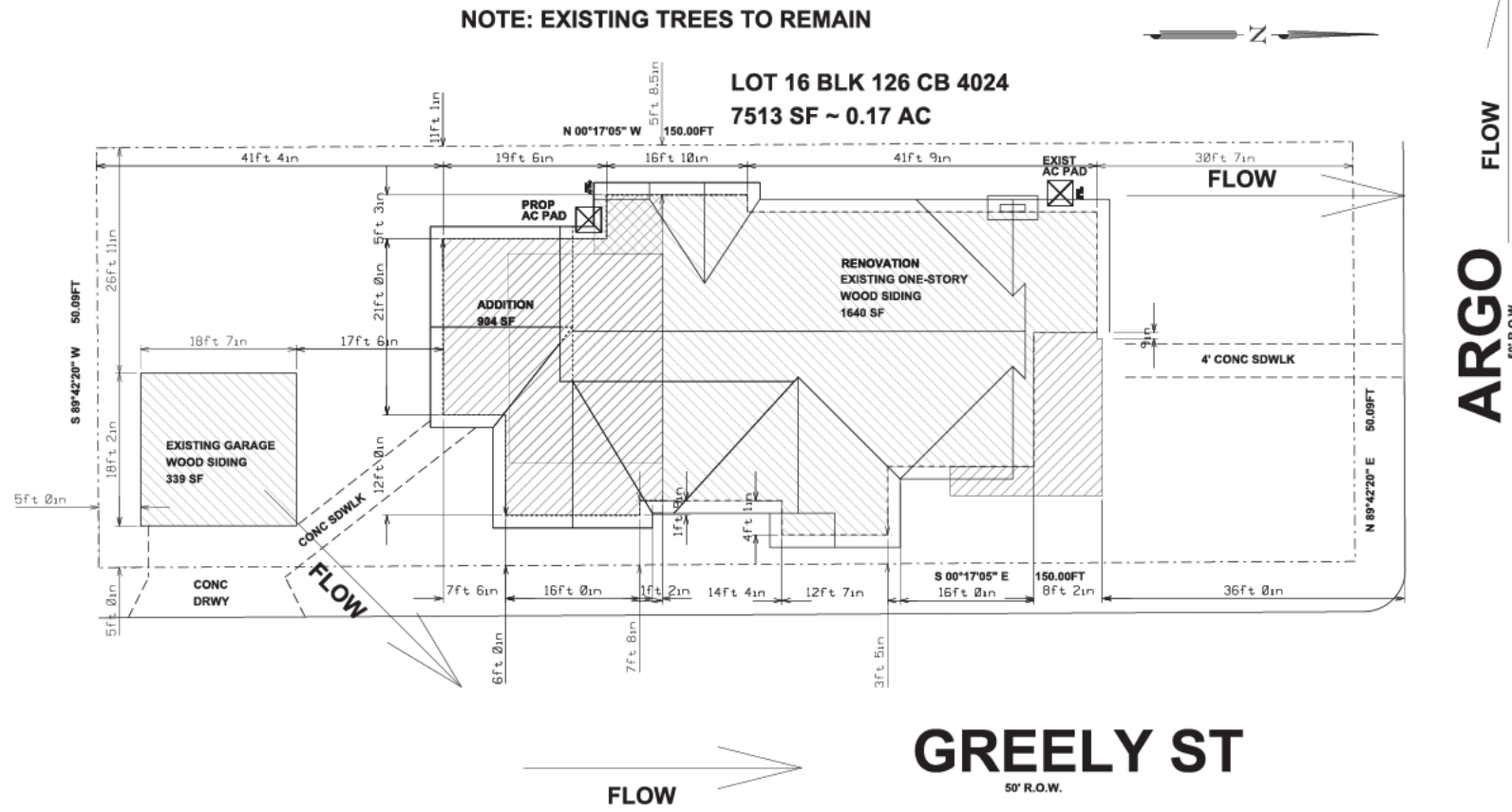


The seal appearing on this document was authorized by Eduardo A. Castillo (P.E. 98242, TX)

8-1-23



EXISTING SITE PLAN
SCALE= 1" TO 10 FT



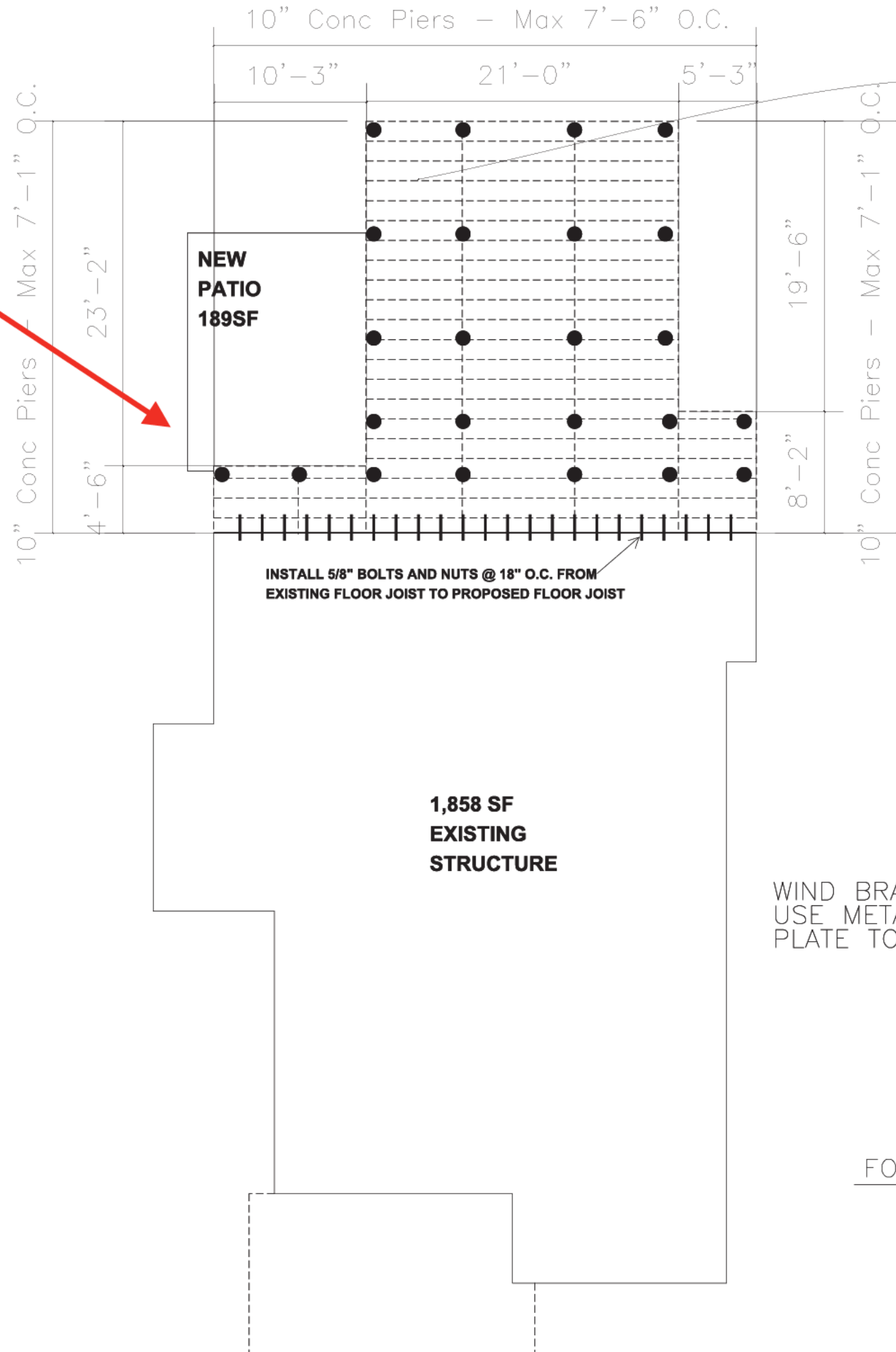
RENOVATION AND
ADDITION SITE PLAN
SCALE= 1" TO 10 FT

Ernesto & Sonja Bustamante
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Alamo Heights, TX 78209

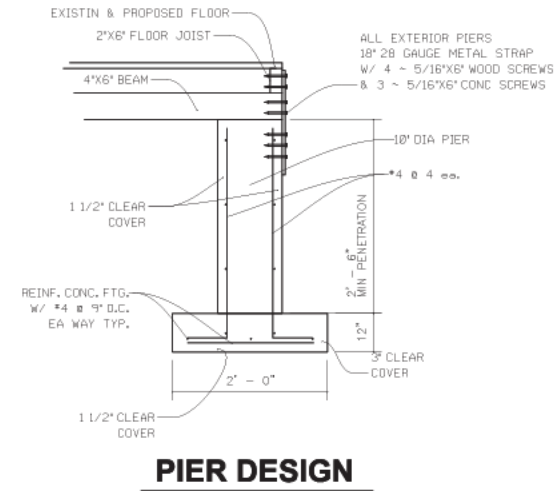
Eduardo Castillo
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2419 W Magnolia, San Antonio, TX, 78228
210-913-2469
FIRM # 12012

PROJECT NO: 1
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C1

Area in reference to Proposed variance



ALL NEW 4"X6" BEAMS
W/ 2"X8" FLOOR JOIST
@ 16" O.C.



WIND BRACE BY SHEATHER ENTIRE EXTERIOR
USE METAL STRAPS @ TOP WALL
PLATE TO RAFTERS

FOUNDATION PLAN
SCALE= 1" TO 4FT



8-1-23

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S1



8-1-23

CEILING JOIST 2X6 @ 16" O.C.

14ft 6in 6ft 6in

CEILING JOIST 2X4 @ 24" O.C.

CEILING JOIST 2X6 @ 24" O.C.

12ft 0in

CEILING JOIST 2X4 @ 24" O.C.

8ft 2in

LUMBER - SOUTHERN PINE #2 KD
ALL WOOD FRAMING SHALL BE PRESERVATIVE-TREATED WOOD

CEILING JOIST SIZE AND SPACING
(LIVE LOAD 20PSF, DEADLOAD 10PSF)

SPACING	2x4	2x6	2x8	2x10
12'-0"	18'-0"	18'-0"	18'-0"	18'-0"
14'-0"	18'-0"	18'-0"	18'-0"	18'-0"
16'-0"	18'-0"	18'-0"	18'-0"	18'-0"
18'-0"	18'-0"	18'-0"	18'-0"	18'-0"
20'-0"	18'-0"	18'-0"	18'-0"	18'-0"
22'-0"	18'-0"	18'-0"	18'-0"	18'-0"
24'-0"	18'-0"	18'-0"	18'-0"	18'-0"
26'-0"	18'-0"	18'-0"	18'-0"	18'-0"
28'-0"	18'-0"	18'-0"	18'-0"	18'-0"
30'-0"	18'-0"	18'-0"	18'-0"	18'-0"
32'-0"	18'-0"	18'-0"	18'-0"	18'-0"
34'-0"	18'-0"	18'-0"	18'-0"	18'-0"
36'-0"	18'-0"	18'-0"	18'-0"	18'-0"
38'-0"	18'-0"	18'-0"	18'-0"	18'-0"
40'-0"	18'-0"	18'-0"	18'-0"	18'-0"
42'-0"	18'-0"	18'-0"	18'-0"	18'-0"
44'-0"	18'-0"	18'-0"	18'-0"	18'-0"
46'-0"	18'-0"	18'-0"	18'-0"	18'-0"
48'-0"	18'-0"	18'-0"	18'-0"	18'-0"
50'-0"	18'-0"	18'-0"	18'-0"	18'-0"
52'-0"	18'-0"	18'-0"	18'-0"	18'-0"
54'-0"	18'-0"	18'-0"	18'-0"	18'-0"
56'-0"	18'-0"	18'-0"	18'-0"	18'-0"
58'-0"	18'-0"	18'-0"	18'-0"	18'-0"
60'-0"	18'-0"	18'-0"	18'-0"	18'-0"

RAPPER MAX SPAN AND SPACING
(LIVE LOAD 20PSF, DEADLOAD 10PSF)

SPACING	2x4	2x6	2x8	2x10
12'-0"	18'-0"	18'-0"	18'-0"	18'-0"
14'-0"	18'-0"	18'-0"	18'-0"	18'-0"
16'-0"	18'-0"	18'-0"	18'-0"	18'-0"
18'-0"	18'-0"	18'-0"	18'-0"	18'-0"
20'-0"	18'-0"	18'-0"	18'-0"	18'-0"
22'-0"	18'-0"	18'-0"	18'-0"	18'-0"
24'-0"	18'-0"	18'-0"	18'-0"	18'-0"
26'-0"	18'-0"	18'-0"	18'-0"	18'-0"
28'-0"	18'-0"	18'-0"	18'-0"	18'-0"
30'-0"	18'-0"	18'-0"	18'-0"	18'-0"
32'-0"	18'-0"	18'-0"	18'-0"	18'-0"
34'-0"	18'-0"	18'-0"	18'-0"	18'-0"
36'-0"	18'-0"	18'-0"	18'-0"	18'-0"
38'-0"	18'-0"	18'-0"	18'-0"	18'-0"
40'-0"	18'-0"	18'-0"	18'-0"	18'-0"
42'-0"	18'-0"	18'-0"	18'-0"	18'-0"
44'-0"	18'-0"	18'-0"	18'-0"	18'-0"
46'-0"	18'-0"	18'-0"	18'-0"	18'-0"
48'-0"	18'-0"	18'-0"	18'-0"	18'-0"
50'-0"	18'-0"	18'-0"	18'-0"	18'-0"
52'-0"	18'-0"	18'-0"	18'-0"	18'-0"
54'-0"	18'-0"	18'-0"	18'-0"	18'-0"
56'-0"	18'-0"	18'-0"	18'-0"	18'-0"
58'-0"	18'-0"	18'-0"	18'-0"	18'-0"
60'-0"	18'-0"	18'-0"	18'-0"	18'-0"

SUBMER BRIDGE BEAMS
(LIVE LOAD 20PSF, DEADLOAD 10PSF)
(ROOF, CEILING AND ONE CLEAR SPAN FLOOR)

SIZE	MAX SPAN	# OF JACK STUDS
2x4	8'-0"	2
2x6	10'-0"	2
2x8	12'-0"	2
2x10	14'-0"	2
2x12	16'-0"	2

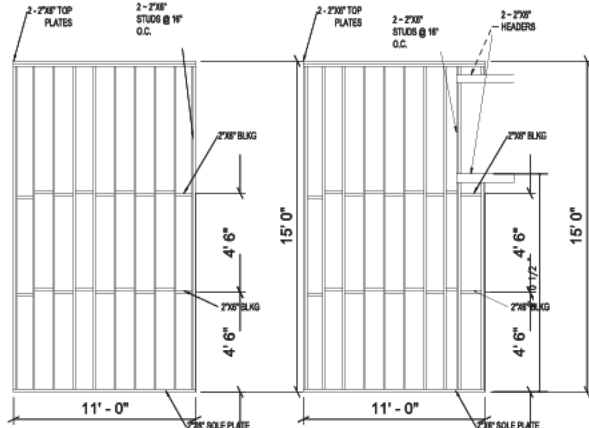
INTERIOR GORE FLOOR (WIDTH 20FT)
(LIVE LOAD 20PSF, DEADLOAD 10PSF)

SIZE	MAX SPAN	# OF JACK STUDS
2x4	8'-0"	2
2x6	10'-0"	2
2x8	12'-0"	2
2x10	14'-0"	2
2x12	16'-0"	2

FRAMING MEMBER DETAILS

LVL'S 3 1/2" x 14"

1,858 SF EXISTING STRUCTURE



TYPE "A" TALL WALL DETAILS UP TO 20 LF

CEILING JOIST PLAN SCALE= 1" TO 4FT

CEILING JOIST 2X6 @ 16" O.C.

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8-1-23

RAFTERS 2X6 @ 16" O.C.

12ft 1in

17ft 5in

RAFTERS 2X6 @ 24" O.C.

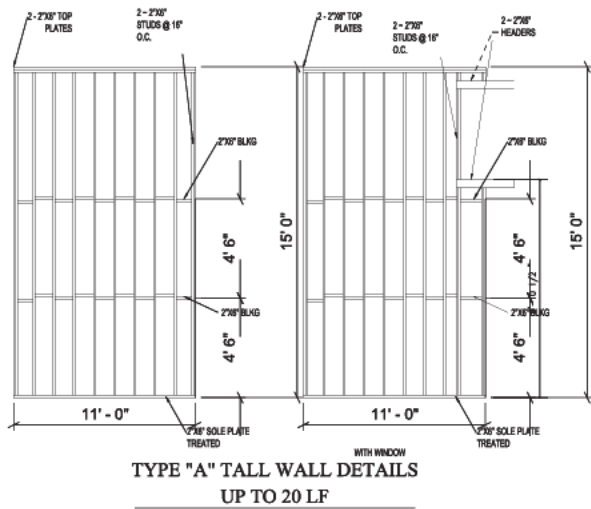
9ft 6in

RAFTERS 2X6 @ 24" O.C.
W/ 2X6 PURLINS

12ft 2in

RAFTERS 2X6 @ 24" O.C.
W/ 2X6 PURLINS

LUMBER - SOUTHERN PINE #2 KD ALL WOOD FRAMING SHALL BE PRESERVATIVE-TREATED WOOD			
CEILING JOIST SIZE AND SPACING			
CEILING LOAD (PSF)	DEAD LOAD (PSF)	SPAN (FT)	JOIST SIZE
10	10	18	2x4
15	15	18	2x4
20	20	18	2x4
25	25	18	2x4
30	30	18	2x4
35	35	18	2x4
40	40	18	2x4
45	45	18	2x4
50	50	18	2x4
55	55	18	2x4
60	60	18	2x4
65	65	18	2x4
70	70	18	2x4
75	75	18	2x4
80	80	18	2x4
85	85	18	2x4
90	90	18	2x4
95	95	18	2x4
100	100	18	2x4
105	105	18	2x4
110	110	18	2x4
115	115	18	2x4
120	120	18	2x4
125	125	18	2x4
130	130	18	2x4
135	135	18	2x4
140	140	18	2x4
145	145	18	2x4
150	150	18	2x4
155	155	18	2x4
160	160	18	2x4
165	165	18	2x4
170	170	18	2x4
175	175	18	2x4
180	180	18	2x4
185	185	18	2x4
190	190	18	2x4
195	195	18	2x4
200	200	18	2x4
205	205	18	2x4
210	210	18	2x4
215	215	18	2x4
220	220	18	2x4
225	225	18	2x4
230	230	18	2x4
235	235	18	2x4
240	240	18	2x4
245	245	18	2x4
250	250	18	2x4
255	255	18	2x4
260	260	18	2x4
265	265	18	2x4
270	270	18	2x4
275	275	18	2x4
280	280	18	2x4
285	285	18	2x4
290	290	18	2x4
295	295	18	2x4
300	300	18	2x4
305	305	18	2x4
310	310	18	2x4
315	315	18	2x4
320	320	18	2x4
325	325	18	2x4
330	330	18	2x4
335	335	18	2x4
340	340	18	2x4
345	345	18	2x4
350	350	18	2x4
355	355	18	2x4
360	360	18	2x4
365	365	18	2x4
370	370	18	2x4
375	375	18	2x4
380	380	18	2x4
385	385	18	2x4
390	390	18	2x4
395	395	18	2x4
400	400	18	2x4
405	405	18	2x4
410	410	18	2x4
415	415	18	2x4
420	420	18	2x4
425	425	18	2x4
430	430	18	2x4
435	435	18	2x4
440	440	18	2x4
445	445	18	2x4
450	450	18	2x4
455	455	18	2x4
460	460	18	2x4
465	465	18	2x4
470	470	18	2x4
475	475	18	2x4
480	480	18	2x4
485	485	18	2x4
490	490	18	2x4
495	495	18	2x4
500	500	18	2x4
505	505	18	2x4
510	510	18	2x4
515	515	18	2x4
520	520	18	2x4
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650	650	18	2x4
655	655	18	2x4
660	660	18	2x4
665	665	18	2x4
670	670	18	2x4
675	675	18	2x4
680	680	18	2x4
685	685	18	2x4
690	690	18	2x4
695	695	18	2x4
700	700	18	2x4
705	705	18	2x4
710	710	18	2x4
715	715	18	2x4
720	720	18	2x4
725	725	18	2x4
730	730	18	2x4
735	735	18	2x4
740	740	18	2x4
745	745	18	2x4
750	750	18	2x4
755	755	18	2x4
760	760	18	2x4
765	765	18	2x4
770	770	18	2x4
775	775	18	2x4
780	780	18	2x4
785	785	18	2x4
790	790	18	2x4
795	795	18	2x4
800	800	18	2x4
805	805	18	2x4
810	810	18	2x4
815	815	18	2x4
820	820	18	2x4
825	825	18	2x4
830	830	18	2x4
835	835	18	2x4
840	840	18	2x4
845	845	18	2x4
850	850	18	2x4
855	855	18	2x4
860	860	18	2x4
865	865	18	2x4
870	870	18	2x4
875	875	18	2x4
880	880	18	2x4
885	885	18	2x4
890	890	18	2x4
895	895	18	2x4
900	900	18	2x4
905	905	18	2x4
910	910	18	2x4
915	915	18	2x4
920	920	18	2x4
925	925	18	2x4
930	930	18	2x4
935	935	18	2x4
940	940	18	2x4
945	945	18	2x4
950	950	18	2x4
955	955	18	2x4
960	960	18	2x4
965	965	18	2x4
970	970	18	2x4
975	975	18	2x4
980	980	18	2x4
985	985	18	2x4
990	990	18	2x4
995	995	18	2x4
1000	1000	18	2x4



1,858 SF
EXISTING
STRUCTURE

ROOF RAFTER PLAN
SCALE= 1" TO 4FT

Ernesto & Sonja Bustamante
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Alamo Heights, TX 78209

Edurado Castillo
Engineering & Construction, LLC
Designer, Engineer, Planner, Consultant
2419 W Magnolia, San Antonio, TX, 78228
210-913-2469
FIRM # 12012

PROJECT NO: 1
DATE: 05-17-2023
SHEET NO:
S3



**502 Argo Ave
Front View**



502 Argo Ave
Side View

Greely Street



35"

47"

60"

66.5"

36"



30"