



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

Architectural Review Board Meeting
July 21st, 2026 – 5:30 P.M.

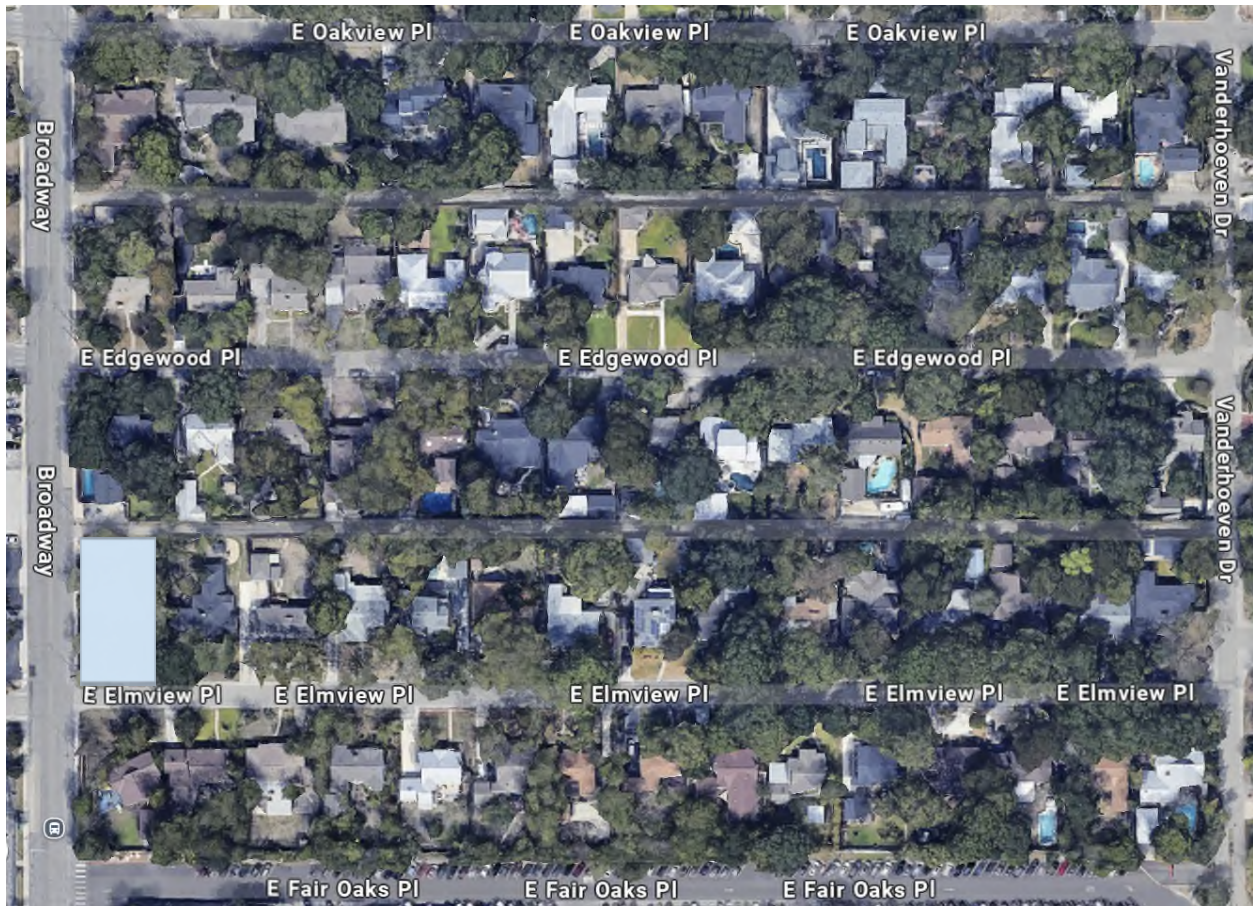
Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, July 21, 2026, at 5:30 P.M.** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

Case No. 1042F – 103 E Elmview Pl

Request of RIMO Enterprises, LLC, owner, for the compatibility review of the proposed design located at 103 E Elmview Pl in order to construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of the Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

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.



103 E Elmview Pl

San Antonio, TX 78209

Scope of Work

New construction of a two-story single-family residence with an attached two-car garage complying with the City of Alamo Heights code of ordinances and 2021 I-Code Series.

Existing Site Photos



Lot Coverage and FAR Calculations

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	11,831	11,831	Footprint of all structures		3885
Main house: 1st floor*		2521	Driveway/Parking Pad		1221
Main house: 2nd floor		1182	Walkways		91
Front porch*		257	Swimming Pool/Spa		
Side porch*			Other impervious cover: exterior stair		58
Rear porch*		439	Total Impervious Cover:		5255
Garage/Carport: 1st floor*		668	Stormwater Development Fee:		
Garage: 2nd floor			Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*			Front yard setback area		2652
Breezeway*			Footprint of any structure(s)		
Covered patio structure*			Driveway/Parking Pad		666
Other accessory structures*		58	Walkways		91
Total Square Footage:		5125	Other impervious cover:		
Total Lot Coverage*:		33.3%	Total Impervious Cover within Front Yard Setback:		757
Total FAR:		.407			28.62%
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

Existing Streetscape



Broadway and E Elmview PL



103 E Elmview PL

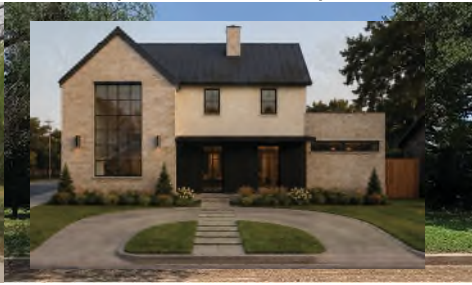


115 E Elmview PL

Proposed Streetscape



Broadway and E Elmview PL



103 E Elmview PL



115 E Elmview PL

Opposite Streetscape



Broadway and E Elmview PL

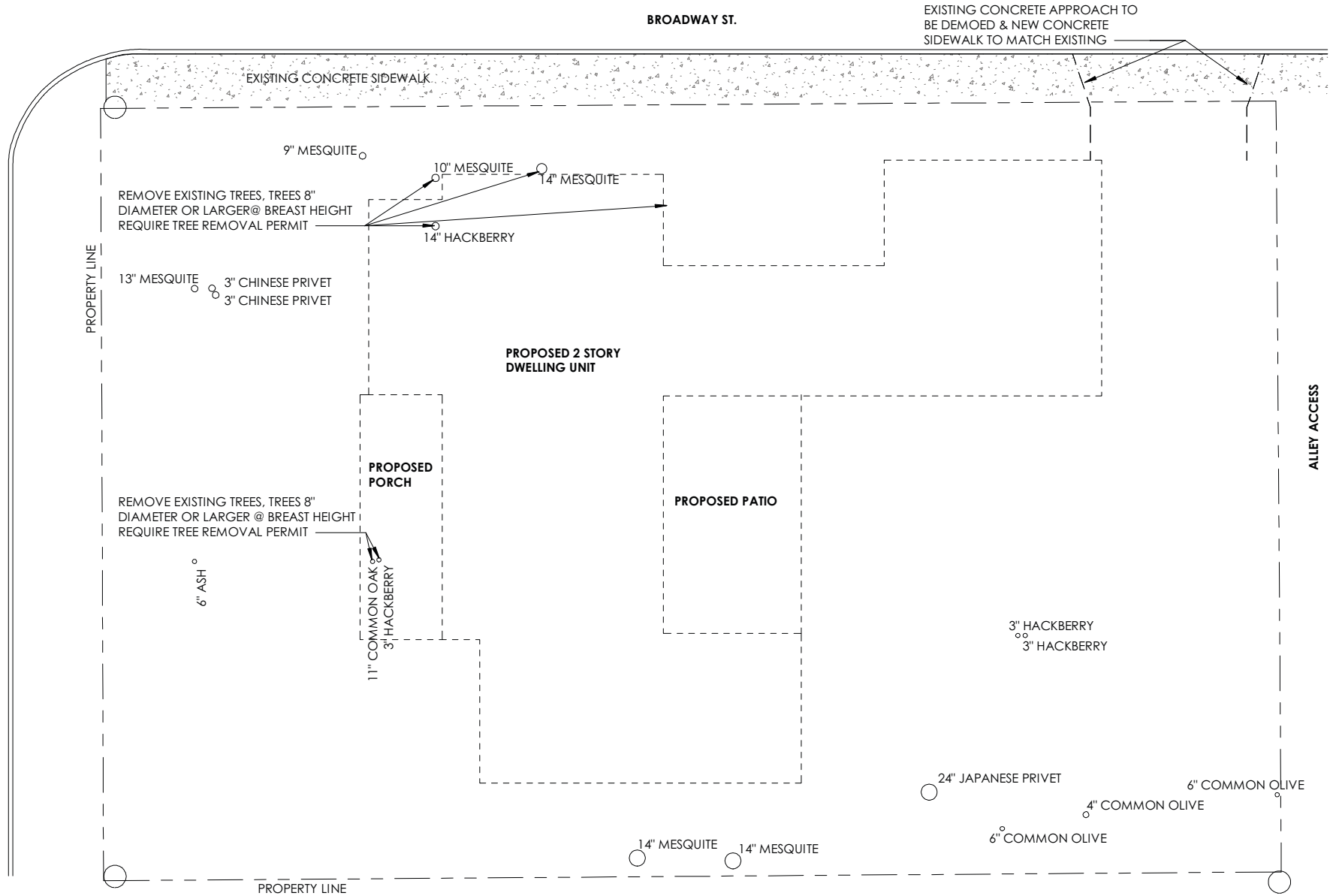


102 E Elmview PL



108 E Elmview PL

E ELMVIEW PL



01 EXISTING SITE PLAN

SCALE: 3/32" = 1'-0"

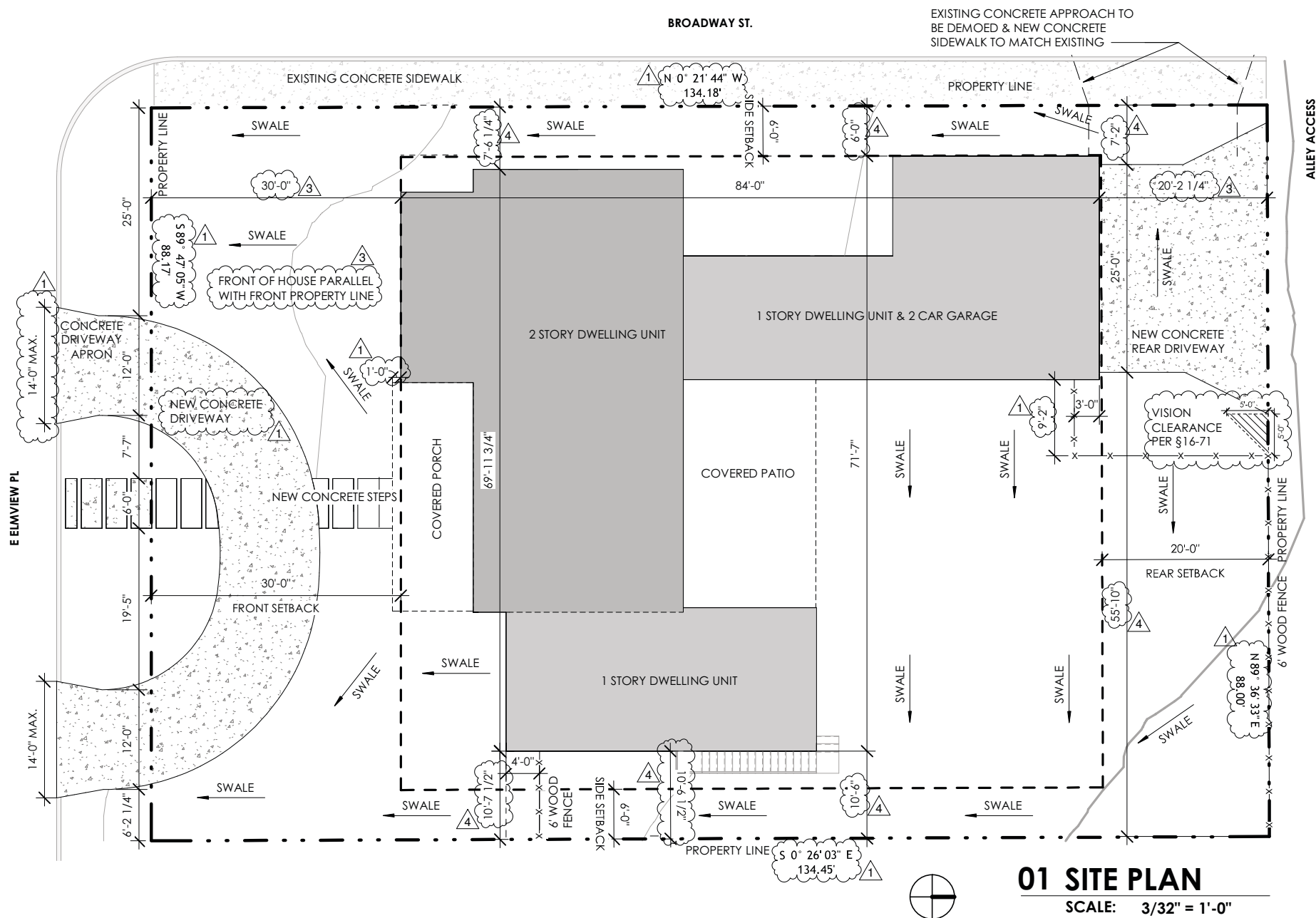
ELMVIEW RESIDENCE

103 E ELMVIEW PL
San Antonio, TX 78209

REVISIONS	
NO.	DATE
△	
△	
△	
△	

OWNER:
RICARDO MONTOYA

EXISTING SITE
A001
PROJECT NUMBER: 2501
DATE: 04/24/26



ELMVIEW RESIDENCE

103 E ELMVIEW PL
San Antonio, TX 78209

REVISIONS

NO.	DATE
1	CITY COMMENTS- 05/13/26
2	CITY COMMENTS- 06/09/26
3	CITY COMMENTS- 06/11/26
4	CITY COMMENTS- 06/12/26

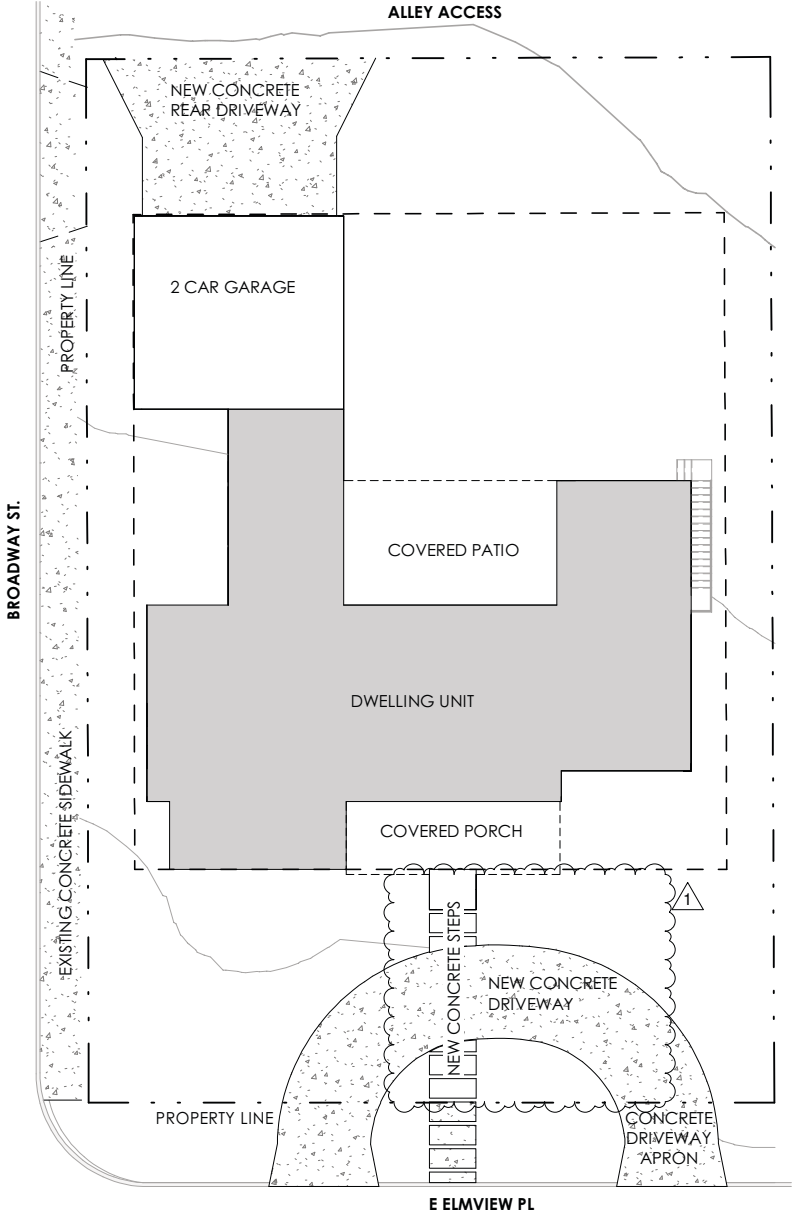
OWNER:
RICARDO MONTOYA

SITE PLAN A002

PROJECT NUMBER: 2501
DATE 06.12.26

IMPERVIOUS COVER CALCULATIONS

TOTAL LOT SQ. FT.	11,831 SQ. FT.
40% OF LOT SQ. FOOTAGE	4,732 SQ. FT.
FRONT SETBACK AREA	2,645 SQ. FT.
FRONT SETBACK CONCRETE STEPS	91 SQ. FT.
FRONT SETBACK CONCRETE DRIVEWAY	666 SQ. FT.
NEW CONCRETE REAR DRIVEWAY	555 SQ. FT.
NEW GARAGE FOUNDATION	668 SQ. FT.
NEW CONCRETE DWELLING UNIT FOUNDATION	2,521 SQ. FT.
NEW CONCRETE FRONT PORCH	257 SQ. FT.
NEW CONCRETE BACK PATIO	439 SQ. FT.
TOTAL	4,440 SQ. FT.



01 SITE PLAN

SCALE: 1/16" = 1'-0"

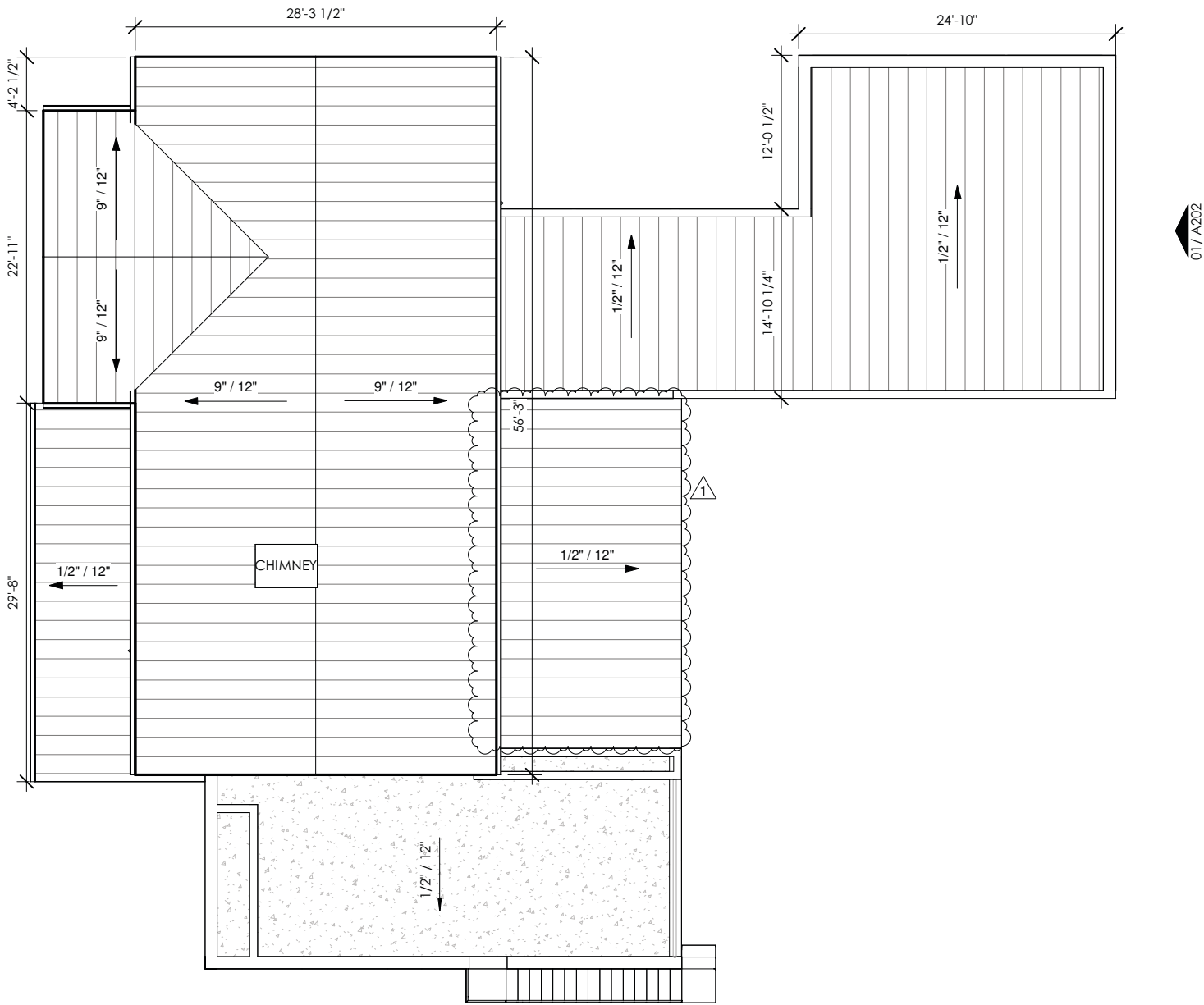
ELMVIEW RESIDENCE

103 E ELMVIEW PL
San Antonio, TX 78209

NO.	DATE
1	CITY COMMENTS- 05/13/26
2	
3	
4	

OWNER:
RICARDO MONTOYA

IMPERVIOUS
COVER
A003
PROJECT NUMBER: 2501
DATE 06.05.26



01 ROOF PLAN

SCALE: 1/8" = 1'-0"

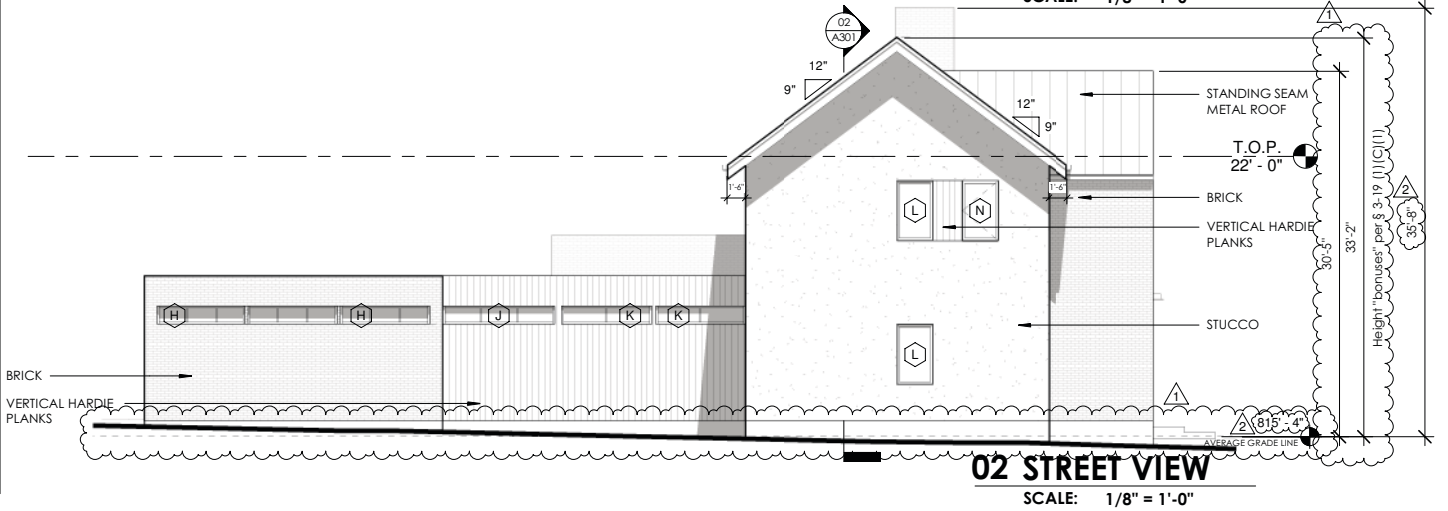
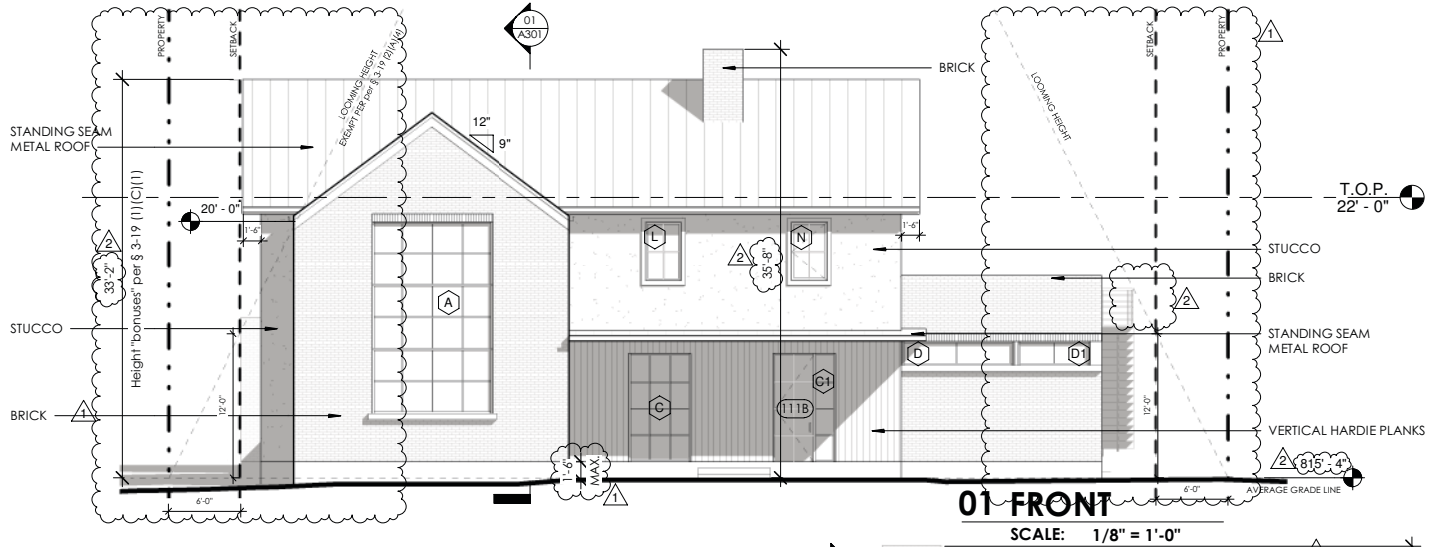
ELMVIEW RESIDENCE

103 E ELMVIEW PL
San Antonio, TX 78209

REVISIONS	
NO.	DATE
1	CITY COMMENTS- 05/13/26

OWNER:
RICARDO MONTOYA

ROOF PLAN
A104
PROJECT NUMBER: 2501
DATE 06.05.26



ELMVIEW RESIDENCE

103 E ELMVIEW PL
San Antonio, TX 78209

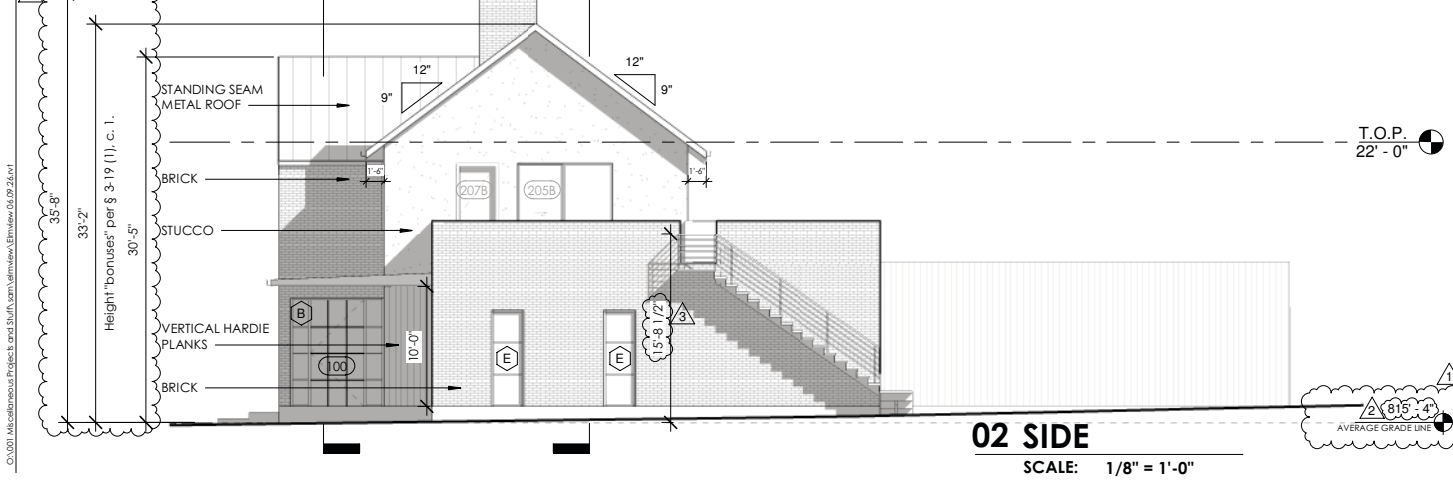
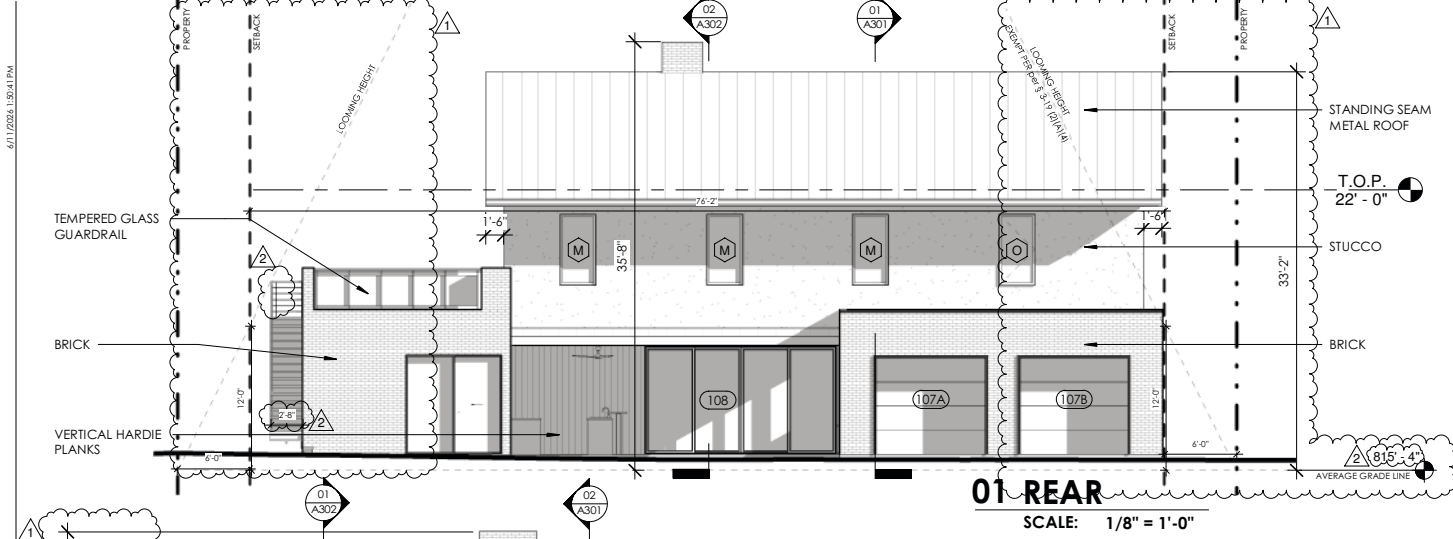
REVISIONS

NO.	DATE
1	CITY COMMENTS- 05/13/24
2	CITY COMMENTS- 06/09/24

OWNER:
RICARDO MONTOYA

EXTERIOR ELEVATION A201

PROJECT NUMBER: 2501
DATE: 06.09.24



ELMVIEW RESIDENCE
103 E ELMVIEW PL
San Antonio, TX 78209

REVISIONS	
NO.	DATE
1	CITY COMMENTS: 05/13/24
2	CITY COMMENTS: 06/09/24
3	CITY COMMENTS: 06/11/24

OWNER:
RICARDO MONTOYA

EXTERIOR ELEVATION A202
PROJECT NUMBER: 2501
DATE: 06.11.24