CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
November 17, 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, November 17, 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. 1062F – 431 Ogden Ln

Request of Jack Uptmore of Uptmore Homes, applicant, representing James and Mary Beth Lytal, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 431 Ogden Ln in order to demolish 100% of the existing structure and 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.

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	7,500	7,500
Main house: 1st floor*	1,014	1,814
Main house: 2nd floor	0	1,256
Front porch*	84	265
Side porch*	0	0
Rear porch*	0	307
Garage/Carport: 1st floor*	200	455
Garage: 2nd floor	0	0
Shed*	75	0
Breezeway*	0	0
Covered patio structure*	0	0
Other accessory structures*	0	0
Total Square Footage:	1,373	4,097
Total Lot Coverage*:	1,373	2,576
Total FAR:	0.1719	0.4700
Max. 40% lot coverage for SF-A and SF-B Districts		

Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Footprint of all structures	1,373	2,841
Driveway/Parking Pad	656	1,465
Walkways	113	83
Swimming Pool/Spa	0	0
Other impervious cover: _____	14	11
Total Impervious Cover:	2,156	4,400
Stormwater Development Fee:		

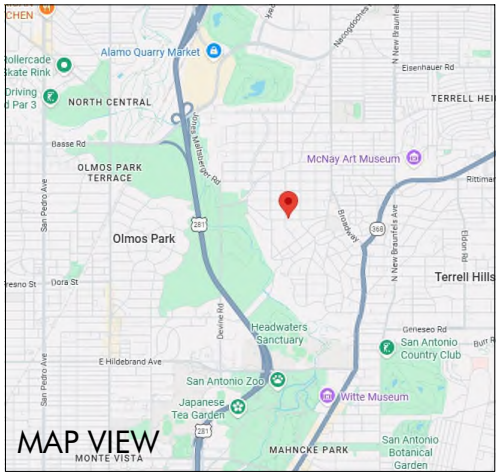
Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Front yard setback area	1,247	1,247
Footprint of any structure(s)	0	0
Driveway/Parking Pad	180	250
Walkways	0	83
Other impervious cover: _____	0	11
Total Impervious Cover within Front Yard Setback:	180	344

Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts
Max. 65% impervious coverage for 2F-C Districts

Lytal Custom Residence

CONTRACTOR

T.B.D.





DESIGN DATA:

- USE: SINGLE-FAMILY RESIDENCE
ZONING: SF-B
CONSTRUCTION: 2-STORY WOOD FRAME RESIDENCE WITH 1-STORY DETACHED GARAGE

LOT AREA: 7,500 SF
LOT WIDTH: 49.88'

1ST FLOOR CONDITIONED: 1,814 SF
2ND FLOOR CONDITIONED: 1,256 SF
TOTAL CONDITIONED AREA: 3,070 SF
DETACHED GARAGE: 455 SF
FRONT PORCH: 265 SF
REAR PORCH: 307 SF

LOT COVERAGE: 2,576 SF / 34.35%
MAX. LOT COVERAGE: 40%

PROPOSED FAR AREA: 3,525 SF
PROPOSED FAR: 0.4700
MAX. FAR: 0.47*
*0.45 BASE + 0.02 ONE-STORY GARAGE BONUS

FRONT YARD IMPERVIOUS: 333 SF / 26.70%
MAX. FRONT YARD IMPERVIOUS: 30%

MAX. MAIN STRUCTURE HEIGHT: 28'-0"

CODE COMPLIANCE

ALL MATERIALS, WORKMANSHIP, DESIGN & CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS & THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR THE CITY OF ALAMO HEIGHTS

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2026 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL GAS CODE

Layout Page Table

Label	Title	Comments
A-0.00	TITLE PAGE	NTS
SP-1.00	SITE PLAN	1" = 20'
D-1.00	DEMO PLAN	1" = 20'
A-1.00	PRELIMINARY CONCEPT	1/8" = 1'
A-1.01	ROOF PLAN	1/8" = 1'
A-1.02	GARAGE	1/8" = 1'
A-2.00	EXTERIOR ELEVATIONS	1/8" = 1'
A-2.01	EXTERIOR ELEVATIONS	1/8" = 1'
A-3.00	GENERAL NOTES	NTS
A-6.01	CONCEPT RENDERS	NTS
A-6.02	CONCEPT RENDERS	NTS
A-6.03	COCNEPT RENDER	NTS
E-1.00	ELECTRICAL PLAN	1/8" = 1'

SITE LEGAL DESCRIPTION:

431 Ogden Ln
CB 4024 BLK 118 LOT 19
ALAMO HEIGHTS, TX, 78209

THE PROPERTY DOES NOT LIE WITHIN THE DESIGNATED 100 OR 500 YEAR FLOODPLAIN

3D HOME DESIGNS

DATE: 10/23/2026

DRAWINGS PROVIDED BY:
AARON LYTAL

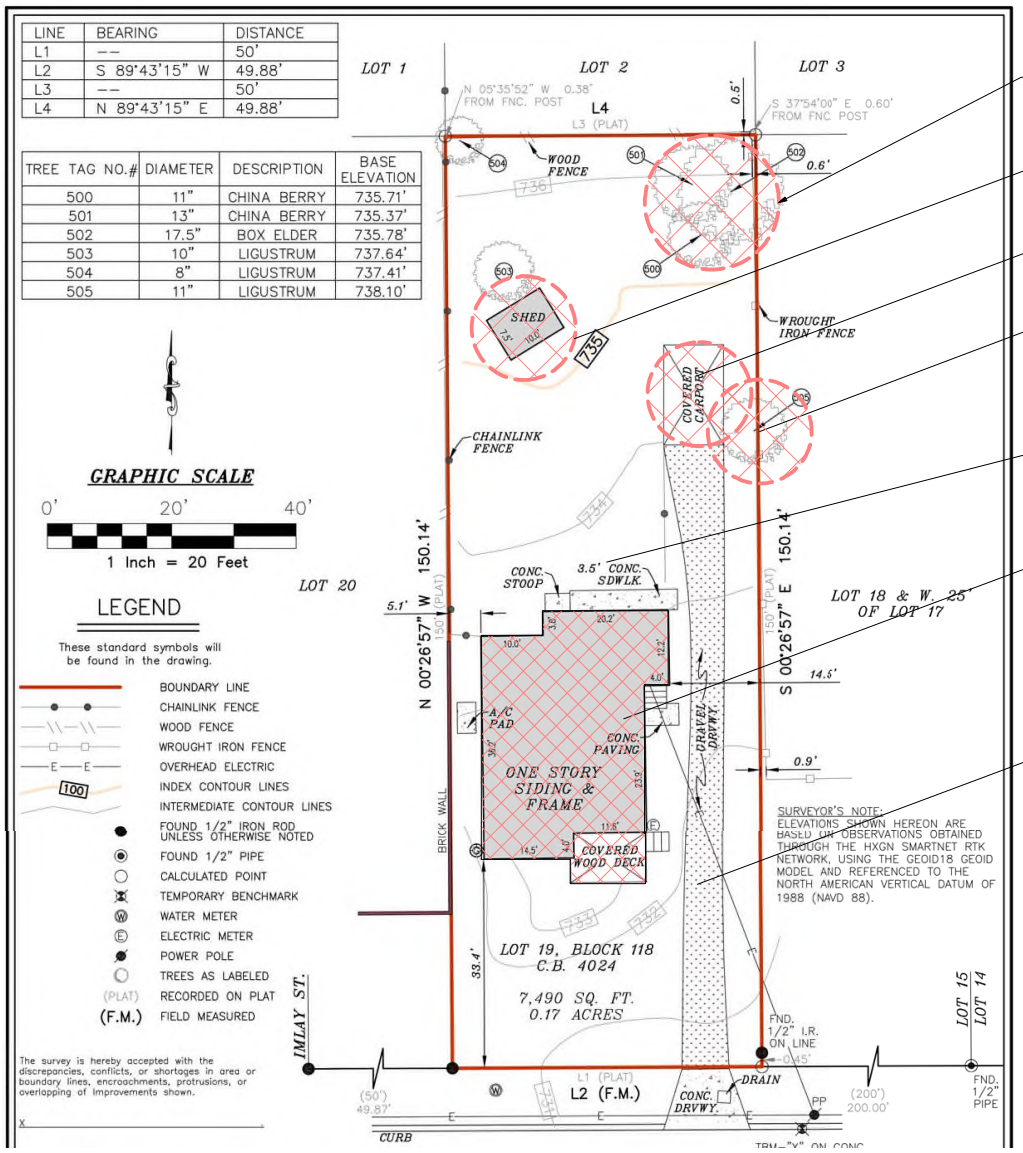
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PAGE TITLE: TITLE PAGE

DRAWINGS PROVIDED FOR:
Lytal Custom Residence
431 Ogden Ln
Alamo Heights , Tx , 78209

SCALE: NTS

SHEET: A-0.00



DEMO TREE & ROOT SYSTEMS TO PREPARE FOR NEW DETACHED GARAGE

DEMO EXISTING SHED & ANY ASSOCIATED FOUNDATION

DEMO EXISTING COVERED PARKING & ANY ASSOCIATED FOUNDATION

REMOVE TREE 505 FOR DRIVEWAY FLATWORK

CLEAR AND PREPARE LOT FOR NEW 2-STORY SIDING AND FRAME RESIDENCE (RE SP-1.00)

DEMO EXISTING 1-STORY SIDING AND FRAME HOME, AND EXISTING FOUNDATION SYSTEM

DEMO EXISTING GRAVEL DRIVE

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PAGE TITLE:
DEMO PLAN

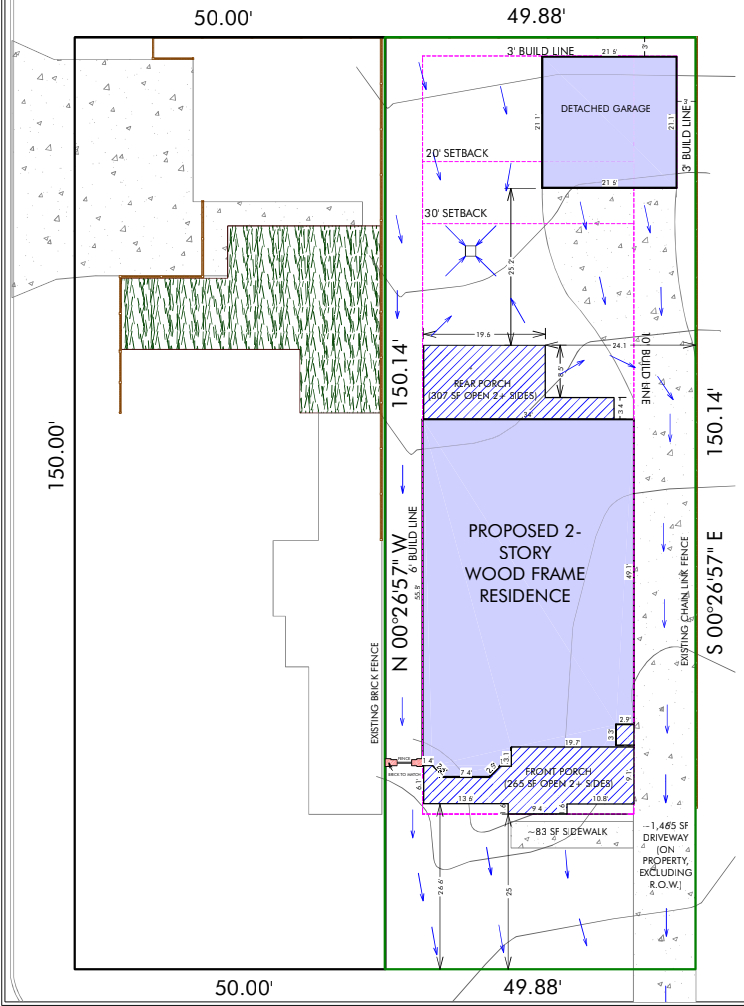
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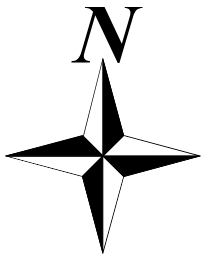
SCALE: 1" = 20'

SHEET: D-1.00

SITE PLAN LEGEND

EXISTING HOME ENVELOPE	PROPOSED HOME ADDITION	EXISTING COVERED PATIO	PROPOSED COVERED PATIO	EXISTING PAVING	PROPOSED ADDITIONAL PAVING
☐	☐	▨	▨	▨	▨

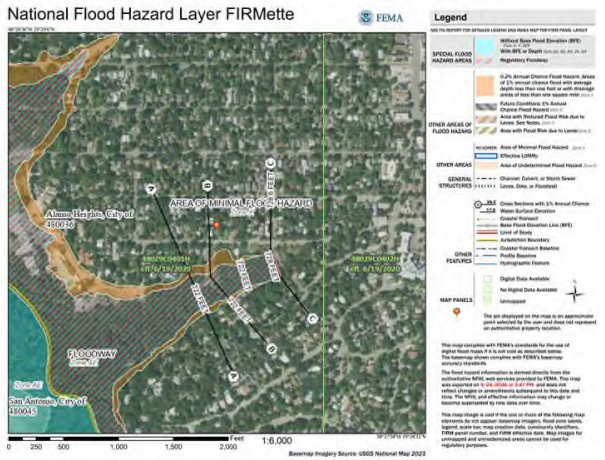




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CB 4024 BLK 118 LOT 19
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THE PROPERTY DOES NOT LIE WITHIN THE DESIGNATED 100 OR 500 YEAR FLOODPLAIN



ALAMO HEIGHTS CODE ANALYSIS — 431 OGDEN LN

ZONING	SF-B	LOT AREA	7,500 SF
LOT DIMENSIONS	49.88' × 150.14'	FAR CAP	0.47
MAX LOT COVERAGE	40%	MAX FRONT-YARD IMP.	30%

FLOOR AREA RATIO — §3-18		LOT COVERAGE — §3-17	
1ST FLOOR	1,814 SF	MAIN HOUSE	1,814 SF
2ND FLOOR	1,256 SF	REAR PORCH	307 SF
DETACHED GARAGE	455 SF	DETACHED GARAGE	455 SF
OPEN PORCHES — EXEMPT	572 SF	FRONT PORCH — EXEMPT	265 SF
TOTAL FAR AREA	**3,525 SF**	TOTAL COVERAGE	**2,576 SF**
MAX @ 0.47	**3,525 SF**	MAX @ 40%	**3,000 SF**
PROPOSED FAR	**0.4700**	PROPOSED COVERAGE	**34.35%**
REMAINING	**0.00 SF**	REMAINING	**424.00 SF**
STATUS	**COMPLIES**	STATUS	**COMPLIES**

FRONT-YARD IMPERVIOUS COVER — §3-18			
FRONT-YARD SETBACK AREA	1,247 SF	MAX @ 30%	374.10 SF
DRIVEWAY IN SETBACK	250 SF	SIDEWALK / HARDSCAPE	83 SF
TOTAL IMPERVIOUS	**333 SF**	PROPOSED	**26.70%**
REMAINING	**41.10 SF**	STATUS	**COMPLIES**

OVERALL ON-LOT DRIVEWAY	~1,465 SF	*ONLY THE PORTION WITHIN THE FRONT SETBACK IS USED ABOVE.*

FAR BONUS: +0.02 FOR QUALIFYING ONE-STORY DETACHED GARAGE; BASE 0.45 → EFFECTIVE 0.47.

HEIGHT: 28'-0" BASE MAXIMUM FOR THIS LOT WIDTH; PROPOSED RIDGE HEIGHT TO BE VERIFIED.

OPEN-PORCH / COVERAGE EXCLUSIONS SUBJECT TO FINAL CITY REVIEW AND QUALIFYING CONDITIONS.

3D HOME DESIGNS

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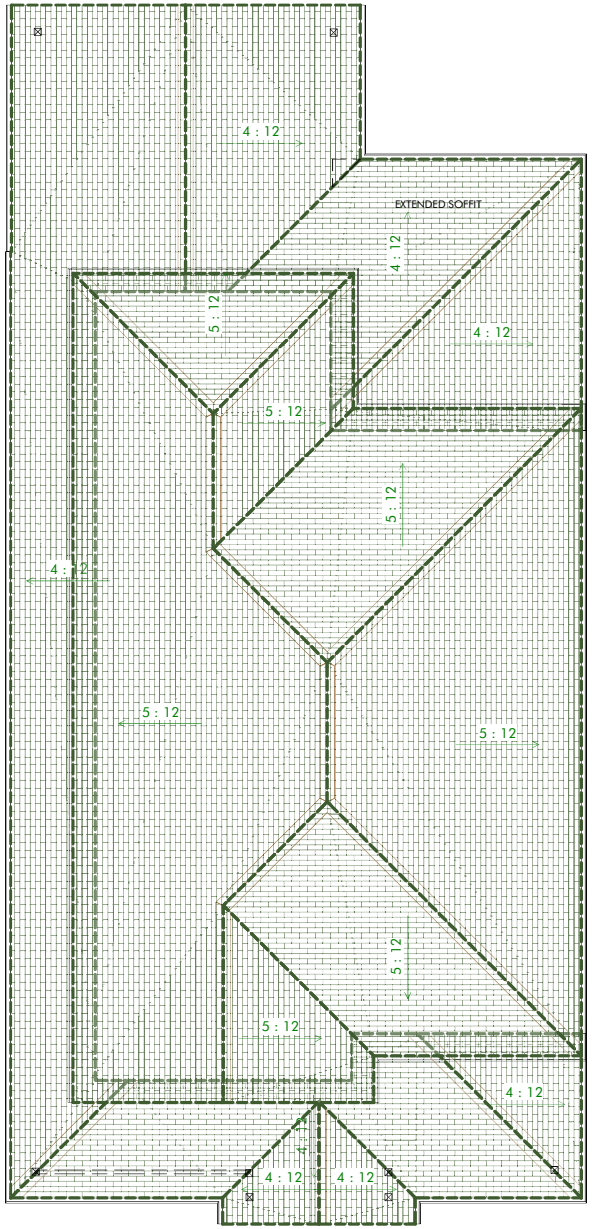
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PAGE TITLE: SITE PLAN

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Alamo Heights , Tx , 78209

SCALE: 1" = 20'

SHEET: SP-1.00



GENERAL ROOF NOTES - CITY OF ALAMO HEIGHTS

1 ROOF DECK: PROVIDE MIN. 1/2" WOOD STRUCTURAL PANEL ROOF DECK (PLYWOOD OR OSB), UNLESS STRUCTURAL PLANS REQUIRE GREATER THICKNESS. REPLACE DAMAGED PANELS. PROVIDE EDGE SUPPORT/H-CLIPS WHERE REQUIRED. MAINTAIN 1/8" PANEL GAP.
2 FASTENING: FASTEN ROOF SHEATHING PER STRUCTURAL PLANS, 2021 IRC, AND PANEL MANUFACTURER REQUIREMENTS. FASTEN INTO STRUCTURAL FRAMING AND DO NOT OVERDRIVE FASTENERS.
3 ROOF SLOPE: ASPHALT SHINGLES SHALL NOT BE INSTALLED BELOW 2:12. SLOPES FROM 2:12 TO LESS THAN 4:12 SHALL RECEIVE REQUIRED ENHANCED UNDERLAYMENT. PROVIDE APPROVED LOW-SLOPE ROOFING SYSTEM WHERE SHOWN AND MAINTAIN POSITIVE DRAINAGE.
4 UNDERLAYMENT: PROVIDE APPROVED UNDERLAYMENT PER 2021 IRC AND ROOFING MANUFACTURER. INSTALL IN SHINGLE FASHION WITH REQUIRED LAPS. PROVIDE APPROVED FLASHING/UNDERLAYMENT AT VALLEYS, EAVES, WALL INTERSECTIONS, AND PENETRATIONS AS REQUIRED.
5 DRIP EDGE: PROVIDE CORROSION-RESISTANT METAL DRIP EDGE AT SHINGLE ROOF EAVES AND RAKES. EXTEND MIN. 1/4" BELOW SHEATHING AND 2" ONTO DECK. LAP JOINTS MIN. 2" AND FASTEN MAX. 12" O.C.
6 FLASHING: PROVIDE CODE-COMPLIANT FLASHING AT ROOF-TO-WALL INTERSECTIONS, VALLEYS, CHIMNEYS, CURBS, AND PENETRATIONS. PROVIDE STEP, COUNTER, AND KICK-OUT FLASHING AS REQUIRED. PROVIDE CRICKET/SADDLE AT CHIMNEYS OVER 30" WIDE. DO NOT RELY ON SEALANT AS PRIMARY WEATHER PROTECTION.
7 ROOF COVERING: INSTALL APPROVED ROOF COVERING, STARTER, HIP/RIDGE CAPS, FLASHING, AND ACCESSORIES PER 2021 IRC, PRODUCT LISTING, DESIGN WIND LOADS, AND MANUFACTURER REQUIREMENTS.
8 VENTILATION: PROVIDE ATTIC VENTILATION PER IRC R806 UNLESS AN APPROVED UNVENTED ASSEMBLY IS USED. MAINTAIN REQUIRED AIRSPACE AT EAVES AND PROVIDE BAFFLES WHERE REQUIRED.
9 UNVENTED ASSEMBLIES: WHERE USED, UNVENTED ATTIC/ROOF ASSEMBLIES SHALL COMPLY WITH IRC R806.5 AND APPLICABLE ENERGY CODE REQUIREMENTS. PROVIDE REQUIRED AIR-IMPERMEABLE INSULATION, AIR SEALING, AND VAPOR CONTROL.
10 PENETRATIONS: FLASH ALL PLUMBING, MECHANICAL, AND ELECTRICAL ROOF PENETRATIONS WITH APPROVED COMPATIBLE FLASHINGS OR BOOTS. FULLY FLASH ROOFTOP EQUIPMENT AND CURBS.
11 CORROSION RESISTANCE: FLASHINGS, FASTENERS, AND CONNECTORS SHALL BE CORROSION-RESISTANT AND COMPATIBLE WITH ADJACENT MATERIALS AND TREATED LUMBER.
12 DRAINAGE: PROVIDE POSITIVE ROOF DRAINAGE. ROOF EDGES LESS THAN 3'-0" FROM A PROPERTY LINE SHALL HAVE GUTTERS AND DOWNSPOUTS PER CITY OF ALAMO HEIGHTS REQUIREMENTS. DIRECT DISCHARGE AWAY FROM FOUNDATIONS AND ADJACENT PROPERTY.
13 HEIGHT: FOR LOTS 65'-0" OR LESS IN WIDTH, MAX. MAIN STRUCTURE HEIGHT IS 28'-0" TO TOP OF RIDGE UNLESS A HEIGHT BONUS PER SEC. 3-19 APPLIES. MEASURE HEIGHT FROM AVERAGE GRADE FOR LOTS SLOPING LESS THAN 10%, OR ACTUAL GRADE FOR LOTS SLOPING 10% OR MORE. FLAT ROOF HEIGHT SHALL BE 3'-0" BELOW THE APPLICABLE MAXIMUM HEIGHT.
14 HEIGHT LOOMING: MAX. SIDE WALL PLATE HEIGHT SHALL NOT EXCEED TWICE THE SIDE SETBACK (2:1), UNLESS OTHERWISE PERMITTED. THE FIRST 6'-0" OF WALL PLATE BELOW THE RIDGE OF A SIDE-GABLE ROOF IS EXEMPT. SEE SITE PLAN AND ELEVATIONS.
15 GENERAL: ALL ROOF WORK SHALL COMPLY WITH THE 2021 IRC, 2021 IECC, CITY OF ALAMO HEIGHTS AMENDMENTS, APPROVED PLANS, STRUCTURAL DRAWINGS, AND MANUFACTURER INSTALLATION REQUIREMENTS.

3D HOME DESIGNS

DATE: 10/23/2026

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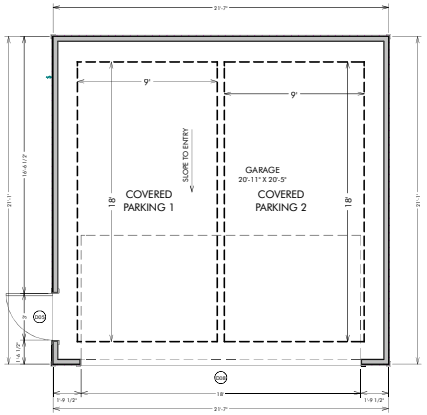
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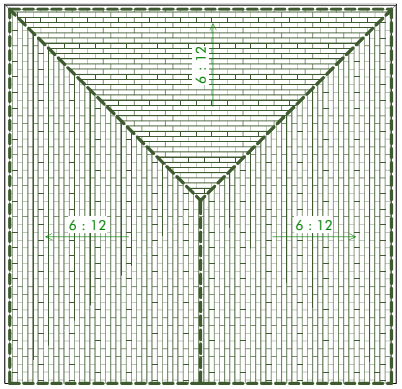
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ROOF PLAN

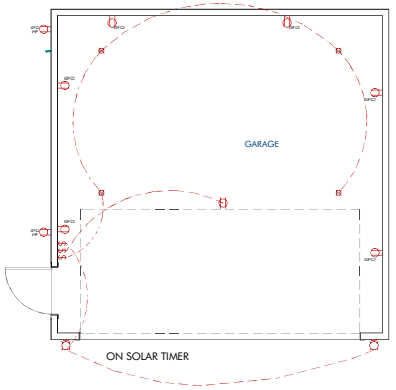
DRAWINGS PROVIDED FOR:
Lytal Custom Residence
431 Ogden Ln
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SCALE: 1/8" = 1'

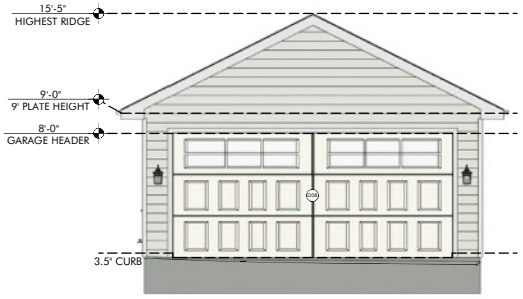
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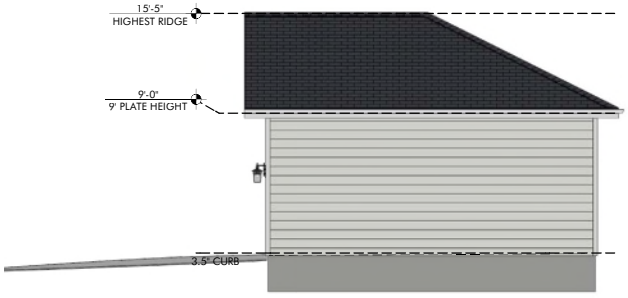




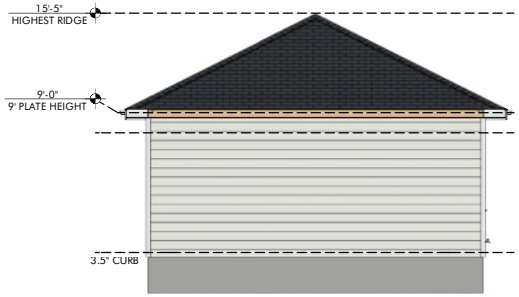
FRONT



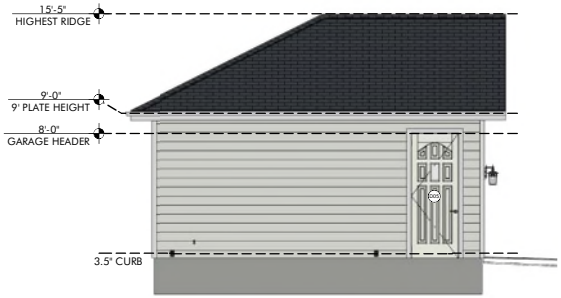
RIGHT



BACK



LEFT



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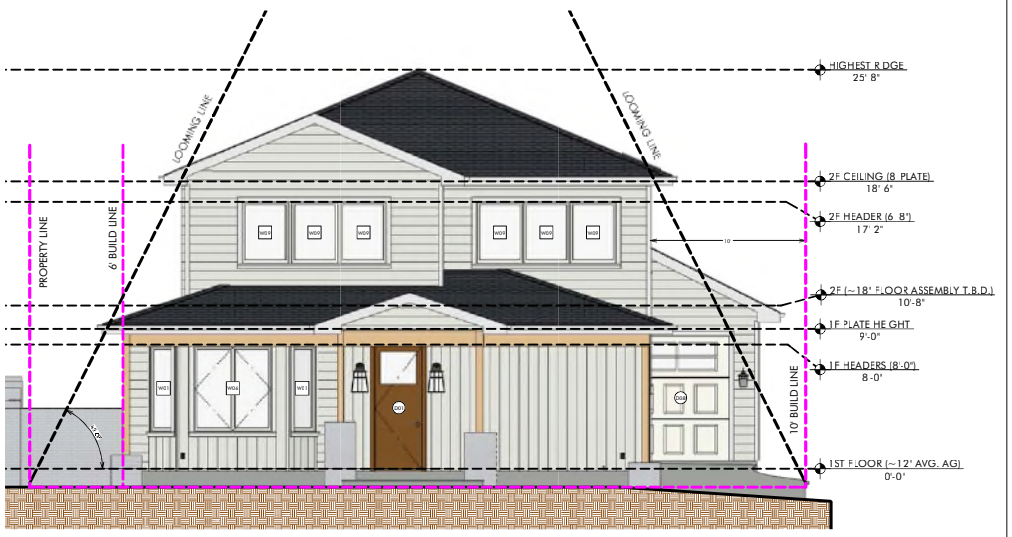
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SCALE: 1/8" = 1'

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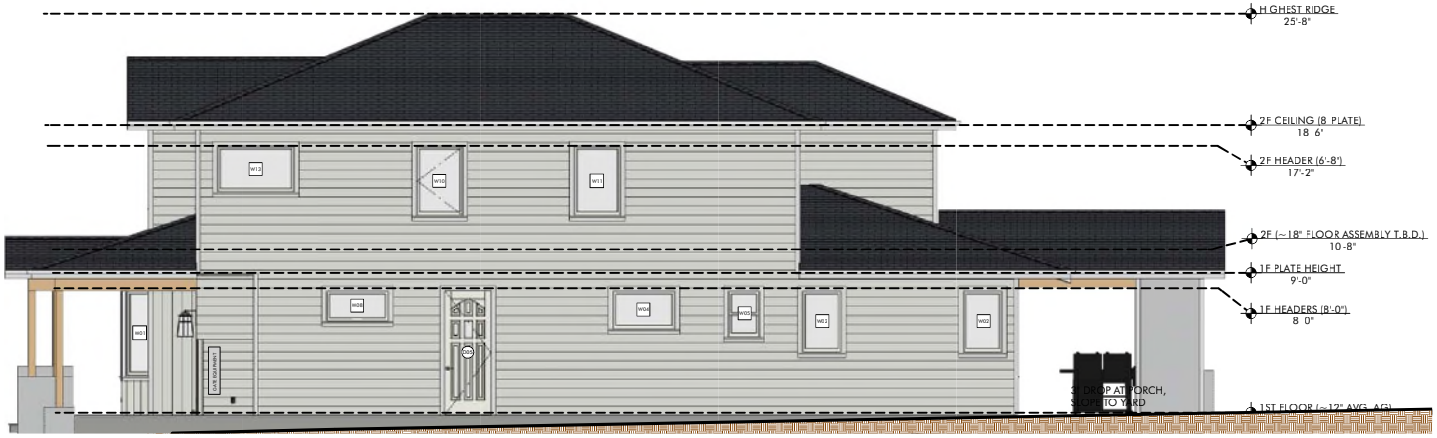
E1



FRONT ELEVATION



E2



3D HOME DESIGNS

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PAGE TITLE:
EXTERIOR ELEVATIONS

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SCALE: 1/8" = 1'

SHEET: A-2.00

E3

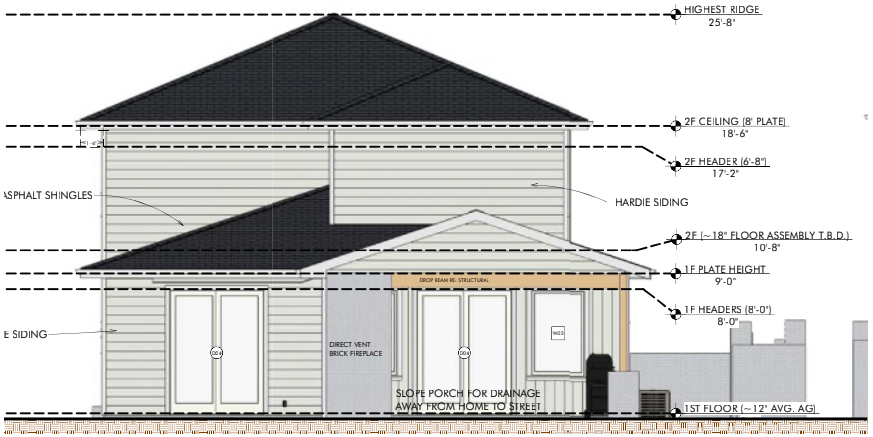
EXTERIOR MATERIAL & COLOR LEGEND

431 OGDEN LANE | ALAMO HEIGHTS, TEXAS



01	02	03	04	05
BOARD & BATTEN	**HORIZONTAL LAP SIDING**	**COMPOSITION ROOFING**	**FIBER CEMENT SOFFIT**	**PAINTED BRICK**
James Hardie Panel + Trim Battens ARCTIC WHITE	James Hardie Plank Siding ARCTIC WHITE	GAF Timberline HDZ - Pewter Gray 30-YEAR ARCHITECTURAL GRADE OR BETTER	James Hardie Soffit Panels ARCTIC WHITE PAINT TO MATCH	Exterior Masonry Paint COLOR-MATCH ARCTIC WHITE

Swatches are illustrative; verify colors with physical samples. Roof warranty per manufacturer.



E4



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SCALE: 1/8" = 1'

SHEET: A-2.01



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COCNEPT RENDER

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SCALE: NTS

SHEET: A-6.03

STREETSCAPE: 431 Ogden Ln.

EXISTING



PROPOSED



Existing Conditions







