



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

**Architectural Review Board Meeting**  
**Tuesday, September 20, 2016 – 5:30 P.M.**  
**6116 Broadway St – City Council Chambers**

**Case No. 645 F – 127 Marcia Pl**

**Request of Elaine Hernandez, applicant, representing QF Properties Group, owner, for the significance review of the existing main structure located at 127 Marcia Pl under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing structures on the property.**

**Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Any recommendation will be forwarded to the City Council for final review. 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\* (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>), at the Community Development Services Department (6116 Broadway St), or you may contact Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), Eli J Briseno ([ebriseno@alamoheightstx.gov](mailto:ebriseno@alamoheightstx.gov)), Jason B Lutz ([jlutz@alamoheightstx.gov](mailto:jlutz@alamoheightstx.gov)), or our office at (210) 826-0516 for additional information.**

**\*Plans will not be available online for all case types and floor plans will not be available online.**

## 127 MARCIA PLACE



117 – 121 MARCIA PLACE



128 MARCIA PLACE



### PROPOSED DESIGN SOLUTION

127 Marcia Place Townhomes will achieve harmonious balance and character compatibility with the existing context through several approaches. Given the nature of the area's zoning (MF-D) and using two recent projects along Marcia place as design precedents, the proposed modern townhomes can achieve a compatible character with the existing neighborhood. The existing structures are based off modern design principles, and simplicity while achieving an architectural elegance and site design fitting of city of Alamo Heights comprehensive plan and urban/community approach.



July 7, 2016

City of Alamo Heights  
6116 Broadway  
Alamo Heights, TX 78209.

**Re: 127 Marcia Three Unit Townhouse project in Alamo Heights, Texas  
Lots: 19,20 Blk 9, Subdivision: Alamo Heights Vol: 105, Page: 165.  
Lot Zoning: MF-D**

This project, in order to execute the new three unit project, will require the removal of the existing structure and it's out building entirely. The 75' x 131' deep lot has a two bedroom two bath, 1438 sf wood frame single family structure and a one car garage in an out building. The roof is an asphalt material, roof square footage is 1,700.

Two Existing 12" pecan tree at the rear of the property will remain in place. A large tree in the front yard that appears on our Google earth research is not there and has been missing for some time.

The new modern structure is a three unit townhome structure. Each unit is be around 2,200 square feet each with double parking under each unit. The two and a half story building will comply with the 15' side setbacks and the 20' front setback and the 25' rear setback.

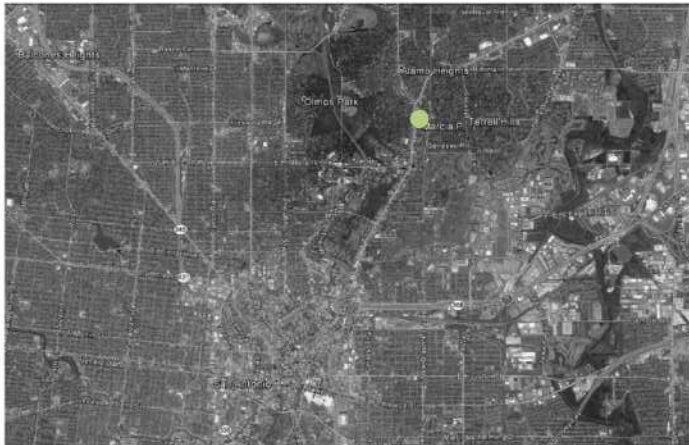
The units face the side yards as do the garage doors that are required to face the side yard.

The front yard and rear yard is going to be landscaped with plant material and landscape structures that are allowed in the front yard setback.

The existing building height at the roof peak is 17' above finished grade. The new structure is planned at max of 35' above finished grade.

Leo A. Guzman R.A.

# 127 MARCIA PLACE TOWN HOMES



ALAMO HEIGHTS, TX



PROPOSED CONCEPT 07.13.2016



LOT SUBDIVISION ACREAGE 19 & 1/2 OF LOT 20 - BLOCK 20 ALAMO HEIGHTS .22 acres

APPLICANT OWNER Elaine Hernandez 210-705-0768 QF Properties (Jose Quintero) 210-846-7617

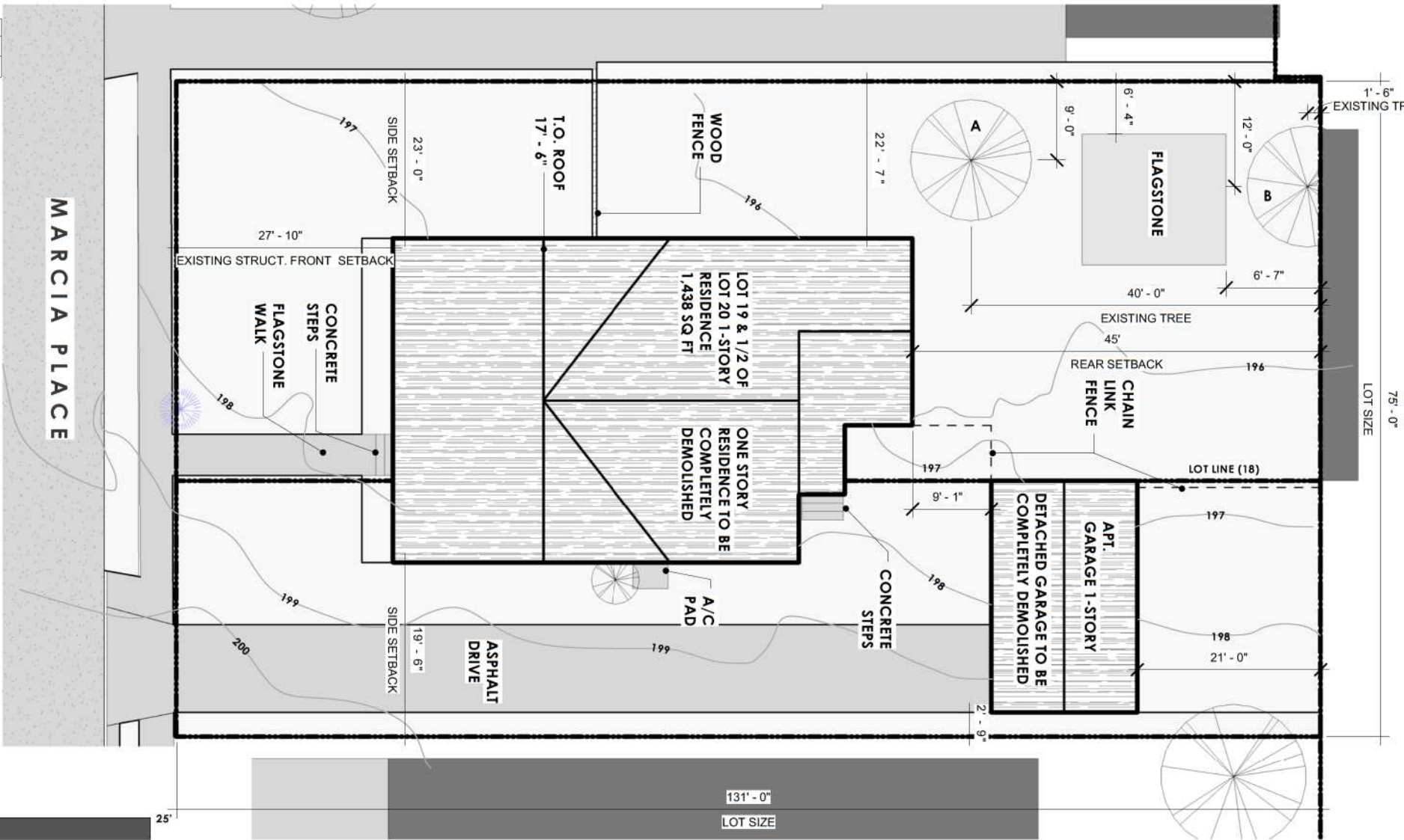
07.18.2016

127 MARCIA PLACE TOWNHOMES ALAMO HEIGHTS, TEXAS

**AG ASSOCIATES ARCHITECTS**  
 6800 PARK TEN BLVD, STE 216N  
 SAN ANTONIO, TEXAS 78213  
 TEL 210.734.6885  
 FAX 210.734.7504

DRAWN	
CHECKED	
APPROVED	
DATE	
SHEET NO.	<b>A1.0</b>

TREE	DIAMETER	DESCRIPTION
A	12"	PECAN
B	12"	PECAN



NORTH



LOT SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20 ALAMO HEIGHTS  
 ACREAGE  
 APPLICANT  
 OWNER

# 127 MARCIA PLACE TOWNHOMES

ALAMO HEIGHTS, TEXAS

**AG ASSOCIATES**  
 ARCHITECTS  
 6800 PARK TEN BLVD, STE. 2164N  
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**EXISTING SITE PLAN**  
 3/32" = 1'-0"

DRAWN  
 CHECKED  
 APPROVED  
 DATE  
**A1.2**  
 SHEET NO.



STREET VIEW / NORTH ELEVATION

EAST ELEVATION 01 / DRIVEWAY VIEW

EAST ELEVATION 02



SOUTH ELEVATION / REAR VIEW

WEST ELEVATION

NORTH ELEVATION / GARAGE VIEW



LOT SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS  
ACREAGE  
APPLICANT  
OWNER

127 MARCIA PLACE  
TOWNHOMES  
ALAMO HEIGHTS, TEXAS

**AG ASSOCIATES**  
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DRAWN
CHECKED
APPROVED
DATE
<b>A1.3</b>
SHEET NO.



NORTH



LOT SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20 ALAMO HEIGHTS  
 ACREAGE  
 APPLICANT  
 OWNER

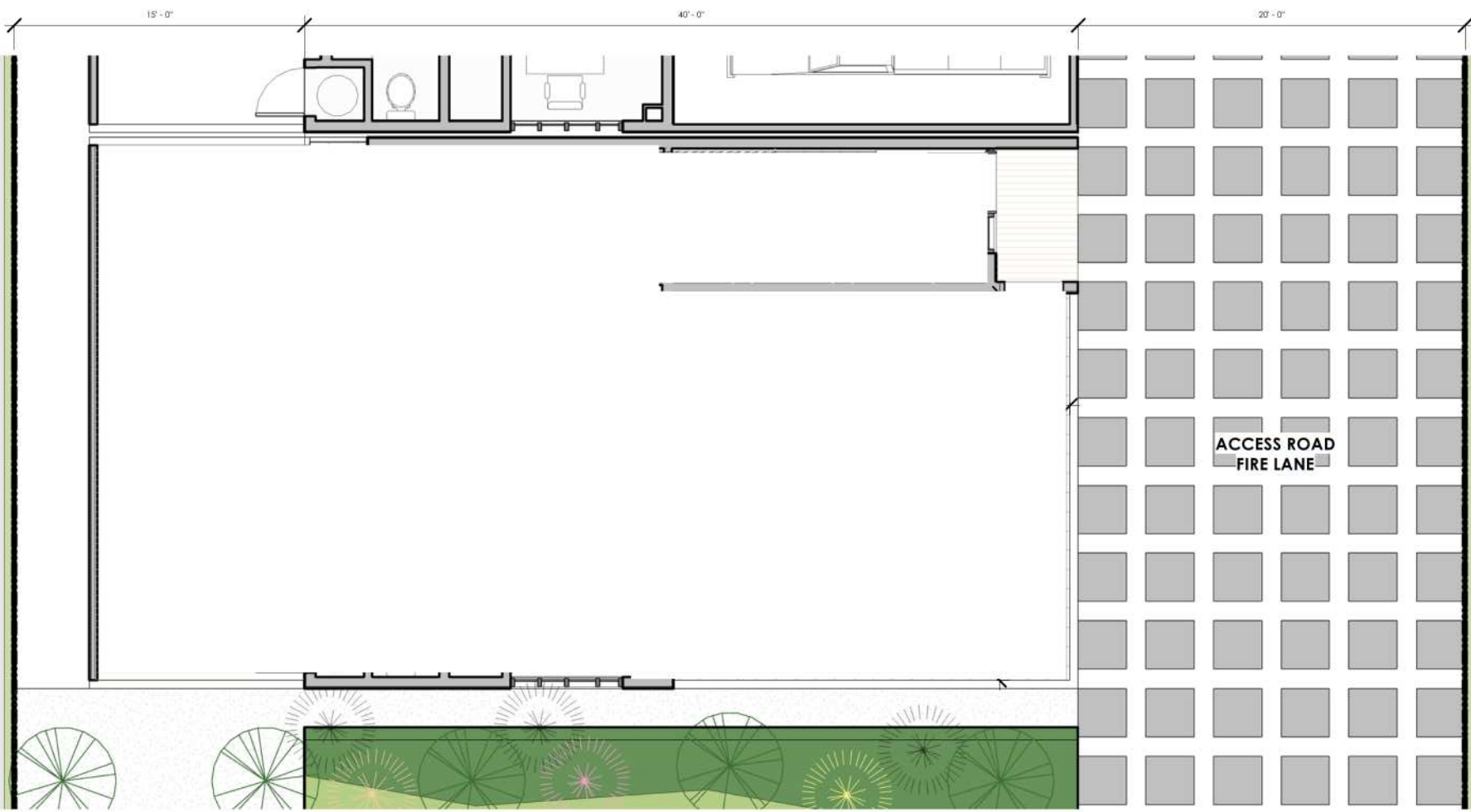
# 127 MARCIA PLACE TOWNHOMES

ALAMO HEIGHTS, TEXAS

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**SITE PLAN**  
 1/16" = 1'-0"

DRAWN	
CHECKED	
APPROVED	
DATE	
SHEET NO.	<b>A1.4</b>



**NORTH**

<b>GROUND LEVEL SQ FT</b>	<b>522 SQ FT</b>
<b>GARAGE</b>	<b>200 SQ FT</b>
<b>DECK</b>	<b>300 SQ FT</b>
<b>TOTAL</b>	<b>1022 SQ FT</b>



**LOT SUBDIVISION** 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS

**ACREAGE**

**APPLICANT**

**OWNER**

# 127 MARCIA PLACE TOWNHOMES

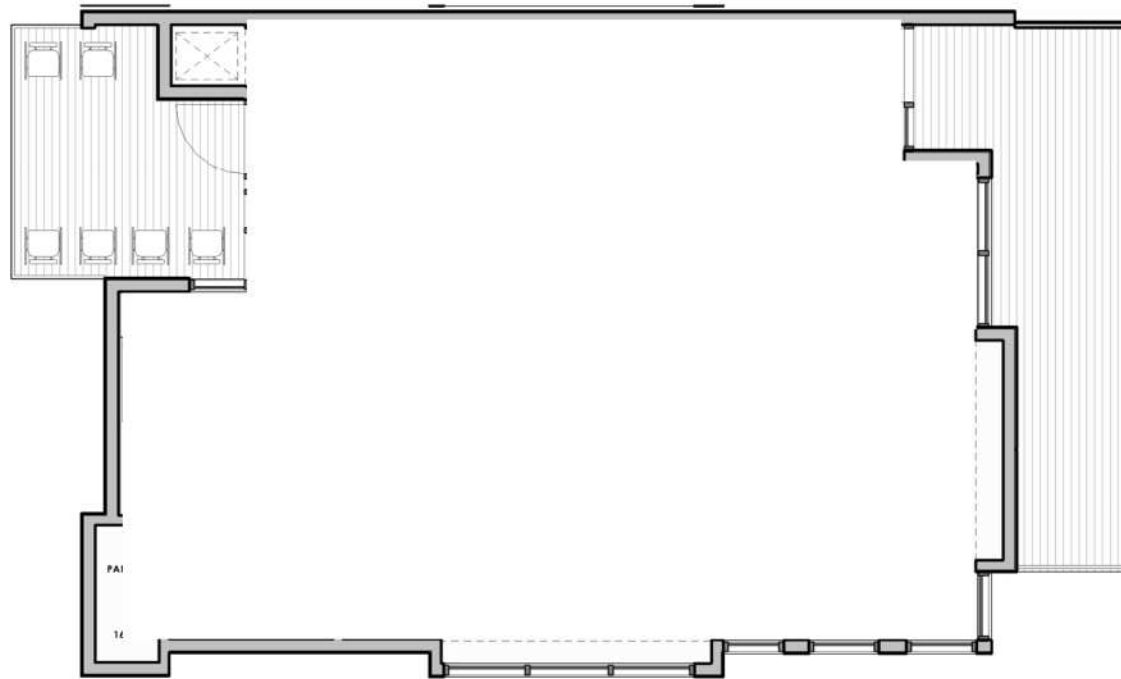
ALAMO HEIGHTS, TEXAS

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**TOWNHOME  
FLOOR PLAN - LEVEL 01**  
**3/32" - 1'-0"**

DRAWN	
CHECKED	
APPROVED	
DATE	
SHEET NO.	<b>A1.5</b>





KITCHEN	276 SQ FT
PANTRY	16 SQ FT
DINING	246 SQ FT
LIVING	293 SQ FT
POWDER	19 SQ FT
TOTAL	850 SQ FT
BALCONIES	245 SQ FT
TOTAL W/BALCONIES	1,095 SQ FT



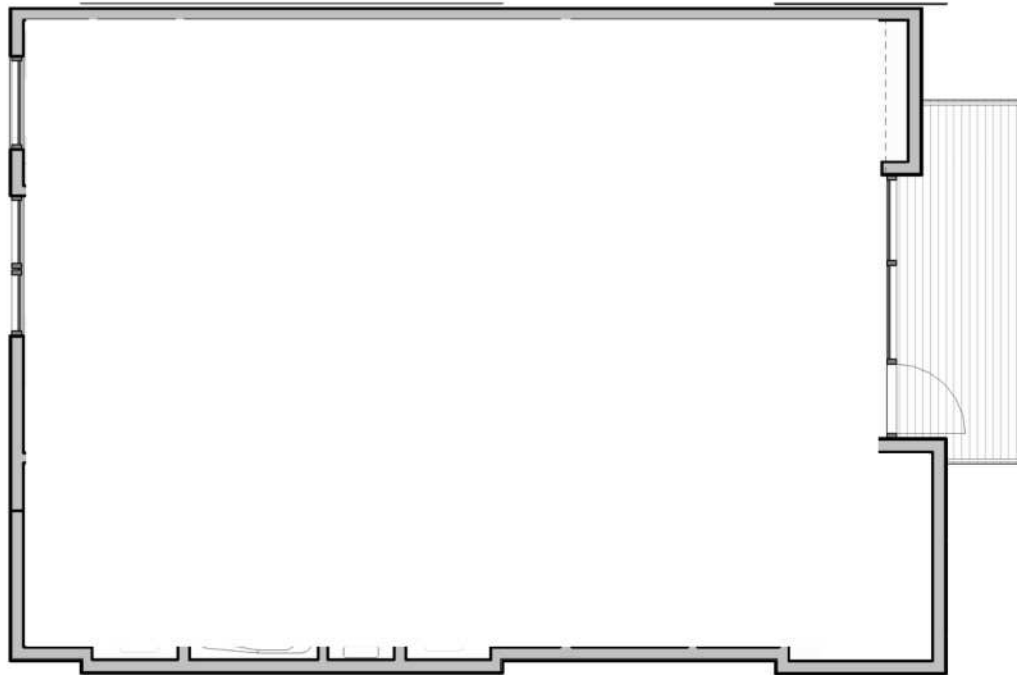
LOT SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
 ALAMO HEIGHTS  
 ACREAGE  
 APPLICANT  
 OWNER

**127 MARCIA PLACE**  
**TOWNHOMES**  
 ALAMO HEIGHTS, TEXAS

  
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**TOWNHOME**  
**FLOOR PLAN - LEVEL 02**  
**3/16" - 1' - 0"**

DRAWN	
CHECKED	
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DATE	
SHEET NO.	<b>A1.6</b>



MASTER BEDROOM	246	SQ FT
MASTER BATH	56	SQ FT
MASTER CLOSET	55	SQ FT
BEDROOM 01	124	SQ FT
BEDROOM 01 CLOSET	53	SQ FT
BEDROOM 02	124	SQ FT
BEDROOM 02 CLOSET	53	SQ FT
FULL BATH	72	SQ FT
LAUNDRY	34	SQ FT
CIRCULATION	115	SQ FT

LEVEL 01	522	SQ FT
LEVEL 02	850	SQ FT
LEVEL 03	932	SQ FT

**TOTAL 932 SQ FT**

**TOTAL 2,304 SQ FT**



LOT SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS  
ACREAGE  
APPLICANT  
OWNER

**127 MARCIA PLACE  
TOWNHOMES**  
ALAMO HEIGHTS, TEXAS



**TOWNHOME  
FLOOR PLAN - LEVEL 03**  
3/16" - 1' - 0"

DRAWN  
CHECKED  
APPROVED  
DATE

**A1.7**

SHEET NO.



② EAST ELEVATION  
3/32" = 1'-0"



① WEST ELEVATION  
3/32" = 1'-0"



LOT SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS  
ACREAGE  
APPLICANT  
OWNER

# 127 MARCIA PLACE TOWNHOMES

ALAMO HEIGHTS, TEXAS

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ELEVATIONS  
3/32" = 1'-0"

DRAWN
CHECKED
APPROVED
DATE

A1.8

SHEET NO.



② SOUTH ELEVATION  
3/32" = 1'-0"



① NORTH ELEVATION  
3/32" = 1'-0"



LOT SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS  
ACREAGE  
APPLICANT  
OWNER

# 127 MARCIA PLACE TOWNHOMES

ALAMO HEIGHTS, TEXAS

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ELEVATIONS  
3/32" = 1'-0"

DRAWN  
CHECKED  
APPROVED  
DATE

A1.9  
SHEET NO.



① FRONT / EAST  
ELEVATIONS TOWNHOMES  
1/8" = 1'-0"



LOT SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS  
ACREAGE  
APPLICANT  
OWNER

# 127 MARCIA PLACE TOWNHOMES

ALAMO HEIGHTS, TEXAS

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FRONT VIEW  
TOWNHOMES  
RENDERING  
1/8" - 1' - 0"

DRAWN
CHECKED
APPROVED
DATE
A2.0
SHEET NO.



LOT  
SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20,  
ALAMO HEIGHTS

ACREAGE

APPLICANT

OWNER

# 127 MARCIA PLACE TOWNHOMES

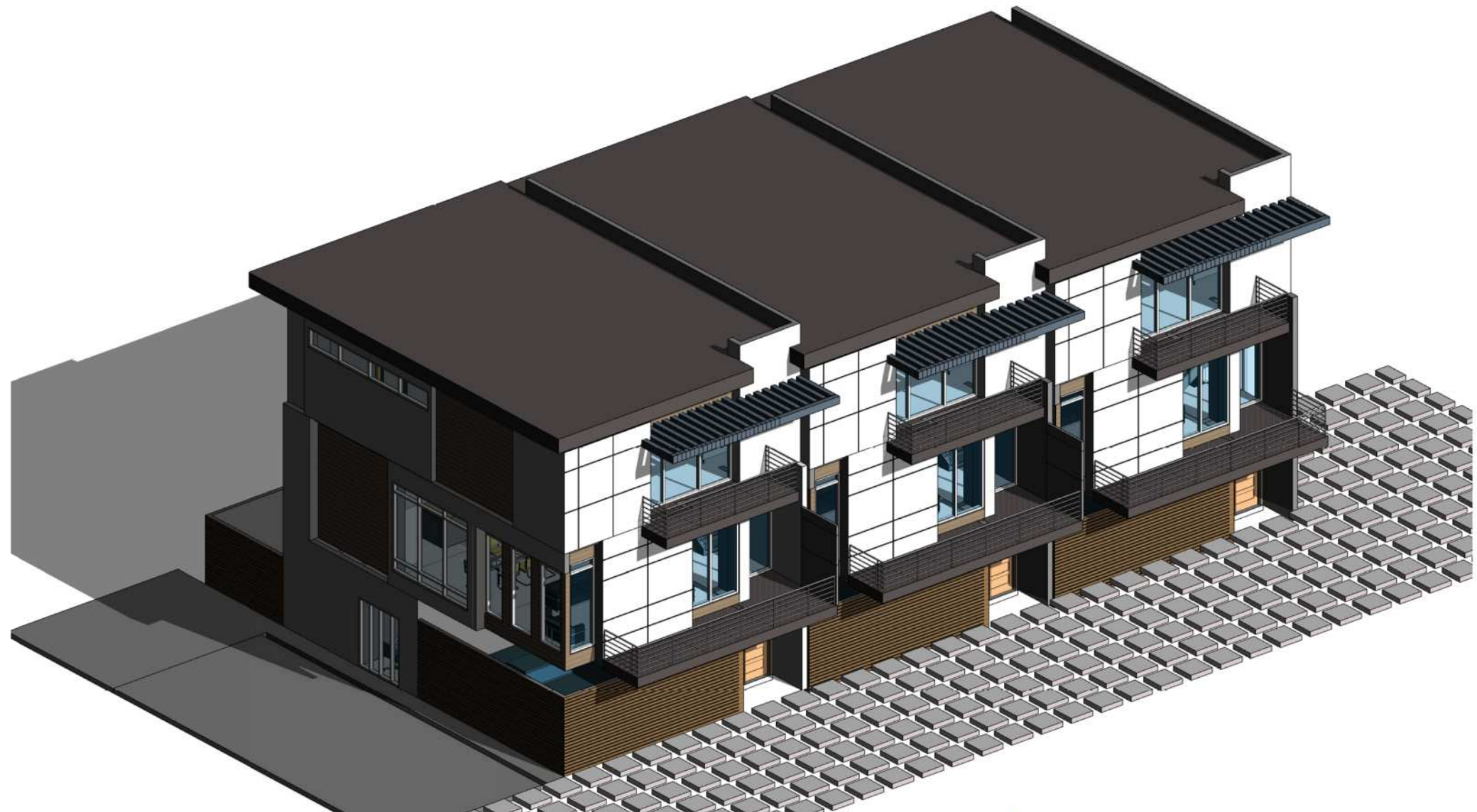
ALAMO HEIGHTS, TEXAS

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DRAWN  
CHECKED  
APPROVED  
DATE

# A2.1

SHEET NO.



LOT SUBDIVISION 19 & 1/2 OF LOT 20 - BLOCK 20  
ALAMO HEIGHTS

ACREAGE

APPLICANT

OWNER

# 127 MARCIA PLACE TOWNHOMES

ALAMO HEIGHTS, TEXAS

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DRAWN
CHECKED
APPROVED
DATE

SHEET NO. **A2.2**



EXISTING



PROPOSED



**LOT SUBDIVISION** 19 & 1/2 OF LOT 20 - BLOCK 20  
 ALAMO HEIGHTS  
**ACREAGE**  
**APPLICANT**  
**OWNER**

**127 MARCIA PLACE**  
**TOWNHOMES**  
 ALAMO HEIGHTS, TEXAS

  
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**EXISTING & PROPOSED**  
**STREETSCAPE PHOTOS**  
**PANORAMA**  
 1/8" - 1' - 0"

DRAWN \_\_\_\_\_  
 CHECKED \_\_\_\_\_  
 APPROVED \_\_\_\_\_  
 DATE \_\_\_\_\_  
 SHEET NO.

A2.3'