



CITY OF ALAMO HEIGHTS

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

Architectural Review Board Meeting May 21, 2024 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, May 21, 2024 at 5:30pm** 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.

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 Meeting ID 868 0184 5240. 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.

Case No. 935F - 215 Canyon Dr

Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Jorge Contreras, owner, for the significance review of the existing main structure located at 215 Canyon Dr in order to demolish 100% of the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

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. 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 at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. Floorplans will not be available online. You may contact Michelle Ramos, Planner, at 210-882-1505 (mramos@alamoheightstx.gov) Dakotah Procell, Planner at 210-832-2239 (dprocell@alamoheightstx.gov) or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.

COVER LETTER

We are here by requesting to demolish all structures and flatwork on the property located at 215 CANYON DR. We will be building a new home in its place, but are still working on plans.



TBPELS FIRM No. 10194244
 18410 US Hwy 281 N, Suite 109
 San Antonio, TX 78259
 (210) 369-9509

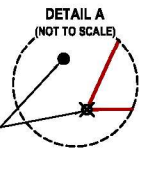
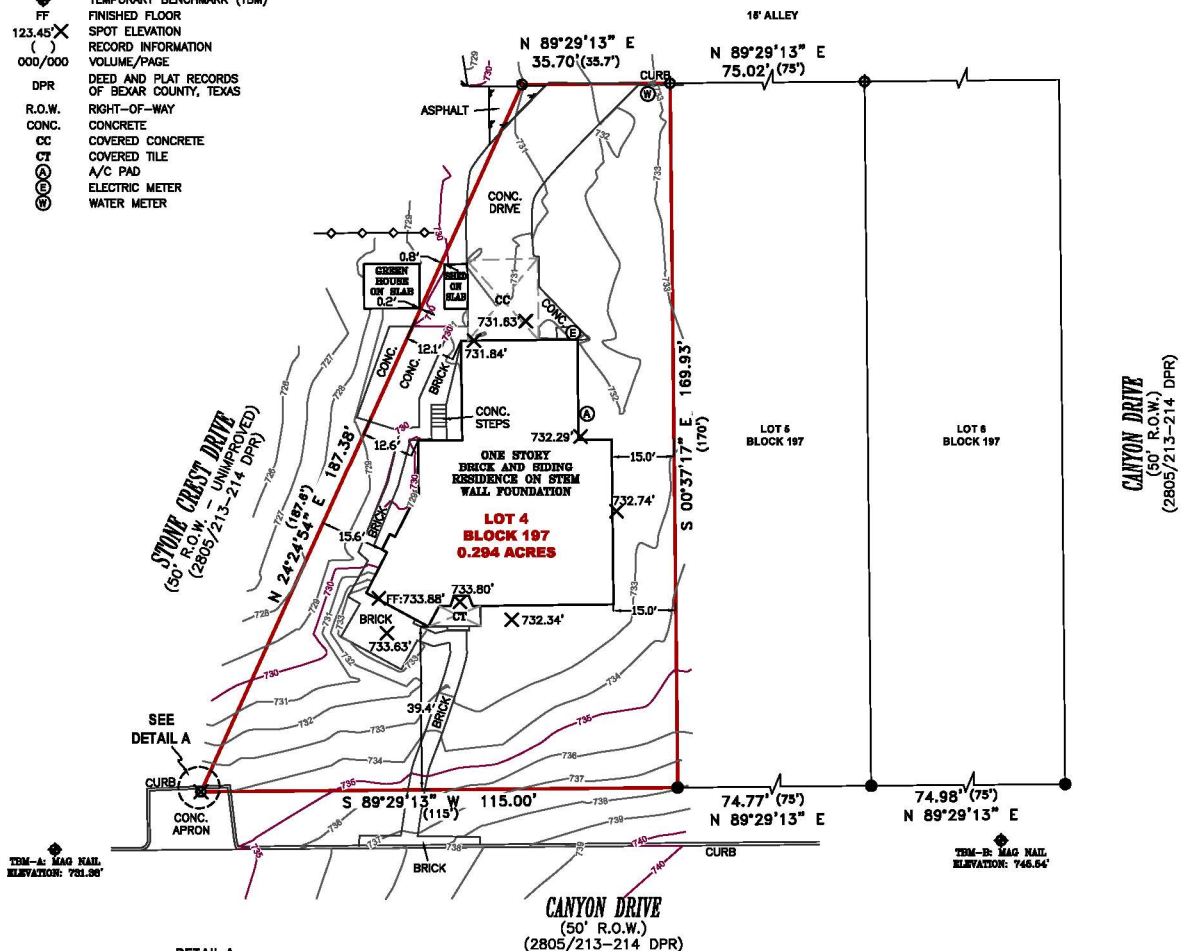
BUYER/OWNER: FANCY CUSTOM HOMES, LLC
 ADDRESS: 215 CANYON DRIVE
 CITY, STATE, ZIP: ALAMO HEIGHTS, TEXAS 78209



BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 4, BLOCK 197, ALAMO HEIGHTS, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2805, PAGES 213-214, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

- LEGEND**
- BOUNDARY
 - - - SETBACK LINE
 - - - EASEMENTS
 - CHAIN-LINK FENCE (CLF)
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET W/CAP STAMPED: "ALLIANCE LAND SURVEYORS RPLS 6500"
 - ⊗ SET "X" ON CONC.
 - ⊙ MAG NAIL FOUND
 - ⊙ MAG NAIL SET
 - ⊙ CALCULATED POINT
 - ⊙ TEMPORARY BENCHMARK (TBM)
 - FF FINISHED FLOOR
 - 123.45 X SPOT ELEVATION
 - () RECORD INFORMATION
 - 000/000 VOLUME/PAGE
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - CONC. CONCRETE
 - CC COVERED CONCRETE
 - CT COVERED TILE
 - ⊙ A/C PAD
 - ⊙ ELECTRIC METER
 - ⊙ WATER METER



NOTES

- BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
 - ELEVATIONS SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS REFERENCING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.
- ACCORDING TO FEMA MAP NUMBER 48029CD401H WITH AN EFFECTIVE DATE OF 06/19/2020, THIS PROPERTY LIES WITHIN ZONE "X" AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.



I, Cory Blake Silva, Registered Professional Land Surveyor number 6500, do hereby certify that a survey was made on the ground, under my supervision, on date as shown, of the property hereon described, and I do declare there are no conflicts known to me except as shown.

CORY BLAKE SILVA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6500

JOB NO. 240116210	CREWS: B.C./J.S.L. DATE: 01/23/2024 (B.C.) 01/28/2024 (B.C.) 01/31/2024 (B.C.) 02/02/2024 (J.S.L.)	DRAWN: JTD REVIEW: C.B.S.	REVISION DATE: -/-/-	DATE: 02/08/2024
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