



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

**Architectural Review Board Meeting**  
**June 17, 2025 – 5:30 P.M.**

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, June 17, 2025, 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 htstx.gov share their comments. The meeting will be recorded.***

**Case No. 986F – 328 Albany St**

Request of Jahan Ahmadi of BB Puerto LLC, applicant, representing Daryl Lange, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 328 Albany St in order to demolish 100% of the existing structure and construct a new single-family residence with detached garage 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. You may contact Sarah Olivares, Planner at 210-882-1505 ([solivares@alamoheightstx.gov](mailto:solivares@alamoheightstx.gov)) or Lety Hernandez, Director, at 210-832-2250 ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), or our office at (210) 826-0516 for additional information regarding this case.

As per the Final Review checklist, I am to offer my description and desire for the proposed development at 328 Albany Street 78209: My sincere wish and hope is to construct a single family, single story build to replace a half torn down & gutted former home at the same address. I intend to remove the driveway approach located on Albany to further harmonize and beautify the streetscape and will designate the alley access and the primary means of ingress and egress.

My aim with the proposed design is to create a hill country home with contemporary and modern design inspirations: specifically a house offering generous natural light, warm textures and soft tones.

The proposed single family, single story build promotes neighboring and neighborhood architectural values, scale, and massing rarely seen with new construction: as many new builds seek to maximize vertical height, generating 2 or more stories. This single story development will directly complement existing values local to the address by offering softer, less ostentatious, but architecturally significant build

June 9, 2025

Property Owner: Daryl A. Lang

Property to be Demolished: 328 Albany St., Alamo Heights, Texas 78209

Property Legal Description: CB 4050 BLK 76 LOT 21, 22 & 23

To whom it may concern:

The building referenced a one-story single-family dwelling. Drawings of the existing structural framing have not been provided for our use. The date of the original construction of the building is approximately 1934. A qualified representative from our office has visited the site to observe the visible condition of the existing structure.

Based on our understanding, the building is framed as follows: wood framing with pier and beam foundation. The walls and roof are all standard & simple wood construction. It was originally approximately 1282 s.f. The building has the rear wall removed and as such, has no lateral bracing to resist wind forces. In its current condition, the building is a hazard to the public and should be demolished as soon as possible. The area around the building should not allow the public near the structure. Only personnel trained in construction safety should approach.

As indicated in the owner's Demolition Work Plan, the proposed demolition process the safe manual deconstruction of the roof, walls and foundation. All utilities affected shall be rerouted prior to the demolition process.

Safety measures by the owner shall be employed before, during, and after demolition to protect the public and adjacent properties. Safety during demolition remains the sole responsibility of the owner. The scope of work is at the rear of this multi-family dwelling, there is a possibility of the presence of asbestos containing materials in the shingle siding.

Based on our observations of the existing framing and the proposed demolition process, it appears that the sequence of demolition could allow for the existing framing to provide stability during the demolition process. It is therefore our opinion that the building may be deconstructed without the use of any heavy equipment and/or machinery and that the house framing should remain stable and should not require special bracing or reinforcement.

This letter is based on professional engineering judgment under the conditions and restrictions described in this document. Please be advised that this report is based on only one site observation. An exhaustive analysis was not made and hidden, or unforeseen conditions may exist which affect the stability of the framing. The demolition contractor should notify the demolition engineer upon encountering such conditions. No guarantees or warranties are either expressed or implied, and no responsibility is assumed for hidden or unknown conditions that might affect the demolition.

If you have any questions, please call me at 210-725-6100.

Very Respectfully,

José I. Villarreal, P.E., MSCE  
Villarreal Design Group, F12109















































































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**328 ALBANY STREET**  
**ALAMO HEIGHTS, TEXAS 78209**

\*PRESENTLY PARTIALLY DEMOED HOUSE:\*

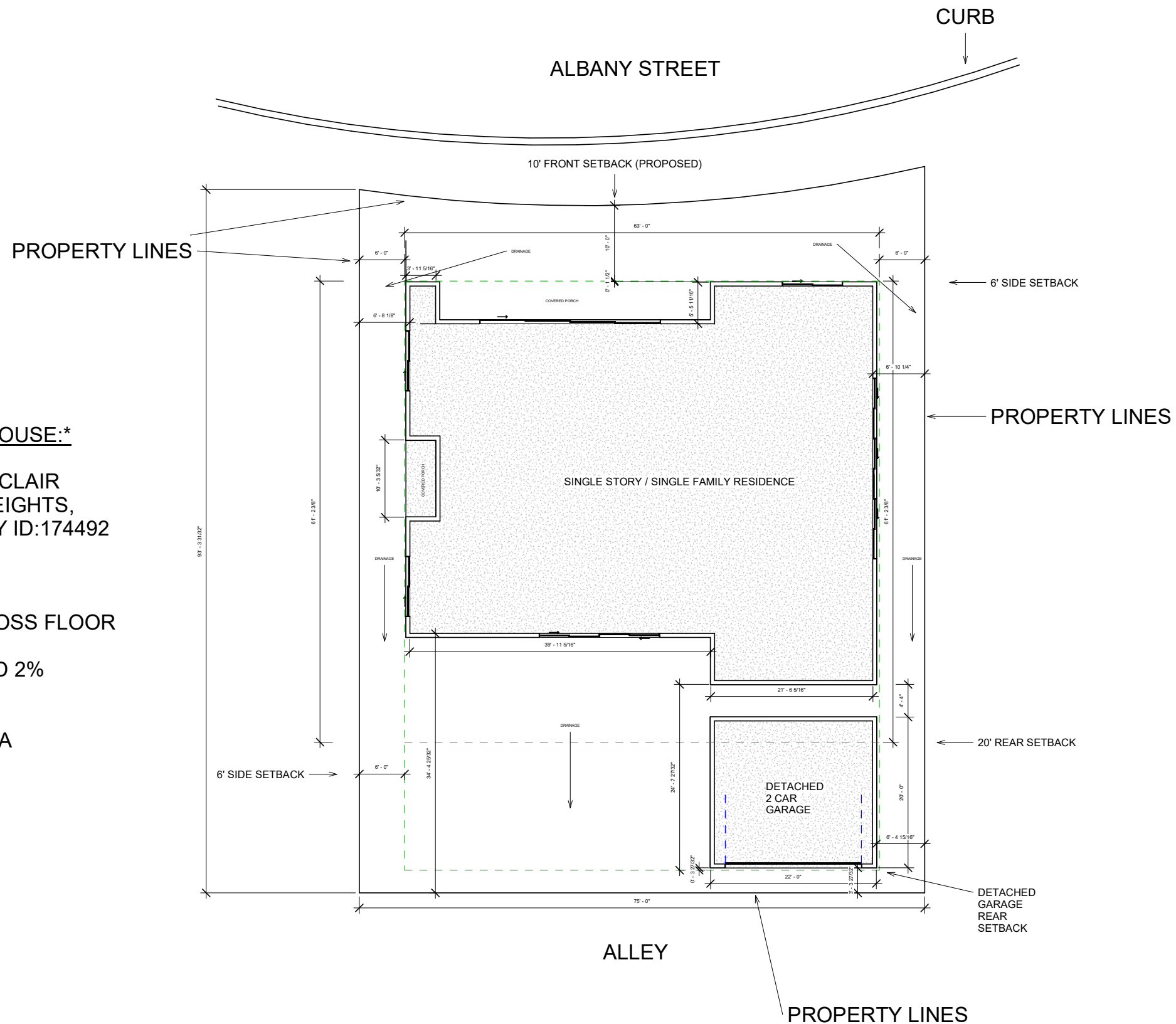
BEING: LOTS 21-23, BLOCK 76 MONTCLAIR  
ADDITION IN THE CITY OF ALAMO HEIGHTS,  
BEXAR COUNTY, TEXAS - PROPERTY ID:174492

\*SITE CONDTIONS:\*

**7125 SQFT (SF-A) LOT WITH 49% GROSS FLOOR  
AREA ALLOWED  
(2% BONUS FOR ALLEY ACCESS AND 2%  
BONUS FOR 1 STORY GARAGE):  
TOTALING \*3491.25 SQFT\*  
OF ALLOWABLE GROSS FLOOR AREA**

\*PROPOSED NEW CONSTRUCTION:\*

-1 STORY/SINGLE FAMILY HOUSE  
-2867 SQFT HVAC  
-444 SQFT GARAGE



① Site Plan / 1st Floor Bottom Plate  
1/8" = 1'-0"

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328 ALBANY ST  
78209

Project number	11.1
Date	5/28/25
Drawn by	JHA
Checked by	JHA
<h1>Site Plan</h1>	
Scale	1/8" = 1'-0"

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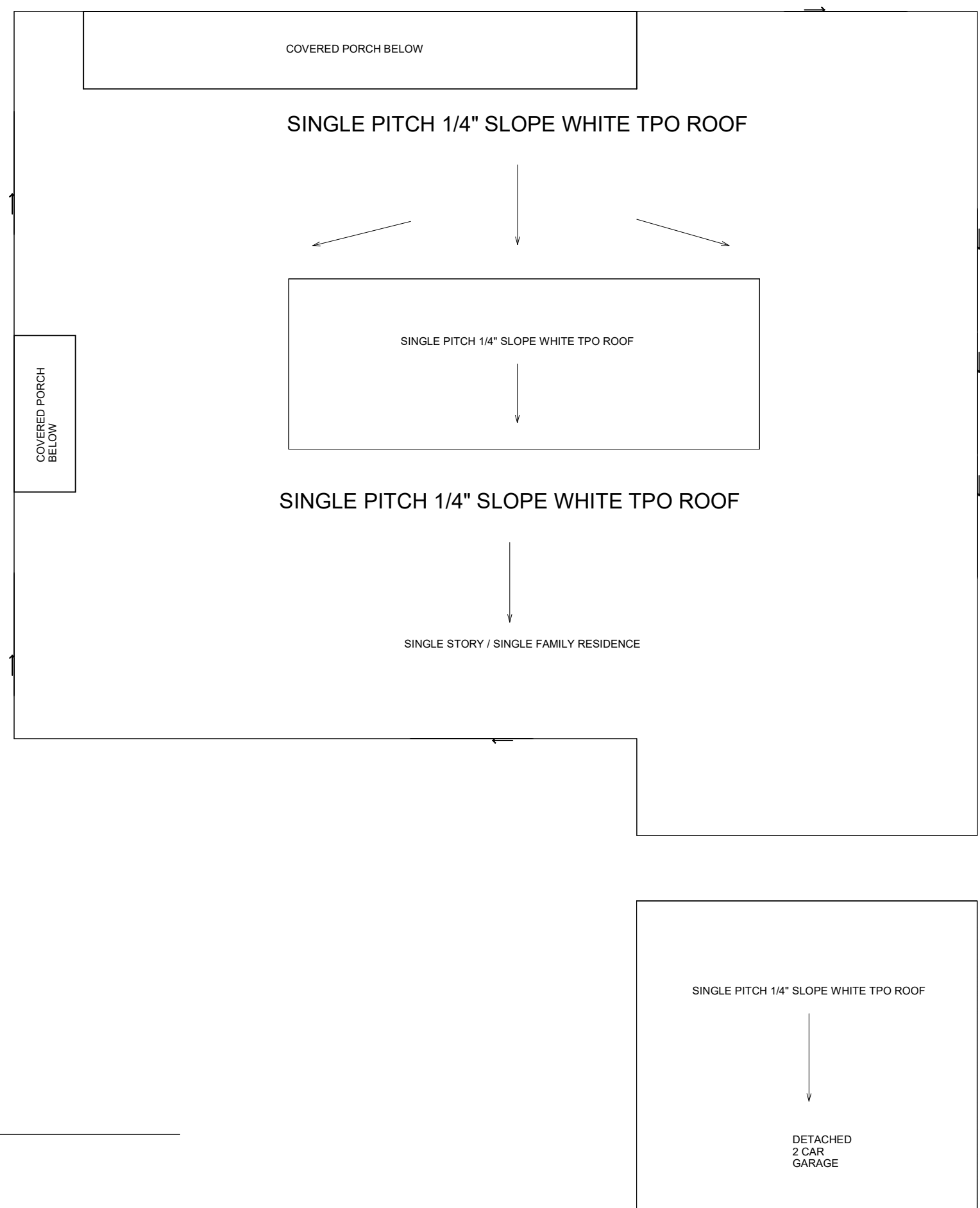
328 ALBANY ST  
78209

Project number	11.1
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## Roof Plan

Scale	1/4" = 1'-0"
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① Roof Plan  
1/4" = 1'-0"

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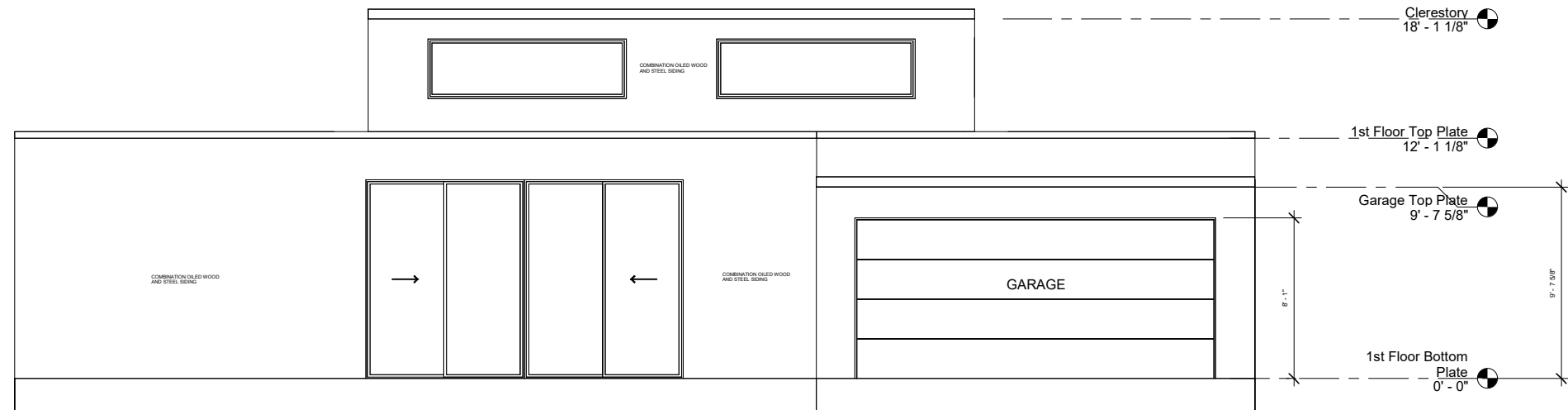
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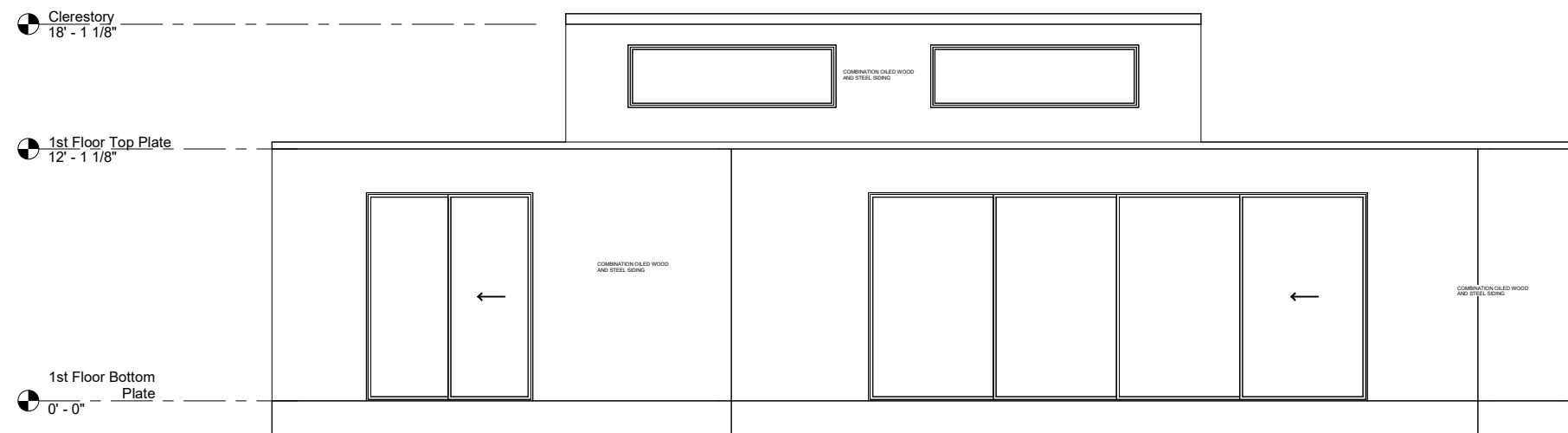
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② NORTH  
1/4" = 1'-0"



① SOUTH  
1/4" = 1'-0"

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Elevations N/S

Scale	1/4" = 1'-0"
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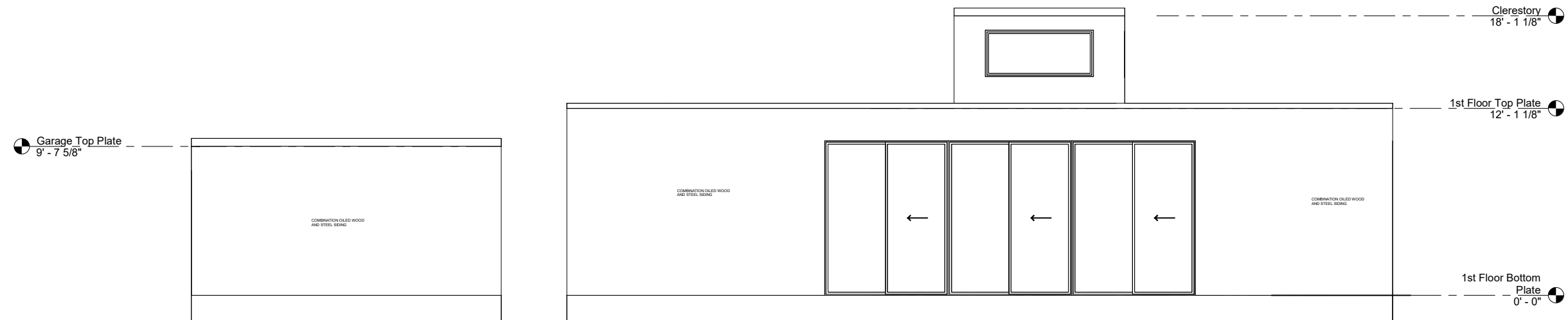
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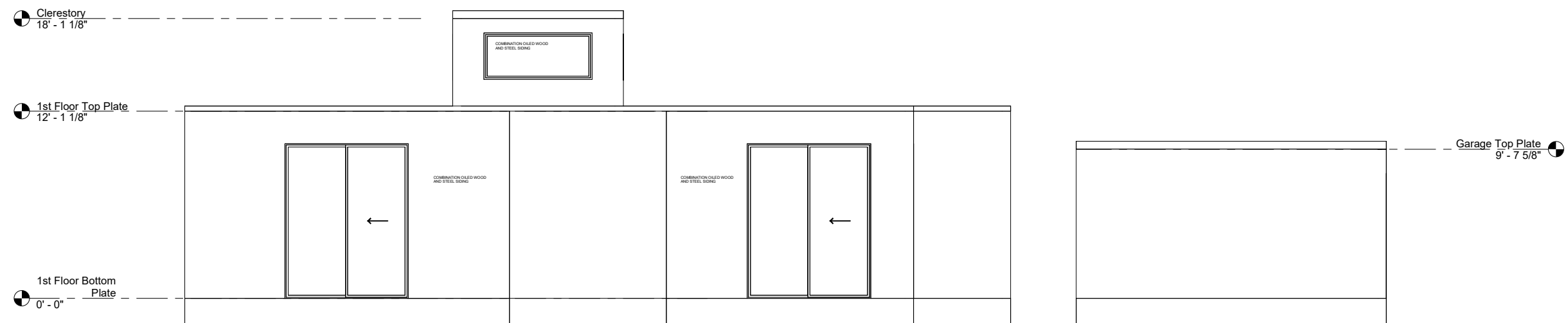
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Elevations E/W	
Scale	1/4" = 1'-0"

Scale	1/4" = 1'-0"
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② EAST  
1/4" = 1'-0"



① WEST  
1/4" = 1'-0"

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1 3D View Streetscape Perspective

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Drawn by	JHA
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Checked by	JHA
3D Views (1)	

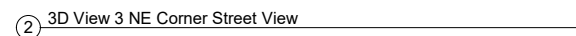
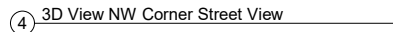
Scale
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Drawn by JHA

## 3D Views (2)

Scale