



CITY OF ALAMO HEIGHTS

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

**City Council Meeting
May 26, 2026 – 5:30 P.M.**

Take notice that a special City Council meeting of the City of Alamo Heights will be held on **Tuesday, May 26, 2026 at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

Case No. 1034F – 336 Corona Ave (Significance Review)

Request of William Orr, owner, to request a variance and appeal staff's decision regarding Section 5-134(b), Demolition Review Procedures, that prohibits separation of the significance and compatibility review processes in order to demolish 100% of the existing main structure located at 336 Corona Ave 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 (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 Max Houser, Permit Technician (mhouser@alamoheightstx.gov), 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.

This structure has been vacant for over 30 years and has been the home of rats, raccoons , armadillos and numerous code compliance complaints.

Our plan is to demolish the structure and flatwork completely. We do not plan on putting a structure on the property at this time. We will keep the property as a green space with native vegetation and the planting of understory trees and shrubs and rock work .

There is only one tree on the property and it is a beautiful pecan tree that sits at the rear property line and will not be removed and is not in the line of any demolition plans.

Our neighbors are very excited about the removal of the eyesore. I will send photos and applications under separate cover.

Thank you
Bill Orr



City of Alamo Heights
Residential Permit Application*

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
 6116 Broadway, Alamo Heights, Texas 78209
 CDS Dept. v: (210) 826-0516 f: (210) 832-2299
 Fire Dept. v: (210) 824-1281 f: (210) 828-3006

General Permit Information [Please print legibly] Permit # (assigned by Staff): 2020553

Project Address: 336 Corona Ave Application Date:

Project Type - Please check all that apply:
 New construction _____ sq. ft. Addition _____ sq. ft. Remodel/Alterations _____ sq. ft. Demolition Pool/Spa
 Fence Retaining Wall Mechanical Electrical Plumbing Sewer Gas Irrigation Landscape
 Tree Pruning/Removal Other _____

Materials (if applicable): Roof _____ Exterior Walls _____ Foundation _____ Flatwork _____

Is the property in the 100-Year Floodplain? Yes No Does this project involve any removal of trees? Yes No

Estimated cost of construction (includes material & labor): \$ _____ Total square footage of project:
 Estimated cost of demolition (if applicable): \$ 11,950.00

Applicant: _____ Phone: _____ Email: _____ Address: _____

Property Owner: William Orr Phone: 210 867 8059 Email: _____ Address: 337 Corona

Check One: Architect/Engineer Registered Contractor Home/Property Owner

Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.)
Demolish 100% of existing main & accessory structures with flatwork/approach.

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			Footprint of all structures		
Main house: 1st floor*			Driveway/Parking Pad		
Main house: 2nd floor			Walkways		
Front porch*			Swimming Pool/Spa		
Side porch*			Other impervious cover:		
Rear porch*			Total Impervious Cover:		
Garage/Carport: 1st floor*			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		
Breezeway*			Footprint of any structure(s)		
Covered patio structure*			Driveway/Parking Pad		
Other accessory structures*			Walkways		
Total Square Footage:			Other impervious cover:		
Total Lot Coverage*:			Total Impervious Cover within Front Yard Setback:		
Total FAR:					
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		

*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

**Projects undertaken by the home/property owner which reflect typical contractor related work such as grading, excavation, and demolition, or which utilizes equipment atypical to a home/property owners work shall be limited by the authorized hours of construction as would a typical general contractor.

I hereby acknowledge that I have read and completed this application and know the same to be true and correct. This project as submitted complies with the International Code series and NEC, as currently adopted by the City of Alamo Heights, and with the Code of Ordinances of the City of Alamo Heights. I hereby acknowledge that no work has or will commence on the proposed project until an approved permit is received. All provisions of laws and ordinances governing the proposed work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

William Orr
 Signature of Property Owner (if applicable)

Date: 5/8/26

Signature of Permit Applicant
 Permit Applicant is Architect/Engineer, Registered Contractor, or Authorized Agent

Permit Submittal Requirements

(Note: Plan review for projects may take 10-21 business days)

INITIAL EACH SECTION

	New Construction: Single-Family	Exterior Alterations/Additions: Single-Family	Interior Alterations: Single-Family	Accessory Structures	Fences & Retaining Walls	Street Closure	Trades*	Tree Removal	Miscellaneous	Applicant	Staff
Permit application ¹	X	X	X	X	X	X	X	X	X		
Construction invoice or estimate ²	X	X	X	X	X		X		X		
Coverage & F.A.R. (see attached)	X	X		X	X						
Code analysis/notes ³	X	X	X	X							
General plan documents ⁴	X	X	X	X	X						
Roof/walls demolition plan ⁵		X		X							
Existing survey/site plan ⁶	X	X		X	X	X		X			
Proposed site plan ⁷	X	X		X	X	X		X			
Photos of existing conditions ⁸	X	X	X	X				X			
Floor plans	X	X	X	X	X						
Exterior elevations	X	X		X							
Door & window schedule	X	X									
Energy code compliance	X	X	X	X							
Engineered designs ⁹	X	X	X	X	X						
Written description of work ¹⁰	X	X	X	X	X	X	X	X	X		

All construction documents must be to a measurable scale and legible. Graphic scale is not acceptable.

Single-Family & all others:

Minimum 1 paper set: 1 set **must** be a scaled 11"x17" (max. size, at a written scale so staff can measure from)

1. All items listed in the table above must be submitted with the permit application or the application will not be accepted for review.
2. Construction invoice or estimate must include design fees, materials, labor for the full scope of work, and must be signed by the property owner.
3. Code analysis/notes shall reflect existing conditions and proposed conditions. Code analysis sheet may include but not be limited to the following existing and proposed items: zoning requirements compliance, impervious surface calculations, height, F.A.R., lot coverage, lot area, property slope verification, and/or building/space egress plans.
4. General plan documents shall include to-scale and dimensioned drawings depicting the proposed project such as site plans, floor plans, elevations, etc.
5. Demolition plan shall include a top view indicating the total roof demolition square footage in relation to the existing, overall roof square footage, and shall also include a top view indicating the total exterior wall demolition square footage in relation to the existing, exterior wall overall square footage. Roof finish or sheathing materials do not count towards the demolition calculations. Examples are available upon request.
6. A signed and sealed survey may not be required in all cases. Indicate location(s) of any tree(s), species type(s) and diameter at breast height (dbh) of any tree(s) larger than 8" dbh to be removed.
7. Proposed site plans must indicate all information as indicated on the existing survey/site plan as well as dimensioned locations of any new footprint or structure. Dimensions from any new proposed footprint or structure to the closest adjacent property line(s) must be indicated.
8. Include copies of photos 1) indicating tree and context of tree(s) of any tree(s) larger than 8" dbh to be removed and/or 2) any heritage tree(s) with critical root zone(s) impacted by new development (see also Municipal Code, Sec. 5-151).
9. Engineered designs shall be required for 1) any new foundation that is proposed to support structurally enclosed conditioned space, 2) any foundation repair which substantially alters the existing foundation system, 3) any framing system which does not meet the prescriptive standards within adopted codes, or 4) any masonry/stone/rock/railroad timber wall or fence in excess of 4' in height.
10. If applicable, include a letter from an ISA-certified arborist determining that the heritage tree(s) is diseased or dying (see also Municipal Code, Sec. 5-155).

*Trades shall include Roofing, Mechanical, Electrical, Plumbing, Gas, Sewer, Irrigation, Landscaping, and Tree Pruning/Removal permits. **Separate permits are required for individual trades.**

THIS LIST IS INTENDED TO PROVIDE A SUMMARY OF REQUIRED DOCUMENTS TO BE SUBMITTED FOR PERMIT. ADDITIONAL ITEMS MAY BE REQUIRED ONCE A FORMAL PLAN REVIEW HAS BEEN COMPLETED. FOR LARGER PROJECTS SUCH AS NEW CONSTRUCTION, ADDITIONS, OR PROPOSED DEMOLITIONS, STAFF RECOMMENDS SCHEDULING AN APPOINTMENT FOR PRELIMINARY REVIEW DURING CONCEPTUAL DESIGN BEFORE SUBMITTING FOR ACTUAL PERMIT.

FOR OFFICE USE ONLY

Received by: _____
 Date: _____
 Zoning District: _____
 Permit # _____

	Fees
Plan Review	\$ _____
Building Permit	\$ _____
Stormwater Development	\$ _____
Boards & Commission Review	\$ _____
Other _____	\$ _____
Total	\$ _____



