



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. 934F – 434 College Blvd

Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Adham Abdelfattah, owner, for the significance review of the existing main structure located at 434 College Blvd 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.

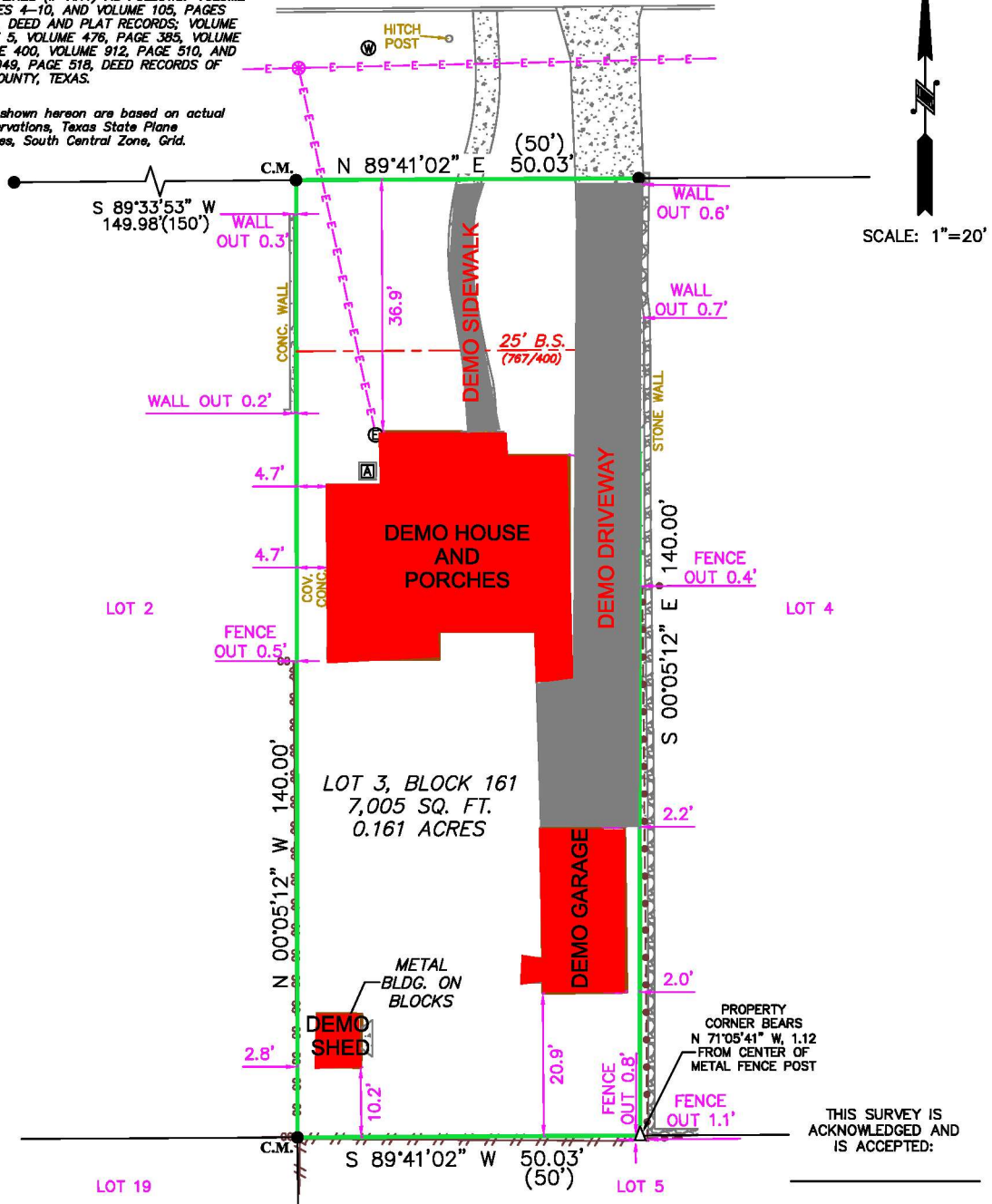
COVER LETTER

We are here by requesting to demolish all structures and flatwork on the property located at 434 College Blvd. The current structures are in very poor condition and are unsafe. We will be building a new home in its place, but are still working on plans.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 105, PAGES 4-10, AND VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS; VOLUME 437, PAGE 5, VOLUME 476, PAGE 385, VOLUME 767, PAGE 400, VOLUME 912, PAGE 510, AND VOLUME 949, PAGE 518, DEED RECORDS OF BEKAR COUNTY, TEXAS.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

COLLEGE BOULEVARD (90' R.O.W.)



SCALE: 1"=20'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0230 G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the Interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://msc.fema.gov/portal>.



Property Address:

434 COLLEGE BOULEVARD

Property Description:

LOT 3, BLOCK 161, ALAMO HEIGHTS,
AN ADDITION TO THE CITY OF ALAMO HEIGHTS,
BEKAR COUNTY, TEXAS, AS SHOWN ON THE MAP OR
PLAT THEREOF RECORDED IN VOLUME 105, PAGES 4-10,
AND RE-PLATTED IN VOLUME 105, PAGES 290-296,
DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.

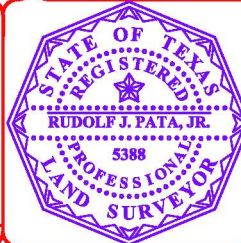
Owner:

DAVID CACERES GARCIA

FIRM REGISTRATION NO.
10111700

**Westar
Alamo**
LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-8999

- LEGEND**
- ▲ = CALCULATED POINT
 - = FOUND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = WATER METER
 - ⊕ = ELECTRIC METER
 - ⊖ = A/C PAD
 - ⊗ = POWER POLE
 - ⊘ = OVERHEAD ELECTRIC
 - ⊙ = WOOD FENCE
 - ⊙ = CHAIN LINK FENCE
 - ⊙ = METAL FENCE
- DWG: CS RVD: RJP



I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388















