



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

Architectural Review Board Meeting
March 18, 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, March 18, 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 share their comments. The meeting will be recorded.

Case No. 967F – 159 Burr Rd

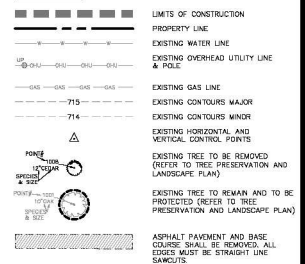
Request of Joshua Ficarro of Pape-Dawson Engineers, applicant, representing Wendell Hall of the San Antonio Country Club, owner, for the final review in order to construct and expand an existing paved parking lot located at 159 Burr Rd under Chapter 2 Administration for Architectural Review.

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-notice/> and at the Community Development Services Department located at 6116 Broadway St. You may contact Dakota 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.

1. ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
2. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
3. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
4. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES IN DIAMETER AND EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR.

5. THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS 1 FOOT PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE WOULD HAVE A 5-FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. LIVE OAK WOUNDS SHALL BE PAINTED OVER, WITHIN 20 MINUTES TO PREVENT DAK WILT.



- ◆ EXISTING CURB TO REMAIN
- ◆ EXISTING CURB TO BE REMOVED. (SANDWICH 12 INCHES INTO EXISTING AND WITH PAVEMENT. ALL EDGES MUST BE STRAIGHT LINE SANDWICH)
- ◆ EXISTING FENCE LINE TO REMAIN
- ◆ EXISTING FENCE LINE TO BE REMOVED
- ◆ EXISTING CONCRETE SIDEWALK TO REMAIN
- ◆ EXISTING CONCRETE DRIVEWAY AND SIDEWALK TO BE REMOVED
- ◆ EXISTING UTILITY POLES, UTILITY LINES, CLEANSOUTS, AND SPRINKLER VALVES SHALL BE DISCONNECTED FROM SERVICE PRIOR TO REMOVAL
- ◆ EXISTING WATER VALVES & METERS, UTILITY POLES, AND UTILITY LINES TO REMAIN
- ◆ THIS TO BE RELOCATED
(REFER TO LANDSCAPE PLANS)
- ◆ EXISTING LIGHT POLE TO REMAIN
(REFER TO ELECTRICAL PLANS)
- ◆ EXISTING NO PARKING SIGN TO BE RELOCATED

SEE SHEET C0.10 FOR ADDITIONAL GENERAL NOTES.

**PAPE-DAWSON
ENGINEERS**
2200 NW LOOP 419 | SAN ANTONIO, TX 78213 | 210.375.3000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10928900

BURR ROAD PARKING LOT - PHASE 2
ALAMO HEIGHTS, TEXAS

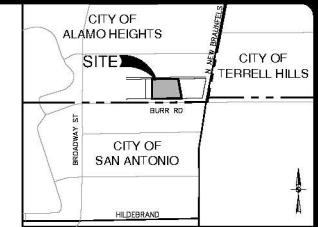
PLAT NO. N/A
JOB NO. 7531-10
DATE JANUARY 2025
DESIGNER JF
CHECKED DM DRAWN LF
SHEET C0.20

HORIZONTAL & VERTICAL CONTROL POINTS						
Point	Northing	Easting	Raw Description	Elevation	Grid Northing	Grid Easting
1	13,720,487.870	2140,329.850	SIRC	718.08'	13,718,155.784	2,139,066.11
3	13,720,498.750	2140,277.160	SMCTV	714.24'	13,718,157.063	2,139,763.4
4	13,720,694.110	2140,118.569	SMAGTV	711.08'	13,718,361.988	2,139,755.11
5	13,720,594.770	2140,79.569	SMAGTV	717.62'	13,718,262.651	2,139,915.8

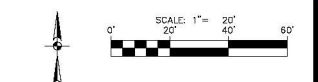
Drawn: Jan 17, 2025, 9:43am, User: JD, Version: 1.0, Project: BURR ROAD PARKING LOT - PHASE 2

This document has been prepared from information that was obtained from the owner and may not be a true and correct representation of the actual conditions. The engineer assumes no responsibility for the accuracy of the information provided by the owner.

SWP3 MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION



LEGAL DESCRIPTION: LOT 41, BLOCK 3, C.B. 6000 COUNTRY CLUB HEIGHTS SUBDIVISION (1.00 ACRES)
ADDRESS: 100 BURR RD, ALAMO HEIGHTS, TEXAS 78009



LEGEND	
	PROPERTY LINE
	PROJECT LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	FLOW ARROW (EXISTING)
	FLOW ARROW (PROPOSED)
	SILT FENCE
	ROCK BERM
	GRAVEL FILTER BASIN
	STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
	CONSTRUCTION EQUIPMENT, VEHICLE, & MATERIALS STORAGE AREA (FIELD LOCATE)
	CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)

- ### GENERAL NOTES
- DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
 - CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
 - STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
 - RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
 - ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
 - FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TYPES STORM WATER POLLUTION PREVENTION PLAN.
 - STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
 - AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
 - BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO CONSIDER WITH THE DISTURBANCE OF UPGRADE AREAS.
 - BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE MATS/STABILIZATION FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDOS REQUIREMENTS.
 - UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAVEMENT IS BEGUN, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
 - WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS. OTHERWISE, CONTRACTOR SHALL PLANT SUEDE PLANTS IN LIEU OF VEGETATED FILTER STRIP.
 - PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TYPICAL RIGHT-OF-WAY WITH TDDOT.
 - OPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TYPES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 2

DATE	01/16/25
NO.	1
REVISION	1
DATE	01/16/25
REVISION	1



PAPE-DAWSON ENGINEERS
2008 NW LOOP 435, SUITE 400, SAN ANTONIO, TX 78217 | 210.775.8008
TEXAS ENGINEERING FIRM #01838008

BURR ROAD PARKING LOT - PHASE 2
ALAMO HEIGHTS, TEXAS
STORM WATER POLLUTION PREVENTION PLAN

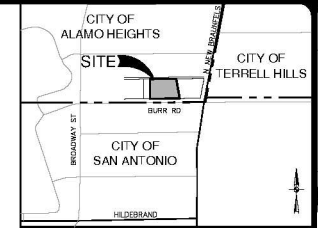
PLAT NO. N/A
JOB NO. 7531-10
DATE JANUARY 2025
DESIGNER JF
CHECKED DM, DRANK, LF
SHEET C1.00

PERMIT SET

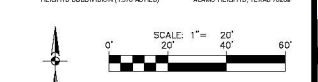
Date: Jan 17, 2025, 9:43am User: JD - Raining
File: C:\Users\JD\OneDrive\Documents\Burr Road\Burr Road.dwg

This drawing has been prepared from information that was obtained from the owner and is not to be used for any other purpose without the owner's written consent. The engineer's seal, signature, and title, shall, when placed on this drawing, constitute a statement that the engineer is a duly licensed professional engineer in the State of Texas and that he is the author of the design shown on this drawing. The engineer shall not be responsible for the accuracy of the information furnished by the owner or for the accuracy of the design shown on this drawing. The engineer shall not be responsible for the accuracy of the information furnished by the owner or for the accuracy of the design shown on this drawing. The engineer shall not be responsible for the accuracy of the information furnished by the owner or for the accuracy of the design shown on this drawing.

PARKING SUMMARY TABLE	
PARKING SPACES (9'x20' STALLS)	67
EXISTING PARKING SPACES	67
PROPOSED PARKING SPACE	67
TOTAL PARKING SPACES	134



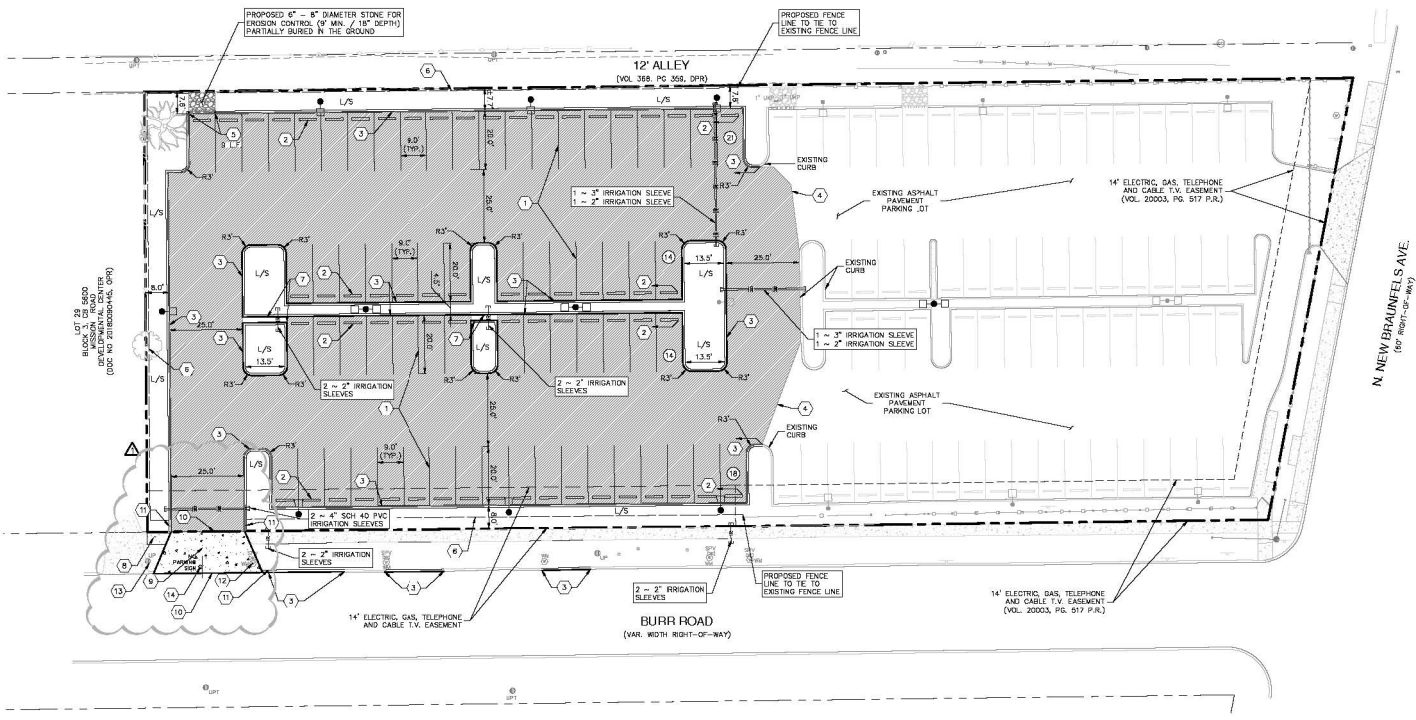
LEGAL DESCRIPTION: LOT #1, BLOCK 3, C.B. 6000, COUNTRY CLUB HEIGHTS SUBDIVISION (130 ACRES)
ADDRESS: 100 BURR RD, ALAMO HEIGHTS, TEXAS 78009



- LEGEND**
- PROPERTY LINE
 - FLEXIBLE PAVEMENT (REF: C3.00 FOR DTL)
 - PARKING STALL COUNT
 - LANDSCAPE (REFER TO LANDSCAPE PLANS)
 - PROPOSED IRRIGATION SLEEVES
 - PROPOSED SITE LIGHTS (TYP) REFER TO ELECTRICAL PLANS

- KEYED NOTES**
- 4" WIDE WHITE STRIPING (TYPICAL)
 - WHEEL STOP (TYPICAL) (REF: C3.00 FOR DTL)
 - 6" STANDARD CURB (REF: C3.00 FOR DTL)
 - ASPHALT / ASPHALT PAVEMENT JUNCTURE (REF: C3.00 FOR DTL)
 - SAFETY CURB (REF: C3.00 FOR DTL)
 - PROPOSED FENCE TO MATCH EXISTING FENCE
 - 2" CONCRETE FILL (REF: C3.00 FOR DTL)
 - PROPOSED 4" CONCRETE SIDEWALK
 - PROPOSED CONCRETE DRIVEWAY
 - ASPHALT / CONCRETE PAVEMENT JUNCTURE (REF: C3.00 FOR DTL)
 - 2" CURB TRANSITION (REF: C3.00 FOR DTL)
 - EXISTING WATER VALVE TO REMAIN, TOP OF VALVE TO BE ADJUSTED TO FINAL GRADES
 - EXISTING POWER POLE (CONTRACTOR TO USE CAUTION NEAR OVERHEAD ELECTRIC)
 - NO PARKING SIGN TO BE RELOCATED

NOTE
SEE SHEET C0.10 FOR ADDITIONAL GENERAL NOTES.



DATE	01/16/25
NO.	1
REVISION	1
DATE	01/16/25
NO.	1
REVISION	1

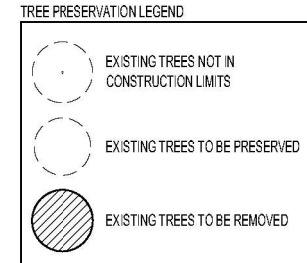
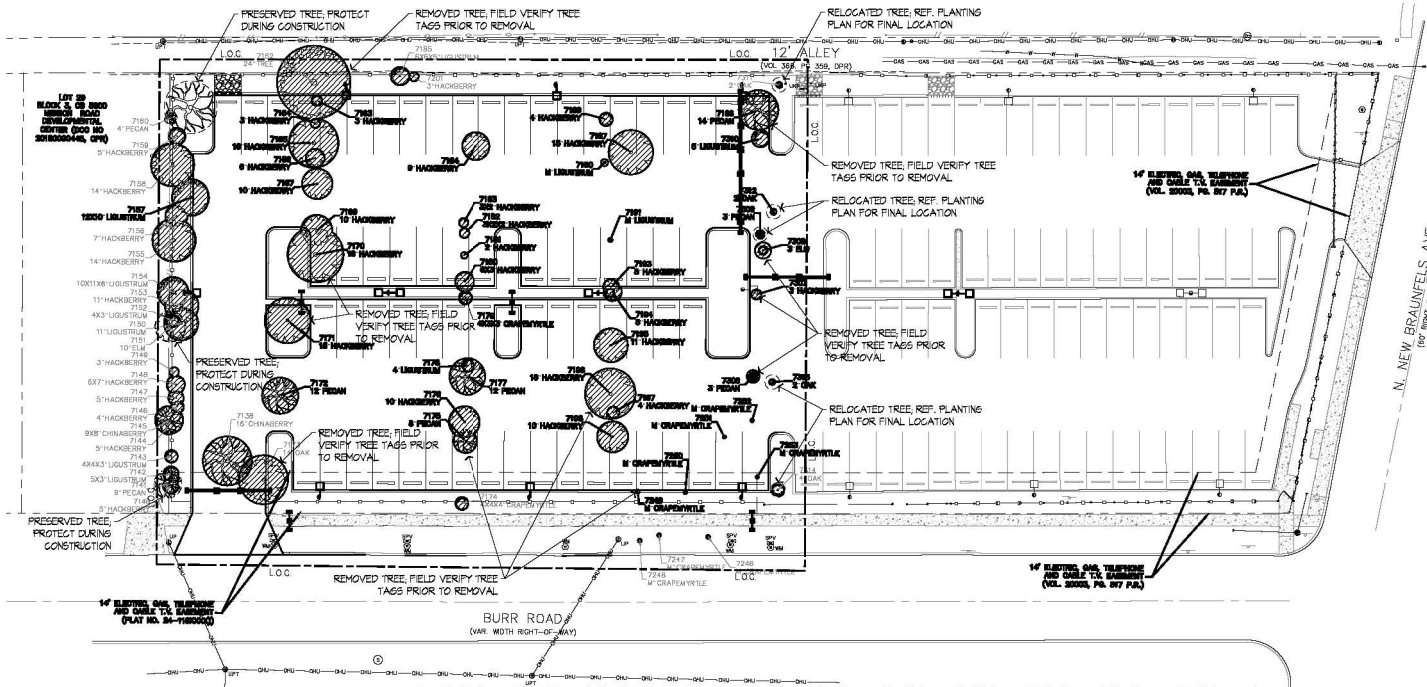


PAPE-DAWSON ENGINEERS
2008 NW LOOP 435, SUITE 100, SAN ANTONIO, TX 78217 | 210.775.8008
TEXAS ENGINEERING FIRM #0183800

BURR ROAD PARKING LOT - PHASE 2
ALAMO HEIGHTS, TEXAS
DIMENSIONAL CONTROL AND PAVING PLAN

PLAT NO.	N/A
JOB NO.	7531-10
DATE	JANUARY 2025
DESIGNER	JF
CHECKED	DM, DRANK, LF
SHEET	C1.20

PERMIT SET



BURR ROAD PARKING EXPANSION

REMOVED TREE LIST

NUMBER	SPECIES	NOTES
#1135	16" CHINA BERRY	REMOVED
#1134	5.5" GRAPE MYRTLE	REMOVED
#1140	5" HACKBERRY	REMOVED
#1142	6.5" LIGUSTRUM	REMOVED
#1143	15" LIGUSTRUM	REMOVED
#1144	5" HACKBERRY	REMOVED
#1145	15" CHINA BERRY	REMOVED
#1146	4" HACKBERRY	REMOVED
#1147	5" HACKBERRY	REMOVED
#1148	4.5" HACKBERRY	REMOVED
#1149	5" HACKBERRY	REMOVED
#1150	11" LIGUSTRUM	REMOVED
#1152	5.5" LIGUSTRUM	REMOVED
#1153	11" HACKBERRY	REMOVED
#1154	18.5" LIGUSTRUM	REMOVED
#1155	14" HACKBERRY	REMOVED
#1156	7" HACKBERRY	REMOVED
#1157	17" LIGUSTRUM	REMOVED
#1158	14" HACKBERRY	REMOVED
#1159	5" HACKBERRY	REMOVED
#1162	24" MULBERRY	REMOVED
#1163	5" HACKBERRY	REMOVED
#1164	5" HACKBERRY	REMOVED
#1165	16" HACKBERRY	REMOVED
#1166	6" HACKBERRY	REMOVED
#1167	12" HACKBERRY	REMOVED
#1168	12" HACKBERRY	REMOVED
#1170	18" HACKBERRY	REMOVED
#1171	15" HACKBERRY	REMOVED
#1172	12" PECAN	REMOVED
#1173	14" OAK	REMOVED
#1174	8" GRAPE MYRTLE	REMOVED
#1175	8" PECAN	REMOVED
#1176	10" HACKBERRY	REMOVED

PRESERVED TREE LIST

NUMBER	SPECIES	NOTES
#1141	4" PECAN	PRESERVED
#1141	12" ELM	PRESERVED
#1160	4" PECAN	PRESERVED
#1161	17" PECAN	PRESERVED
#11601	3" PECAN	TRANSPLANT
#1161	2" OAK	TRANSPLANT
#1162	2" OAK	TRANSPLANT
#1163	2" OAK	TRANSPLANT
#1164	4" OAK	TRANSPLANT

TREE PRESERVATION AND LANDSCAPE REQUIREMENTS:

TREE PRESERVATION:
EXISTING HERITAGE TREES: 1 HERITAGE TREE
TREE #1162 - 24" MULBERRY - TREE IN DECLINE
NO HERITAGE TREE MITIGATION REQUIRED

EXISTING SITE TREES:
SEE EXISTING TREE INVENTORY

PROPOSED TREES:
4" CEDAR ELM (10 TOTAL)
4" LIVE OAK (12 TOTAL)
2" MOUNTAIN LAUREL (15 TOTAL)

LANDSCAPE TABULATIONS:
PARKING LOT LANDSCAPING (LIMITS OF CONSTRUCTION):

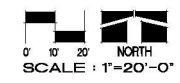
A) SECTION 3-54 (1) (A) - LANDSCAPE AREA WIDTH
REQUIRED: 8' WIDE LANDSCAPE AREA ALONG PARKING AREA BOUNDARIES
PROVIDED: 8' WIDE LANDSCAPE AREA ON THREE SIDES (NORTH, SOUTH AND WEST)

B) SECTION 3-54 (1) (C) - LANDSCAPE PLAN AND PARKING LOT TREES
REQUIRED: 1. LANDSCAPE PLAN (SIZE, SPECIES, AND LOCATIONS OF PROPOSED LANDSCAPE)
2. ONE (1) 4" CALIPER TREE PER EIGHT (8) PARKING SPACES.
PROVIDED: 1. LANDSCAPE PLAN
2. 9 PARKING LOT TREES
61 STALLS / 8 STALLS PER TREE = 8.875 = 9 PARKING LOT TREES

C) SECTION 3-60 (4) - CANOPY TREES IN R.O.W.
REQUIRED: PROVIDE AT LEAST ONE (1) CANOPY TREE FOR EACH 25' OF FRONTAGE
PROVIDE: TOTAL FRONTAGE = 209 LF
180 LF / 25 LF = 7.2 TREES = 7 R.O.W. TREES PROVIDED

REFERENCE NOTE:
REFERENCE SHEET LP SHEETS FOR
PROPOSED PLANTING PLAN, PLANTING
SPECIFICATIONS, NOTES AND DETAILS.

BURR ROAD
ALAMO HEIGHTS, TEXAS

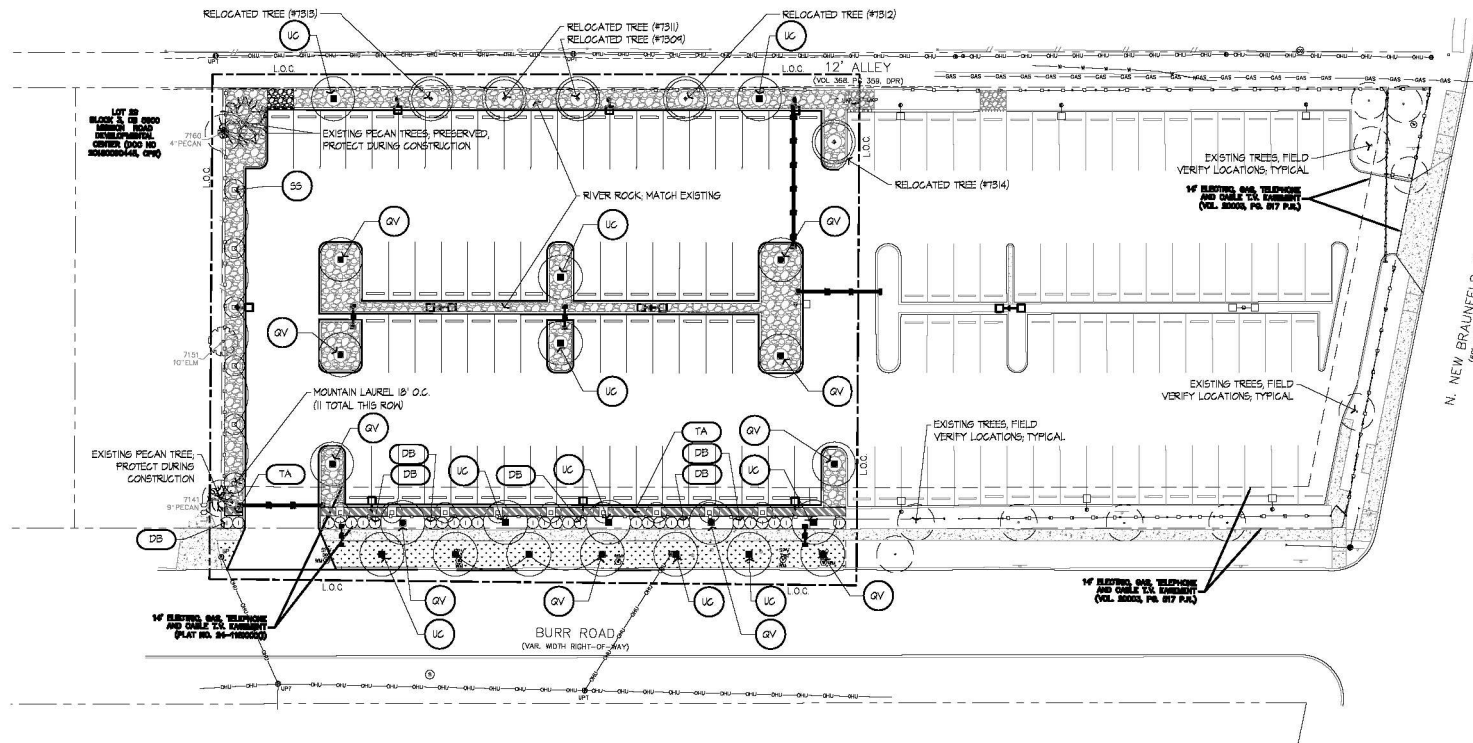


REVISIONS:
REV 1, SACC REVISIONS 2023-01-17

PROJECT No: 2403
DATE: JANUARY 10, 2025

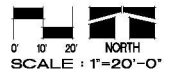
TREE PRESERVATION PLAN

LTP 1.1



BURR ROAD PARKING EXPANSION

BURR ROAD
ALAMO HEIGHTS, TEXAS



REVISIONS:
REV 1 - SACC REVISIONS DATE 2023-01-17

PROJECT No: 2403
DATE: JANUARY 10, 2025
SHEET:

PLANTING PLAN

REFERENCE NOTE:
REFERENCE SHEET LP 2.1 FOR PLANT LIST,
PLANTING SPECIFICATIONS, NOTES AND
PLANTING DETAILS

LP 1.1

LI1.1

