



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

Architectural Review Board Meeting
April 22, 2025 – 5:30 P.M.

Take notice that a special Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, April 22, 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. 979F – 630 Tuxedo Ave

Request of Dave Isaacs, applicant, representing Srivet Constructions USA LLC, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 630 Tuxedo Ave 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 210-832-1505 (solivares@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.

630 Tuxedo

Alamo Heights, TX 78209

Written Description of Work

We will be demolishing the existing home and building a 2-story home in its place that nicely compliments the neighborhood.



616



630



636

Tuxedo Ave

**City of San Antonio
across the street**



616



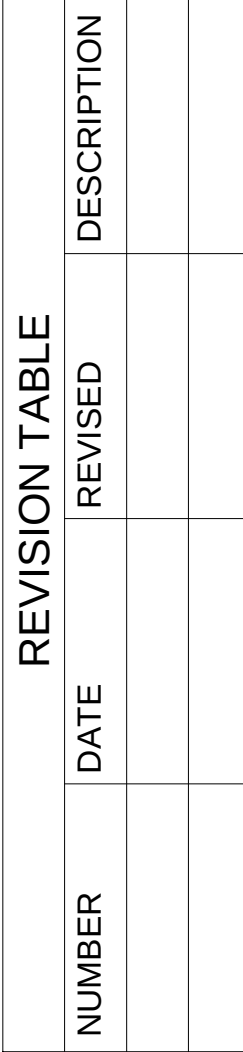
630



636

Tuxedo Ave

**City of San Antonio
across the street**



Drainage Plan Proposed Site Plan

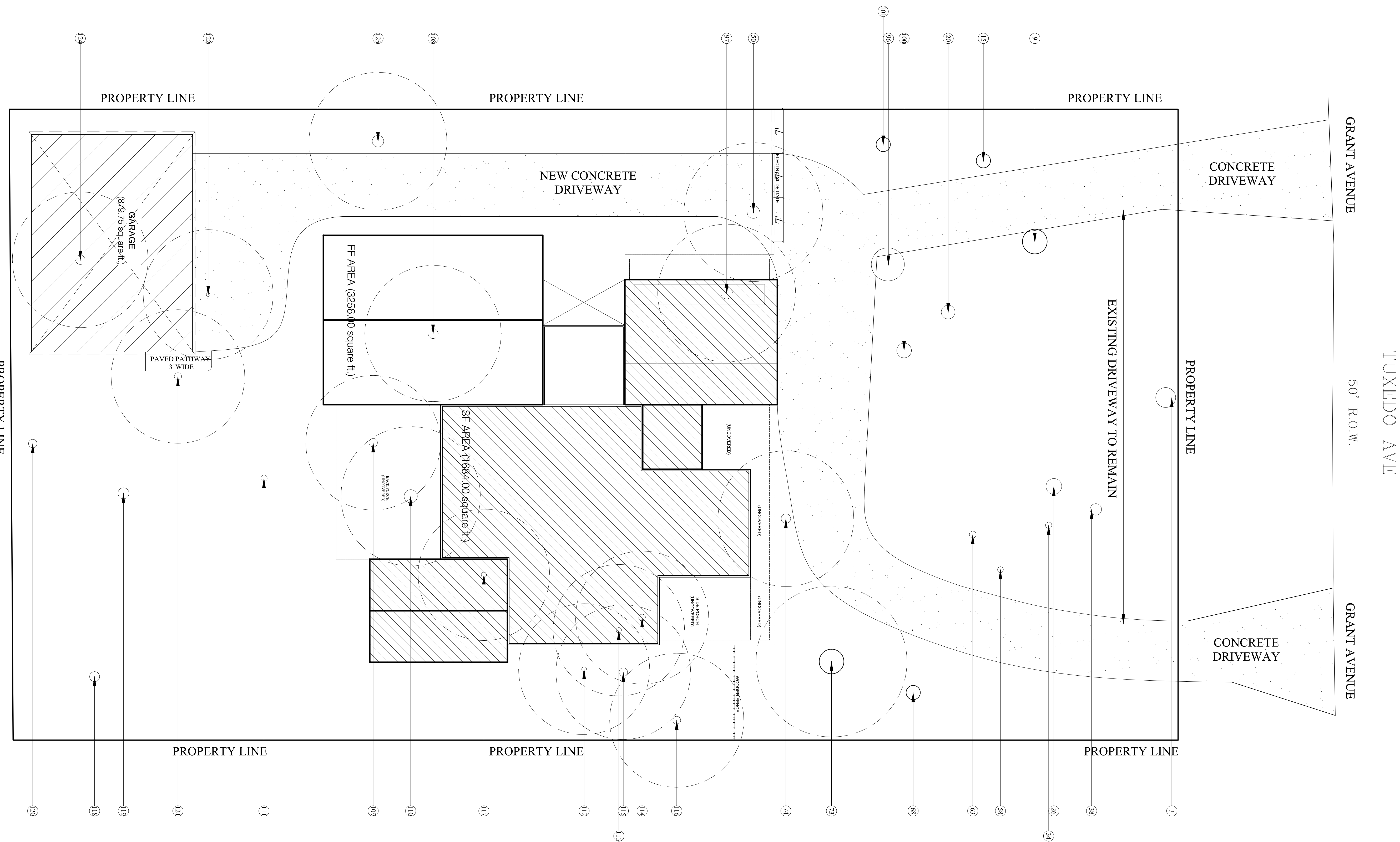
DRAWINGS PROPOSED BY:

2025-02-24

$$1/8'' = 1'-0''$$

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GENERAL NOTE

1. GENERAL CONTRACTOR TO FIELD VERIFY LOCATION OF TREE DURING CONSTRUCTION .
2. GENERAL CONTRACTOR TO COORDINATE PERMIT FOR ANY TREE REMOVAL PRIOR TO REMOVAL OF TREES

LEGEND

- TREE TO REMAIN
- - - DEMOLITION / TREE TO BE REMOVED

TREE LEGEND				
TREE TAG #	DIAMETER	DESCRIPTION	NOTES	HERITAGE TREE
3	38"	OAK	TREE TO REMAIN	YES
9	47"	OAK	TREE TO REMAIN	YES
15	27"	OAK	TREE TO REMAIN	YES
20	26"	OAK	TREE TO REMAIN	NO
34	12"	OAK	TREE TO REMAIN	NO
38	22"	OAK	TREE TO REMAIN	NO
50	24"	OAK	TO REMOVE	NO
58	11"	OAK	TREE TO REMAIN	NO
63	13"	OAK	TREE TO REMAIN	NO
68	6"	CHINA	TREE TO REMAIN	NO
73	35"	OAK	TREE TO REMAIN	YES
74	18"	OAK	TREE TO REMAIN	NO
96	33"	OAK	TREE TO REMAIN	YES
97	22"	OAK	TO REMOVE	NO
100	28"	OAK	TREE TO REMAIN	YES
101	21"	OAK	TREE TO REMAIN	NO
108	19"	OAK	TO REMOVE	NO

TREE LEGEND				
TREE TAG #	DIAMETER	DESCRIPTION	NOTES	HERITAGE TREE
109	16"	OAK	TREE TO REMAIN	NO
110	25"	OAK	TREE TO REMAIN	NO
111	12"	OAK	TREE TO REMAIN	NO
112	9"	OAK	TREE TO REMAIN	NO
113	10"	OAK	TO REMOVE	NO
114	13"	OAK	TO REMOVE	NO
115	16"	OAK	TREE TO REMAIN	NO
116	15"	OAK	TREE TO REMAIN	NO
117	10"	OAK	TO REMOVE	NO
118	19"	OAK	TREE TO REMAIN	NO
119	21"	OAK	TREE TO REMAIN	NO
120	16"	OAK	TREE TO REMAIN	NO
121	14"	OAK	TREE TO REMAIN	NO
122	7"	OAK	TO REMOVE	NO
124	18"	OAK	TO REMOVE	NO
125	22"	OAK	TREE TO REMAIN	NO

NORTH

REVISION TABLE

NUMBER

DATE

REVISED

DESCRIPTION

630 Tuxedo Ave

Alamo Heights TX

Plantation Site Plan

DRAWINGS PROPOSED BY:

DATE:

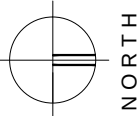
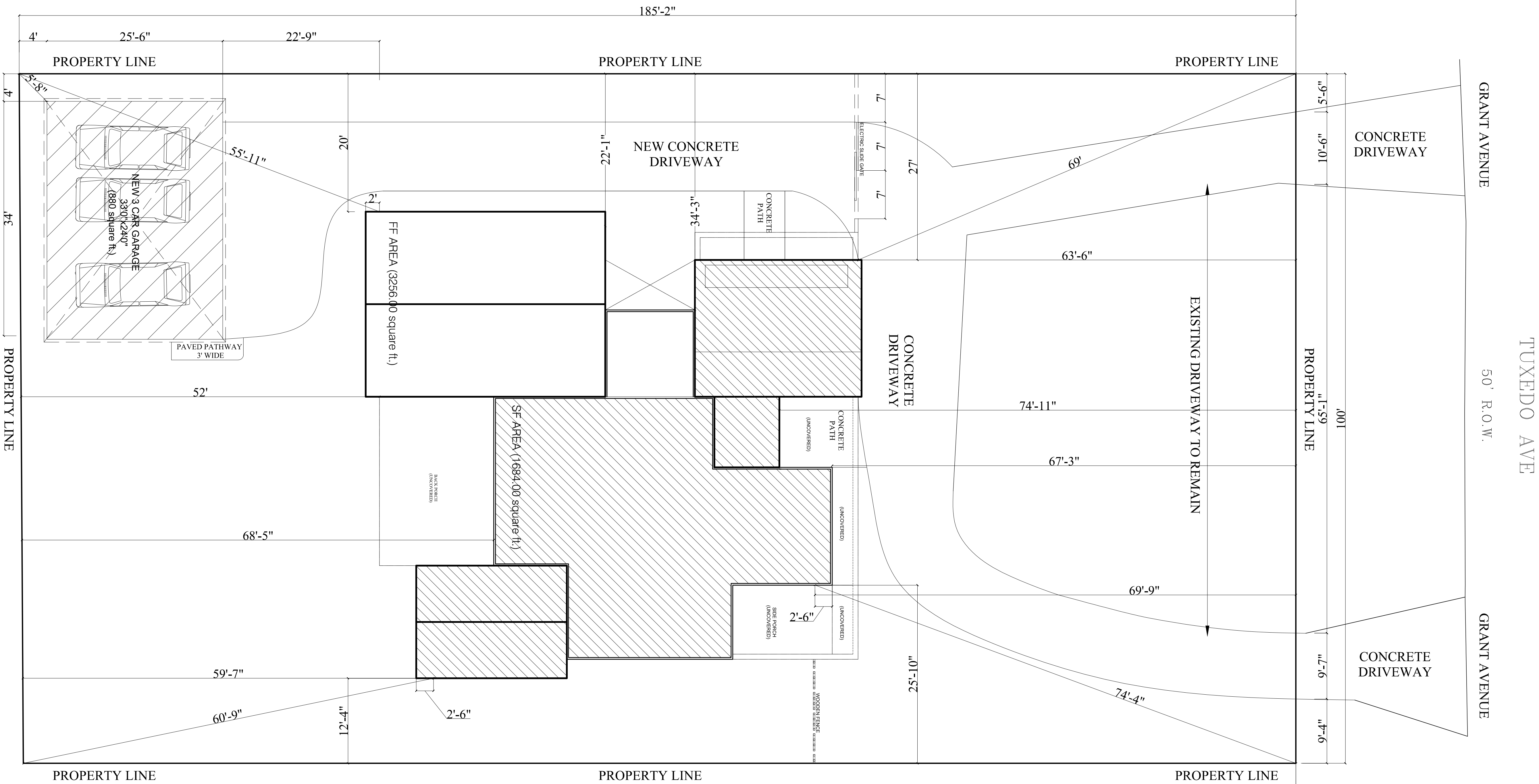
2025-02-24

SCALE:

1/8" = 1'-0"

SHEET:

4 OF 16



REVISION TABLE			
NUMBER	DATE	REVISED	DESCRIPTION

630 Tuxedo Ave
Alamo Heights TX

Proposed Site Plan

DRAWINGS PROPOSED BY:

DATE:

2025-02-24

SCALE:

1/8" = 1'-0"

SHEET:

7 OF 16

LEGEND

DA DRAINAGE ARROW

FLOOR AREA RATIO	
MAIN HOUSE 1ST FLOOR	3256 SF
MAIN HOUSE 2ND FLOOR	1684 SF
GARAGE	880 SF
5820/18484.72 = 0.31 FAR	

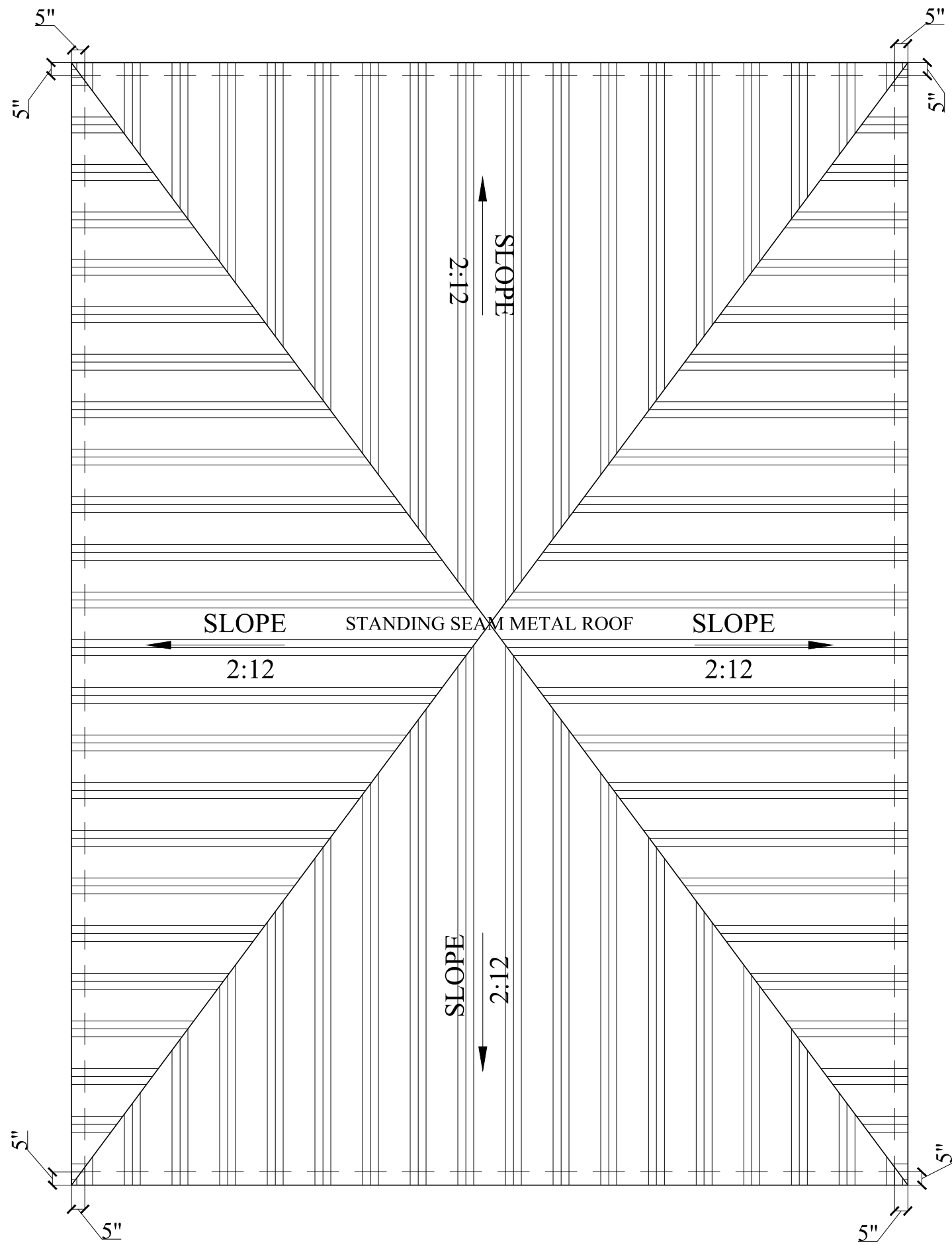
LOT COVERAGE CALCS.

ALLOWED: LOT COVERAGE 40%
18484.72 X .40 = 7393.88 SF BUILDING FOOTPRINT

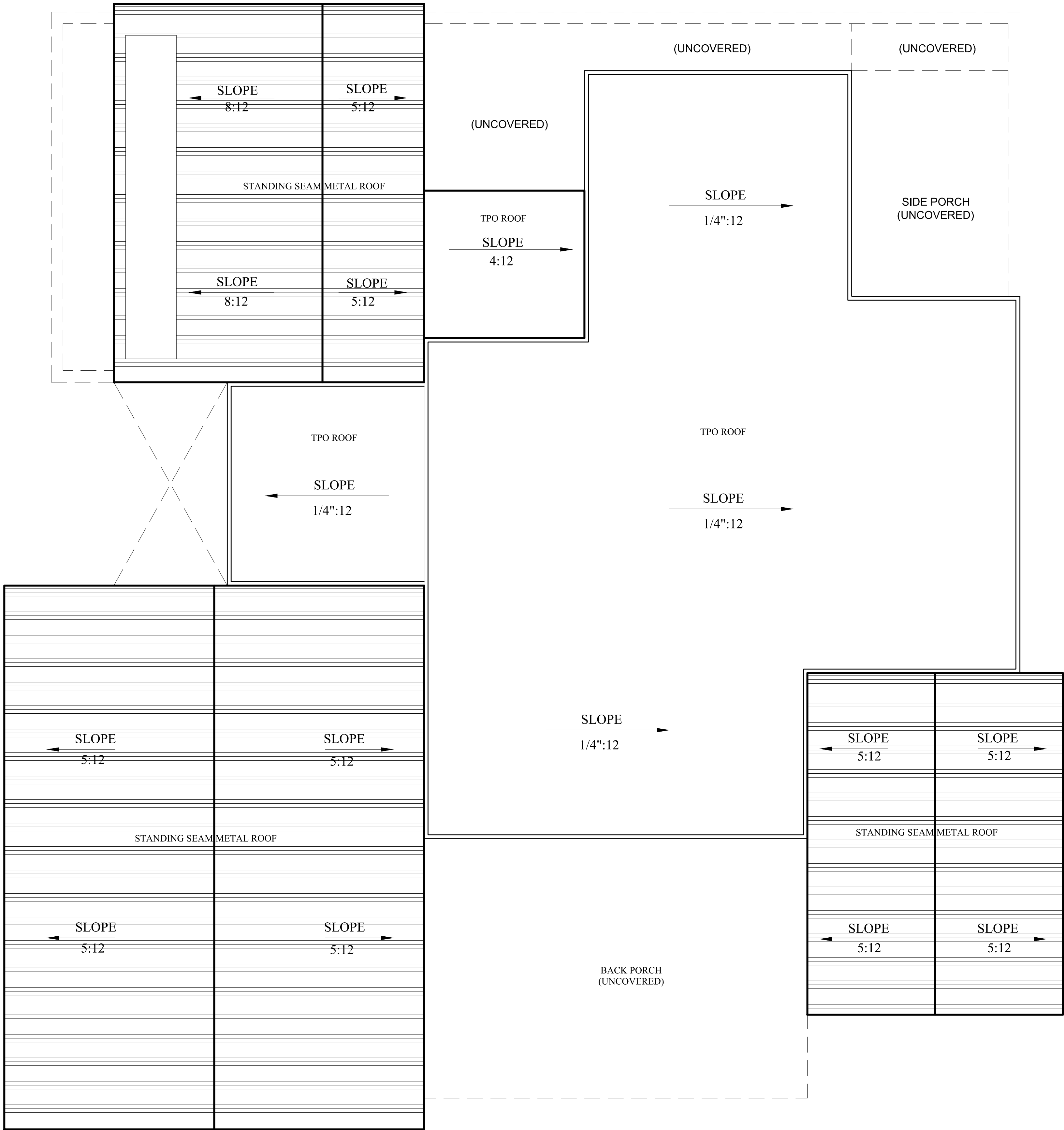
ACTUAL:	
BUILDING FOOTPRINT	3256 SF
GARAGE	880 SF
CONCRETE AC PAD	18 SF
CONCRETE LANDING	178.77 SF
CONCRETE DRIVEWAY	1237 SF
WOOD SIDE PATIO	127.9 SF
WOOD BACK PATIO	406.17 SF
TOTAL	6103.84 SF (33.02%)

FRONT YARD IMPERVIOUS COVER RATIO

FRONT YARD AREA	6347.9 SF
FRONT CIRCULAR DRIVEWAY	1800.9 SF



GARAGE ROOF PLAN



MAIN HOUSE ROOF PLAN

NORTH

REVISION TABLE

NUMBER	DATE	REVISED	DESCRIPTION

630 Tuxedo Ave
Alamo Heights TX

Roof Plan

DRAWINGS PROPOSED BY:

DATE:

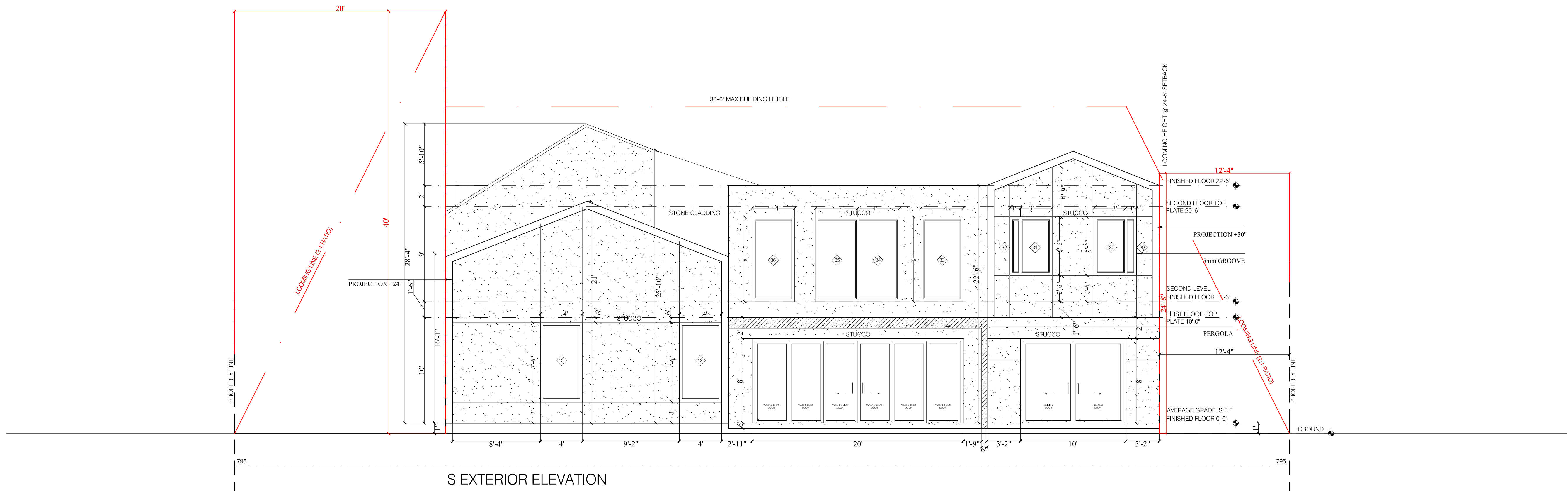
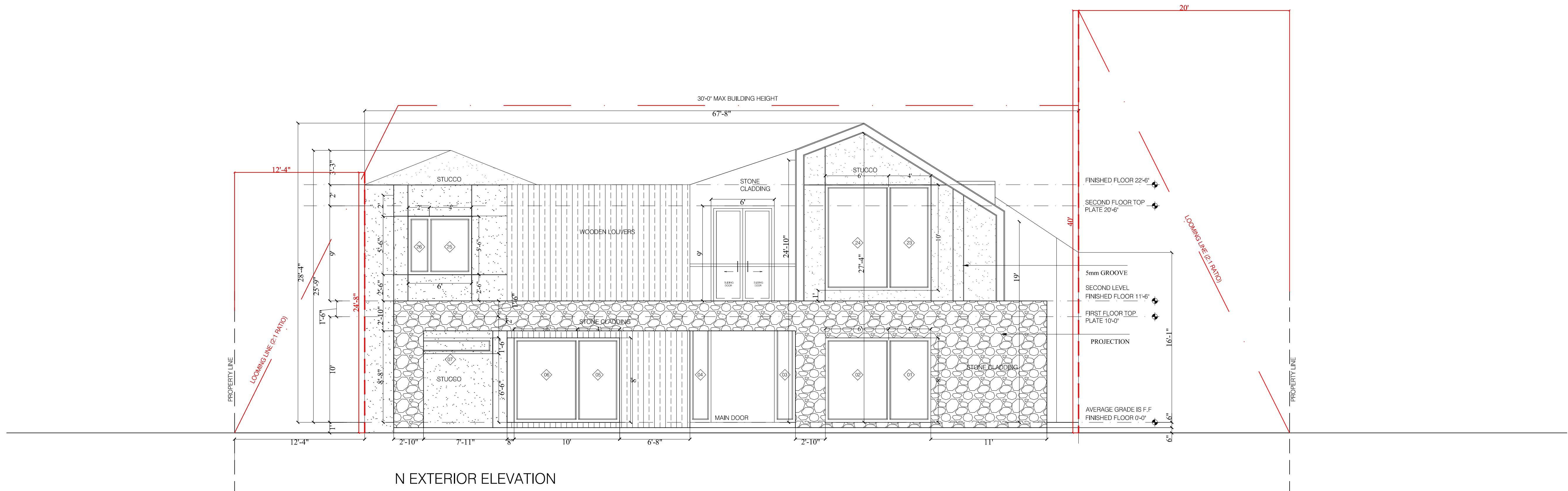
2025-02-24

SCALE:

1/4" = 1'-0"

SHEET:

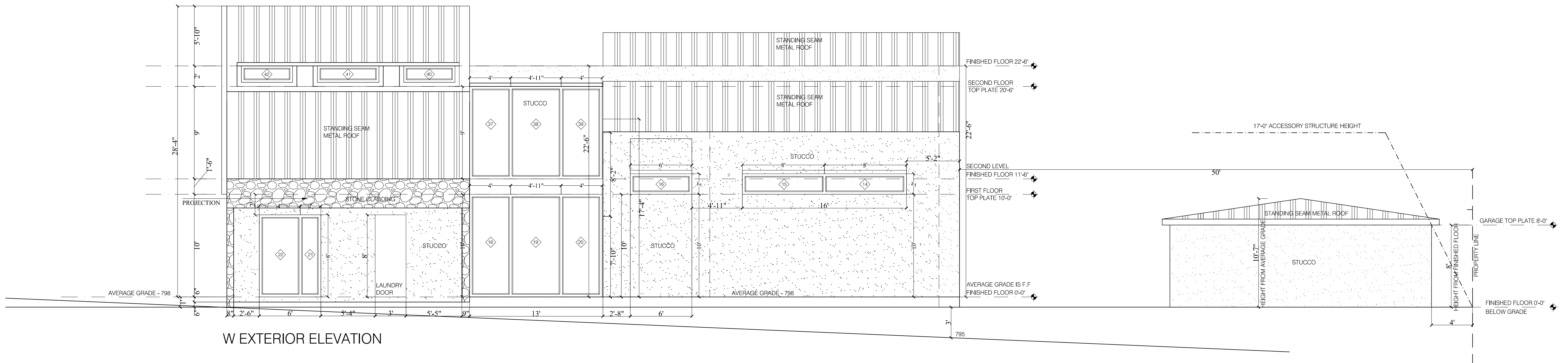
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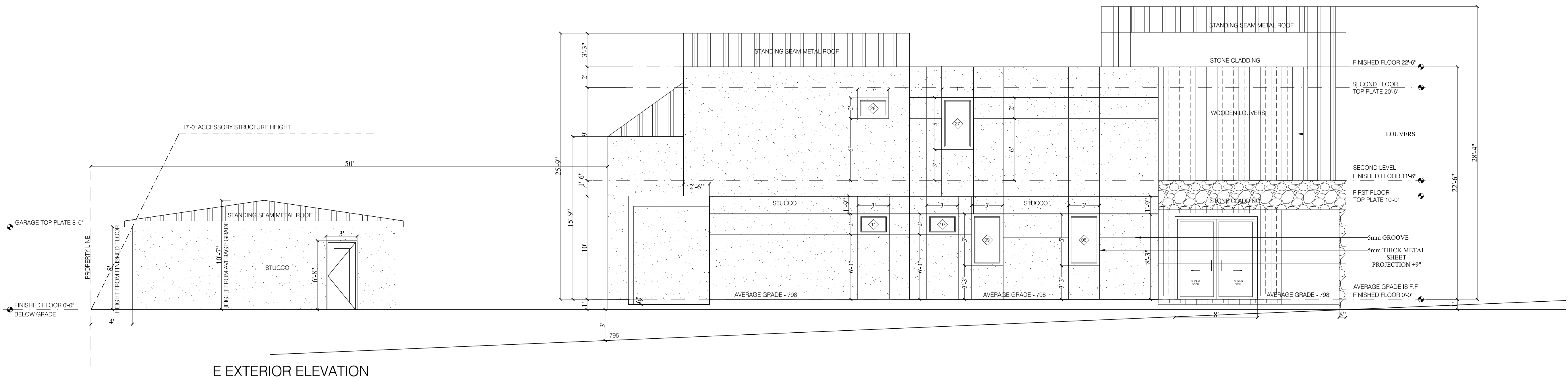
DRAWINGS PROPOSED BY:		REVISION TABLE	
		NUMBER	DESCRIPTION
DATE:		DATE	REVISED
2025-02-24			
SCALE:			
3/16" = 1'-0"			
SHEET:			
11 OF 16			

630 Tuxedo Ave
Alamo Heights TX

North and South
Elevations



W EXTERIOR ELEVATION



E EXTERIOR ELEVATION

REVISION TABLE			
NUMBER	DATE	REVISED	DESCRIPTION

630 Tuxedo Ave Alamo Heights TX

East and West Elevations

DRAWINGS PROPOSED BY:

DATE:

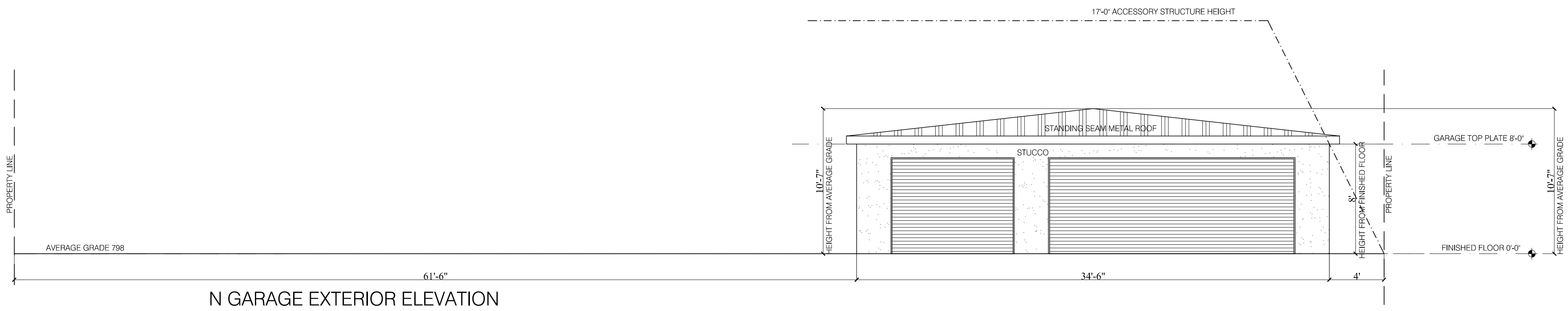
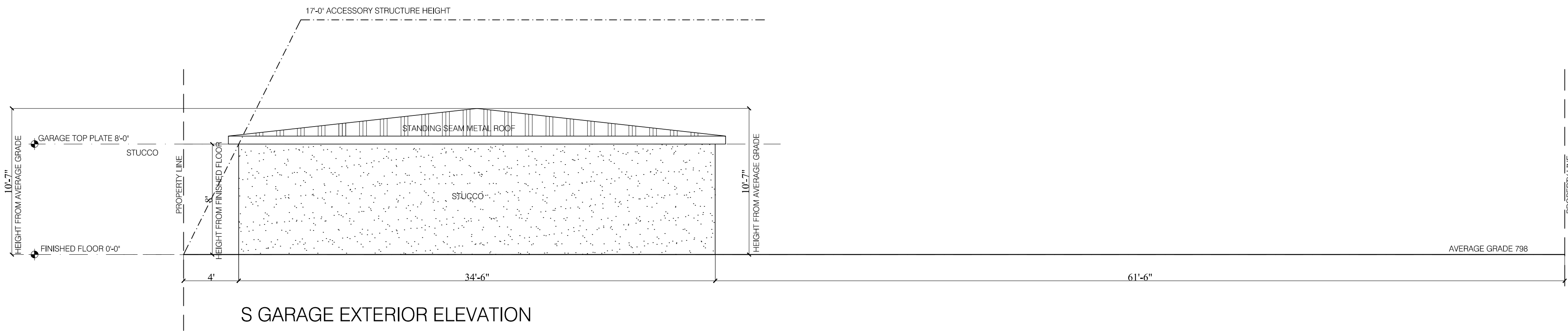
2025-02-24

SCALE:

3/16" = 1'-0"

SHEET:

12 OF 16



DRAWINGS PROPOSED BY:

DATE:

2025-02-24

SCALE:

3/16" = 1'-0"

SHEET:

13 OF 16

North and South
Garage Elevations

630 Tuxedo Ave
Alamo Heights TX

REVISION TABLE			
NUMBER	DATE	REVISED	DESCRIPTION