



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

Architectural Review Board Meeting
September 15th, 2026 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, September 15, 2026, at 5:30 P.M.** 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.

Case No. 1053F – 200 Primrose Pl

Request of Malcom G. Chesney of Chesney Morales Partners, applicant, representing Patrica and Mark P. Mays, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 200 Primrose Pl in order to demolish 100% of the existing structure and construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of the 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 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.

chesneymoralespartners,inc.

architecture/interior design

4901 Broadway, Suite 250 | San Antonio, TX 78209 | 210.828.9481

August 18, 2026

Summary of Purpose and Intent

This new Traditional home project strives to be an appropriate addition to the fabric of this Legacy street in Alamo Heights. The young and growing family are returning to this beautiful tree lined street where the father grew up at 120 Primrose.

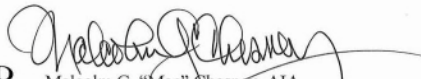
The Architectural Vernacular of this home is to be a Classic 2-Story Traditional home of painted, very light pastel color brick, lapped siding on the second floor rear, elegant brick detailing, operative shutters with old fashion hinges and shutter "dogs," Architectural grade composite shingle roof and other minimized detailing complementing the Architecture.

The family desires for their new home to blend into the established neighborhood Architecture and is a paramount requirement. They look forward to rejoining this wonderful street and neighbors.

The present structures that are to remain include a Garage, a Green House and an Auxiliary structure. These will require appropriate and normal repairs and routine maintenance.

We look forward to addressing issues at the presentation.

Sincerely,



Malcolm G. "Mac" Chesney, AIA
Architect for Mr. & Mrs. Mark P. Mays and Family

"EXHIBIT A"
SUMMARY OF INTENT LETTER

A NEW RESIDENCE for

MR. & MRS. PATRICK P. MAYS & FAMILY

200 PRIMROSE, ALAMO HEIGHTS, TEXAS

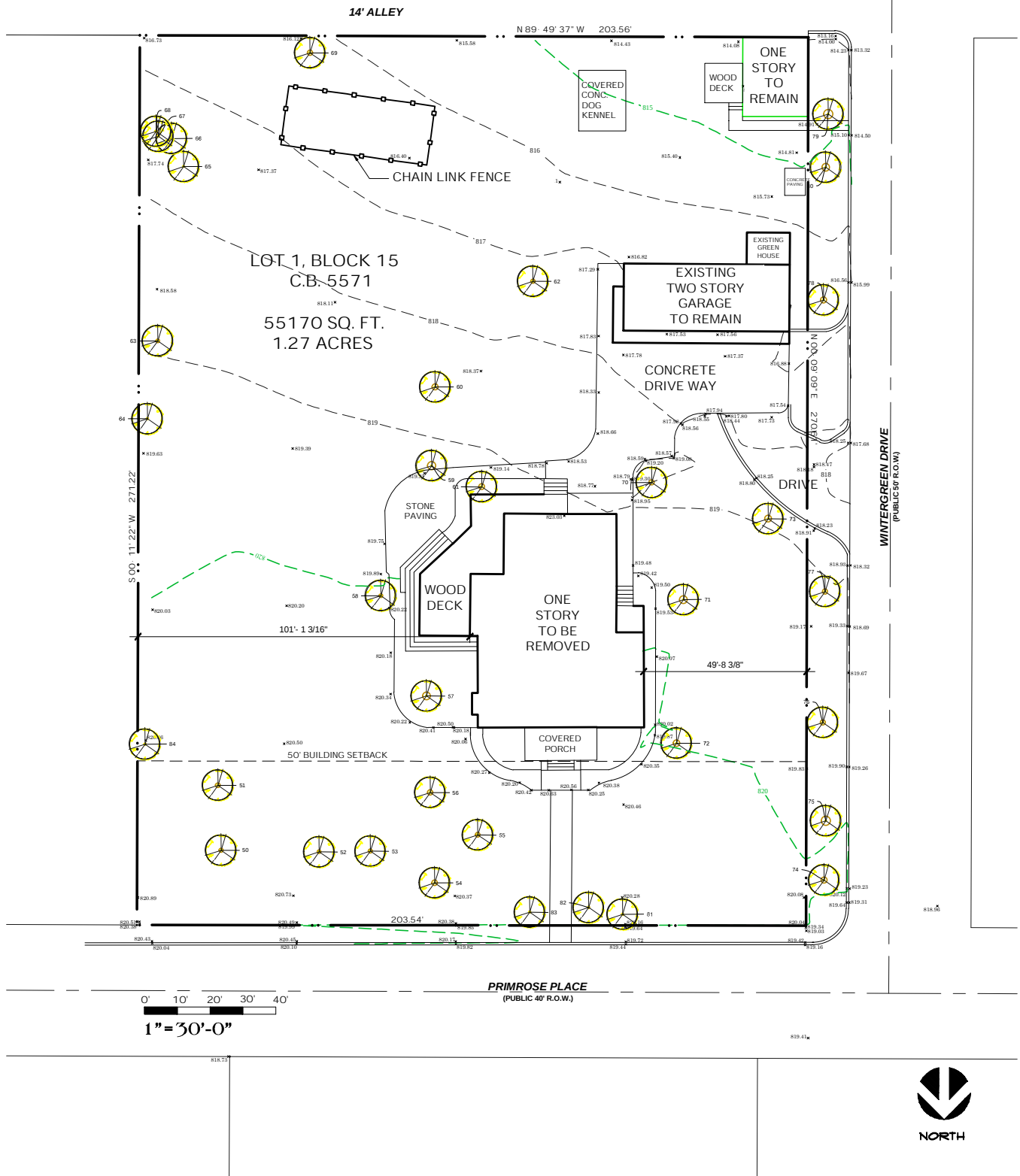
AUGUST 17, 2026

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4901 Broadway, Suite 250 | San Antonio, Texas 78209

210.828.9481 • | 210.828.9710 F | T&A2 Firm 04.2010



EXISTING SITE PLAN & TREE SURVEY by (Flores & Company Consulting Engineers, Inc.)

"EXHIBIT D1 & D2"
A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners, inc.
architecture/interior design

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EXISTING HOUSE 200 PRIMROSE PLACE
FRONT ELEVATION (NORTH) TO BE REMOVED



EXISTING HOUSE WINTERGREEN DRIVE
SIDE ELEVATION (WEST) TO BE REMOVED

**“EXHIBIT B”
EXISTING MAIN HOUSE**

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026
chesneymoralespartners,inc.
architecture/interior design
4910 Brookhollow, Suite 200 | San Antonio, Texas 78209
210.525.8481 • (210) 528-8713 / 77040 Fax 210.231.12



**EXISTING HOUSE
REAR ELEVATION (SOUTH) TO BE REMOVED**



**EXISTING HOUSE
SIDE ELEVATION (EAST) TO BE REMOVED**

EXISTING MAIN HOUSE - "EXHIBIT B"

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026
chesneymoralespartners, inc.
architecture/interior design
4901 Brookhollow, Suite 200 | San Antonio, Texas 78209
210.528.9491 • (210.528.9713 / 77040 Fax 210.221.1212



**TWO STORY GARAGE BUILDING
TO REMAIN**



**ONE STORY BUILDING
TO REMAIN**

**“EXHIBIT B”
ACCESORY STRUCTURES TO REAMIN
WINTERGREEN DRIVE APPROACH**

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

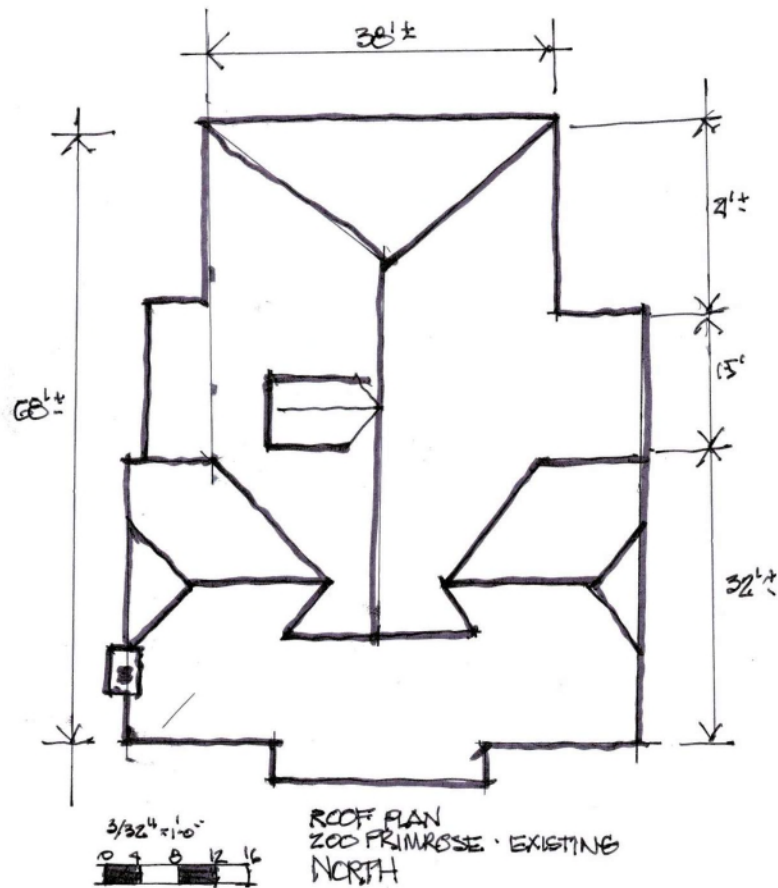
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4901 Brookhollow, Suite 200 | San Antonio, Texas 78209
210.528.8481 • | 210.528.8713 / 770462 Firm 04.23.12



“EXHIBIT D4” EXISTING ROOF ELEVATIONS

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

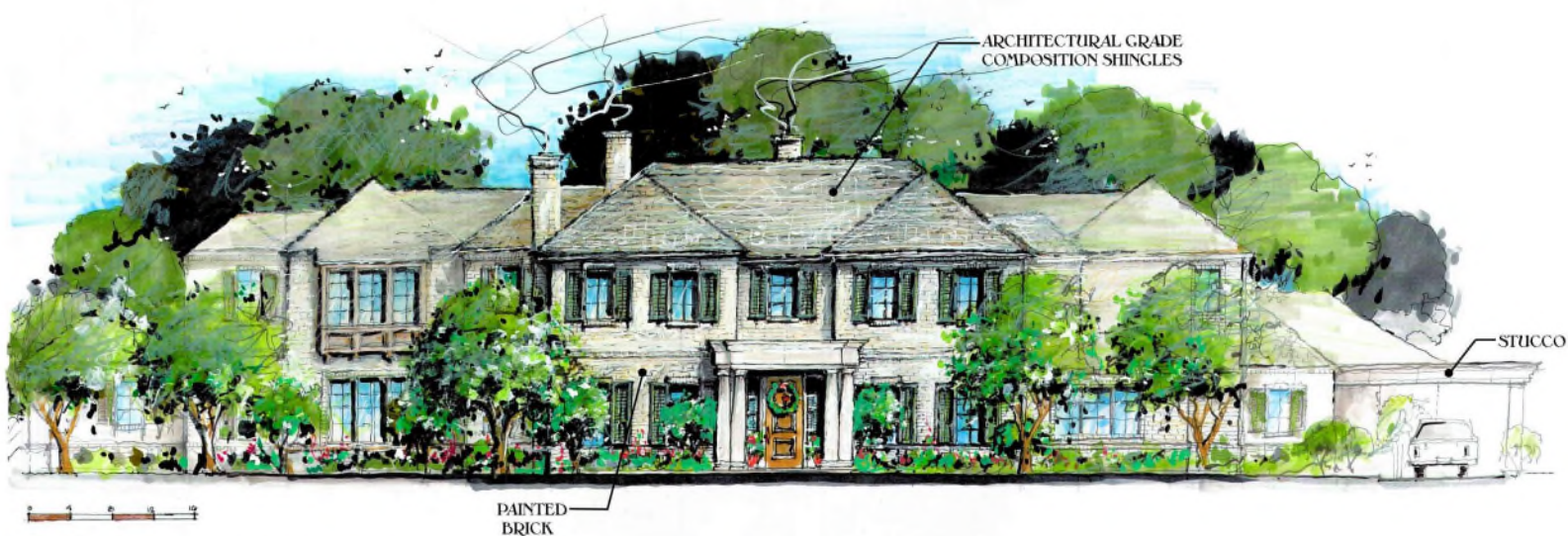
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chesneymoralespartners, inc.
architecture/interior design
4901 Broadway, Suite 200 | San Antonio, Texas 78209
210.828.0461 • (210.828.8719) | TBAE Form SA-2018



"EXHIBIT D4"
ROOF EXISTING MAIN HOUSE

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

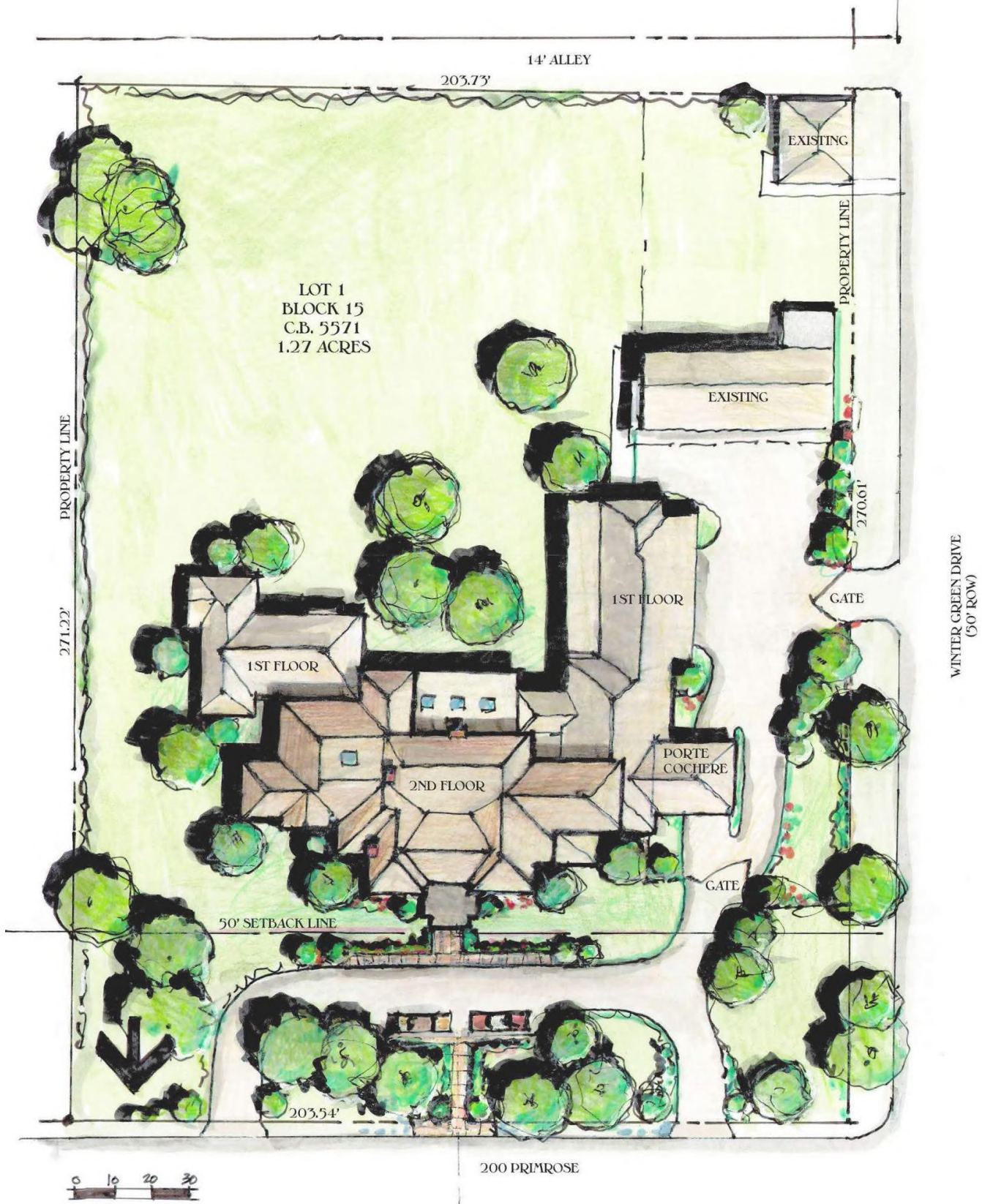
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FRONT ELEVATION
"EXHIBIT F3"

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026
chesneymoralespartners, inc.
architecture/interior design
4901 Broadway, Suite 230 | San Antonio, Texas 78209
210.828.9461 • | 210.828.6719 F | 78402 Firm 04.2016



NEW SITE & ROOF PLAN - "EXHIBIT D5"

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
 200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026
 chesneymoralespartners,inc.
 architecture/interior design
 4901 Broadway, Suite 250 | San Antonio, Texas 78209
 210.828.9481 v | 210.828.9719 f | TBAE Firm BR1010



EXISTING BLOCK PANORAMA - "EXHIBIT C"



PROPOSED BLOCK PANORAMA - "EXHIBIT C"

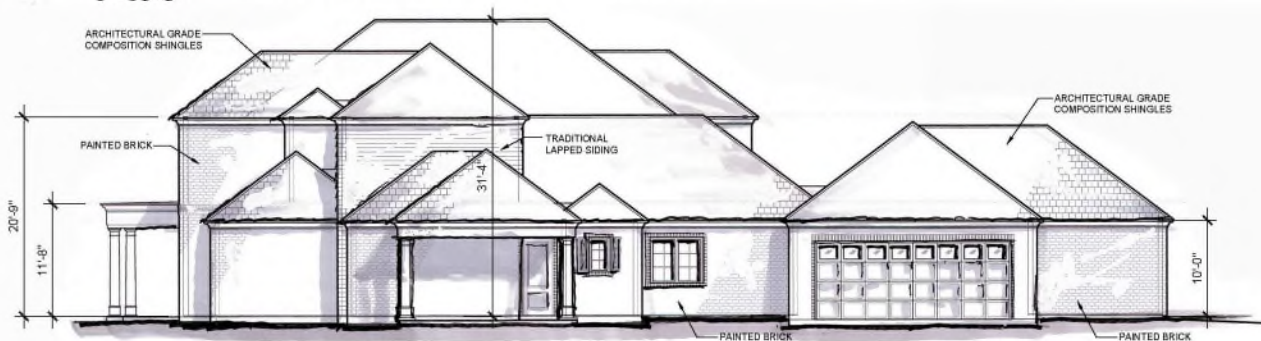
A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
 200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026
 chesneymoralespartners,inc.
 architecture/interior design
4801 Broadway, Suite 230 | San Antonio, Texas 78209
 210.828.0461 • | 210.828.6713 F | 78402 Firm 04.2016



FRONT ELEVATION (NORTH)

0 4 8 12
1" = 10'-0"

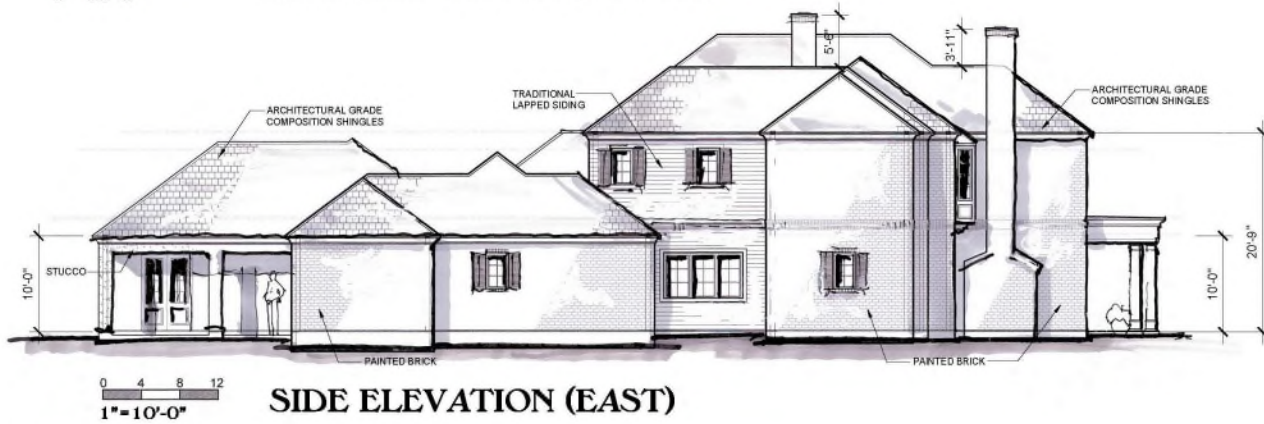


SIDE ELEVATION (WEST)

0 4 8 12
1" = 10'-0"

"EXHIBIT D6"
A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026
chesneymoralespartners, inc.
architectural/interior design
4001 Broadway, Suite 200 | San Antonio, Texas 78209
210.538.0402 | F 210.538.0715 | TXBAC Permit #101010

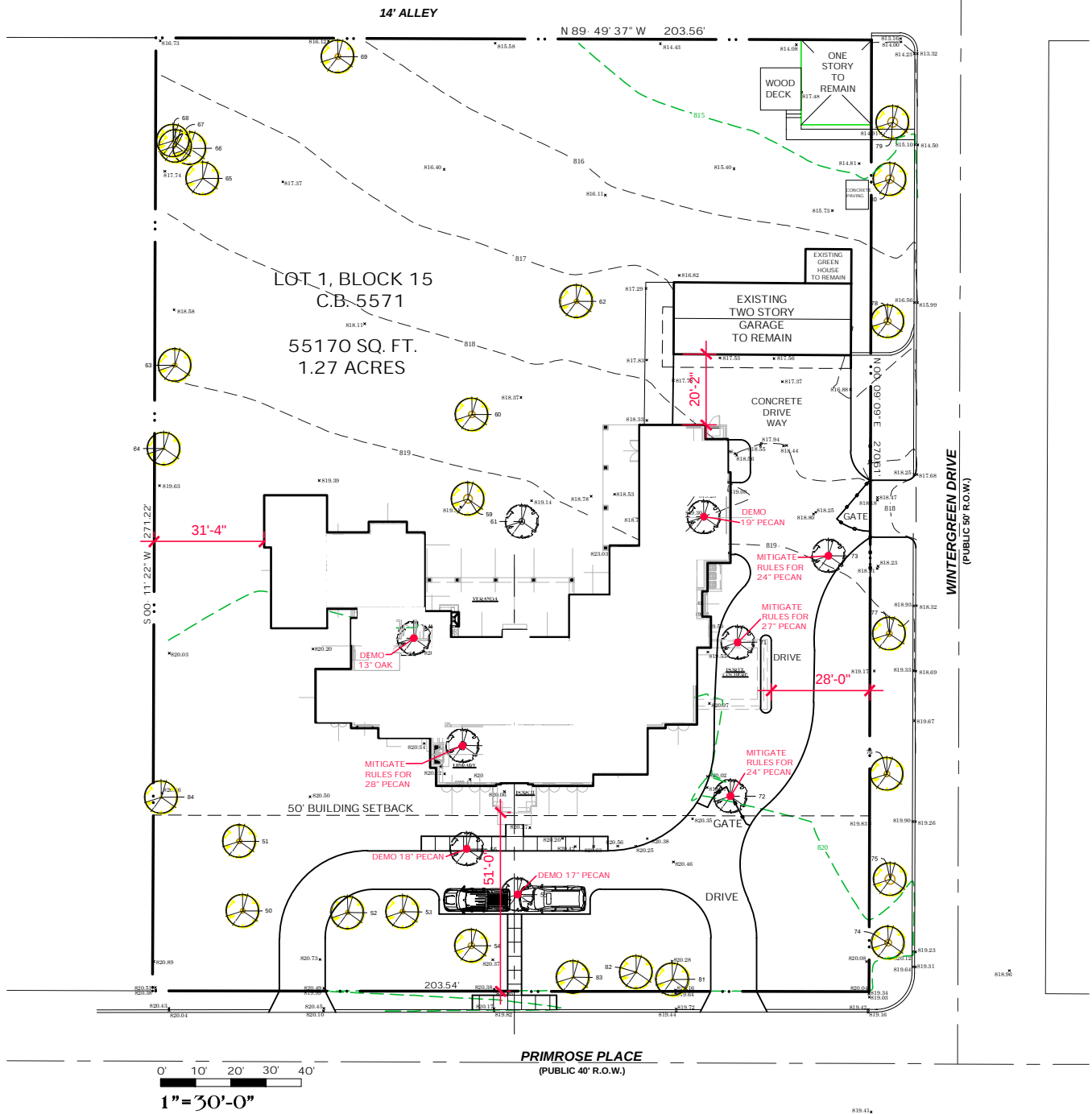


"EXHIBIT D6"
A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026
chesneymoralespartners, inc.
 architecture/interior design
4001 Broadway, Suite 250 | San Antonio, Texas 78209
 210.628.9101 • 1 210.628.4710 • TBAO: PPM BR2026

TREE TABLE					
TAG #	TRUNK DIA.	SPECIES	67	8"	PERSIMMON
50	16"	PECAN	68	8"	PERSIMMON
51	17"	PECAN	69	18"	PERSIMMON
52	13"	PECAN	70	19"	PECAN
53	15"	PECAN	71	27"	PECAN
54	20"	PECAN	72	24"	PECAN
55	17"	PECAN	73	24"	PECAN
56	18"	PECAN	74	22"	PECAN
57	28"	PECAN	75	34"	PECAN
58	13"	OAK	76	18"	PECAN
59	29"	PECAN	77	19"	PECAN
60	23"	PECAN	78	23"	PECAN
61	20"	PECAN	79	34"	PECAN
62	16"	PECAN	80	28"	PECAN
63	13"	HACKBERRY	81	8"	LOQUAT
64	8"	HACKBERRY	82	8"	LOQUAT
65	7"	ANACUA	83	8"	LOQUAT
66	5"	ANACUA	84	8"	HACKBERRY

TREE TABLE



PROPOSED SITE PLAN with SETBACKS, TREES & FIRST FLOOR,

"EXHIBIT F 1"
A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

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