



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 15th, 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. 1054F – 131 Mary D Ave.

Request of Juan Hinojosa of Ella Bree Homes, LLC, applicant, representing James Dycus, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 131 Mary D Ave 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.

ARCHITECTURAL REVIEW BOARD APPLICATION
Demolition Review and New Residential Home



DYCUS RESIDENCE
131 MARY D. AVE

Proposed design: The proposed residence is designed to complement the varied architectural character found in the neighborhood, which includes both traditional homes and newer construction featuring stucco and masonry exteriors, metal roofing, strong gabled roof forms, and large windows. This home incorporates several of these established elements through a single-story design with stone and stucco finishes, a standing-seam metal roof, defined gables, and an articulated front elevation. The combination of traditional materials and updated detailing creates a home that is distinct in its design while remaining compatible with the scale, materials, and overall residential character of the surrounding neighborhood.

James Dycus
131 Mary D. Avenue
Alamo Heights, TX

Existing Home



Existing Home: The existing home is a two-story traditional residence with a detached garage. The home features light-colored horizontal siding, a prominent covered upper porch and balcony, decorative metal railings, and contrasting dark shutters. Vertically proportioned windows and traditional exterior detailing contribute to the established character of the home, while brick walkways, steps, and landscape borders create a defined approach to the residence.

James Dycus
131 Mary D. Avenue
Alamo Heights, TX

Existing Streetscape



Proposed Streetscape (Rough Draft)



James Dycus
131 Mary D. Avenue
Alamo Heights, TX

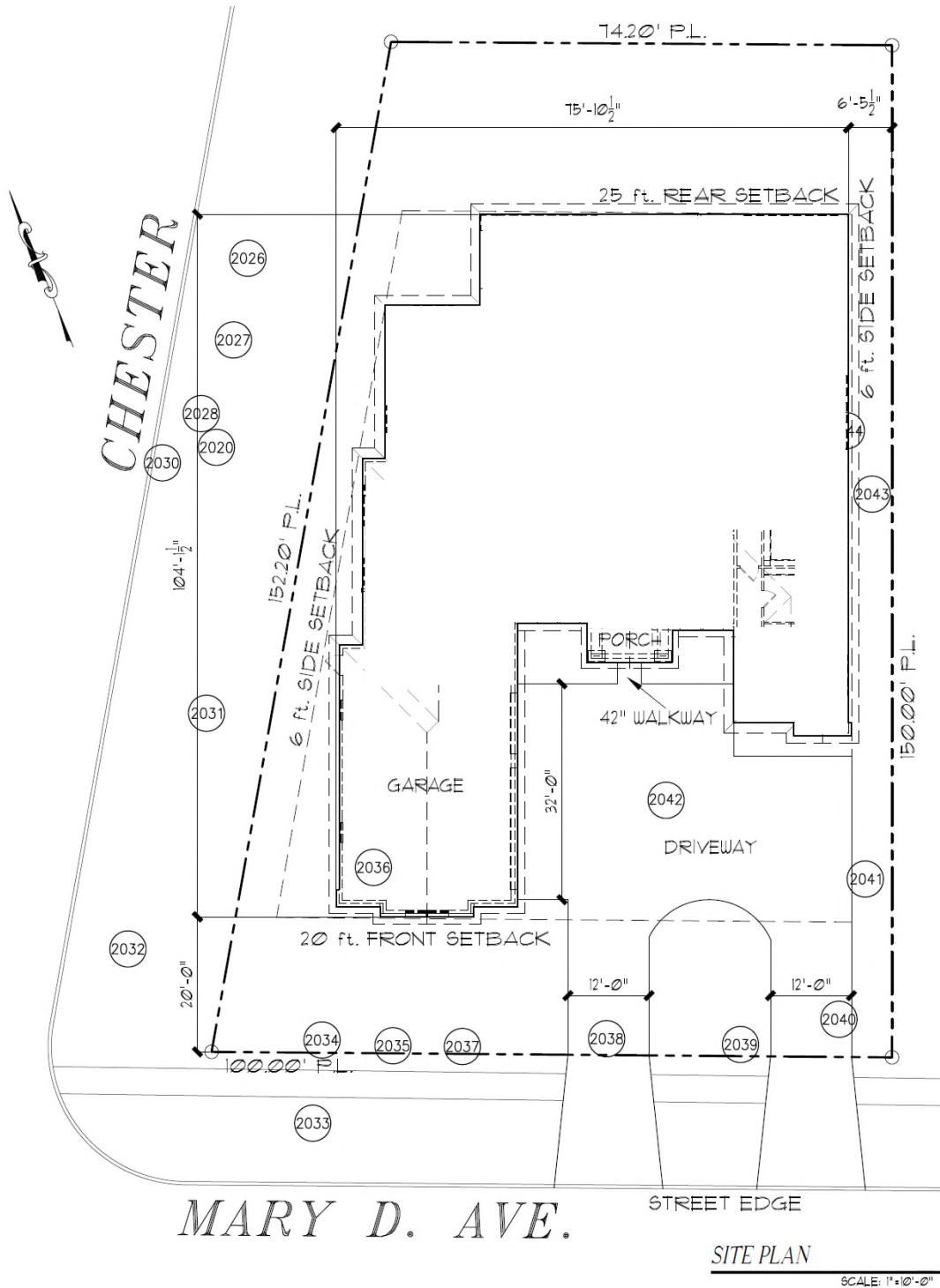
Neighborhood Context



Neighborhood Context: The surrounding neighborhood reflects a diverse mix of architectural styles that has evolved over time. Many of the older homes feature traditional forms with horizontal siding, established landscaping, and conventional rooflines, while newer construction introduces updated materials and architectural details. In particular, many of the newer homes incorporate stucco exteriors paired with either standing-seam metal roofing or clay tile shingles, along with larger windows, prominent gables, and more defined roof forms. The proposed residence complements this newer development through its use of stucco and masonry finishes, a standing-seam metal roof, prominent gabled rooflines, and large, traditionally proportioned windows. While the home has its own architectural identity, its materials, scale, roof forms, and exterior detailing are consistent with many of the newer residences in the area, allowing it to fit naturally within the evolving character of the neighborhood.

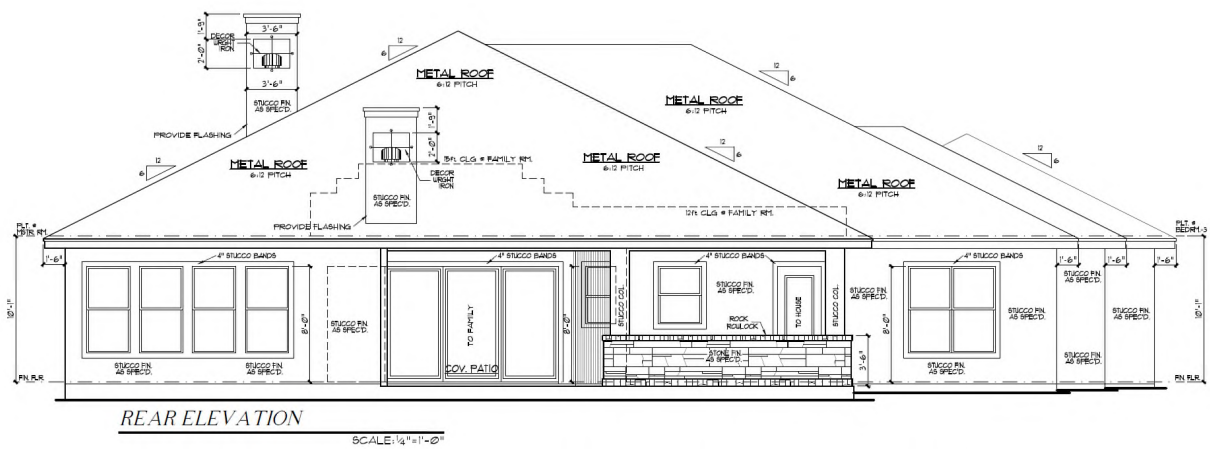
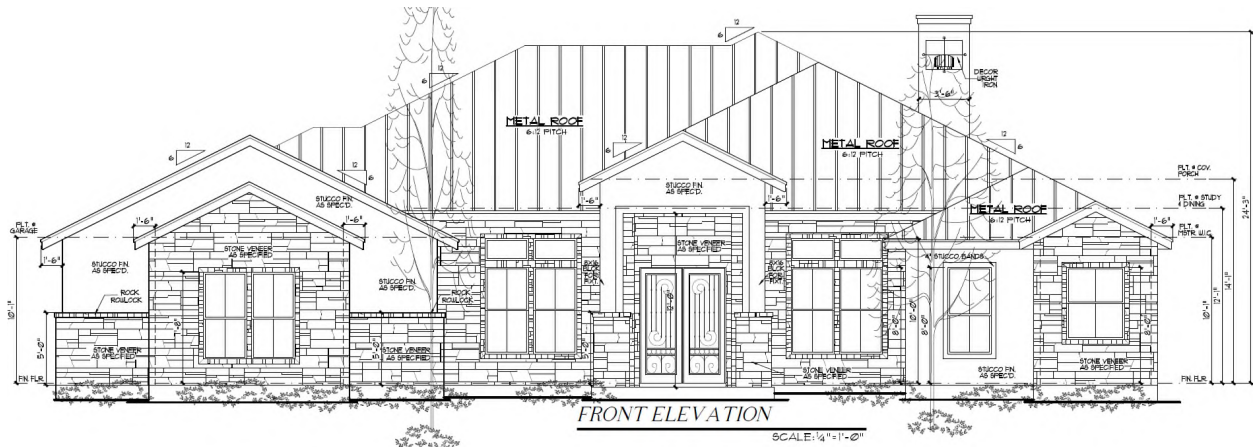
James Dycus
131 Mary D. Avenue
Alamo Heights, TX

Site Plan and Set Backs



James Dycus
131 Mary D. Avenue
Alamo Heights, TX

Elevations



James Dycus
131 Mary D. Avenue
Alamo Heights, TX

