



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

**Architectural Review Board Meeting**  
**September 16, 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, September 16, 2025, 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. 1000F – 280 Retama Pl**

Request of Brian Voges – Voges Design, LLC, applicant, on behalf of LADSA, LLC, owner, for the compatibility review of the proposed design located at 280 Retama Pl in order to construct a new single-family residence and detached garage 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 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 Tyler Brewer, Senior Planner at 210-826-2239 ([tbrewer@alamoheightstx.gov](mailto:tbrewer@alamoheightstx.gov)), Sarah Olivares, Planner at 210-882-1505 ([solivares@alamoheightstx.gov](mailto:solivares@alamoheightstx.gov)), or Lety Hernandez, Director, at 210-832-2250 ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), or our office at (210) 826-0516 for additional information regarding this case.

# RETAMA COTTAGE

PROJECT ADDRESS:  
**280 RETAMA PLACE**  
**ALAMO HEIGHTS, TEXAS 78209**  
**W. 102' FEET OF LOT 13, BLOCK 17**  
**SYLVAN-HILLS, THIRD FILING**



**VOGES DESIGN - CONSTRUCTION**  
14500 SAN PEDRO AVE, SUITE 201, SAN ANTONIO, TEXAS 78232

- [illegible]

- [illegible]

FIRST FLOOR LIVING:	3541 SQ. FT.
FRONT PORCH:	224 SQ. FT.
SIDE PORCH:	38 SQ. FT.
COVERED PATIO:	322 SQ. FT.
BRICK LUG:	29 SQ. FT.
GARAGE:	552 SQ. FT.
<b>TOTAL AREA:</b>	<b>4706 SQ. FT.</b>
<b>FAR CALCULATION</b>	
TOTAL AREA:	4706 SQ. FT.
LOT AREA:	11767 SQ. FT.
<b>TOTAL FAR:</b>	<b>39</b>

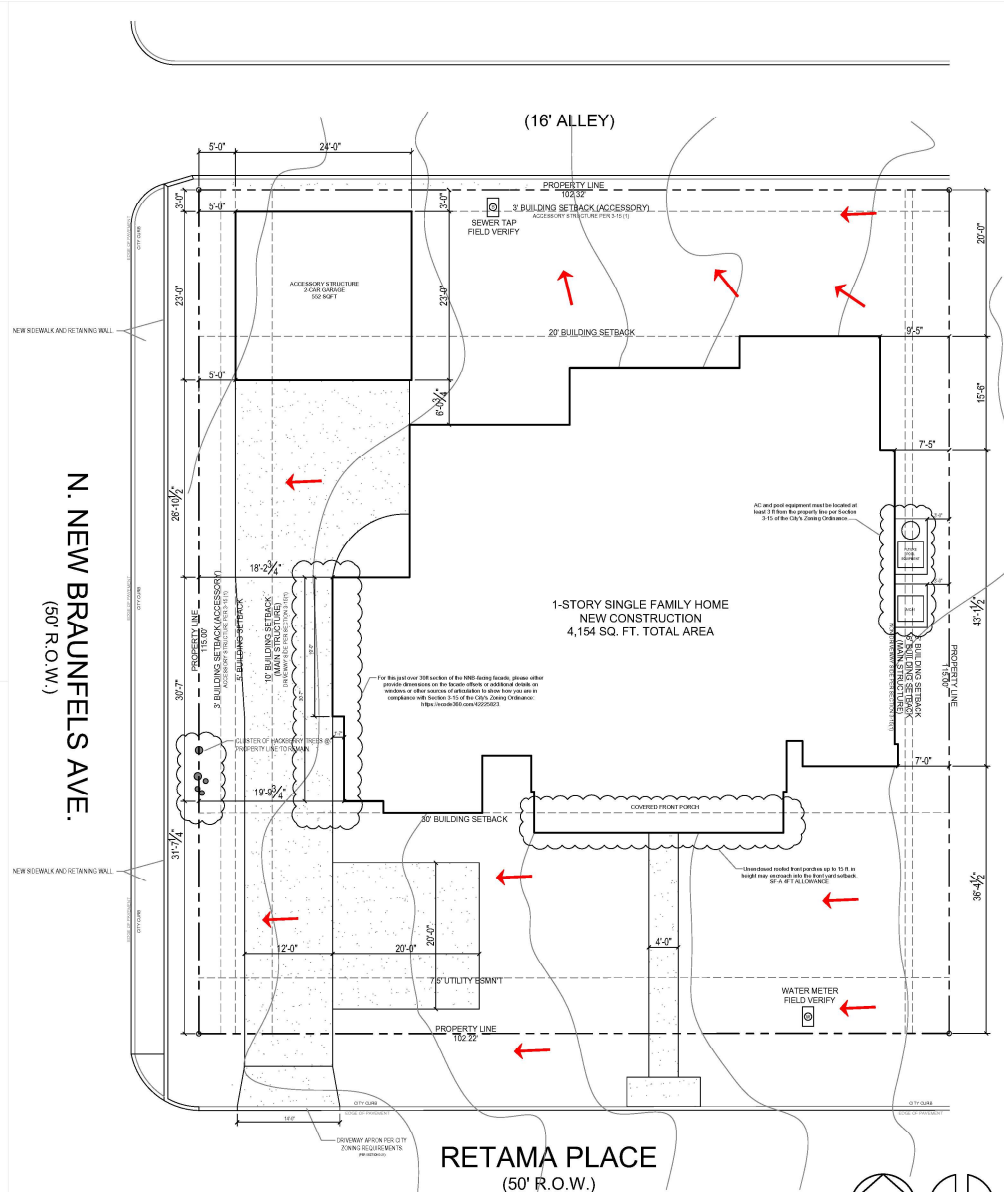
TOTAL STRUCTURES: 4700 SQ. FT.  
DRIVEWAYS/PATWOK: 1816 SQ. FT.  
WALKWAYS: 150 SQ. FT.  
**TOTAL IMPERVIOUS COVER: 6672 SQ. FT.**

**IMPERVIOUS COVER FRONT SETBACK:**

TOTAL SETBACK AREA: 3066 SQ. FT.  
TOTAL STRUCTURES: 400 SQ. FT.  
DRIVEWAYS/PATWOK: 400 SQ. FT.  
WALKWAYS: 100 SQ. FT.  
TOTAL AREA: 500 SQ. FT.  
**TOTAL SETBACK COVERAGE: .19**

- |                             |  |
|-----------------------------|--|
| BUILDING CODE EDITION:      | INTERNATIONAL RESIDENTIAL CODE (IRC) 2021            |
| MECHANICAL CODE EDITION:    | INTERNATIONAL MECHANICAL CODE (IMC) 2021             |
| ELECTRICAL CODE EDITION:    | NATIONAL ELECTRICAL CODE (NEC) NFPA 70-2020          |
| PLUMBING CODE EDITION:      | INTERNATIONAL PLUMBING CODE (IPC) 2021               |
| ENERGY CODE EDITION:        | INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021   |
| ACCESSIBILITY CODE EDITION: | INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017         |
| MISC. CODE EDITION:         | OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) |

N. NEW BRAUNFELS AVE.  
(50' R.O.W.)



**1 PROPOSED ROOF PLAN**  
SCALE: 1/8" = 1'

**2 PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'

**NOTE: REFER TO SITE SURVEY  
FOR ACCURATE DESCRIPTION OF LOT.**



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FULLY EXECUTED.

ARCHITECT OF RECORD:

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REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
1	08/25	BLV	COMMENTS PER TBREWER

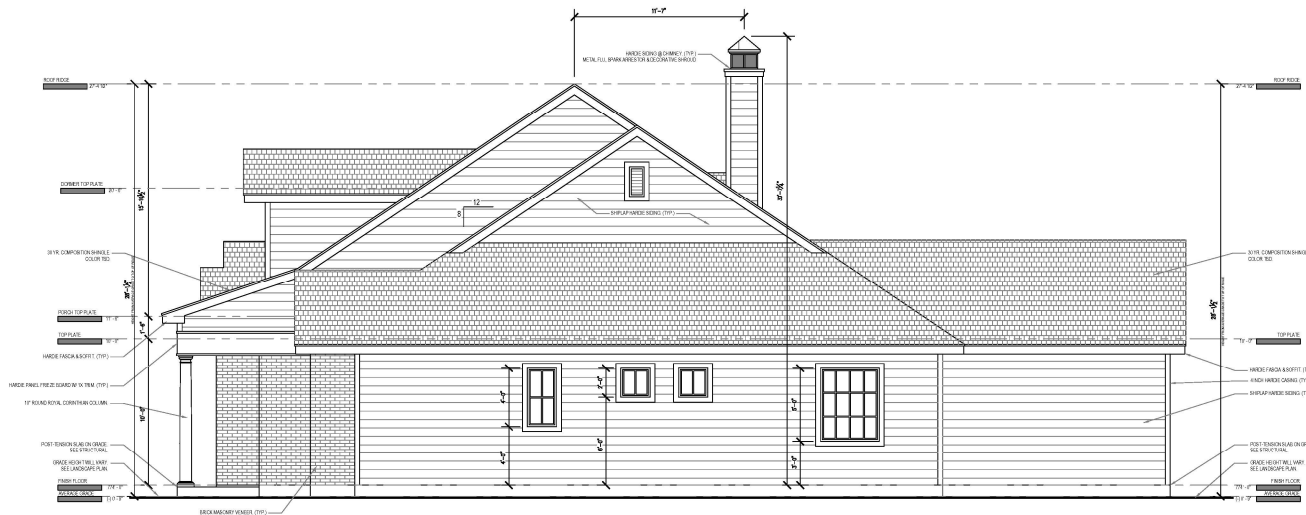
TITLE SHEET:

GENERAL NOTES  
SITE PLAN

DRAWN BY: BLVOGES	SHEET # <b>A1</b>
DATE: 08/25/25	
SCALE: NOTED	



**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'



**2 RIGHT ELEVATION**  
SCALE: 1/4" = 1'



**VOGES DESIGN - CONSTRUCTION**  
1400 SAN PEDRO AVE., SUITE 201, SAN ANTONIO, TEXAS 78222

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REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
1	08/25	BLV	COMMENTS PER REVIEWER

TITLE SHEET

**ELEVATIONS**

DRAWN BY: BLVOGES	SHEET # <b>A3</b>
DATE: 08/25/25	
SCALE: NOTED	







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REVISION SCHEDULE				
REV	DATE	BY	DESCRIPTION	
1	08/25	BLV	COMMENTS PER TEBREWER	

TITLE SHEET

**ACCES. STRUCTURE  
GARAGE PLAN  
GARAGE ELEVATIONS**

DRAWN BY: BLVOGES  
DATE: 08/25/25

SHEET #

**A6**

