



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. 982F – 271 Retama Pl

Request of Myles Caudill of Caudill Homes, applicant, representing La Pila Ventures, owner, for the compatibility review of the proposed design located at 271 Retama Place in order to 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.

DESIGN CRITERIA

THE FOLLOWING DESIGN CRITERIA WAS USED IN THE PREPARATION OF THESE DRAWINGS. ANY DEVIATION NOTED SHOULD BE CALLED TO THE ATTENTION OF THE DESIGNER.

CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMMENDMENTS FOR THEIR ADOPTING ORDINANCES:
2021 INTERNATIONAL CODE SERIES

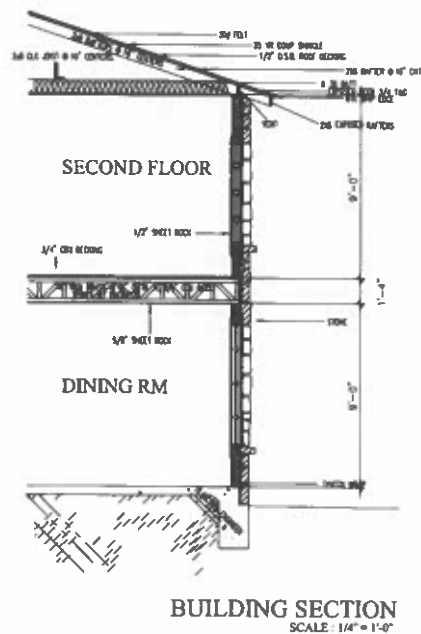
MATERIAL RATINGS

ALL PRODUCTS LISTED BY ICBO/NER NUMBER(S) SHALL BE INSTALLED PER THE REPORT & MFG. WRITTEN INSTRUCTIONS.

PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

GENERAL CONDITIONS

1. ALL WORK SHALL BE PERFORMED IN A COMPLETE AND WORKMANLIKE MANNER, CONFORMING WITH THE BEST STANDARDS OF PRACTICE IN
2. THE WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES AND LOCAL ZONING REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK. THE DESIGNER SHALL BE NOTIFIED OF ANY
4. NOTHING INDICATED IN THESE DRAWINGS SHALL IMPLY OTHER THAN A TOTAL AND COMPLETE WEATHERTIGHT AND STRUCTURALLY SOUND JOB. ANY DEVICE, CONNECTOR OR OTHER ITEM NEEDED TO ACCOMPLISH THIS SHALL BE PROVIDED AND INSTALLED EVEN IF NOT SPECIFICALLY NOTED
5. REASONABLE CARE AND ACCURACY WAS PRACTICED IN THE PREPARATION OF THESE DRAWINGS. IF QUESTIONS ARISE AS TO THE INTENT OF ANY SPECIFIED ITEM, CONTACT THE DESIGNER IMMEDIATELY.
6. TRADE NAMES AND BRANDS NOTED ON PLANS ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS OF "EQUAL" PRODUCTS MAY BE MADE WITH OWNER'S PERMISSION. I.C.B.O./N.E.R. SUBSTITUTIONS SHALL BE MADE ONLY WITH PRODUCTS WHICH HAVE CURRENTLY ACTIVE I.C.B.O./N.E.R. EVALUATION REPORTS, OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.



271 RETAMA

#ABS 9/9F APPROVED

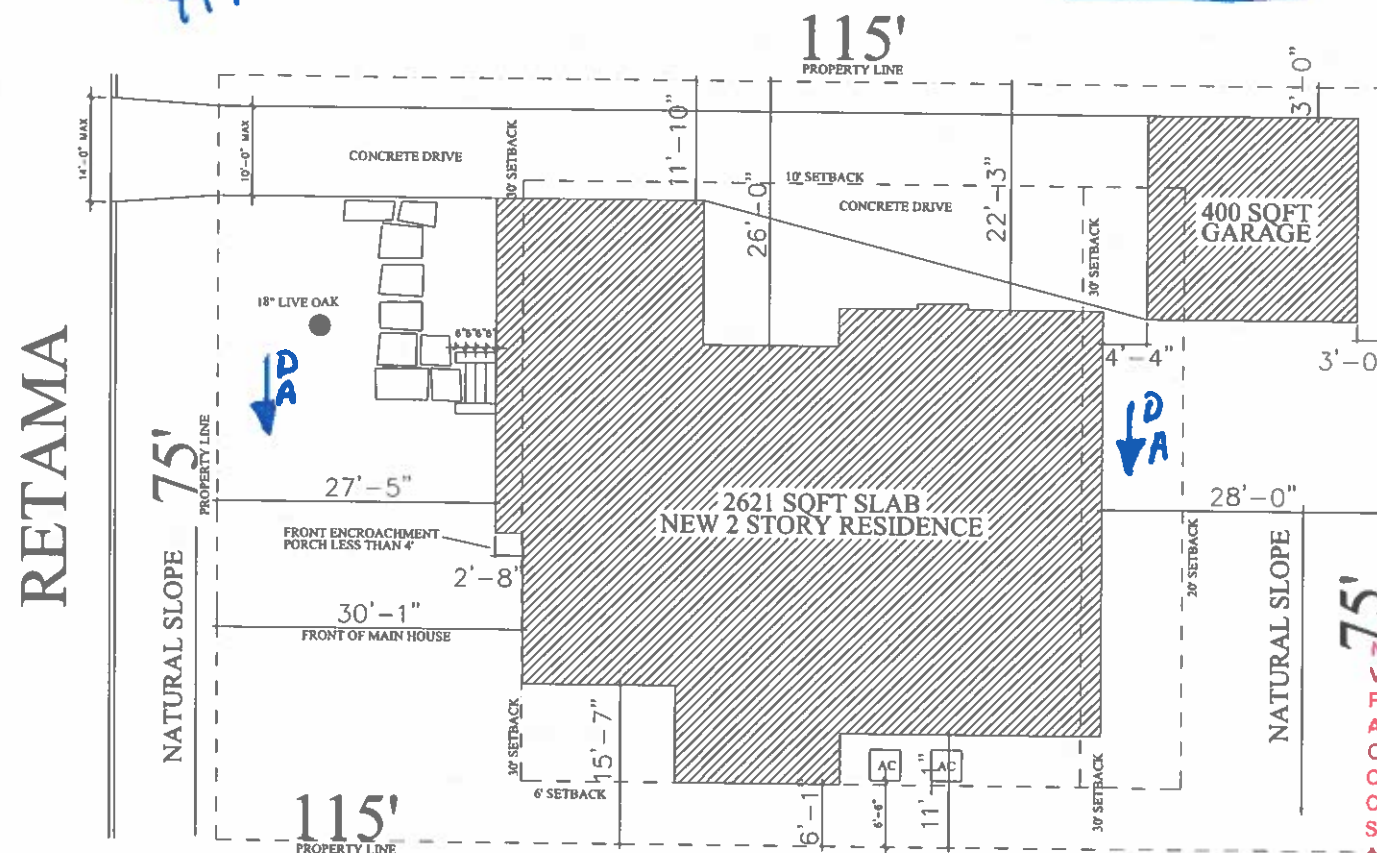


SQFT TOTALS

2908 TOTAL A/C SQFT
AC SQFT DN = 2239 SQFT
AC SQFT UP = 1076 SQFT
GARAGE = 400 SQFT
ENTRY PORCH = 278 SQFT
REAR PORCH = 99 SQFT
MAIN SLAB = 2612 SQFT
FRONT INPERVIOUS = 15%
PREVIOUS INPERVIOUS = 23%

CODE ANALYSIS SQFT TOTALS

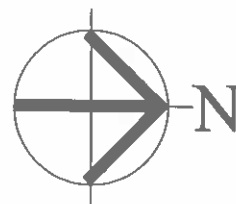
LOT SQFT = 8821 SQFT
TOTAL COVERED SQFT = 3016 SQFT/35%
F.A.R. = 47% (26' DETACHED GARAGE)
F.A.R. = 40%
MAX F.A.R. = 47%
MAX LOT COVER = 40%
DRIVE WAY 264 SQFT = 12%



SUBJECT TO FIELD INSPECTION

FOUNDATION FORM BOARD SURVEY REQUIRED PRIOR TO FOUNDATION INSPECTION

NOTE: FAILURE TO DISCOVER ALL CODE VIOLATIONS THROUGH THE CITY'S PLAN REVIEW PROCESS DOES NOT RELIEVE THE DESIGNER AND CONTRACTOR FROM THE RESPONSIBILITY OF PRODUCING AN END PRODUCT IN TOTAL COMPLIANCE WITH ALL REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL CODE SERIES AND THE CODE OF ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.



*Shall comply w/
Drainage requirements.
*Tree removals require
separate permit.

SITE PLAN
1/8" = 1'-0"

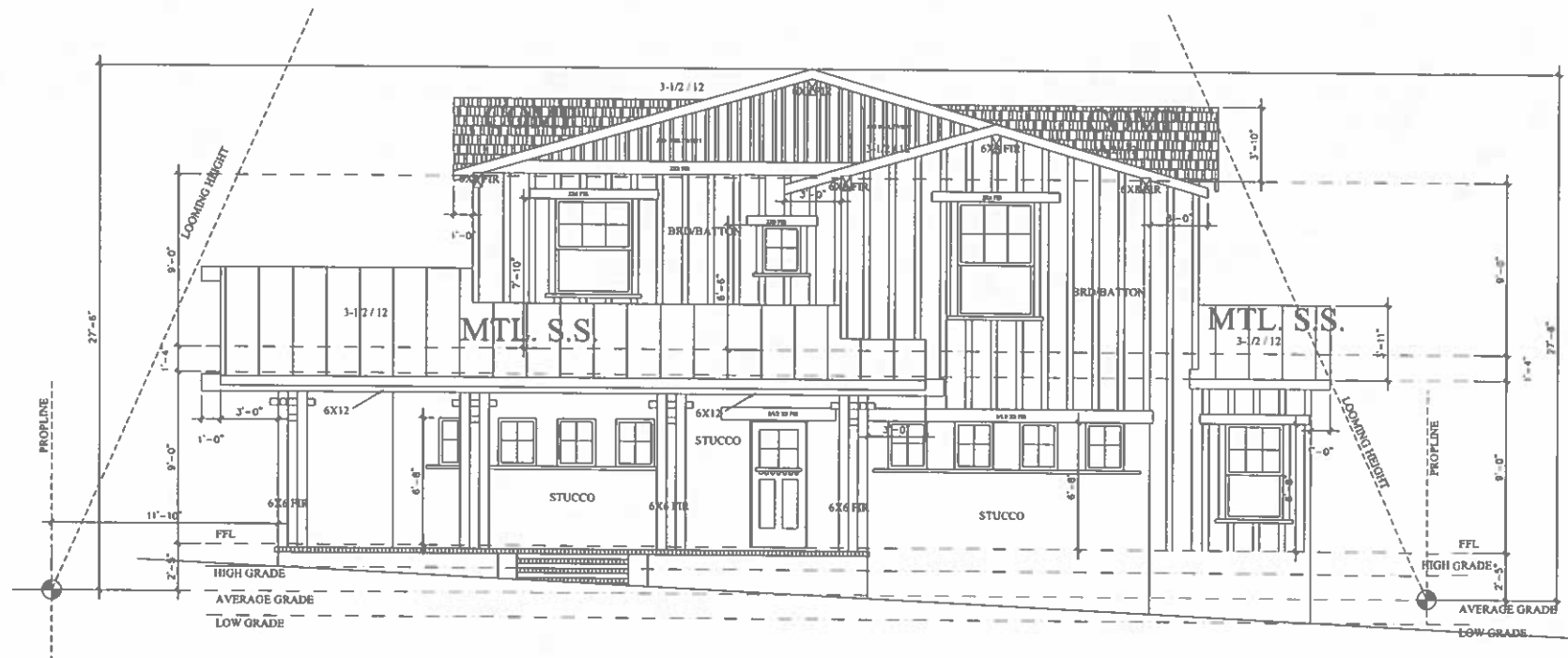


M.A. CAUDILL
DESIGN - PLANNING - MANAGEMENT

271 RETAMA
ALAMO HEIGHTS TX



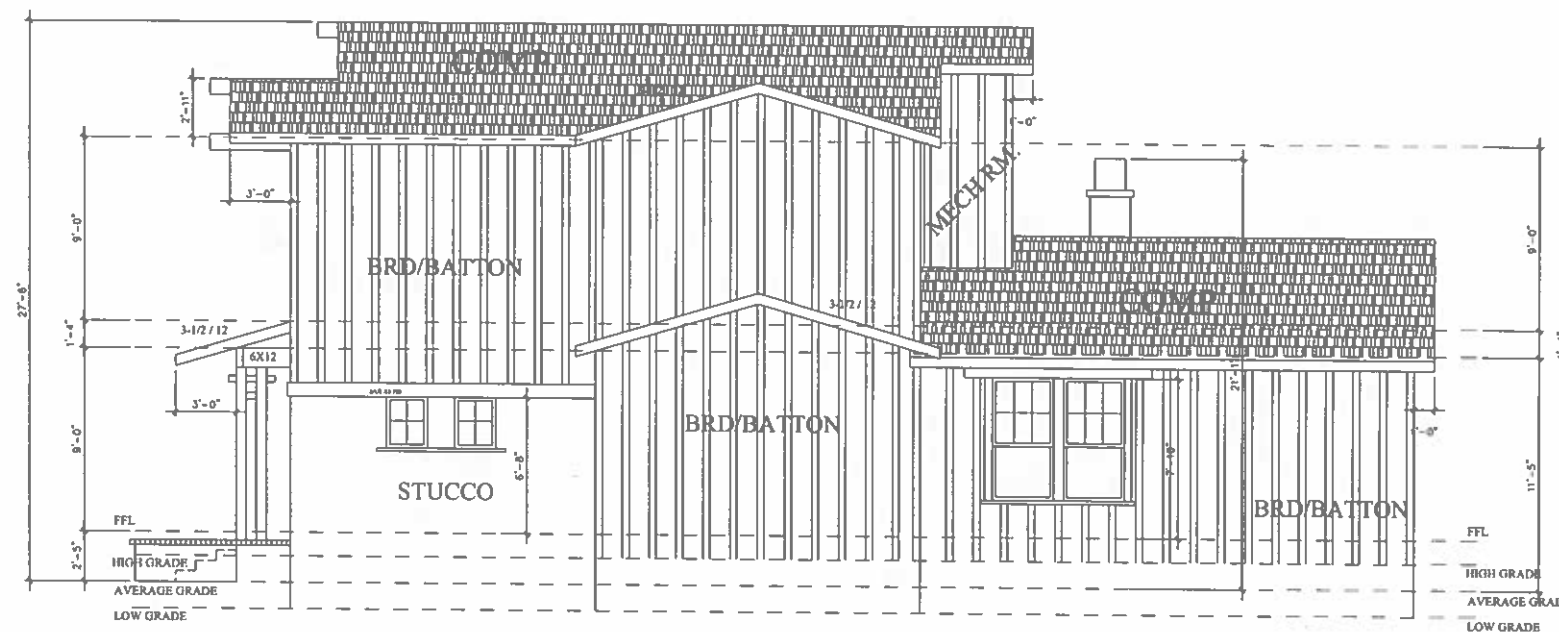
S1



SOUTH ELEVATION

1/4" = 1'-0"

**SUBJECT TO FIELD
INSPECTION**



EAST ELEVATION

1/4" = 1'-0"

**FOUNDATION
FORM BOARD SURVEY
REQUIRED PRIOR TO
FOUNDATION INSPECTION**



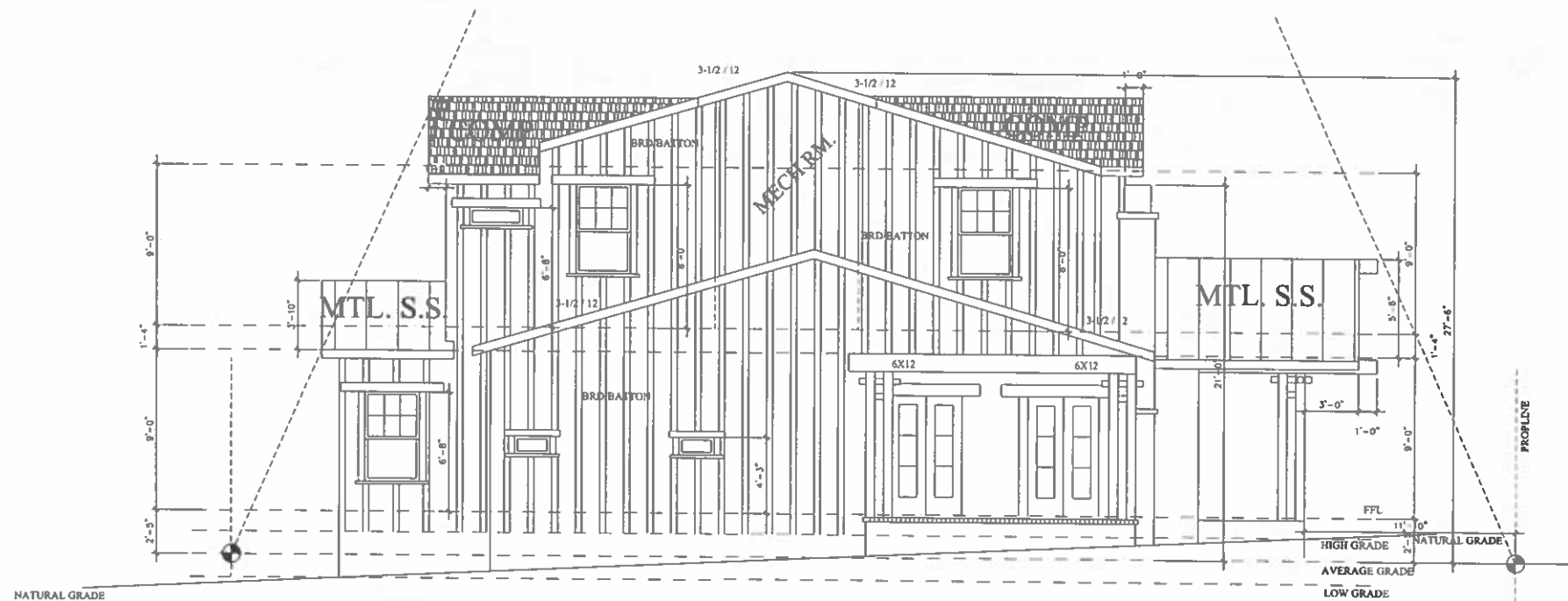
M.A. CAUDILL
DESIGN • PLANNING • MANAGEMENT
FOR RESIDENTIAL

**271 RETAMA
ALAMO HEIGHTS TX**

LANDSCAPE ARCHITECT
EXTERIOR DESIGN
CONSTRUCTION

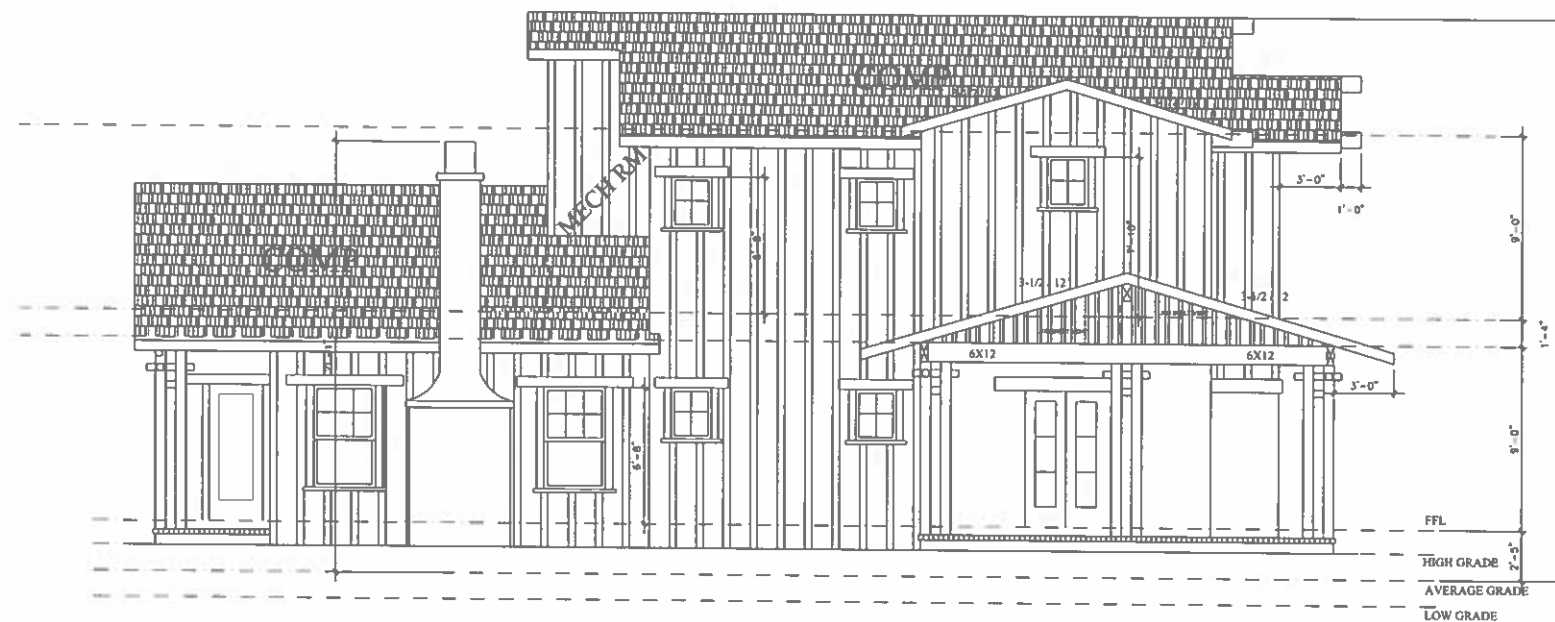


A2



**SUBJECT TO FIELD
INSPECTION**

NORTH ELEVATION
1/4" = 1'-0"



**FOUNDATION
FORM BOARD SURVEY
REQUIRED PRIOR TO
FOUNDATION INSPECTION**

WEST ELEVATION



M.A. CAUDILL
DESIGN - PLANNING - MANAGEMENT
701-101-1000

271 RETAMA
ALAMO HEIGHTS TX

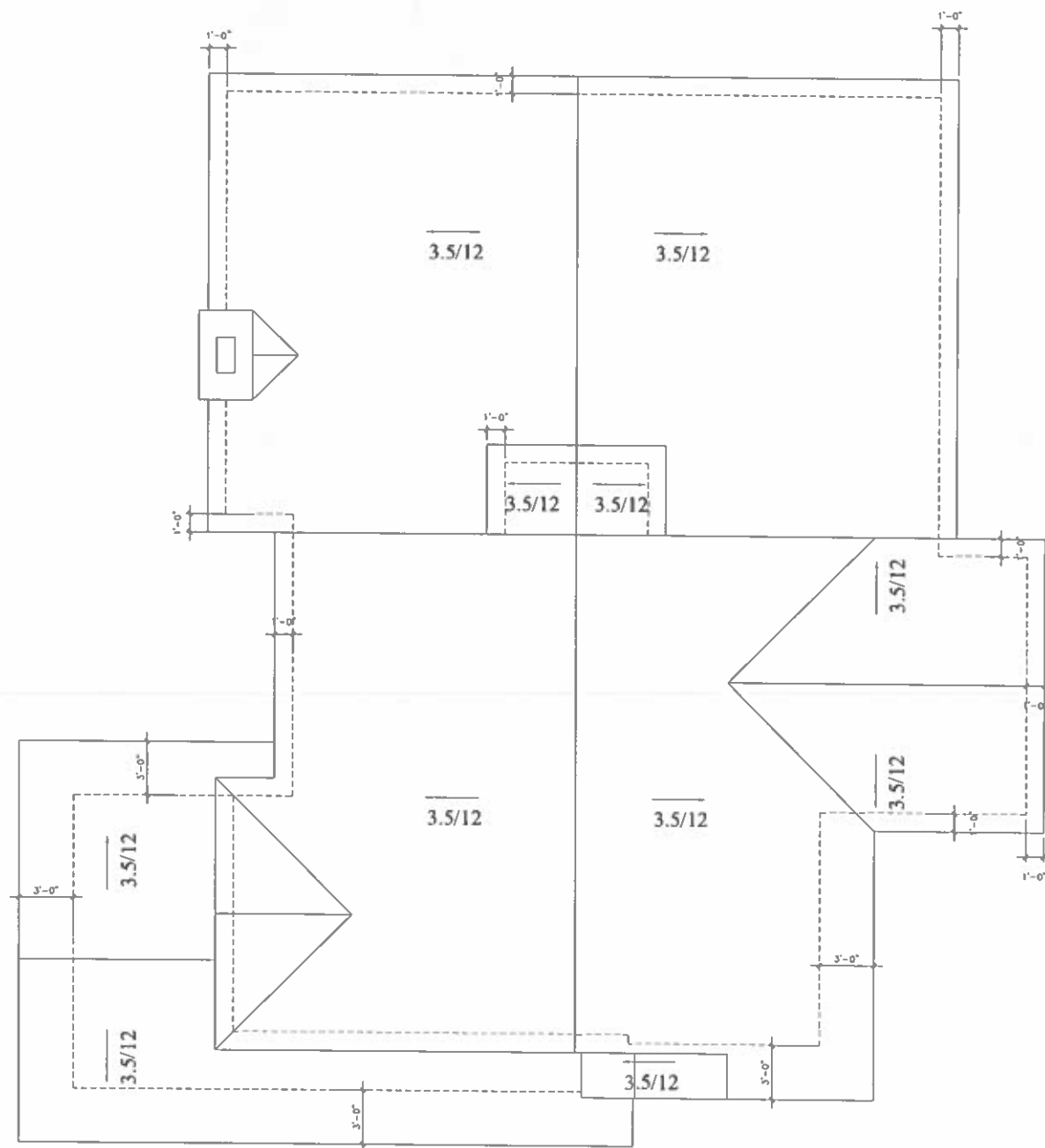
ARCHITECT
EXTERIOR DESIGN
CONSULTANT



100% CADILL EXTERIOR ELEVATION, 2023

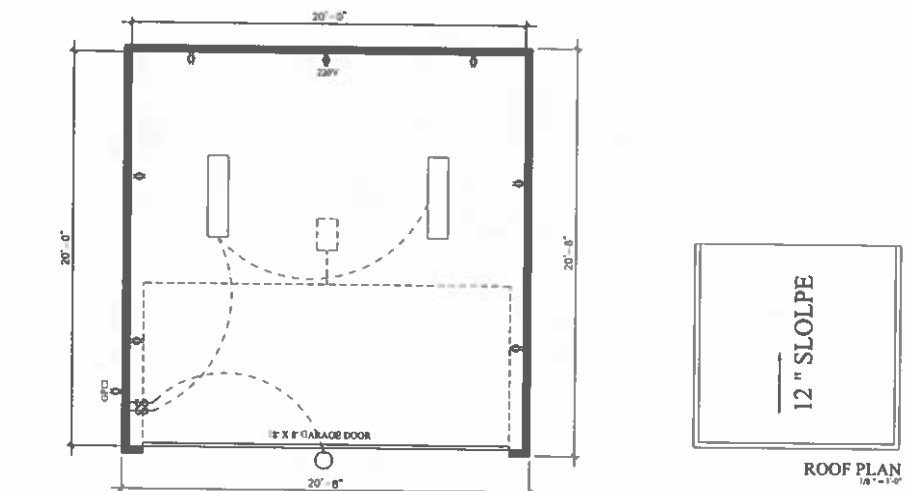
A3

SUBJECT TO FIELD INSPECTION



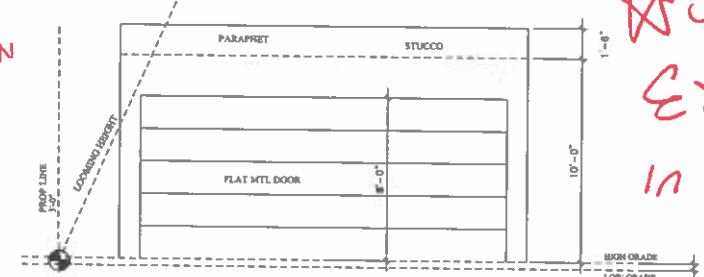
ROOF PLAN
1/4" = 1'-0"

FOUNDATION
FORM BOARD SURVEY
REQUIRED PRIOR TO
FOUNDATION INSPECTION

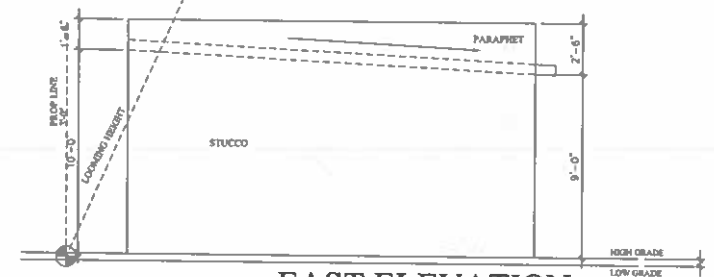


GARAGE PLAN
1/4" = 1'-0"

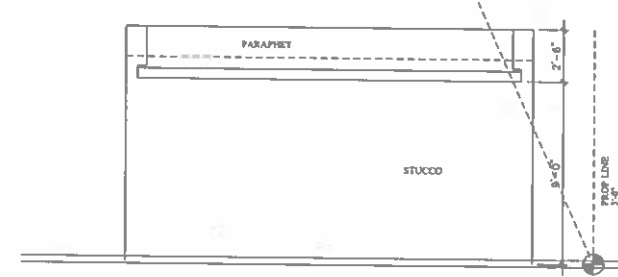
Shall not
Exceed 14'
in Height



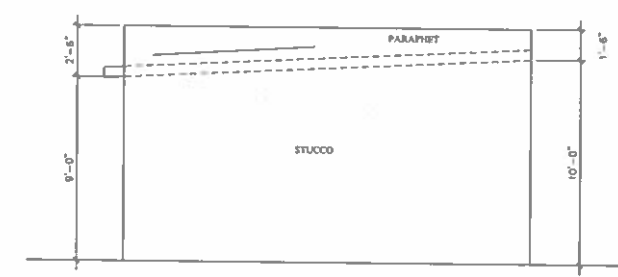
SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



M.A. CAUDILL
DESIGN - PLANNING - MANAGEMENT

271 RETAMA
ALAMO HEIGHTS TX

AMERICAN ARCHITECT
INTERIOR DESIGN
CONTRACTOR



AA