



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

**Architectural Review Board Meeting**  
**June 18, 2024 – 5:30 P.M.**

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, June 18, 2024 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 share their comments. The meeting will be recorded.***

**Case No. 939F – 434 College Blvd**

Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Adham Abdelfattah, owner, for the compatibility review of the proposed main structure located at 434 College Blvd in order to construct a new single-family residence with attached accessory structure 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. Floorplans will not be available online. You may contact Michelle Ramos, Planner, at 210-882-1505 ([mramos@alamoheightstx.gov](mailto:mramos@alamoheightstx.gov)) Dakotah Procell, Planner at 210-832-2239 ([dprocell@alamoheightstx.gov](mailto:dprocell@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.

**434 College Blvd. Alamo Heights, TX 78209**

**Written Description of Work**

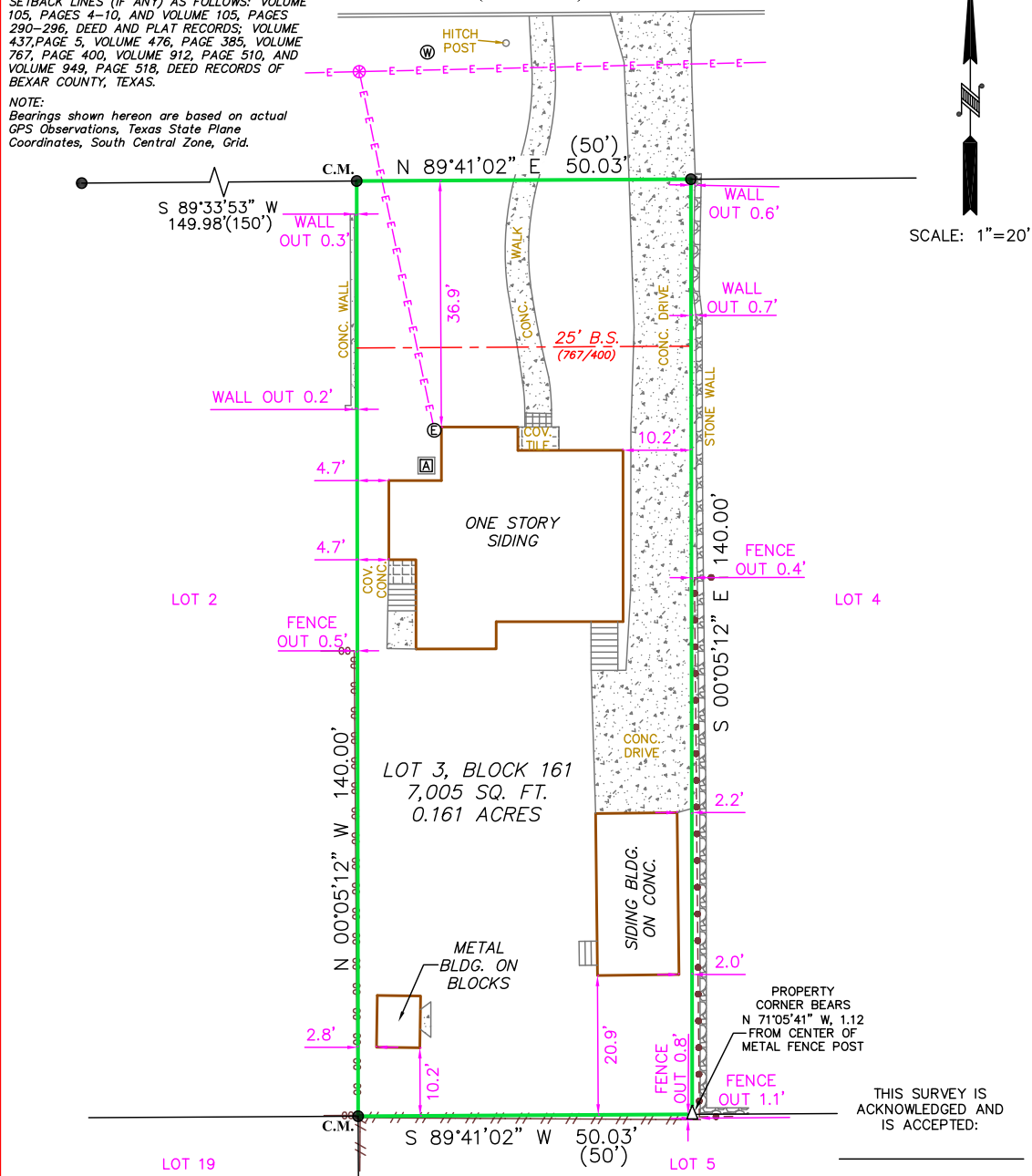
My client purchased this property and would like to tear the existing house down and build a new house in its place. He will be replacing it with something that will fit the aesthetics of the neighborhood as good as possible. This is more of a skinny cottage district lot sitting amongst all larger, wider lots so design is a bit of a challenge.

**NOTE:**  
Bearings shown hereon are based on actual  
GPS Observations, Texas State Plane  
Coordinates, South Central Zone, Grid.

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Bearings shown hereon are based on actual  
GPS Observations, Texas State Plane  
Coordinates, South Central Zone, Grid.

## COLLEGE BOULEVARD

**(90' R.O.W.)**



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0230 C, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

**Property Address:**

434 COLLEGE BOULEVARD

**Property Description:**

LOT 3, BLOCK 161, ALAMO HEIGHTS,  
AN ADDITION TO THE CITY OF ALAMO HEIGHTS,  
BEXAR COUNTY, TEXAS, AS SHOWN ON THE MAP OR  
PLAT THEREOF RECORDED IN VOLUME 105, PAGES 4-10,  
AND RE-PLATTED IN VOLUME 105, PAGES 290-296,  
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**Owner:**

**Owner:**  
*DAVID CACERES GARCIA*

FIRM REGISTRATION NO.  
10111700

**FIRM REGISTRATION NO.**  
10111700

**Westar**  
**Alamo**

LAND SURVEYORS, LLC.

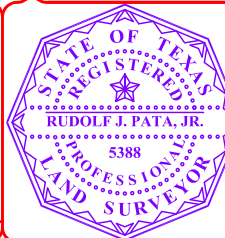
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

### LEGEND

▲	= CALCULATED POINT
( )	= FOUND 1/2" IRON ROD
B.S.	= BUILDING SETBACK
C.M.	= CONTROLLING MONUMENT
Ⓢ	= WATER METER
ⓔ	= ELECTRIC METER
ⓐ	= A/C PAD
⦿	= POWER POLE
—E—	= OVERHEAD ELECTRIC
—//—	= WOOD FENCE
—00—	= CHAIN LINK FENCE
—●—	= METAL FENCE

DWG: CS

RVD: RJP



I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

RUDOLF J. PATA, JR.  
Registered Professional Land Surveyor  
Texas Registration No. 5388

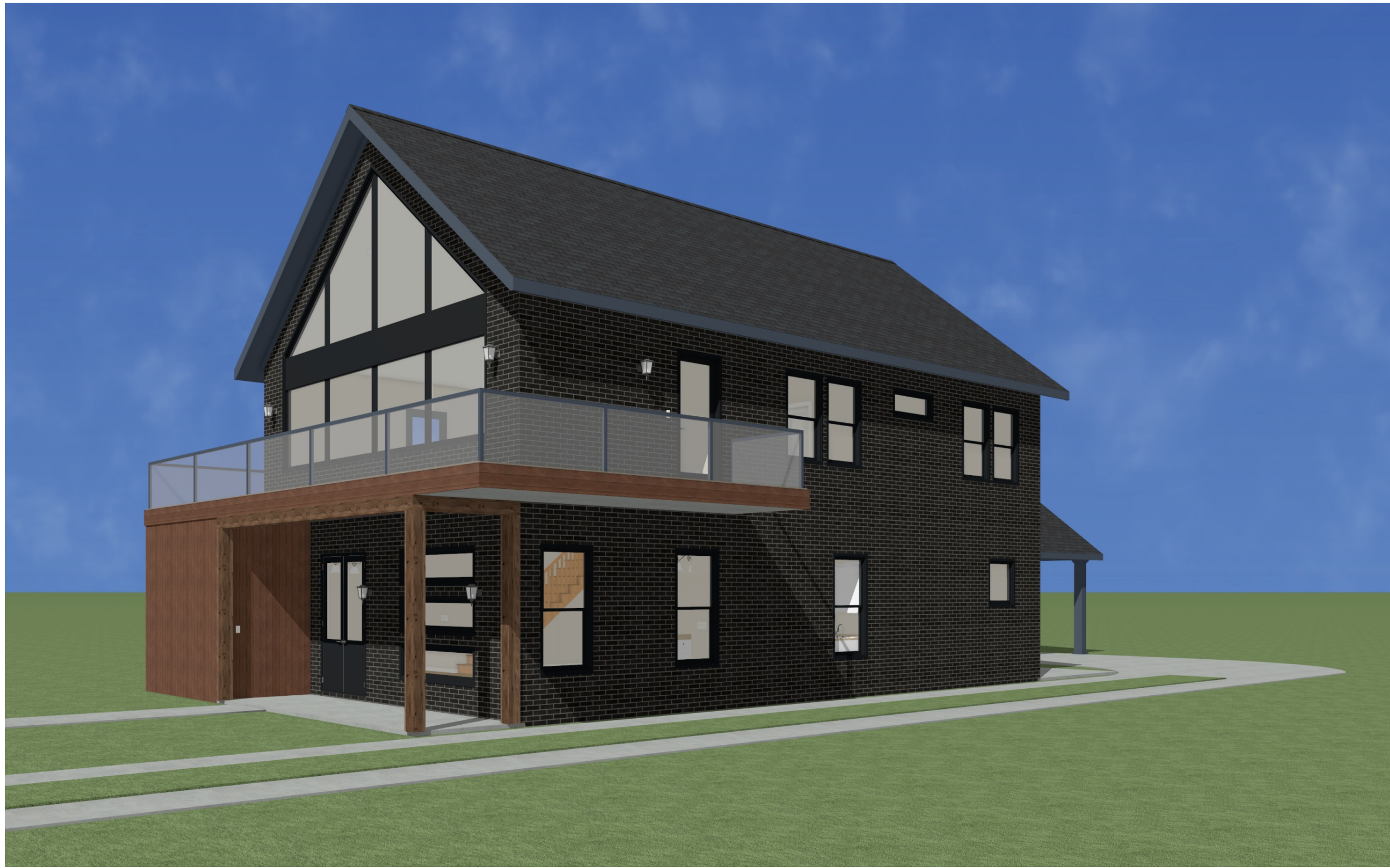
G.F. NO. SCT-63-4300292204314

JOB NO. 121980

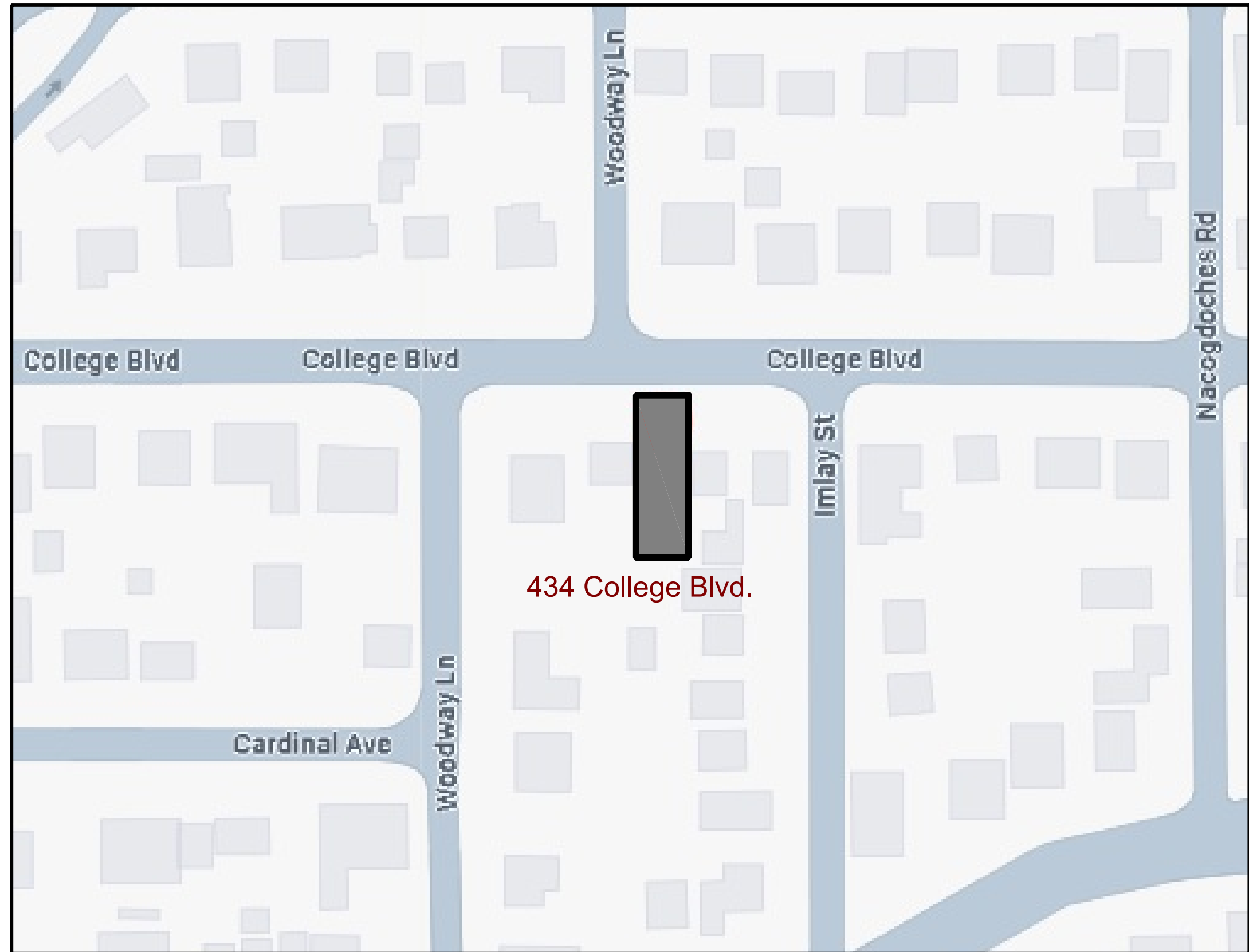
TITLE COMPANY: SMAISTRLA TITLE

DATE: 09/01/2023





OVERVIEW



SITE LOCATION

PAGE TABLE	
1	COVER PAGE
2	FLOOR PLANS
3	ROOF PLAN
4	ELECTRICAL PLANS
5	ELEVATIONS
6	ELEVATIONS

GROUND COVERAGE

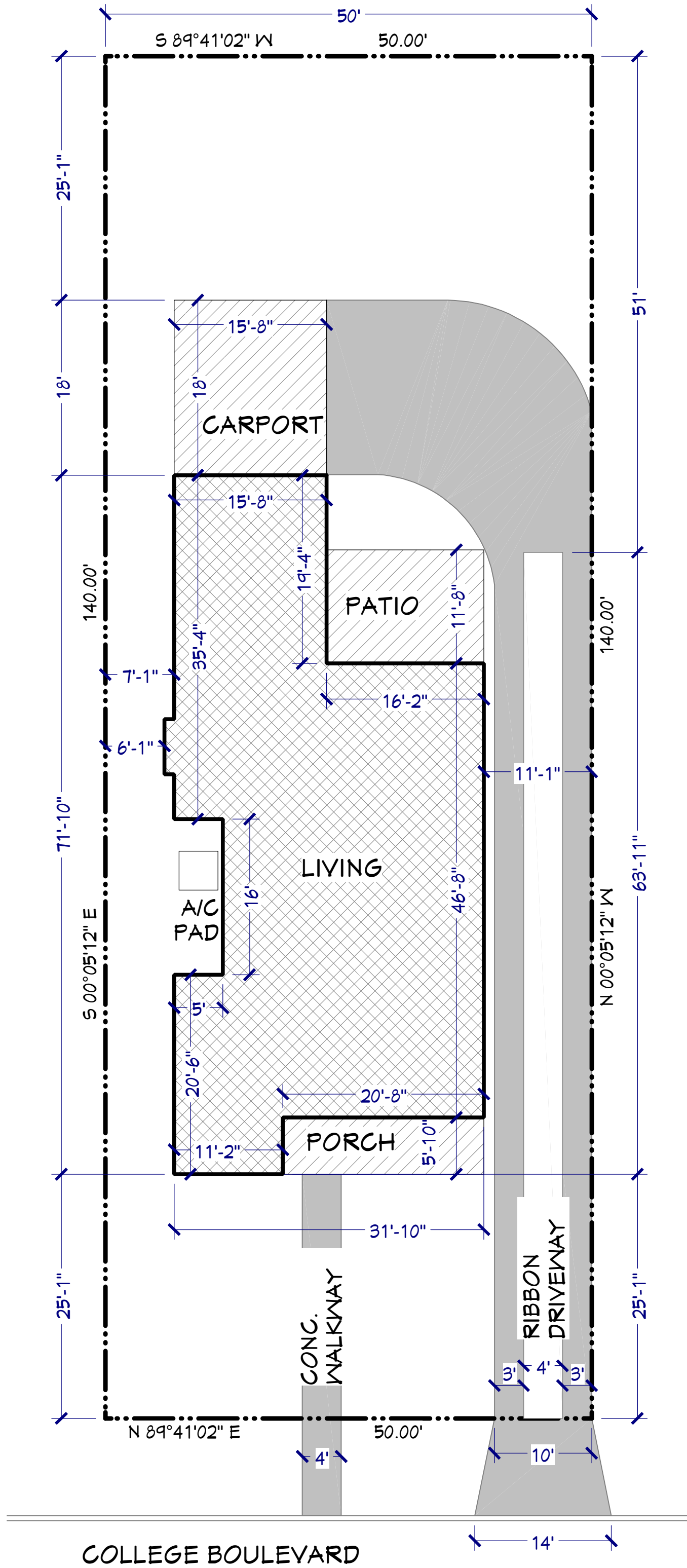
TOTAL LOT AREA	7000 SQFT
LANDSCAPE AREA	3328 SQFT
HOUSE SLAB AREA	2364 SQFT
GARAGE SLAB AREA	0 SQFT
A/C PAD AREA	16 SQFT
DRIVEWAY AREA	1092 SQFT
APRON AREA	120 SQFT
CONC. WALKWAY AREA	100 SQFT
IMPERVIOUS COVER	3572 SQFT

APPROX. HOUSE FOOTAGES

FIRST FLOOR AREA	1779 SQFT
SECOND FLOOR AREA	1193 SQFT
TOTAL FLOOR AREA	2972 SQFT
PORCH AREA	585 SQFT
TOTAL AREA	3557 SQFT

APPROX. GARAGE FOOTAGES

GARAGE AREA	0 SQFT
PORCH AREA	0 SQFT
TOTAL AREA	0 SQFT

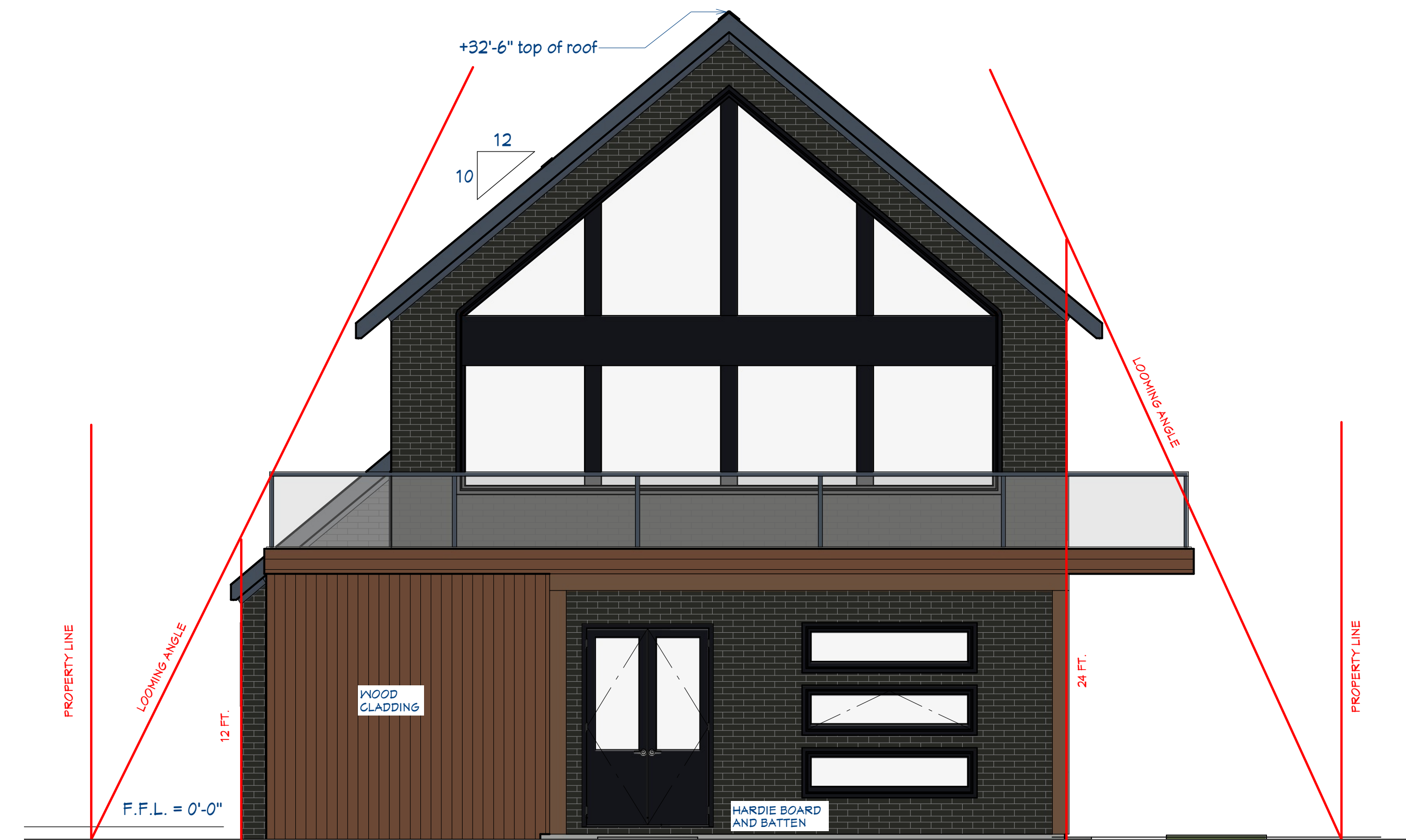


SITE PLAN  
SCALE: 1" = 10'

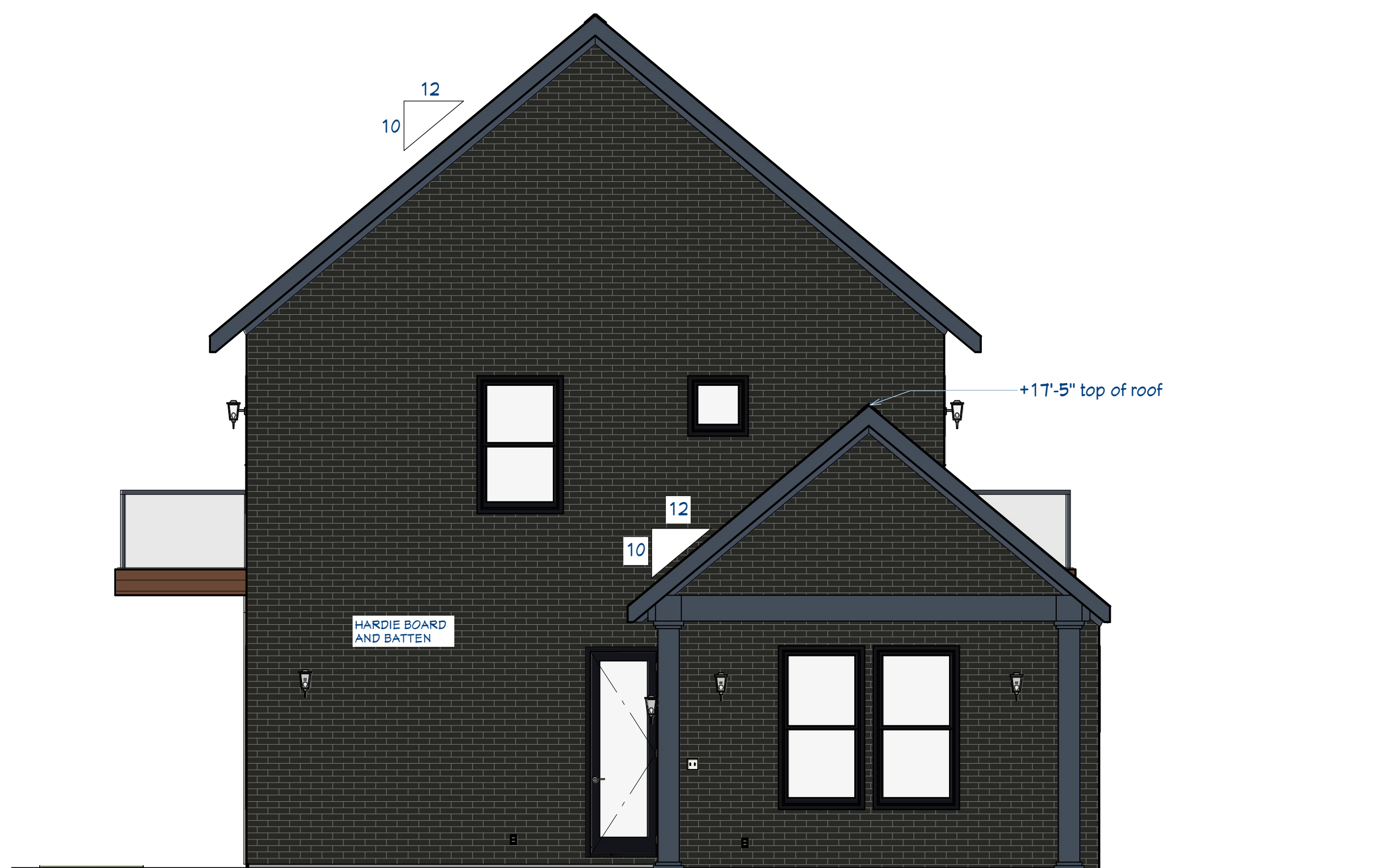




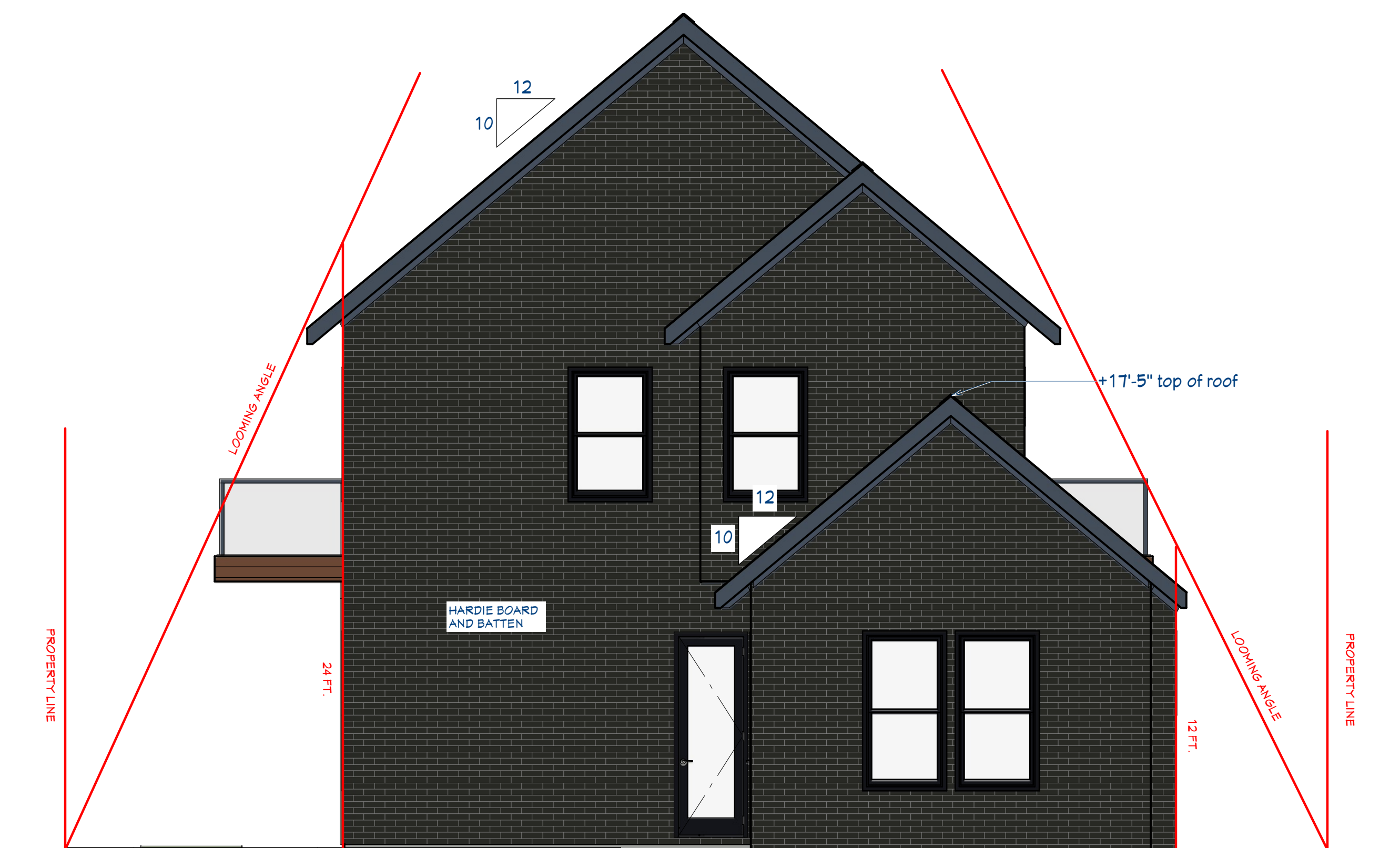
FRONT ELEVATION  
SCALE: 1/4" = 1'



FRONT ELEVATION  
SCALE: 1/4" = 1'



REAR ELEVATION  
SCALE: 1/4" = 1'



REAR ELEVATION  
SCALE: 1/4" = 1'

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434 College Blvd.  
San Antonio, TX.  
Construction plans

Elevations

DRAWINGS PROVIDED BY:

DATE:  
2024-05-29

SCALE:  
1/4" = 1'

SHEET:  
5 of 6



LEFT ELEVATION  
SCALE: 1/4" = 1'



RIGHT ELEVATION  
SCALE: 1/4" = 1'

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REVISION TABLE		NUMBER	DATE	REVISED BY	DESCRIPTION

434 College Blvd.  
San Antonio, TX.  
Construction plans

Elevations

DRAWINGS PROVIDED BY:

DATE:

2024-05-29

SCALE:

1/4" = 1'

SHEET:

6 of 6





**430**



**434**



**436**

**College Blvd**

**433**



**433**

