



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

Architectural Review Board Meeting
September 19, 2023 – 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 19, 2023 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.

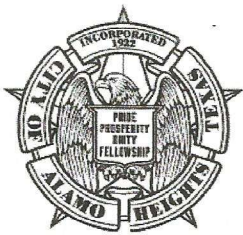
INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 Meeting ID 868 0184 5240. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

Case No. 906F – 859 Estes Ave

Request of La Pila Ventures, owner, for the compatibility review of the proposed main structure located at 859 Estes Ave in order to construct a new single-family residence with 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. Contact Michelle Ramos, Planner, at 210-882-1505 or mramos@alamoheightstx.gov, Lety Hernandez, Director, at 210-832-2250 or lhernandez@alamoheightstx.gov, or our office at (210) 826-0516 for information regarding this case.



City of Alamo Heights
Residential Permit Application*

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

6116 Broadway, Alamo Heights, Texas 78209

CDS Dept. v: (210) 826-0516

f: (210) 832-2299

Fire Dept. v: (210) 824-1281

f: (210) 828-3006

General Permit Information [Please print legibly]			Permit # (assigned by Staff):																																																																																																								
Project Address: 859 ESTES			Application Date: 8.17.23																																																																																																								
Project Type – Please check all that apply:																																																																																																											
<input checked="" type="checkbox"/> New construction 4312 sq. ft. <input type="checkbox"/> Addition _____ sq. ft. <input type="checkbox"/> Remodel/Alterations _____ sq. ft. <input type="checkbox"/> Demolition <input type="checkbox"/> Pool/Spa																																																																																																											
<input type="checkbox"/> Fence <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Irrigation <input type="checkbox"/> Landscape																																																																																																											
<input type="checkbox"/> Tree Pruning/Removal <input type="checkbox"/> Other _____																																																																																																											
Materials (if applicable): Roof <u>COMP</u> Exterior Walls <u>HARDIE</u> Foundation <u>CONC.</u> Flatwork <u>CONC.</u>																																																																																																											
Is the property in the 100-Year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Does this project involve any removal of trees? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																																								
Estimated cost of construction (includes material & labor): \$ 600,000.00			Total square footage of project: 4312																																																																																																								
Estimated cost of demolition (if applicable): \$ 10,000.00																																																																																																											
Applicant: MACAUDILL		Phone: 822.5459	Email: CAUDILLHOMES		Address:																																																																																																						
Property Owner: LA PILA		Phone: 11	Email: 11		Address:																																																																																																						
Check One: <input checked="" type="checkbox"/> Architect/Engineer <input checked="" type="checkbox"/> Registered Contractor <input type="checkbox"/> Home/Property Owner*																																																																																																											
Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.) _____																																																																																																											
<table border="1" style="width:100%"><thead><tr><th>Lot Coverage* / Floor Area Ratio (FAR)</th><th>Existing (in sq. ft.)</th><th>Proposed (in sq. ft.)</th><th>Total Impervious Cover for Stormwater Development Fee</th><th>Existing (in sq. ft.)</th><th>Proposed (in sq. ft.)</th></tr></thead><tbody><tr><td>Lot area</td><td>7708</td><td>7708</td><td>Footprint of all structures</td><td>3050</td><td>3572</td></tr><tr><td>Main house: 1st floor*</td><td>2850</td><td>1993</td><td>Driveway/Parking Pad</td><td>500</td><td>630</td></tr><tr><td>Main house: 2nd floor</td><td>0</td><td>945</td><td>Walkways</td><td>90</td><td>0</td></tr><tr><td>Front porch*</td><td>0</td><td>124</td><td>Swimming Pool/Spa</td><td>0</td><td>0</td></tr><tr><td>Side porch*</td><td>0</td><td>0</td><td>Other impervious cover:</td><td>0</td><td>0</td></tr><tr><td>Rear porch*</td><td>0</td><td>172</td><td>Total Impervious Cover:</td><td>3640</td><td>4202</td></tr><tr><td>Garage/Carport: 1st floor*</td><td>0</td><td>400</td><td>Stormwater Development Fee:</td><td></td><td></td></tr><tr><td>Garage: 2nd floor</td><td>0</td><td>0</td><td>Impervious Cover within Front Yard Setback Area</td><td>Existing (in sq. ft.)</td><td>Proposed (in sq. ft.)</td></tr><tr><td>Shed*</td><td>200</td><td>0</td><td>Front yard setback area</td><td>1560</td><td>700</td></tr><tr><td>Breezeway*</td><td>0</td><td>0</td><td>Footprint of any structure(s)</td><td>0</td><td>0</td></tr><tr><td>Covered patio structure*</td><td>0</td><td>0</td><td>Driveway/Parking Pad</td><td>500</td><td>630</td></tr><tr><td>Other accessory structures*</td><td>0</td><td>0</td><td>Walkways</td><td>90</td><td>0</td></tr><tr><td>Total Square Footage:</td><td>3050</td><td>3572</td><td>Other impervious cover:</td><td>0</td><td>0</td></tr><tr><td>Total Lot Coverage*:</td><td>.39</td><td>2627</td><td>Total Impervious Cover within Front Yard Setback:</td><td>250</td><td>148</td></tr><tr><td>Total FAR:</td><td>39%</td><td>46%</td><td></td><td></td><td></td></tr><tr><td colspan="3">Max. 40% lot coverage for SF-A and SF-B Districts</td><td colspan="3">Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts</td></tr></tbody></table>						Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)	Lot area	7708	7708	Footprint of all structures	3050	3572	Main house: 1st floor*	2850	1993	Driveway/Parking Pad	500	630	Main house: 2nd floor	0	945	Walkways	90	0	Front porch*	0	124	Swimming Pool/Spa	0	0	Side porch*	0	0	Other impervious cover:	0	0	Rear porch*	0	172	Total Impervious Cover:	3640	4202	Garage/Carport: 1st floor*	0	400	Stormwater Development Fee:			Garage: 2nd floor	0	0	Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)	Shed*	200	0	Front yard setback area	1560	700	Breezeway*	0	0	Footprint of any structure(s)	0	0	Covered patio structure*	0	0	Driveway/Parking Pad	500	630	Other accessory structures*	0	0	Walkways	90	0	Total Square Footage:	3050	3572	Other impervious cover:	0	0	Total Lot Coverage*:	.39	2627	Total Impervious Cover within Front Yard Setback:	250	148	Total FAR:	39%	46%				Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		
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*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

**Projects undertaken by the home/property owner which reflect typical contractor related work such as grading, excavation, and demolition, or which utilizes equipment atypical to a home/property owners work shall be limited by the authorized hours of construction as would a typical general contractor.

I hereby acknowledge that I have read and completed this application and know the same to be true and correct. This project as submitted complies with the International Code series and NEC, as currently adopted by the City of Alamo Heights, and with the Code of Ordinances of the City of Alamo Heights. I hereby acknowledge that no work has or will commence on the proposed project until an approved permit is received. All provisions of laws and ordinances governing the proposed work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

MA Caudill
Signature of Property Owner (if applicable)

Date: 8.17.23

Date: _____

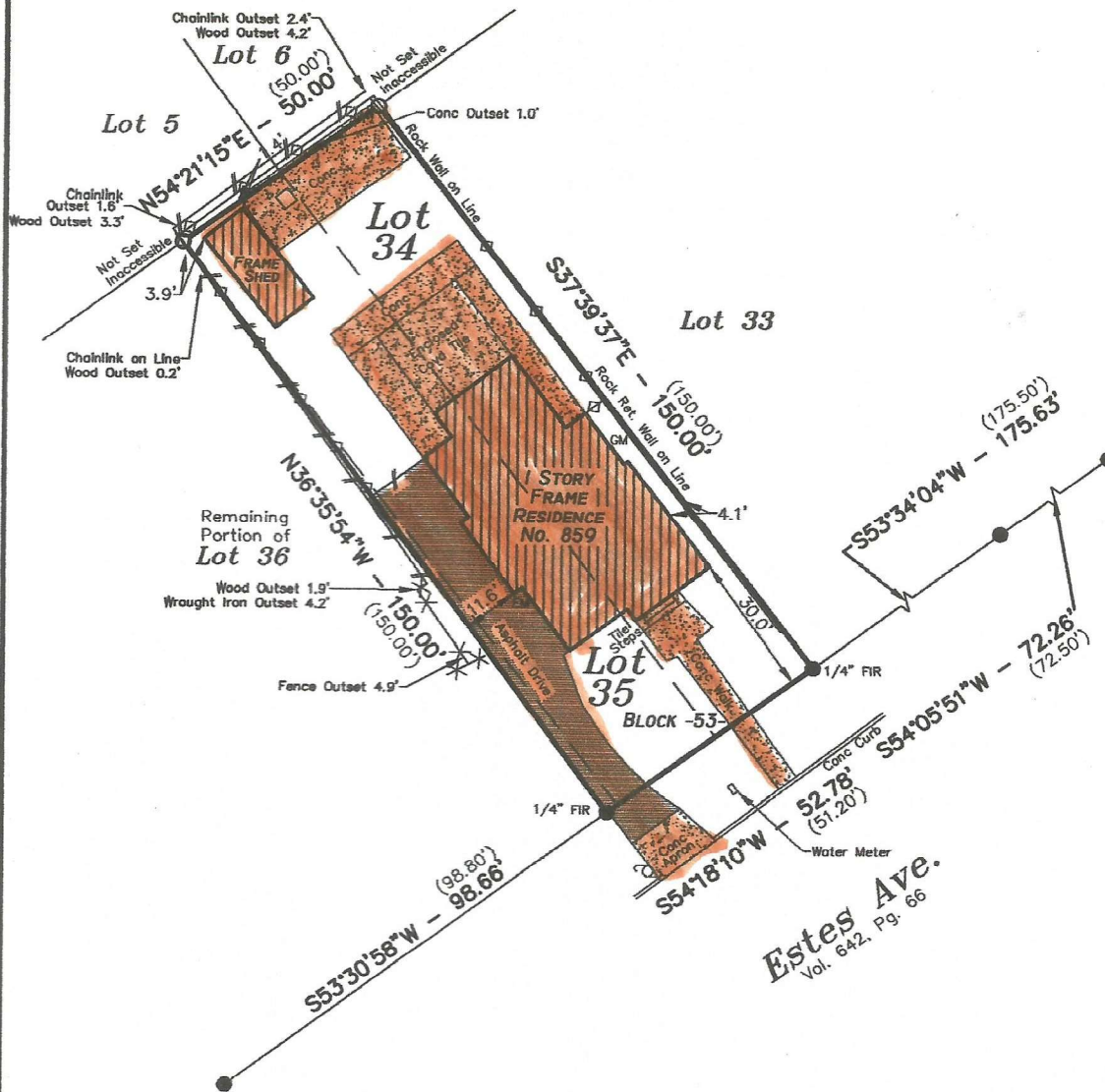
Legend

Wood Fence
Chainlink Fence
Wrought Iron Fence
Power Pole
Found 1/2" Iron Rod
unless otherwise noted
Set 1/2" Iron Rod W/Red Cap
Marked "RPLS #4540"
unless otherwise noted
Record Information
Electric Meter
Gas Meter

()
EM-
GM-



Scale: 1" = 30'
Page 1 of 2



FINAL SURVEY OF:

LOTS 34, 35 & 48 Sq.Ft. of 36 BLOCK 53
SUBDIVISION Alamo Heights Addition
VOLUME 642 PAGE(S) 66 DEED & PLAT RECORDS
Alamo Heights Bexar COUNTY, TEXAS
ADDRESS 859 Estes Ave.
OWNER La Pita Ventures, LLC

PREPARED BY:

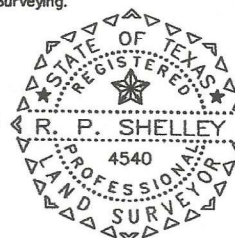
TEXAS LAND SURVEYORS

475 CR 4175 Cranfills Gap, Texas 76637
(210) 845-4044 kathymaslyk@yahoo.com
Firm No. 10194621

I, R.P. Shelley, do hereby certify that this Map of Survey reflects the results of an on-the ground survey conducted by personnel working under my supervision and to the best of my knowledge is true and accurate and substantially complies with the Rules and Regulations and Standards of Practice as adopted by the Texas State Board of Professional Land Surveying.

R.P. Shelley

R.P.L.S. NO. 4540



DATE PREPARED: 01/19/23

JOB #22-112

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 AMENDMENTS FOR THEIR ADOPTING ORDINANCES:
2019 INTERNATIONAL CODE SERIES

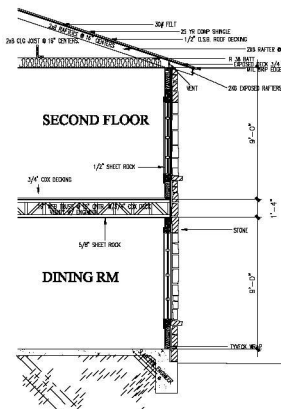
MATERIAL RATINGS

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

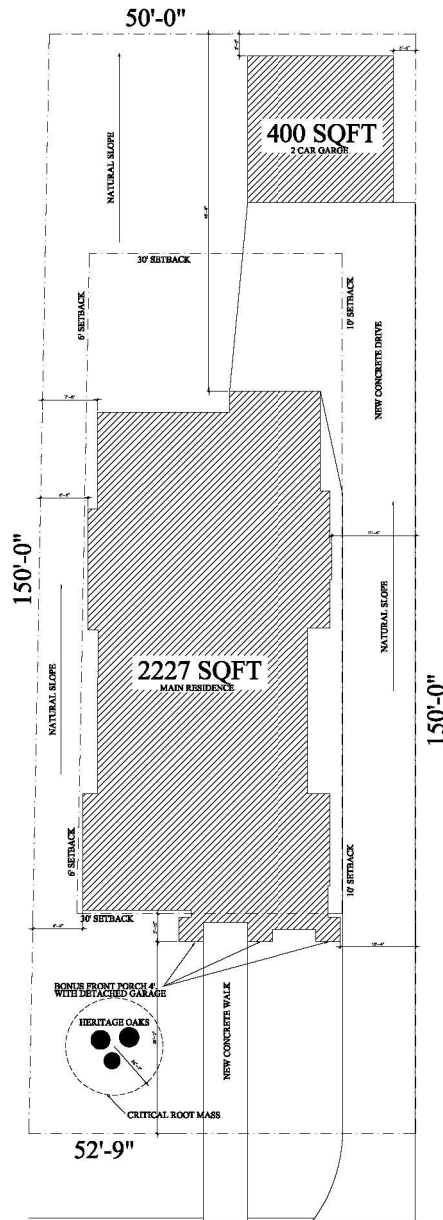
PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

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.



BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

SQFT TOTALS

2938 TOTAL A/C SQFT

AC SQFT DN = 1993 SQFT
AC SQFT UP = 945 SQFT
GARAGE = 400 SQFT
ENTRY PORCH = 124 SQFT
REAR PORCH = 172 SQFT
MAIN SLAB = 2227 SQFT
FRONT INPERVIOUS = 604
BASEMENT 678 SQFT

CODE ANALYSIS SQFT TOTALS

LOT SQFT= 7708 SQFT
TOTAL COVERED SQFT= 2627 SQFT
F.A.R.= 3572 SQFT =46%
F.A.R.= 45% + 2% (DETACHED GARAGE)

MAX F.A.R.= 47%
MAX LOT COVER = 40%
DRIVE WAY = 38% (INPERVIOUS COVER)



M.A. CAUDILL
ARCHITECT, P.C.
10000 N. MESA BLVD.
SUITE 100
DALLAS, TX 75243

859 ESTES
ALAMO HEIGHTS, TX

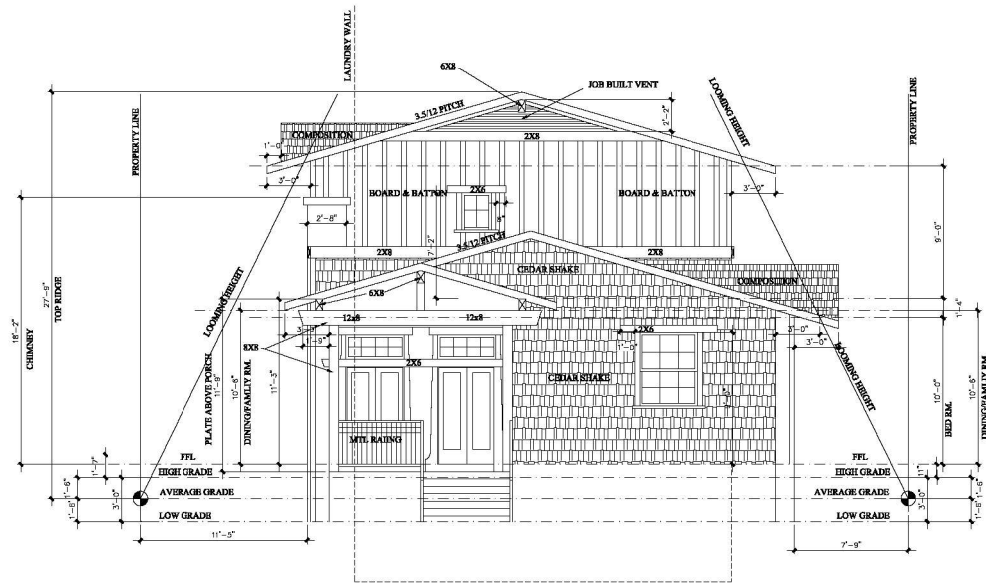
DATE: 7/22/2023
BY: M.A. CAUDILL
CHECKED: M.A. CAUDILL
APPROVED: M.A. CAUDILL



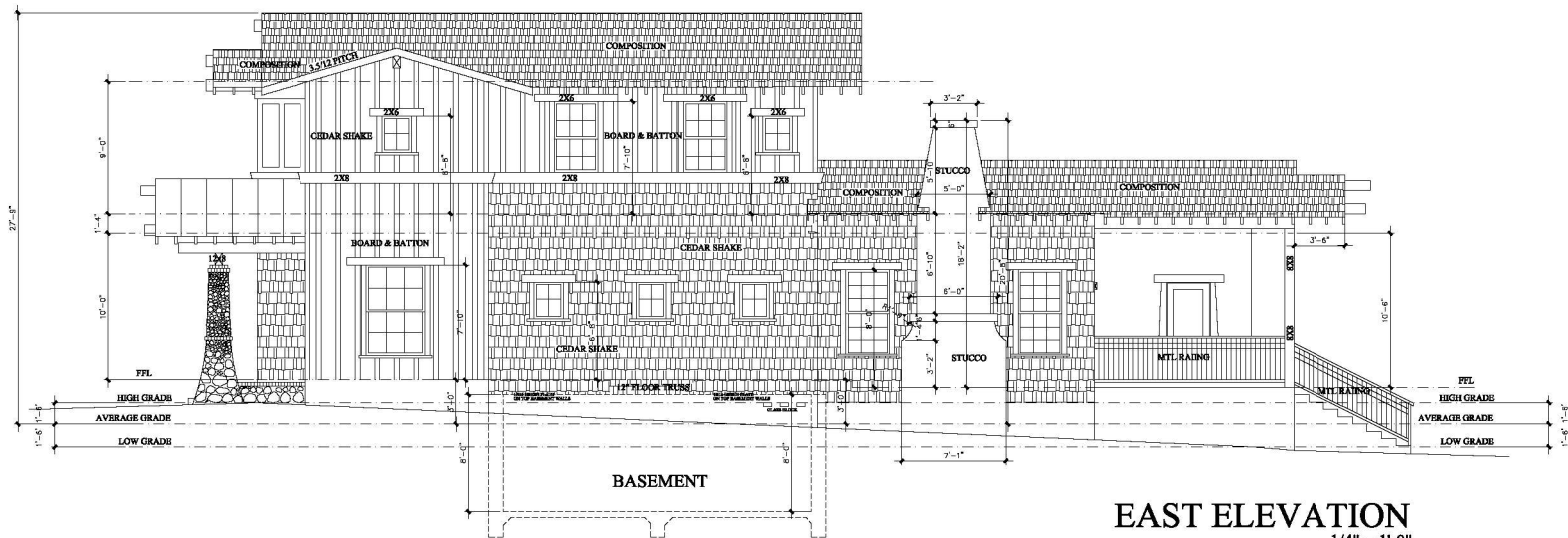
NO SCALE. SEE REVISIONS AND NOTES.

S1





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



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



M.A. CAUDILL
ARCHITECTS
1000 N. GULF
DALLAS, TX 75201

859 ESTES
ALAMO HEIGHTS, TX

ARCHITECT
DATE: 7/22/2023
BY: JAL



DATE: 7/22/2023

A3