



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

**Architectural Review Board Meeting**  
**Septemeber 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. 1001F – 727 Patterson Ave**

Request of Bardfield Properties, LP, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 727 Patterson Ave in order to demolish 100% of the existing structure and construct a new single-family residence and a detached two-story 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.



Application to City of Alamo Heights ARB

Subject property : 727 Patterson Ave

Owner; Bardfield Properties LP, Managing partner Daniel Read

Description of project;

Mature neighborhood with a mix of original (early 1900's) and modern traditional properties. Subject property to be demolished and replaced was built in 1912 and has been extensively modified over its life. It is in poor structural condition and has not been inhabited for almost 5 years.

New property is a traditional Georgian style single family home with predominantly brick exterior which will utilize all original red D'Hanis bricks reclaimed from the site. The site will optimize permeable ground coverage for driveways and walkways.

Lot has a slope of roughly 10%, rising from front on Patterson Ave at 751' to the utility access road at the rear. New structure will be blended into this slope with a basement floor cut into the slope to manage looming standard requirements and minimize impact.

The floor area ratio has been achieved with an allowance for the rear basement rooms which cut into the slope of the lot and don't extend beyond 3 feet above grade.

Lot has a beautiful mature live oak tree to the front which dominates the site and the new structure has been designed to be in harmony with the existing landscape.

Two adjacent properties are builds within the last 15 years of modern stucco appearance. Both of the adjacent properties were built prior to Looming standard being introduced.

The existing property has no garage and only front access to a circular driveway from Patterson Ave. The new home will retain the circular driveway at the front for visitor parking and receive a double garage to the rear with access from the existing rear utility alley which is already paved and in use by neighbors. This garage will not be visible from Patterson Ave.

Existing property built in 1912 is 2344 sq ft with a lot coverage of 23% and an FAR of 26%

New property will have a lot coverage of 3139sq ft 34.8% and an FAR of 4451sq ft 49.6% (note basement rear rooms excluded due to wall height which totaled 792sq ft). I will be

requesting a variance for FAR (exceed 47%) due to adjusting house to meet looming and height standards and having to deal with sloped and angled lot.

FAR Calculation;

Main house basement – bed 3, bath 3, hall, utility under ground	1687 – 792 = 895
Main floor	1676
Upper floor	805
Garage	557
Loft – studio	518
	4451sq ft



727 Patterson Ave – existing structure elevations



Front – Patterson ave



Rear



Left side, showing lot slope



Rear utility alley



## 727 Patterson Ave – proposed structure with both neighbors either side



725 Patterson Ave



729 Patterson Ave

Please note; final plans have changed front door porch from this image to accommodate looming standard. Remainder unchanged



## 727 Patterson Ave – neighbors directly opposite on Patterson



710 Patterson Ave



722 Patterson Ave

# Sample of materials of new structure



reclaimed bricks from  
existing site which will  
clad new structure –  
D'Hanis brick

Anderson 100 series casement windows





# Last project built by builder – Read Homes LLC



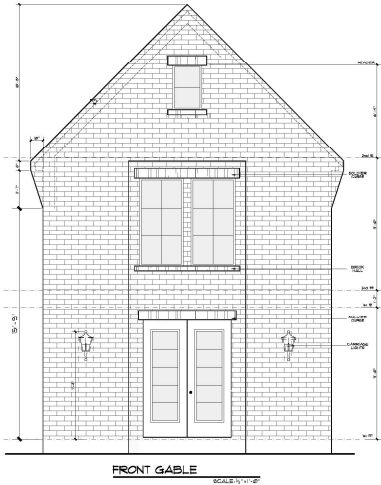
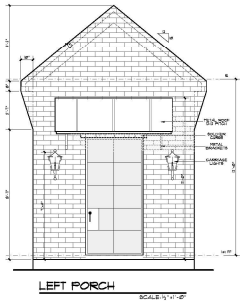
  
READ HOMES  
DESIGN • BUILD • REMODEL











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RETRIEVAL SYSTEM, WITHOUT THE  
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A NEW RESIDENCE  
LOT 29, BLOCK 21, NCB, 4024,  
1217 PATTERSON AVE,  
ALAMO HEIGHTS, TEXAS.

REVISIONS	
DATE	ITEM

DRAWN BY: NAME	SCALED: AS NOTED
CHECKED BY: NAME	DATE: 08/26/2025
SHEET 5 of 5	PROJECT No.

