



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

Architectural Review Board Meeting
August 19, 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, August 19, 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.

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. 996F – 503 Circle St

Request of Manuel Luevanos, applicant, representing Qube Property Development, LLC., owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 503 Circle St in order to demolish 100% of the existing structures and construct a duplex 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), Sarah Olivares, Planner at 210-882-1505, or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.



06/17/2024

Development Services
City of Alamo Heights
6116 Broadway, San Antonio TX 78209

Subject: Demolition and Construction Project at **503 Circle St, San Antonio, TX 78209**

Dear Development Services Team,

I am writing to inform you of a proposed demolition and construction project at **503 Circle St, San Antonio, TX 78209**. The project site is situated on a multifamily zoning lot.

The scope of work includes the following:

1. Demolition of the existing building, which is approximately 1,640 square feet in size.
2. Construction of a new two-unit duplex building on the site. 7,418 square feet in size.

The new duplex design is being developed with a strong emphasis on preserving and enhancing the traditional architectural aesthetics that are characteristic of the Alamo Heights community. Our design aims to seamlessly blend with the surrounding neighborhood while also providing modern amenities and sustainable building practices.

We are committed to ensuring that the new construction fully complies with all relevant building codes and standards. Our objective is to contribute positively to the community by delivering a project that respects the historical context and meets contemporary living standards.

As the General Contractor for this project, I, **Manuel Luevanos**, along with my team at MGA Constructions, am dedicated to maintaining the highest quality of workmanship and adhering to all regulatory requirements throughout the demolition and construction phases.

Thank you for your attention to this matter. We look forward to collaborating with the City of Alamo Heights to successfully complete this project. Please feel free to contact me at 210.999.1185 or manuel@mgaconstruction.us should you require any additional information or have any questions.

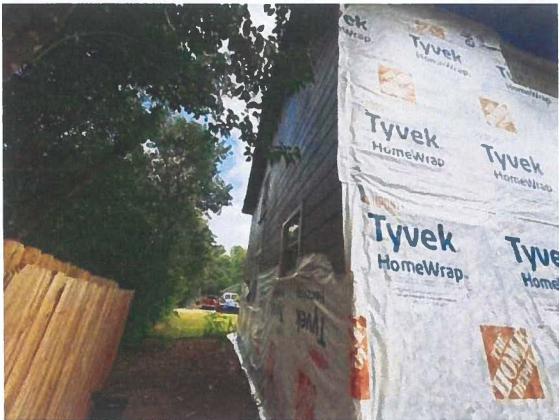
Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Luevanos", with a stylized flourish at the end.

Manuel Luevanos

General Contractor, MGA Constructions
1140 N Loop 1604 Ste 105624
San Antonio, TX 78258
manuel@mgaconstruction.us
210.999.1185





Project number	01
Date	April 2025
Exported	4/17/2025 6:58:21 PM
Drawn by	ERRR
Checked by	OV



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Owner

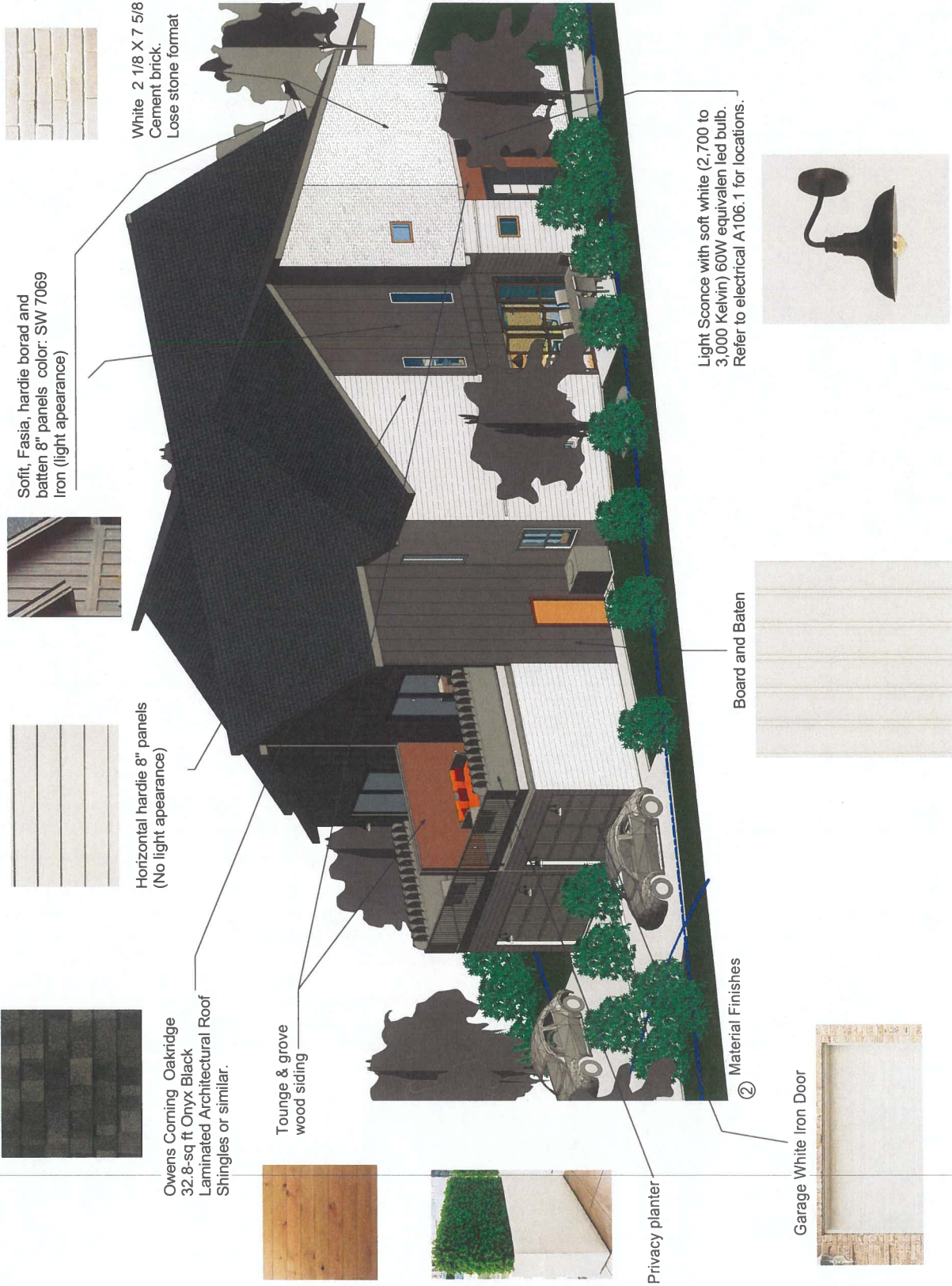
503 Circle Duplex

503 Circle St
Alamo Heights, TX 78209

MATERIAL FINISHES

A100.1

Project number 01
Date April 2023
Expiral 4/17/2025 6:58:24 PM
Drawn by ERR
Checked by OV



Owens Corning Oakridge
32.8-sq ft Onyx Black
Laminated Architectural Roof
Shingles or similar.



Horizontal hardie 8" panels
(No light appearance)



Soffit, Fasia, hardie board and
batten 8" panels color: SW 7069
Iron (light appearance)



White 2 1/8 X 7 5/8
Cement brick.
Lose stone format



Privacy planter



Board and Batten

Material Finishes



Garage White Iron Door



Light Sconce with soft white (2,700 to
3,000 Kelvin) 60W equivalent led bulb.
Refer to electrical A106.1 for locations.

rescoservicos.com

BUILDING DESIGN DRAWINGS AS INSTRUMENTS OF SERVICE ARE, AND SHALL REMAIN, EXCLUSIVE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS TO BE EXECUTED OR NOT, THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING FROM THIS ARCHITECT.



Structural Consultant:
Name: Villareal Design Group, LLC
Address:
Phone: 210 725 8100
e-mail: Jose@VillarealDesign.com

MEP Consultant:
Name _____
Address _____
Phone _____
e mail _____LANDSCAPE CONSULTANT:
Name _____
Address _____
Phone _____
e-mail _____

Civil Consultant:
Name
Address
Phone
e-mail

Owner

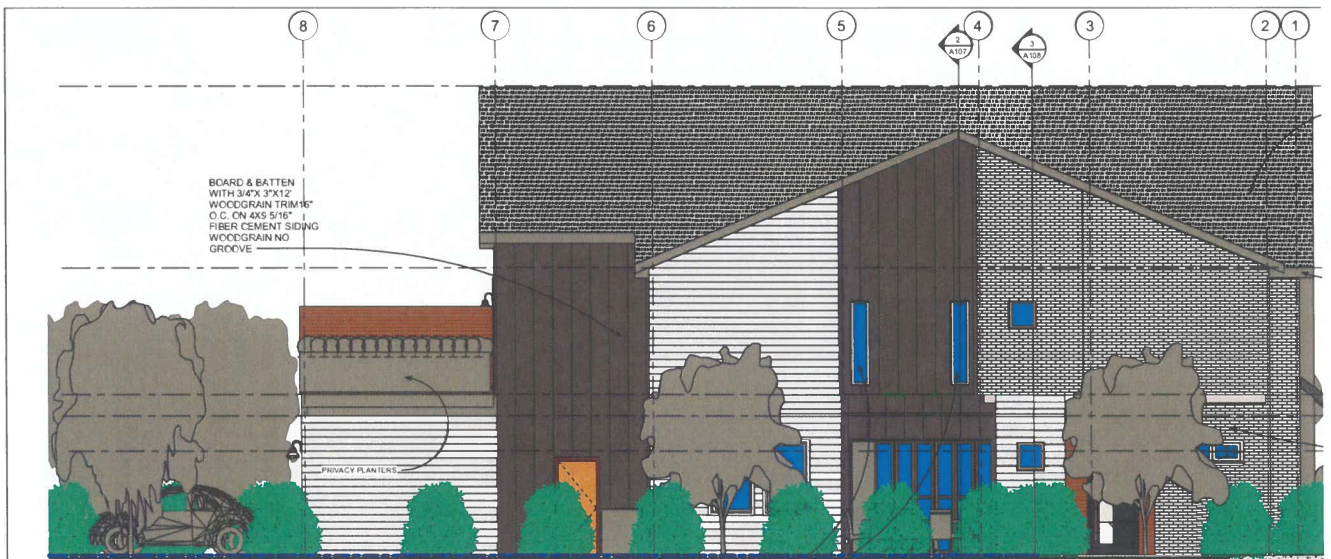
503 Circle Duplex

503 Circle St
Alamo Heights, TX 78209

PROPOSED
BLOCK
PANORAMA

A101.3

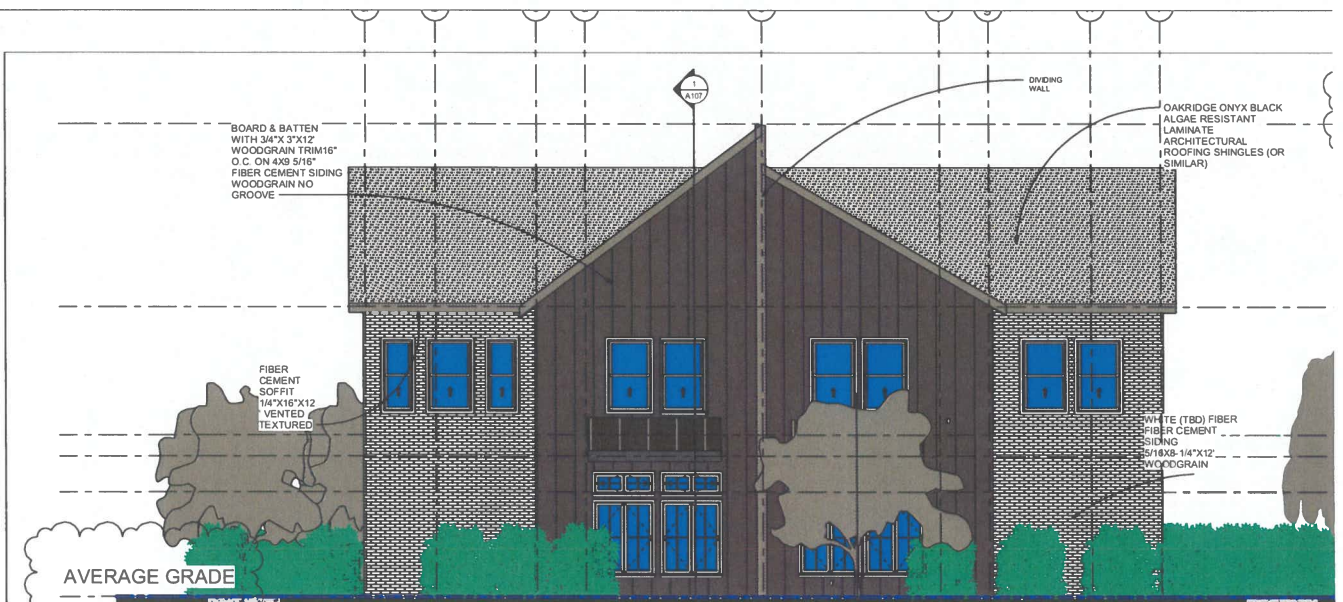
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Exported	4/17/2025 6:58:46 PM
Drawn by	Author
Checked by	Checker



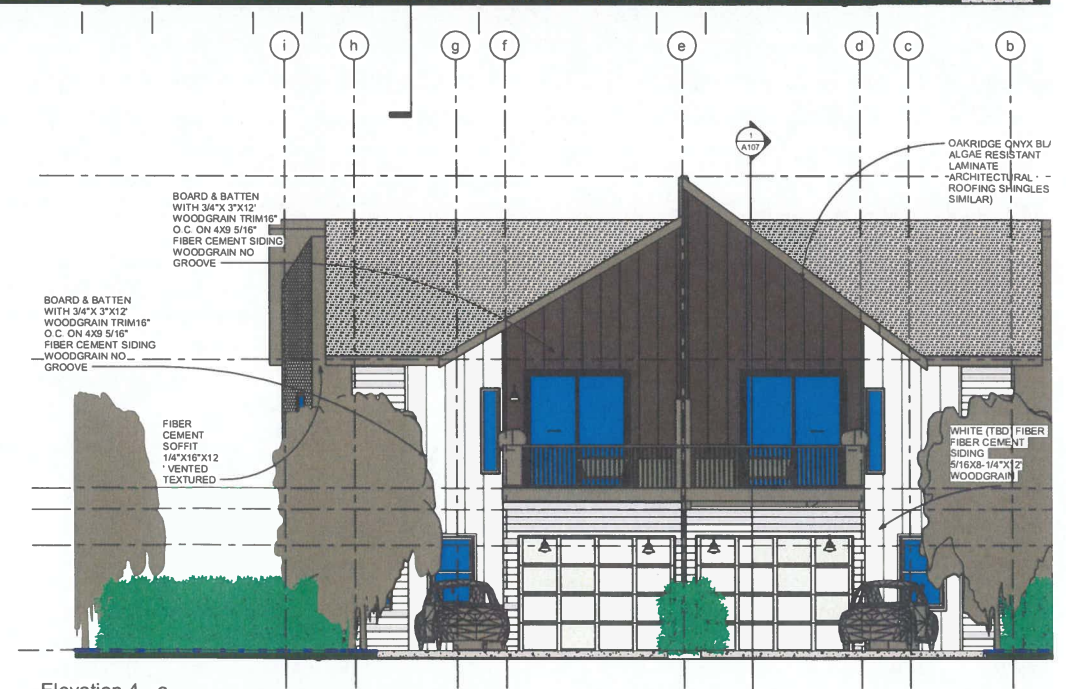
① Elevation 1 - a
1/4" = 1'-0"



② Elevation 3 - a
1/4" = 1'-0"



① Elevation 2 - a
1/4" = 1'-0"



② Elevation 4 - a
1/4" = 1'-0"