



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 regular 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. 992F – 533 College Blvd

Request of Marcos Zertuche, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 533 College Blvd in order to demolish approximately 38% of the existing street façade facing south, 28% of the existing street façade facing west, and removal or encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs and construct additions to the existing single-family residence 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 (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.

Marcos Zertuche

533 College blvd
San Antonio, Texas 78209
210.325.8222

ARB Cover Letter: Project Review

June 30th, 2025

Greetings,

I am the owner of 533 College Blvd, and I am submitting this letter to outline our intent for the upcoming improvements to the property.

Our goal is to make necessary updates that preserve the character and integrity of the home, while addressing longstanding maintenance issues. Specifically, we plan to replace the existing flat roof with a pitched roof and add a small structure to the rear of the property. These changes are designed to be consistent with the architectural style of both the home and the surrounding neighborhood.

We are committed to carrying out this work in a manner that is respectful to our neighbors and the Alamo Heights community. The construction site will be kept clean and organized at all times. We will follow all city requirements and maintain clear communication with contractors to minimize disruptions.

Our family has deep ties to this home and neighborhood, and we take pride in improving the property responsibly. Thank you for your time and consideration.

Best Regards,

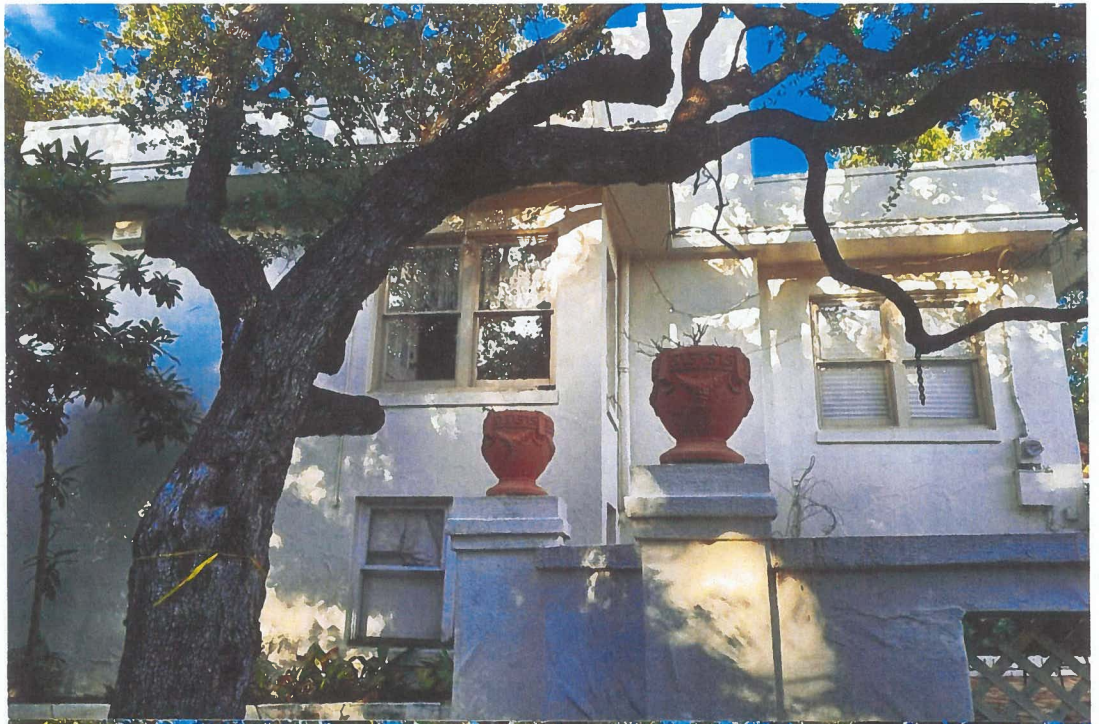


Marcos Zertuche II



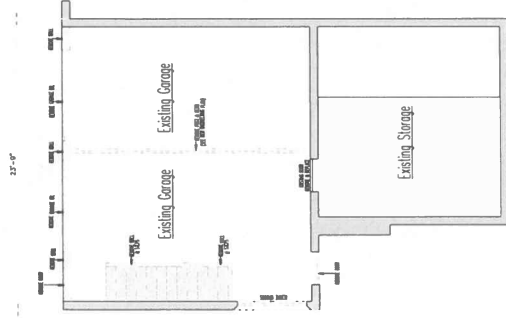




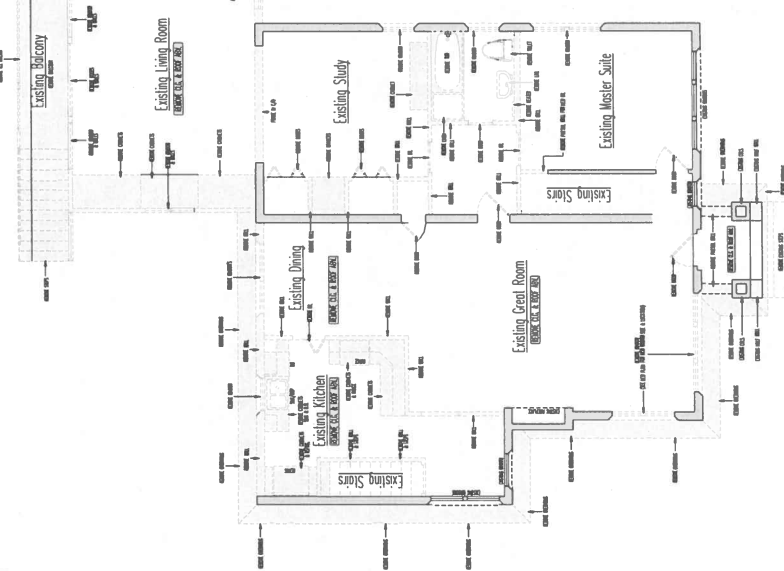




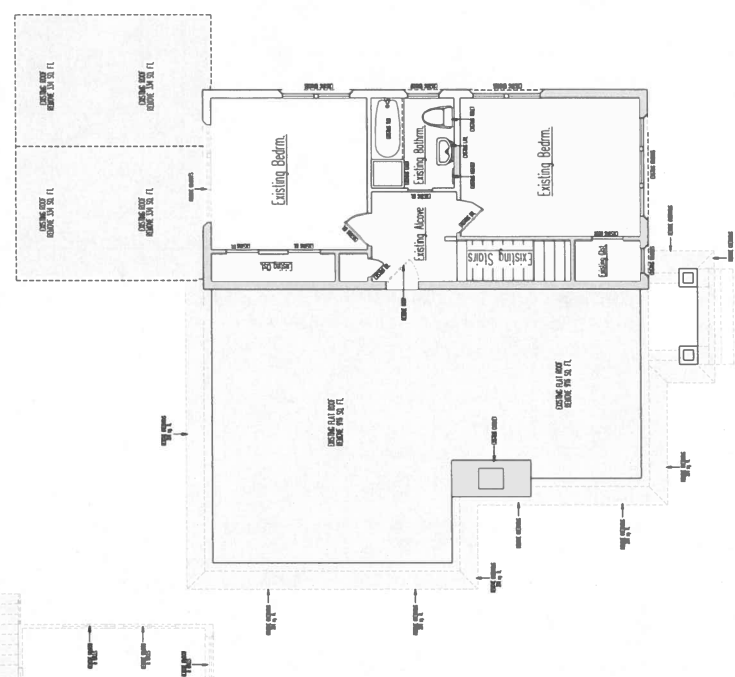
Existing Building Information		WALL DEMO REMOVAL SQ. FOOTAGES	
Existing Main Level Living	1635	Total Roof Removal	1454
Existing Upper Level Living	598	North Elevation	631 74% REMOVAL
Existing Total Living	2233	West Elevation	342 28% REMOVAL
Existing Garage & Storage	794	East Elevation	391 44% REMOVAL
		South Elevation	299 38% REMOVAL
New Building Information		Total Step & Stair Removal	175
Existing Main Level Living	1635		
New Main Level Living Addition	300		
Total New Main Level	2000		
Existing Garage & Storage	794		
New Garage Addition	300		
Total New Garage	1137		
New Balconies	190		
Total New Living	2390		
Total New Covered	3231		



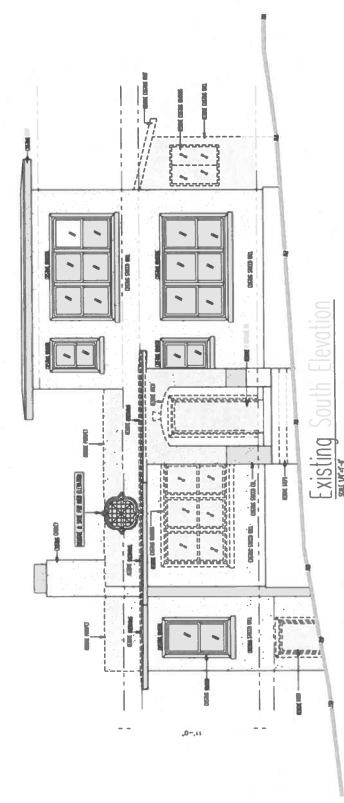
Existing Lower Level Demolition Plan
SCALE: 1/8"=1'-0"



Existing Main Level Demolition Plan
SCALE: 1/8"=1'-0"

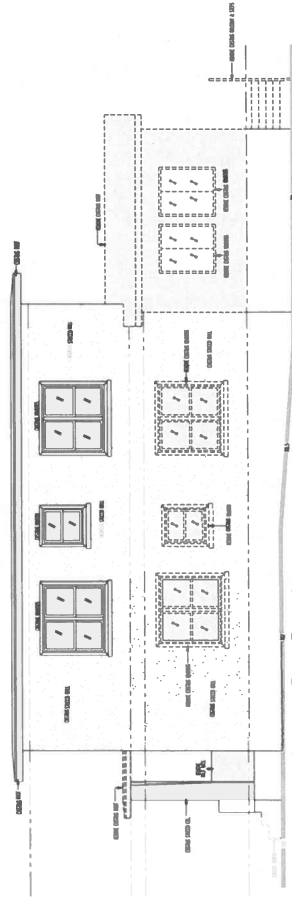


Existing Upper Level Plan
SCALE: 1/8"=1'-0"

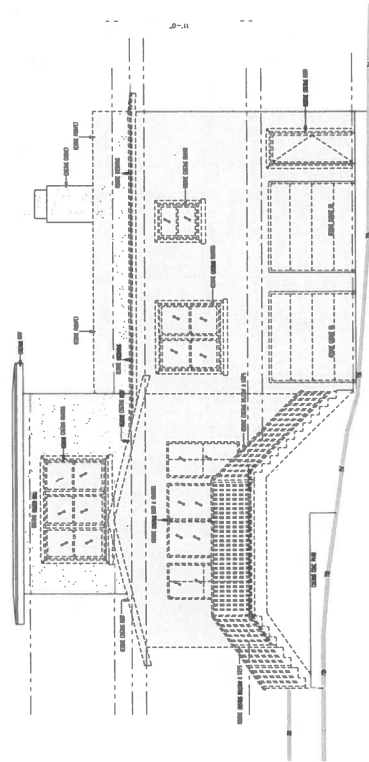


Existing South Elevation
SCALE: 1/8"=1'-0"

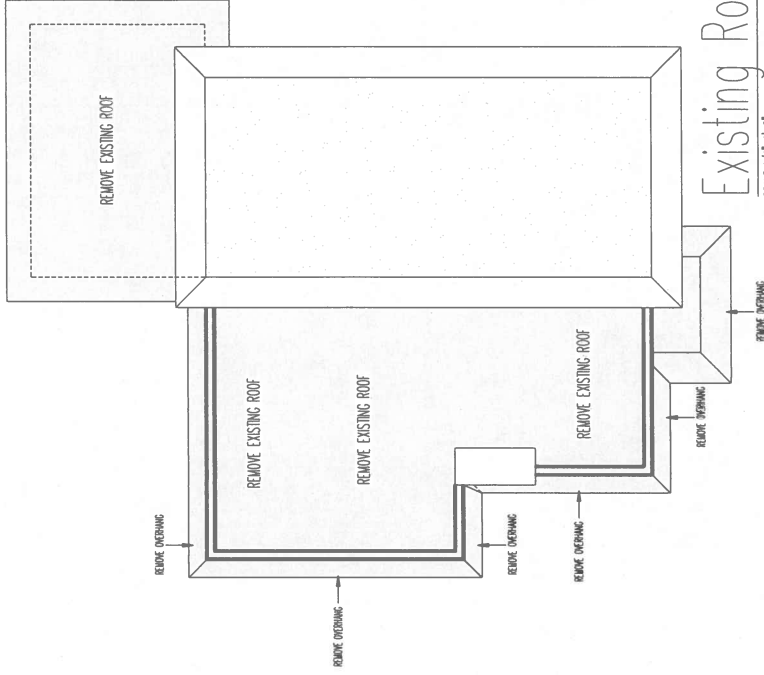
Existing Building Information		WALL DEMO REMOVAL SQ. FOOTAGES	
Existing Main Level Living	1535	Total Roof Removal	1654
Existing Upper Level Living	598	North Elevation	531 74% REMOVAL
Existing Total Living	2233	West Elevation	342 28% REMOVAL
Existing Garage & Storage	754	East Elevation	391 44% REMOVAL
Existing Total	2987	South Elevation	289 35% REMOVAL
New Building Information		Total Star & Star Removal	173
Existing Main Level Living	1535		
New Main Level Living Addition	368		
Total New Main Level	2003		
Existing Garage & Storage	754		
New Garage Addition	368		
Total New Garage	1122		
New Balconies	190		
Total New Living	2599		
Total New Covered	2733		



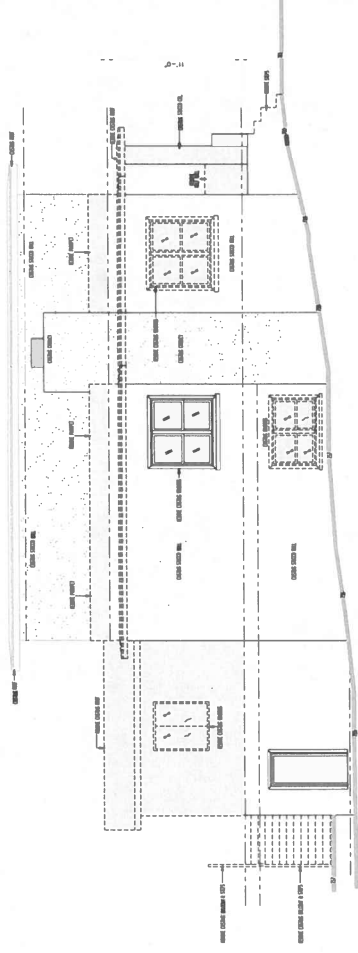
Existing East Elevation
38% SQ. FT. OF WALLS PROPOSED FOR DEMOLITION
44% REMOVAL



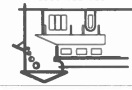
Existing North Elevation
63% SQ. FT. OF WALLS PROPOSED FOR DEMOLITION
74% REMOVAL



Existing Roof Plan
SCALE 1/4"=1'-0"



Existing West Elevation
54% SQ. FT. OF WALLS PROPOSED FOR DEMOLITION
26% REMOVAL



A-LINE DESIGN
Architect/Planner/Engineer
287 Albert St.
New Braunfels TX 78130
360-221-6668

REVISIONS

DRAWN BY:

DATE:

3 of 9

A new Addition Plan For
The Zertuche Family
2002 Country Hill, V3
San Antonio TX 78209

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOKS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

PLAN NO.:

New Building Information	
Existing Main Level Living	16.35
New Main Level Living Addition	36.8
Total Main Level	200.3
Existing Garage & Storage	76.4
New Garage Addition	36.8
Total New Garage	113.2
New Bedrooms	190
Total New Living	2569
Total New Covered	2733

ATC VENT NOTES:

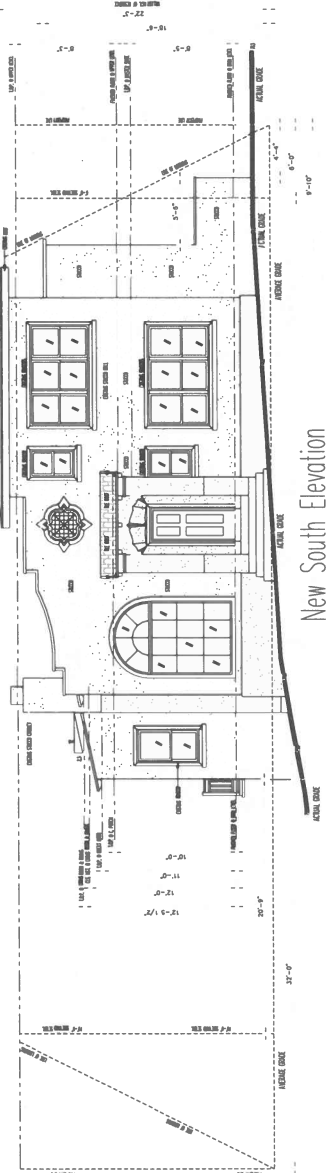
SEE ATC VENT SCHEDULE FOR
 1. ALL ATC VENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ATC VENT SCHEDULE.
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GENERAL NOTES FOR 2021 IRC & ECC:

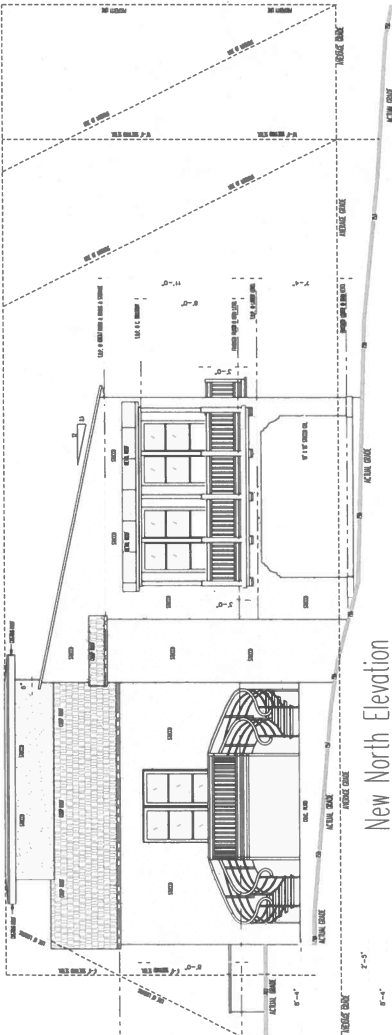
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2021 ENERGY CODE FOR COMMERCIAL BUILDINGS (ECC).
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
 3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 4. ALL EXTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 5. ALL INTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 6. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 7. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 8. ALL PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC).
 9. ALL GAS SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL GAS CODE (IGC).
 10. ALL FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE (IFC).
 11. ALL SAFETY SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL SAFETY CODE (ISC).
 12. ALL ACCESSIBILITY REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA).
 13. ALL ENVIRONMENTAL REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH THE INTERNATIONAL ENVIRONMENTAL CODE (IEC).
 14. ALL HISTORIC PRESERVATION REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH THE INTERNATIONAL HISTORIC PRESERVATION CODE (IHP).
 15. ALL OTHER REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH THE INTERNATIONAL CODES AND STANDARDS.

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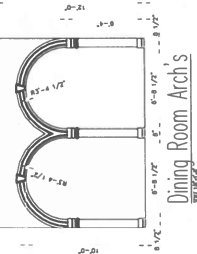
New South Elevation



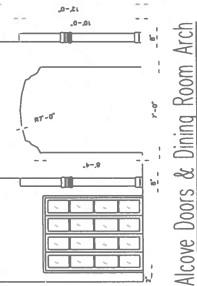
New North Elevation



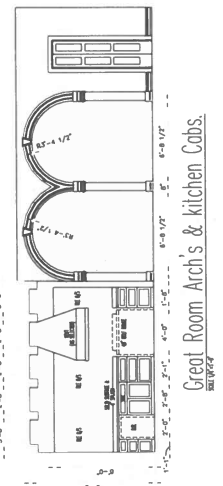
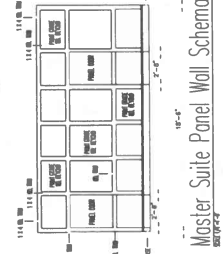
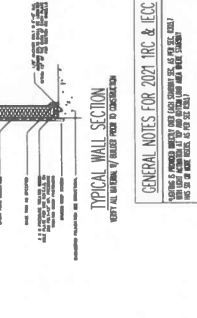
Great Room Dr. Detail



Dining Room Arch's



Alcove Doors & Dining Room Arch



NOTES:

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A-LINE DESIGN
 Architectural Plans From
 287 Alamo St.
 New Braunfels, TX 78130

A new Addition Plan For
 The Zertuche Family
 533 Collins Blvd
 San Antonio, TX 78209

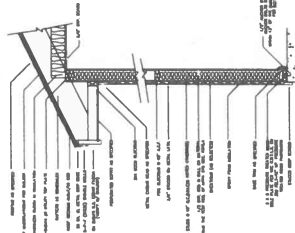
DESIGNING PROPERTY OF A-LINE DESIGN, NEW BRAUNFELS, TEXAS. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM A-LINE DESIGN.

PLAN NO.:

REVISIONS:
 DRAWN BY:
 DATE:

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New Building Information	
Existing Main Level Living	16,335
New Main Level Living Addition	3,628
Total New Main Level	20,003
Existing Garage & Storage	7,664
New Garage Addition	3,628
Total New Garage	11,292
New Entryway	1,900
Total New Living	25,699
Total New Covered	27,721

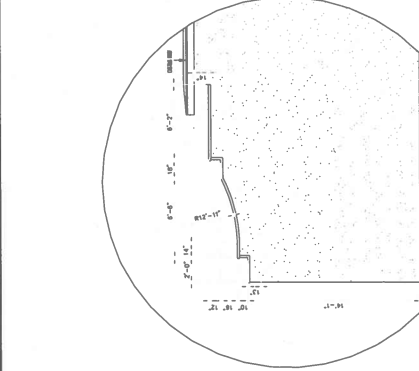


AT-10 VENT NOTES:

1. SEE AT-10 VENT FOR CONSTRUCTION DETAILS.
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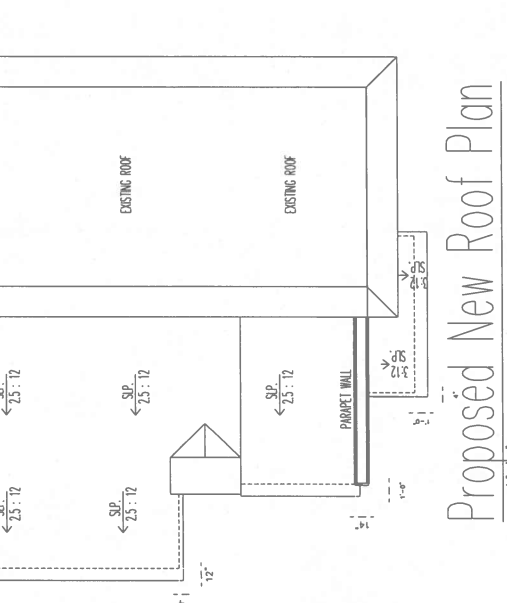
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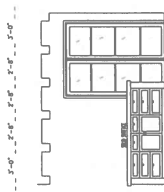
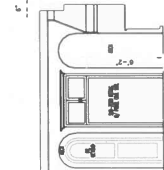
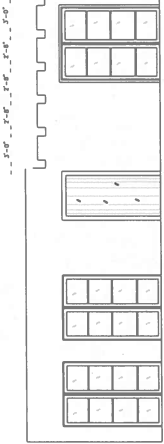
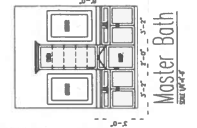
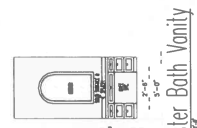
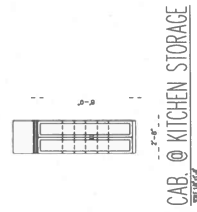
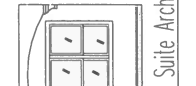
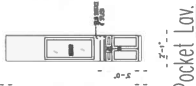
Parapet Detail

SCALE 1/4" = 1'-0"



Proposed New Roof Plan

SCALE 1/4" = 1'-0"



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