



## CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
6116 BROADWAY  
SAN ANTONIO, TX 78209  
210-826-0516

### **Architectural Review Board Meeting March 17, 2026 – 5:30 P.M.**

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, March 17, 2026, 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. 1019F – 310 Lamont Ave**

Request of Leslie Anderson of MSA Architecture + Interiors, applicant, representing Cooper Boddy, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 310 Lamont Ave in order to demolish 100% of the existing structure and construct a new 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 ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices)) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, ([gpringle@alamoheightstx.gov](mailto:gpringle@alamoheightstx.gov)), Tyler Brewer, Senior Planner, ([tbrewer@alamoheightstx.gov](mailto:tbrewer@alamoheightstx.gov)), or Lety Hernandez, Director, ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.



FRONT PERSPECTIVE VIEW



REAR PERSPECTIVE VIEW

**ANNOTATIONS**

GENERAL ANNOTATIONS	
1R 1S	1 ROD 1 SHELF
2R 2S	2 RODS 2 SHELVES
AC	AIR CONDITIONING
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AV / IT	AUDIO VISUAL / INFORMATION TECHNOLOGY
BLDG	BUILDING
CAB	CABINET
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COVD	COVERED
CPT	CARPET
D	DEEP
D.V.	DIRECT VENT
DIO	DOUBLE OVEN
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DISP	GARBAGE DISPOSAL
DN	DOWN
DW	DISH WASHER
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQPT	EQUIPMENT
EV	ELECTRIC VEHICLE
EXIST	EXISTING
EXT	EXTERIOR
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
FLR	FLOOR
FP	FIRE PLACE
GYP	GYPSPUM BOARD
H	HIGH
HORIZ	HORIZONTAL
HT	HEIGHT
KIS	KNEE SPACE
LAV	LAVATORY
LV	LOW VOLTAGE
MAX	MAXIMUM
MIC	MEDICINE CABINET
MICRO	MICROWAVE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER

**ANNOTATIONS**

PLYWD	PLYWOOD
PWRD	POWDER ROOM
R	RADIUS
R.O.	RANGE OVEN
RE:	REFER TO
REF	REFRIGERATOR
REF:	REFRIGERATOR
REQD	REQUIRED
REV	REVISION
SEP	SEPERATION
SF	SQUARE FEET
SHLV	SHELVES
SLP	SLOPED (CEILING OR FLOOR)
SRO	SHEET ROCK OPENING
STD	STANDARD
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TYP	TYPICAL
U.C.	UNDER COUNTER
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VRT	VENT THROUGH ROOF
W	WIDE
WD	WASHER / DRYER
WD	WOOD
WH	WATER HEATER
WH	WATER HEATER
WC	WALK IN CLOSET
WP	WATERPROOF
WS	WATER SOFTNER

**ANNOTATIONS**

WINDOW & DOOR ABBREVIATIONS	
AWN	AWNING
C.O.	CASED OPENING
CSMT	CASEMENT
DH	DOUBLE HUNG
DL	DIVIDED LITE
DR	DOOR
FG	FIXED GLASS
HDR. HT.	HEADER HEIGHT
HLF	HALF
HS	HORIZONTAL SLIDER WINDOW
LT	LITE
OH	OVERHEAD DOOR (GARAGE)
OPNG	OPENING
PKT	POCKET DOOR
PNL	PANEL
S.C. DOOR w/ CLSR	SOLID CORE DOOR WITH CLOSER
SETY	SAFETY
SH	SINGLE HUNG
SLD	SLIDER
STL	STEEL
TRAN	TRANSOM WINDOW

**ABBREVIATIONS**



LOCATION MAP

**DRAWING INDEX**

SHEET #	SHEET NAME
1	COVER SHEET
2	EXISTING CONDITIONS
3	DEMO SITE PLAN
4	AREA PLAN & SCHEDULES
5	PROPOSED SITE PLAN, FAR CALC, & LOT COVERAGE CALC.
6	PROPOSED FIRST FLOOR PLAN
7	PROPOSED SECOND FLOOR PLAN & ROOF PLAN
8	PROPOSED EXTERIOR ELEVATIONS
9	PROPOSED EXTERIOR ELEVATIONS
10	PROPOSED DETACHED GARAGE PLANS
11	EXTERIOR MATERIALS & COLOR PALETTE

**GENERAL NOTES**

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION (A.H.) OVER THE PROJECT.

**ALL IRC SECTIONS & TABLES REFERENCED REFER TO IRC 2021 VERSION.**

- BUILDER SHALL VERIFY ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (w/ RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
- BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 5/8" TYPE X GYP. BD. AND COMPLY WITH IRC SEC. R302.
- ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 4" ABOVE THE FLOOR & PER IRC SEC 310.
- CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 703.8.
- ONE-HOUR RATED GYPSPUM BOARD SHALL BE INSTALLED UNDER STAIRS.
- PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R806.
- ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (G/F).
- FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (& 3'-0" MIN. HEIGHT AT RIDGE).
- FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE w/ IRC SECTION R1004 & SHALL BE TESTED IN ACCORDANCE w/ UL 127.
- SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R314.
- HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC R311.
- ALL HORIZONTAL GUARD RAILS WILL BE A MINIMUM OF 36" IN HEIGHT & COMPLY WITH IRC SEC R312.
- WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC R602.10.
- GLAZING SHALL COMPLY WITH IRC SEC. R308.
- ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
- PROJECTIONS LESS THAN 5' FROM PROP. LINE SHALL HAVE A 1-HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4' OF PROP. LINE PER R302 & TABLE 302.1.
- ALL DETAILS SHOWN ARE GENERAL AND ILLUSTRATIVE IN NATURE. BUILDER SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS.
- REFER TO ATTACHED RESIDENTIAL DETAIL SHEET(S) FOR STANDARD DETAILS & RECOMMENDATIONS FOR PORTIONS OF THE LATEST INTERNATIONAL ENERGY CODE COUNCIL (IECC) REQUIREMENTS (REFER TO AUTHORITIES HAVING JURISDICTION AND CURRENT ADOPTED IECC REQUIREMENTS FOR OTHER PROJECT CLIMATE ZONES. NOTIFY ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS).
- ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.
- SITE GRADING AND DRAINAGE PLANS PROVIDED BY OTHERS.
- ALL ENGINEERING DESIGNS INCLUDING, BUT NOT LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.

**OWNER/BUILDER-**  
COOPER DEWARE  
90 W EL PRADO  
SAN ANTONIO, TX 78212  
210-445-0815

**SURVEYOR-**  
MBC ENGINEERS  
1035 CENTRAL PARKWAY NORTH  
SAN ANTONIO, TX 78232  
210-545-1122

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/ PERMITTING / BIDDING OR  
CONSTRUCTION

BRENT R ANDERSON  
REGISTRATION NO. 17241

A RESIDENCE FOR  
COOPER

**DEWARE**

**COVER SHEET**

310 LAMONT AVE. ALAMO HEIGHTS, TX  
BEXAR COUNTY  
40' OF LOT 6 & ALL OF LOT 5, BLK. 179 CB 4024  
.31 ACRES

**2GR-4-4343**

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**EXISTING PROJECT BLOCK PANORAMA**



**PROPOSED PROJECT BLOCK PANORAMA**



**EXISTING PROJECT BLOCK PANORAMA-ACROSS THE STREET**



**FRONT ELEVATION-HOUSE**



**REAR ELEVATION-HOUSE**



**RIGHT ELEVATION-HOUSE**



**LEFT ELEVATION-HOUSE**

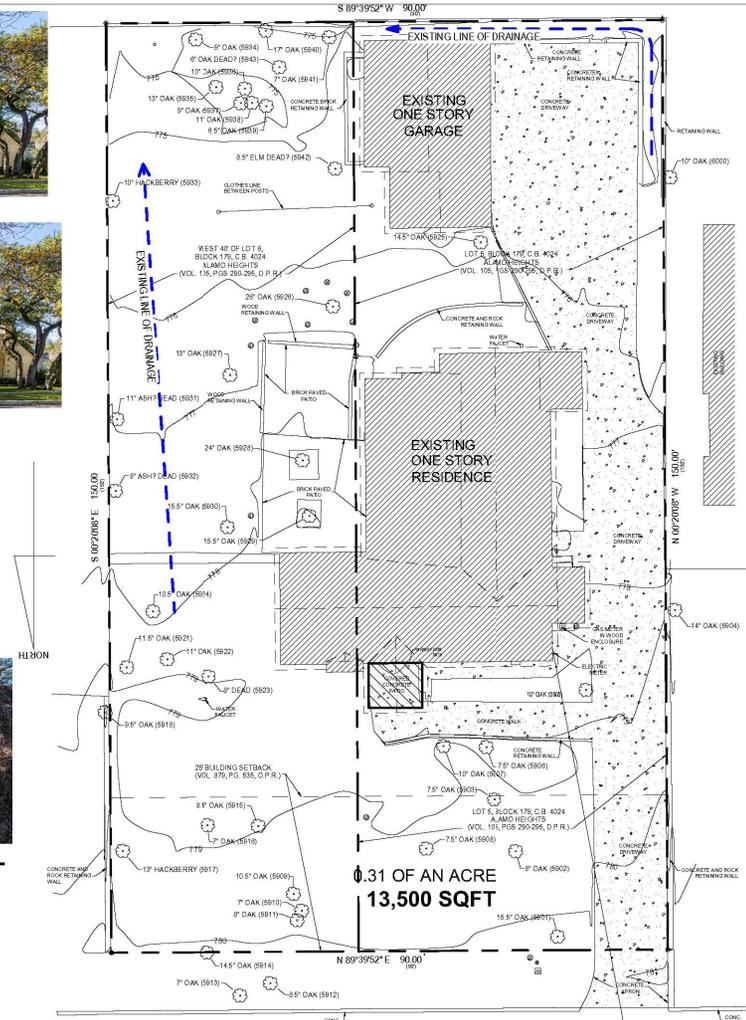


**FRONT LEFT ELEVATION-DETACHED GARAGE**



**RIGHT ELEVATION-DETACHED GARAGE**

**EXISTING HOUSE & EXISTING DETACHED GARAGE PHOTOS - ALL EXISTING STRUCTURES TO BE REMOVED**



**01 EXISTING SITE PLAN**  
1" = 20'-0"

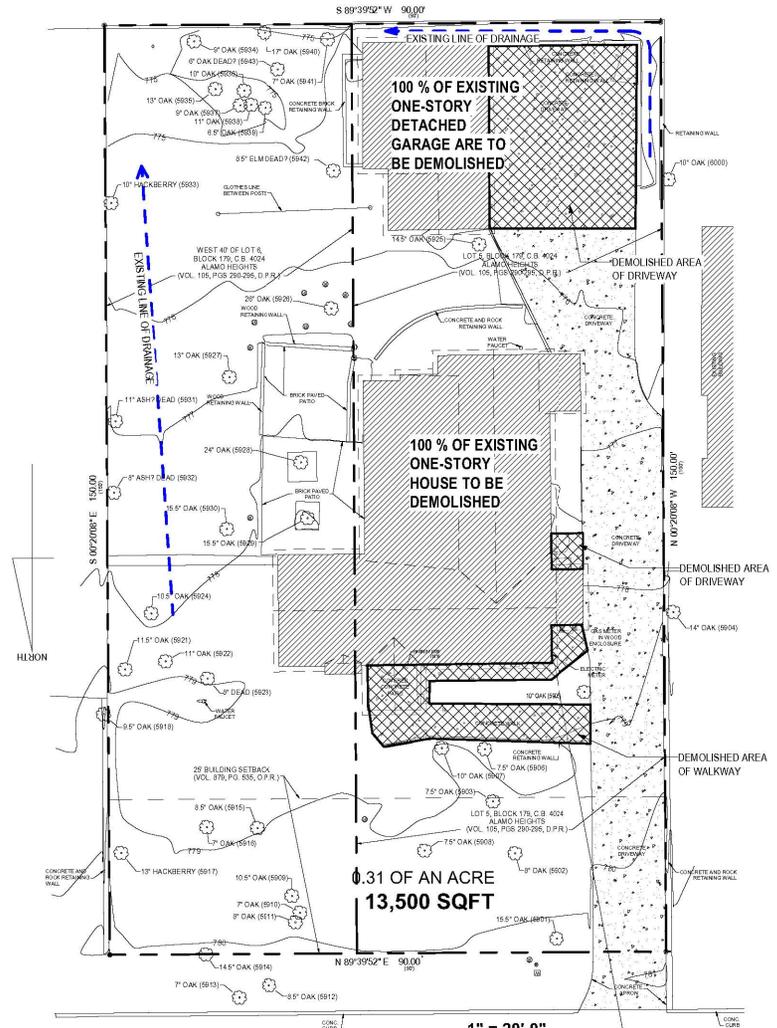


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C:\USERS\MSA\_5\DOCUMENTS\CAVE\PROJECTS\RESIDENTIAL\COOPER DEWARV310 LAMONT DD SET (02-04-26) (A11.F SIZE).RVT

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**01 DEMO SITE PLAN**  
1" = 20'-0"



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BRENT R ANDERSON  
REGISTRATION NO. 17241

A RESIDENCE FOR  
COOPER

**DEWARE**

**DEMO SITE PLAN**

310 LAMONT AVE. ALAMO HEIGHTS, TX  
BEXAR COUNTY  
40' OF LOT 6 & ALL OF LOT 5, BLK. 179 CB 4024  
.31 ACRES

**2GR-4-4343**

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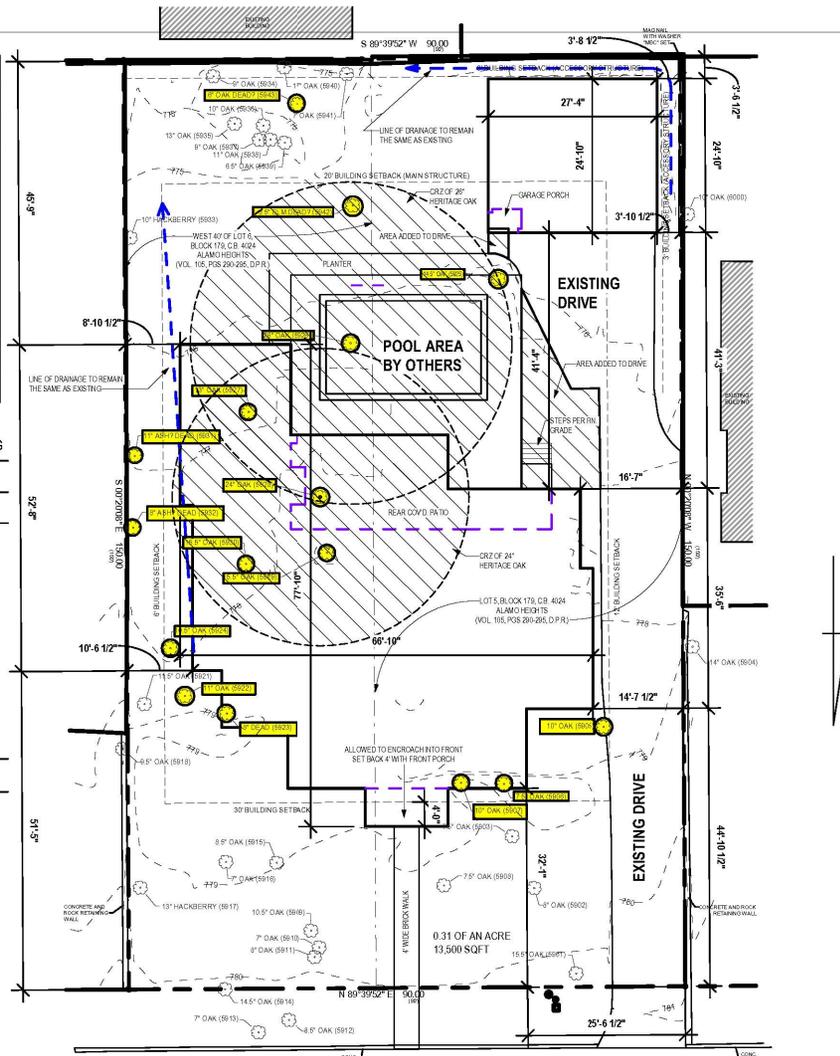
FRONT SIDE PERSPECTIVE VIEW



REAR SIDE PERSPECTIVE VIEW

	PROPOSED	EXISTING
<b>LOT COVERAGE</b>		
<b>LOT AREA</b>	<b>13,500 SF</b>	<b>13,500 SF</b>
<b>MAIN HOUSE</b>		
FIRST FLOOR LIVING	2,890 SF	1811 SF
ENTRY PORCH	82 SF	63 SF
REAR COV'D PATIO	525 SF	
<b>TOTAL MAIN HOUSE FOOTPRINT</b>	<b>3,497 SF</b>	<b>1874 SF</b>
<b>DETACHED GARAGE</b>		
GARAGE	658 SF	576 SF
GARAGE PORCH	20 SF	
<b>TOTAL DETACHED GARAGE FOOTPRINT</b>	<b>678 SF</b>	<b>576 SF</b>
<b>TOTAL FOOTPRINT AREA</b>	<b>4175 SF</b>	<b>2450 SF</b>
<b>TOTAL LOT COVERAGE</b>	<b>30.92%</b>	<b>18.15%</b>

	PROPOSED	EXISTING
<b>FLOOR AREA RATIO (F.A.R.)</b>		
<b>LOT AREA</b>	<b>13,500 SF</b>	<b>13,500 SF</b>
<b>MAIN HOUSE</b>		
FIRST FLOOR LIVING	2,890 SF	1811 SF
SECOND FLOOR LIVING	1,453 SF	63 SF
ENTRY PORCH	82 SF	
REAR COV'D PATIO	525 SF	
<b>TOTAL MAIN HOUSE AREA</b>	<b>4,950 SF</b>	<b>1874 SF</b>
<b>DETACHED GARAGE</b>		
GARAGE	658 SF	576 SF
GARAGE PORCH	20 SF	
<b>TOTAL DETACHED GARAGE AREA</b>	<b>678 SF</b>	<b>576 SF</b>
<b>TOTAL AREAS</b>	<b>5,628 SF</b>	<b>2450 SF</b>
<b>TOTAL F.A.R.</b>	<b>.41689</b>	<b>.1815</b>



**01 SITE PLAN**  
 1" = 20'-0" NOTE: ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS  
 1" = 20'-0" 0' 10'-0" 20'-0" 40'-0"

**MSA**  
 ARCHITECTURE  
 + INTERIORS

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BRENT R ANDERSON  
 REGISTRATION NO. 17241

A RESIDENCE FOR  
 COOPER

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**DEWARE**

**PROPOSED SITE PLAN, FAR CALC, & LOT COVERAGE CALC.**

310 LAMONT AVE. ALAMO HEIGHTS, TX  
 BEXAR COUNTY  
 40' OF LOT 6 & ALL OF LOT 5, BLK. 179 CB 4024  
 .31 ACRES

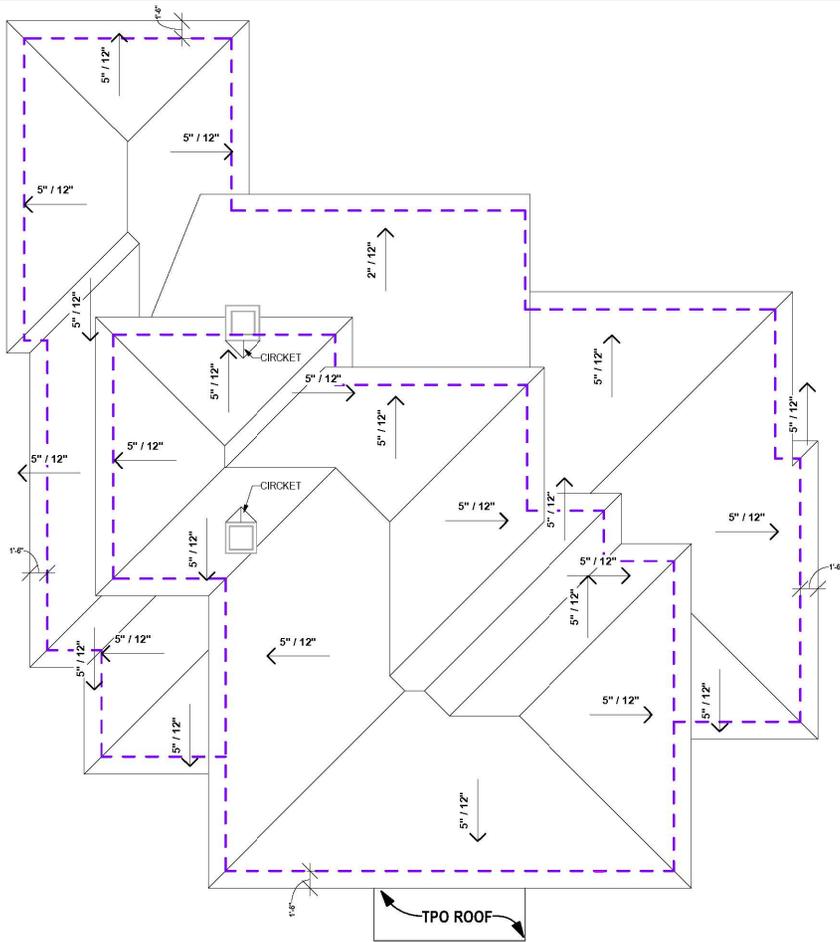
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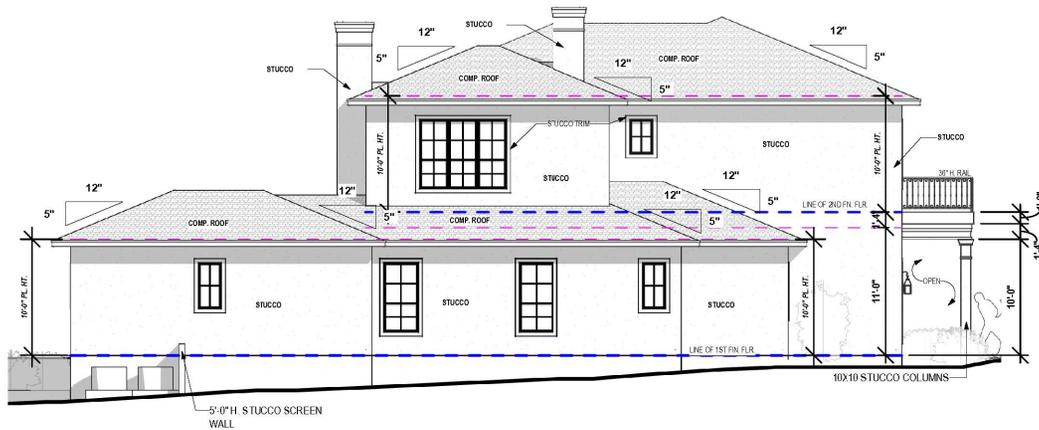
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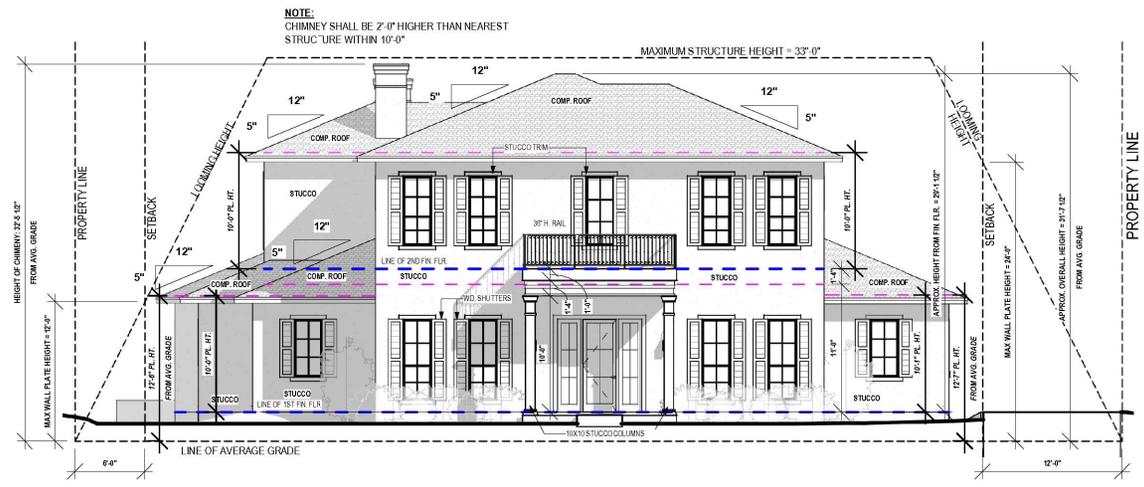
**02 ROOF PLAN**  
3/32" = 1'-0"



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**02 LEFT ELEVATION**  
3/32" = 1'-0"

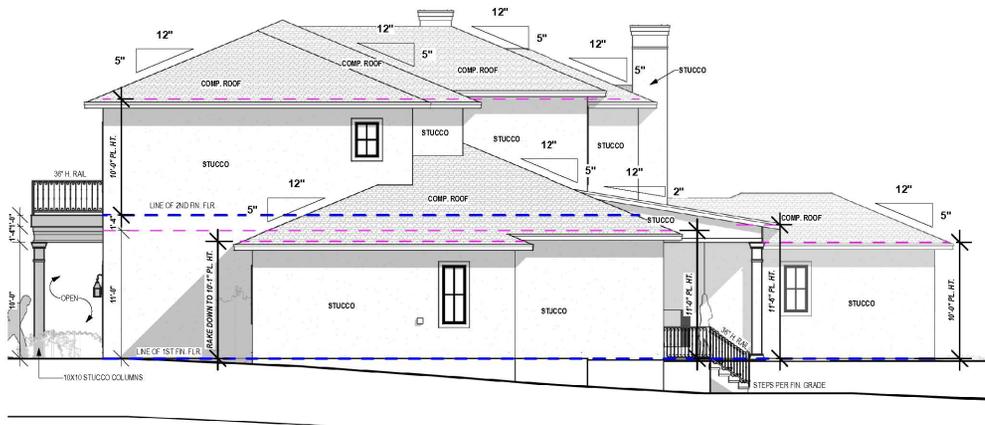


**01 FRONT ELEVATION**  
3/32" = 1'-0"

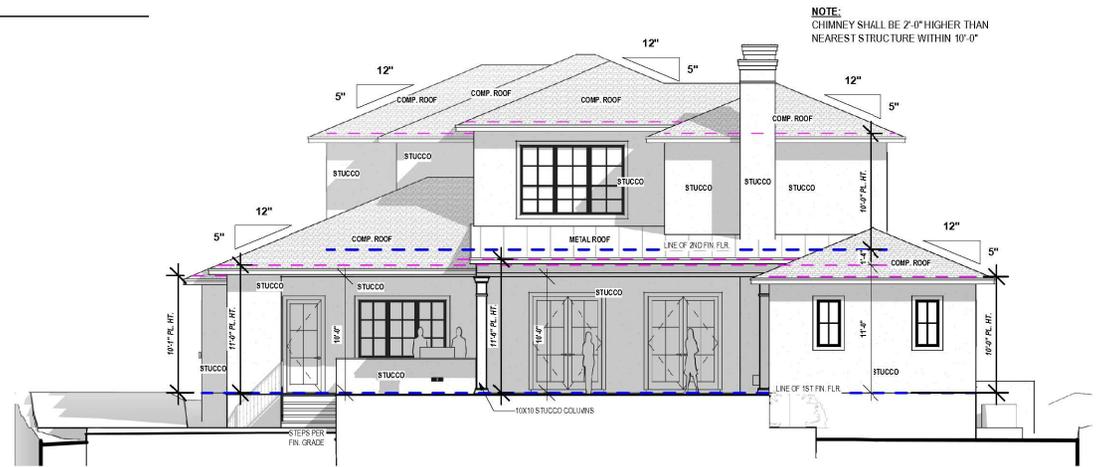


	<p>16719 Huebner Rd Bldg. 3, Suite 301 San Antonio, TX 78248 (210) 408-7553 www.msaofsa.com</p> <p>RESIDENTIAL &amp; COMMERCIAL ARCHITECTURE, INTERIORS, PLANNING</p>	<p>THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF MSA OF SAN ANTONIO, INC. AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT FROM MSA OF SAN ANTONIO, INC.</p>	<p>MSA OF SAN ANTONIO, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM, WE DO NOT QUALIFY TO BE ONE, NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. MSA OF SAN ANTONIO, INC. IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY PROBLEMS MAY ARISE.</p>	<p>THIS SET OF DRAWINGS IS FOR INTERIM REVIEW ONLY</p> <p>THIS DOCUMENT IS INCOMPLETE</p> <p>NOT FOR REGULATORY APPROVAL / PERMITTING / BIDDING OR CONSTRUCTION</p> <p>BRENT R ANDERSON REGISTRATION NO. 17241</p>	<p>A RESIDENCE FOR COOPER</p> <hr/> <p><b>DEWARE</b></p>	<p><b>PROPOSED EXTERIOR ELEVATIONS</b></p> <p>310 LAMONT AVE. ALAMO HEIGHTS, TX BEXAR COUNTY 40' OF LOT 6 &amp; ALL OF LOT 5, BLK. 179 CB 4024 .31 ACRES</p>	<p><b>2GR-4-4343</b></p> <p>© COPYRIGHT 2023 MSA OF SAN ANTONIO, INC. ALL RIGHTS RESERVED</p>
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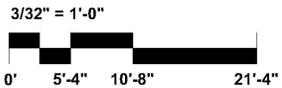
C:\USERS\MSA\_5\DOCUMENTS\GABE\PROJECTS\RESIDENTIAL\COOPER DEWARV310 LAMONT DD SET (102-04-26) (WALL SIZE).RVT 2/6/2026 9:18:12 AM



**02 RIGHT ELEVATION**  
3/32" = 1'-0"



**01 REAR ELEVATION**  
3/32" = 1'-0"



3/32" = 1'-0"



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BRENT R ANDERSON  
REGISTRATION NO. 17241

A RESIDENCE FOR  
COOPER

**DEWARE**

PROPOSED EXTERIOR ELEVATIONS

310 LAMONT AVE. ALAMO HEIGHTS, TX  
BEXAR COUNTY  
40' OF LOT 6 & ALL OF LOT 5, BLK. 179 CB 4024  
.31 ACRES

**2GR-4-4343**

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**WALL FINISHES:**

- STUCCO - 1
  - a. COLOR: SW 7011 NATURAL CHOICE FINISH: SAND
  - b. AREA: TYPICAL - RE: ARCHITECTURAL ELEVATIONS



**ROOFING:**

- ROOF - 1: COMPOSITION SHINGLES
  - a. COLOR: ESTATE GRAY
  - b. AREA: TYPICAL - RE: ARCHITECTURAL ELEVATIONS



- FASCIA - 1
  - a. COLOR: SW 7011 NATURAL CHOICE
  - b. AREA: TYPICAL



- SOFFIT - 1
  - a. COLOR: SW 7011 NATURAL CHOICE
  - b. AREA: UNDER ROOF

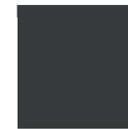


- SOFFIT - 2
  - a. COLOR: SW 7011 NATURAL CHOICE
  - b. AREA: COVERED PORCHES



**SHUTTERS:**

- SHUTTER - 1: WOOD
  - a. COLOR: SW 6994 GREENBLACK
  - b. AREA: WINDOWS - RE: ARCHITECTURAL ELEVATIONS



COLOR



SHUTTER - 1



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BRENT R ANDERSON  
REGISTRATION NO. 17241

A RESIDENCE FOR  
COOPER

**DEWARE**

**EXTERIOR MATERIALS & COLOR  
PALETTE**

310 LAMONT AVE. ALAMO HEIGHTS, TX  
BEXAR COUNTY  
40' OF LOT 6 & ALL OF LOT 5, BLK. 179 CB 4024  
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**2GR-4-4343**

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