



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

**Architectural Review Board Meeting**  
**October 21, 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, October 21, 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. 1003F – 417 Patterson Ave**

Request of Puerto BB, LLC, applicant, on behalf of Robert Price IV, owner, for the compatibility review of the proposed design located at 417 Patterson Ave in order to construct a new single-family residence and detached 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 210-832-2239 ([tbrewer@alamoheightstx.gov](mailto:tbrewer@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.

LINE	BEARING	DISTANCE
L1	S 00°54'12" E	11.00'

These standard symbols will  
be found in the drawing.

(F.M.) FIELD MEASURED

BLOCK 11 OF THE ORIGINAL RECORDED PLAT  
IS WITHOUT BEARINGS, DISTANCES AND CURVE  
DATA. THE BOUNDARY IS BASED ON FOUND  
MONUMENTATION AND FIELD MEASURED STREET  
CENTERLINE OFFSETS.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

X \_\_\_\_\_

JOB NO.:	2509106784	NO.	REVISION	DATE
DATE:	09/16/25			
DRAWN BY:	JD/TW/CP			
APPROVED BY:	SGY			



STEVEN G. YOUNG, R.F.L.S.  
Registered Professional Land Surveyor  
Registration No. 5503

At date of this survey, the property is in FEMA designated  
 ZONE X, as verified by FEMA map Panel No:  
48029C 0402 H, effective date of JUNE 19, 2020  
 Exact designations can only be determined by a Elevation Certificate.  
 This information is subject to change as a result of future  
 FEMA map revisions and/or amendments.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:  
VOLUME 105, PAGES 4-10, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

BASIS OF BEARING:  
TEXAS COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE, NAD83

**Legal Description of the Land:**

Lots 47 and 48, Block 11, ALAMO HEIGHTS, and addition to the City of Alamo Heights, Bexar County, Texas, according to the map or plat thereof, recorded in Volume 105, Pages 4-10, of the Deed and Plat Records of Bexar County, Texas and amended in Volume 105, Pages 290-296, of the Deed and Plat Records of Bexar County, Texas.

I, STEVEN G. YOUNG, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PRESIDIO TITLE, LLC  
and --

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: --  
Address: 417 PATTERSON AVE., ALAMO HEIGHTS, TX 78209 GF No. 1-250507



**WEB: [WWW.AMERISURVEYORS.COM](http://WWW.AMERISURVEYORS.COM)**





asgar holdings, limited

design\_development

Consultant : JHA  
Address: 5900 Balcones Drive STE 100, AUSTX 78731  
Phone: 512-656-4661  
e-mail: jha@bd-s.com

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puerto bb, llc  
417 patterson ave

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A2

Project number 48\_3

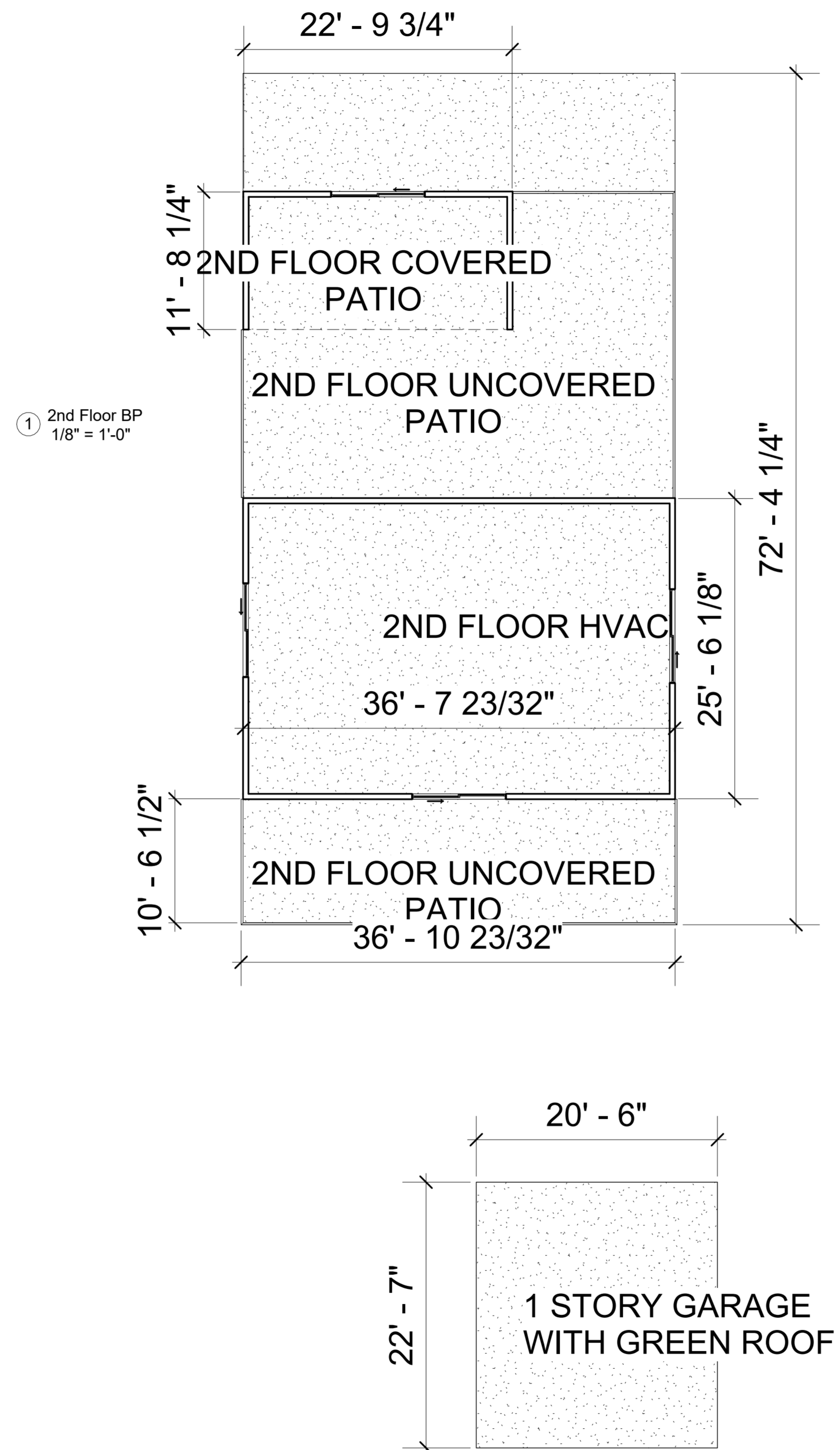
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Drawn by JHA

Checked by JHA

2nd floor

Scale  $1/8" = 1'-0"$



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## ROOF PLAN

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puerto bb, llc  
417 patterson ave

A2.1

Project number	48_3
Date	10/02/2025
Drawn by	JHA
Checked by	JHA
2nd floor (1)	
Scale	1/4" = 1'-0"




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Consultant  
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Fax  
e-mail

Consultant  
Address  
Address  
Phone  
Fax  
e-mail

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② TRUE SOUTH  
1/4" = 1'-0"

1st Floor BP 0' - 0" 

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A4

Project number	48_3
Date	10/02/2025
Drawn by	JHA
Checked by	JHA
<h1>Elevations N / S</h1>	
Scale	1/4" = 1'-0"

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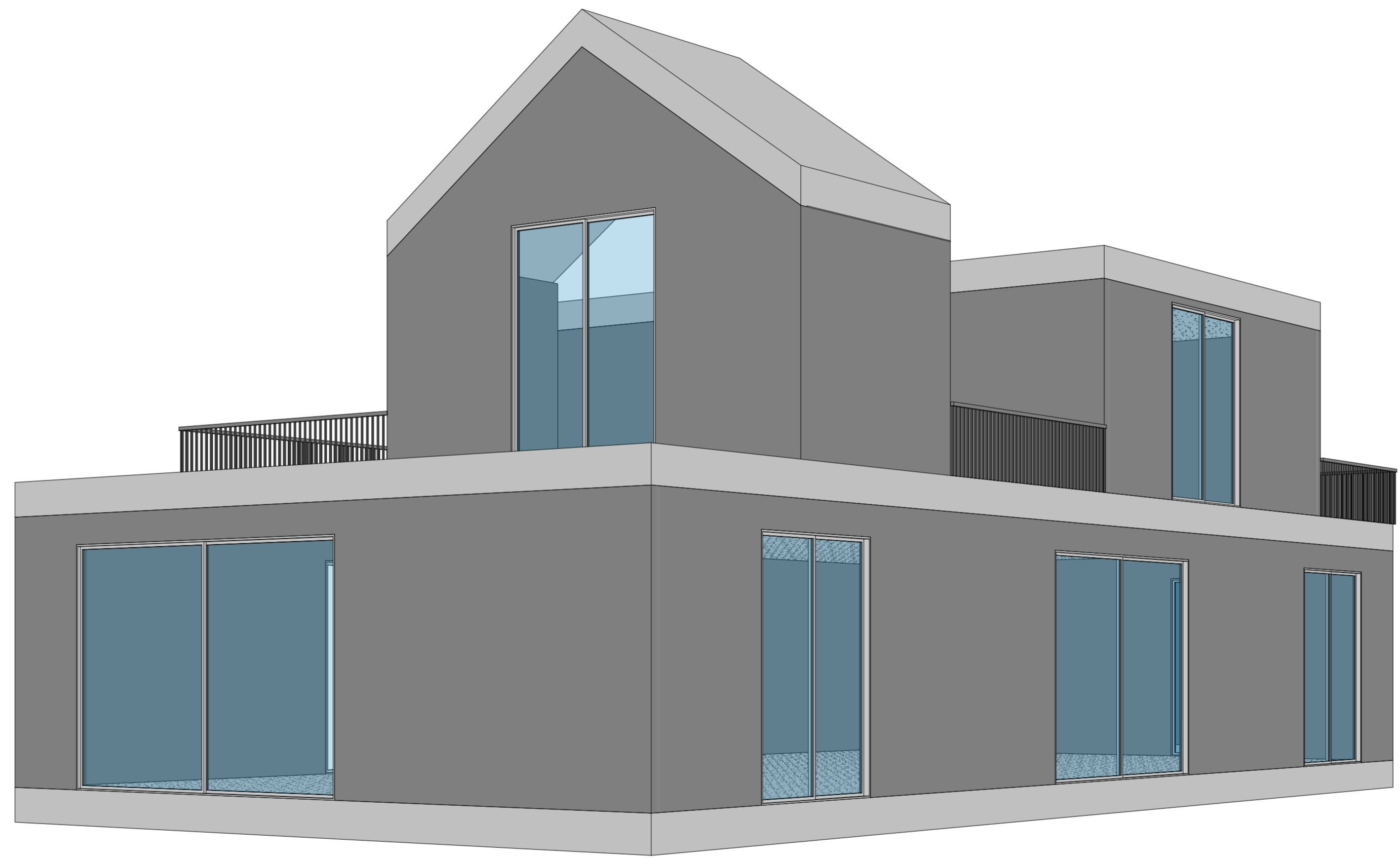
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3 3D View 3

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puerto bb, llc  
417 patterson ave

### 3D Views

Project number	48_3
Date	10/02/2025
Drawn by	JHA
Checked by	JHA

## A3

Scale

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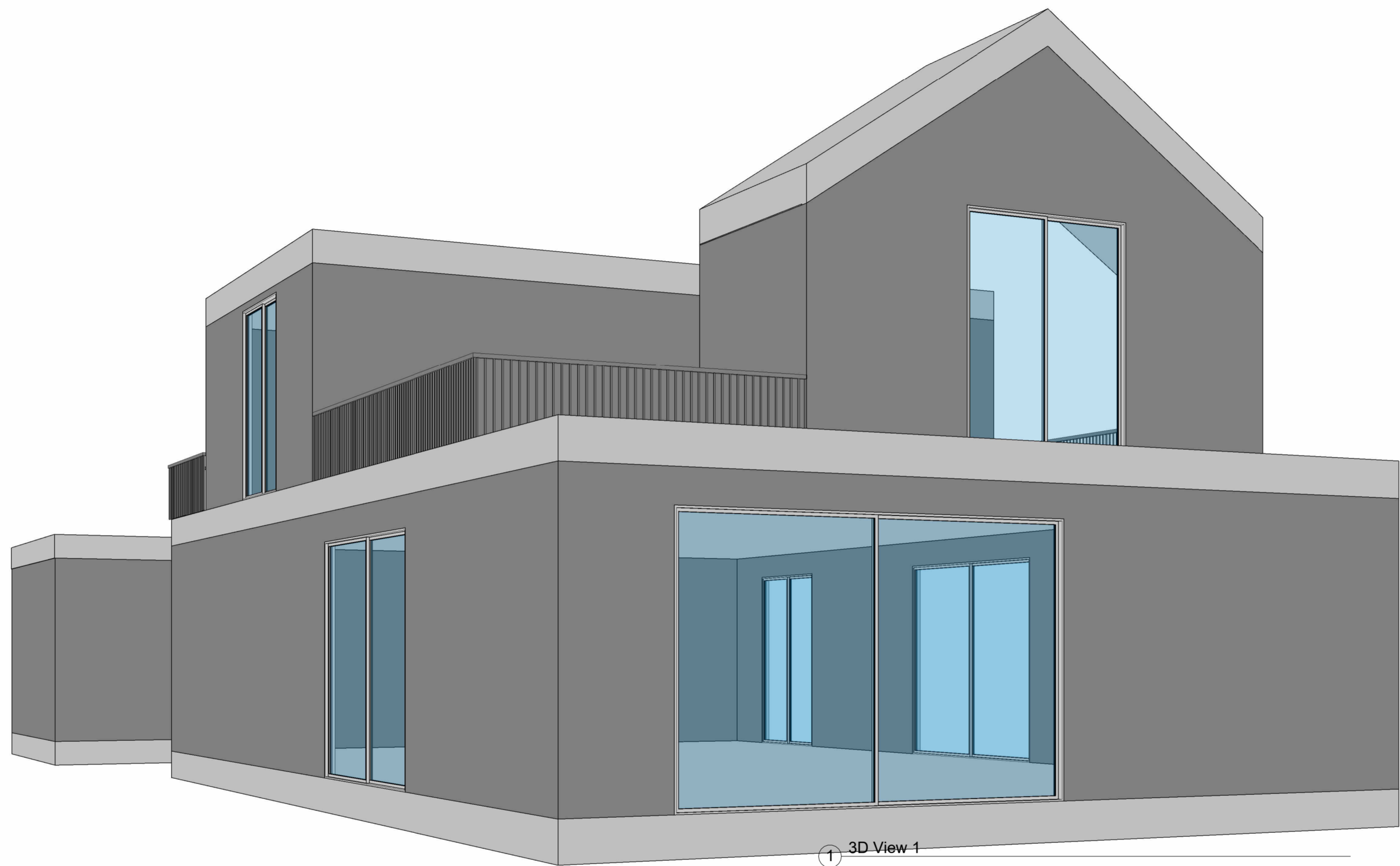
design\_development

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417 patterson ave

### 3D Views

Project number	48_3
Date	10/02/2025
Drawn by	JHA
Checked by	JHA

### A3 (2)

Scale



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417 patterson ave

## 3D Views

Project number	48_3
Date	10/02/2025
Drawn by	JHA
Checked by	JHA

streetscape

Scale

