



CITY OF ALAMO HEIGHTS

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

Architectural Review Board Meeting June 16, 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, June 16, 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 which may come before it.

Case No. 1036F – 217 Corona Ave.

Request of Carter Schimpff of Hearthiside Homes, Inc., applicant, representing Cardinal Investments, LLC, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 217 Corona 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) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (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.



City of Alamo Heights
Residential Permit Application*

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
 6116 Broadway, Alamo Heights, Texas 78209
 CDS Dept. v: (210) 826-0516 f: (210) 832-2299
 Fire Dept. v: (210) 824-1281 f: (210) 828-3006

General Permit Information [Please print legibly]		Permit # (assigned by Staff):
Project Address: 217 Corona Ave., Alamo Heights, TX 78209		Application Date: 5/21/2026
Project Type – Please check all that apply: <input checked="" type="checkbox"/> New construction <u>3,090</u> sq. ft. <input type="checkbox"/> Addition _____ sq. ft. <input type="checkbox"/> Remodel/Alterations _____ sq. ft. <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Pool/Spa <input type="checkbox"/> Fence <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Irrigation <input type="checkbox"/> Landscape <input type="checkbox"/> Tree Pruning/Removal <input type="checkbox"/> Other _____		
Materials (if applicable): Roof <u>30yr asphalt shingle</u> Exterior Walls <u>stucco</u> Foundation <u>Engineered Slab</u> Flatwork <u>concrete</u>		
Is the property in the 100-Year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Does this project involve any removal of trees? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Estimated cost of construction (includes material & labor): \$ \$800k / \$14k		Total square footage of project: 3,090 (heated) / 3,390 (slab)
Estimated cost of demolition (if applicable): \$ _____		
Applicant: <u>Hearthside Homes, Inc.</u> Phone: <u>2108297379</u>		Address: <u>2145 Zercher Rd., Suite A, San Antonio, TX 78209</u>
Property Owner: _____ Phone: _____ Email: _____		
Check One: <input type="checkbox"/> Architect/Engineer <input checked="" type="checkbox"/> Registered Contractor <input type="checkbox"/> Home/Property Owner*		
Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.) Applicant proposes to demolish 100% of the existing structure and replace it with a new-build two-story single family residence with detached two-car garage.		

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	7500	7500	Footprint of all structures	1,284	2,827
Main house: 1st floor*	912	2,100	Driveway/Parking Pad	1,237	1,678
Main house: 2nd floor	N/A	990	Walkways	162	87
Front porch*	98	139	Swimming Pool/Spa	N/A	N/A
Side porch*	N/A	N/A	Other impervious cover:	N/A	N/A
Rear porch*	N/A	161	Total Impervious Cover:	2,683 (35.8%)	4,592 (61.2%)
Garage/Carport: 1st floor*	220	427	Stormwater Development Fee:		
Garage: 2nd floor	N/A	N/A	Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*	54	N/A	Front yard setback area	1,250	1,250
Breezeway*	N/A	N/A	Footprint of any structure(s)	N/A	N/A
Covered patio structure*	N/A	N/A	Driveway/Parking Pad	244	250
Other accessory structures*	N/A	N/A	Walkways	88	87
Total Square Footage:	1,284	3,517	Other impervious cover:	N/A	N/A
Total Lot Coverage*:			Total Impervious Cover within Front Yard Setback:	332 (26.6%)	337 (27%)
Total FAR:	17.12%	46.9%			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		


*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

**Projects undertaken by the home/property owner which reflect typical contractor related work such as grading, excavation, and demolition, or which utilizes equipment atypical to a home/property owners work shall be limited by the authorized hours of construction as would a typical general contractor.

I hereby acknowledge that I have read and completed this application and know the same to be true and correct. This project as submitted complies with the International Code series and NEC, as currently adopted by the City of Alamo Heights, and with the Code of Ordinances of the City of Alamo Heights. I hereby acknowledge that no work has or will commence on the proposed project until an approved permit is received. All provisions of laws and ordinances governing the proposed work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

Signature of Property Owner (if applicable) _____

Date: _____


 Signature of Permit Applicant _____

Date: 5/21/2026

Permit Applicant is Architect/Engineer, Registered Contractor, or Authorized Agent

217 Corona Ave.

EXISTING STREETScape



PROPOSED STREETScape



OPPOSITE STREETScape



217 Corona Ave.

EXISTING STRUCTURE



FRONT (SOUTH)



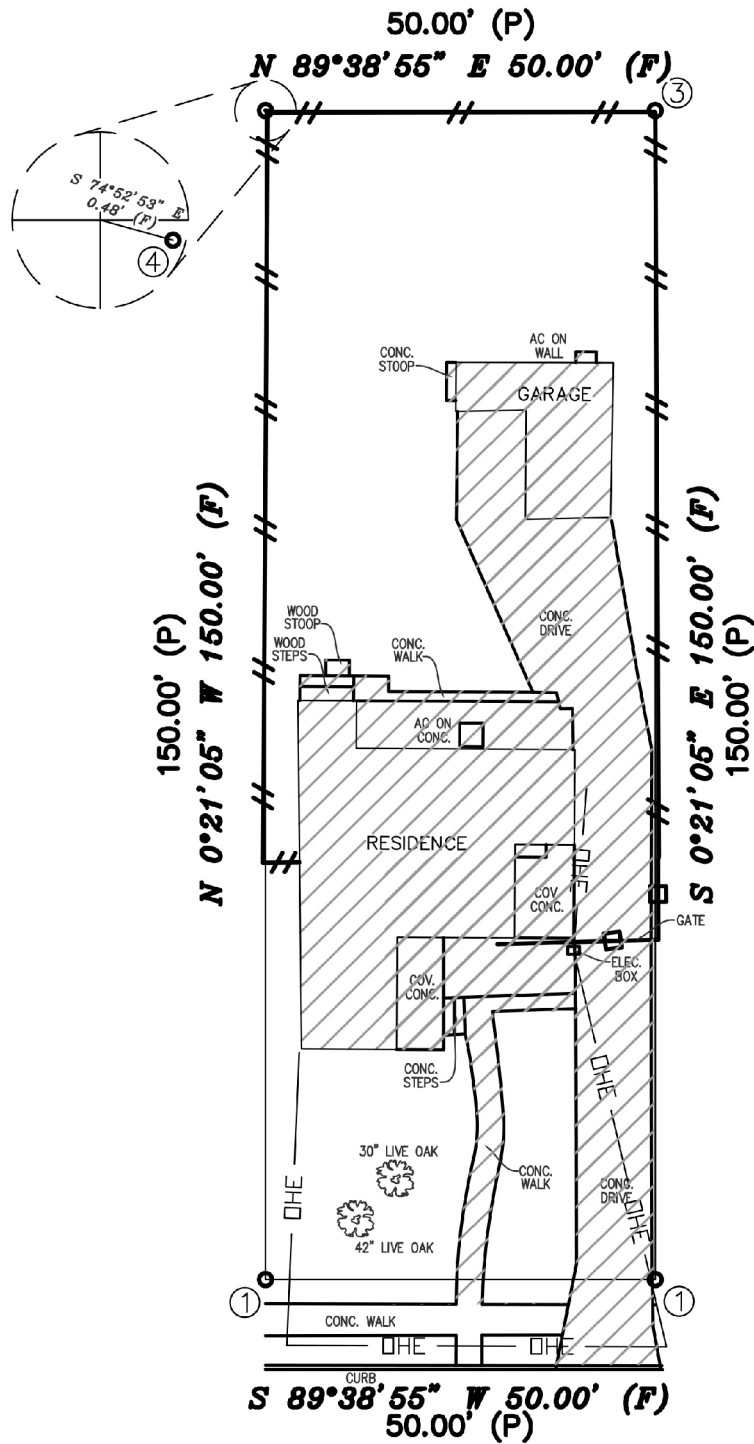
RIGHT (EAST)



REAR (NORTH)



LEFT (WEST)



PLOT PLAN

SCALE: 1" = 20'-0"

HEARTHSIDE HOMES, INC.

SUBDIVISION: ALAMO HEIGHTS
 LOT: 15
 BLOCK: 148
 NCB: -
 PLAN: EXISTING TO BE REMOVED
 DATE: 05-13-26

Jim Cox
DESIGNS
 EXPERIENCE | QUALITY | VISION

13333 BLANCO ROAD, SUITE 301, SAN ANTONIO, TEXAS 78216
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P.B.D. No. TX 335

