



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

Architectural Review Board Meeting
Tuesday, February 21, 2017 – 5:30 P.M.
6116 Broadway St – City Council Chambers

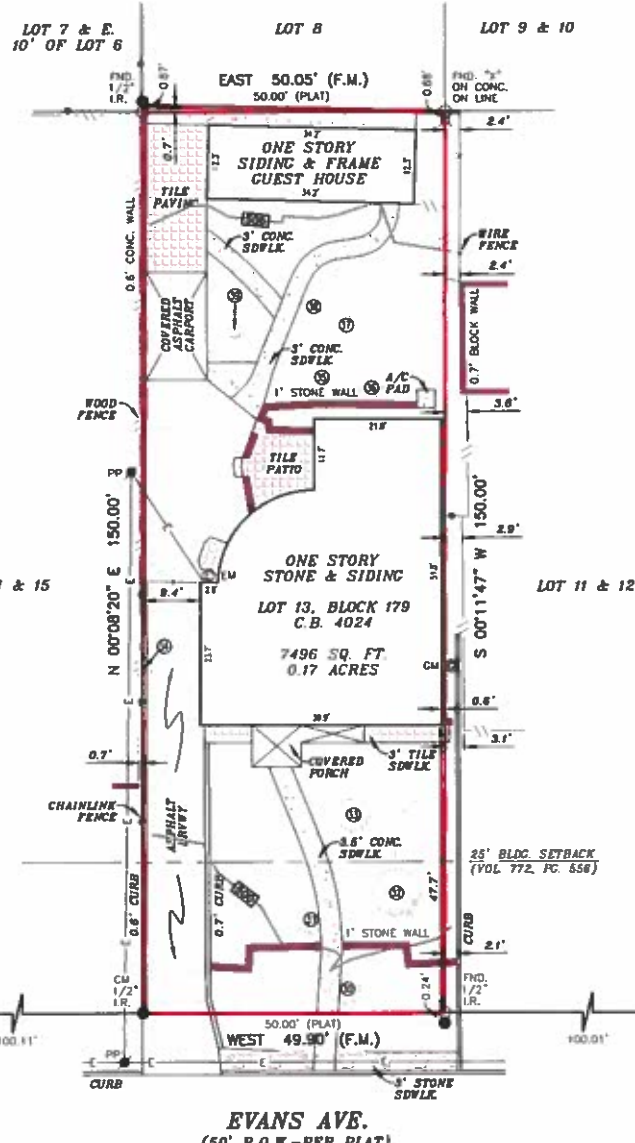
Case No. 659 F – 411 Evans Ave

Request of Barrett Tuttle and Courtney Collins, owners, for the significance review of the existing main structure located at 411 Evans Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Any recommendation will be forwarded to the City Council for final review. 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* (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>), at the Community Development Services Department (6116 Broadway St), or you may contact Lety Hernandez (lhernandez@alamoheightstx.gov), Eli J Briseno (ebriseno@alamoheightstx.gov), Jason B Lutz (jlutz@alamoheightstx.gov), or our office at (210) 826-0516 for additional information.

****Plans will not be available online for all case types and floor plans will not be available online.****



TREE LABEL	DIAMETER	DESCRIPTION
30	23"	OAK
31	22"	OAK
32	36"	OAK
33	24"	OAK
34	8"	P.B.L.
35	12"	OAK
36	17"	OAK
37	12"	OAK
38	15"	OAK
39	8"	C.S.

LEGEND

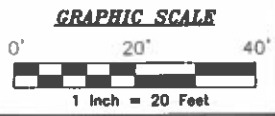
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - BUILDING SETBACK LINE
 - CHAINLINK FENCE
 - WOOD FENCE
 - WIRE FENCE
 - OVERHEAD ELECTRIC
 - INDEX CONTOUR LINES
 - NORMAL CONTOUR LINES
 - FOUND "X" ON CONCRETE
 - CALCULATED POINT
 - FOUND IRON ROD
 - ELECTRIC METER
 - GAS METER
 - POWER POLE
 - TREES AS LABELED
 - CONTROL MONUMENT
 - RECORDED ON PLAT (PLAT)
 - FIELD MEASURED (F.M.)

SURVEYOR'S NOTE.
 THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED. TO AFFECT THIS SUBDIVISION, THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No. 82022C DADA G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by an Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

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



I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____

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 or described by field notes accompanying this drawing. 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 Land Surveying (Section 663.10).

Survey/Owner: ALAIINE OLIVIER GF No. _____
 Address: 411 EVANS AVE.

Legal Description of the Land:
 Lot 13, Block 179, ALAMO HEIGHTS, situated in the City of Alamo Heights, Bexar County, Texas, according to the map or plat thereof, recorded in Volume 105, Pages 290-296, Deed and Plat Records, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED BY: VOLUME 105, PAGE(S) 290-296, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS VOLUME 333, PAGE 357, VOLUME 437, PAGE 5, VOLUME 476, PAGE 385, VOLUME 678, PAGE 315, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 912, PAGE 510, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 772, PAGE 556, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



"TREE & TOPOGRAPHY" SURVEY

JOB NO.	1608039207	NO.	REVISION	DATE
DATE:	08/16/16			
DRAWN BY:	MH/AR			
APPROVED BY:	RLR			



Roy Ronnfeldt
 ROY JOHN RONNFELDT, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 3520



EXISTING

LOT 7 & E.
10' OF LOT 6

LOT 8

LOT 9 & 10

EAST 50.05' (F.M.)
50.00' (PLAT)

ONE STORY
SIDING & FRAME
GUEST HOUSE

FND. 7/2"
ON CONC.
ON LINE

WIRE FENCE
2.4'

0.7' BRICK WALL

LOT 14 & 15

LOT 13, BLOCK 179
C.B. 4024

0.17 ACRES

LOT 11 & 12

N 00°08'20" E 150.00'

S 00°11'47" W 150.00'

25' BLDG. SETBACK
(VOL. 772, P. 558)

WEST 49.90' (F.M.)
50.00' (PLAT)

EVANS AVE.
(50' R.O.W. - PER PLAT)

MACDOUGHERS ROAD

TREE LABEL #	DIAMETER	DESCRIPTION
30	25"	OAK
31	22"	OAK
32	36"	OAK
33	24"	OAK
34	4"	C.B.
35	12"	OAK
36	17"	OAK
37	12"	OAK
38	13"	OAK
39	8"	C.B.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WOOD FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC
- INDEX CONTOUR LINES
- NORMAL CONTOUR LINES
- FOUND 3/4" ON CONCRETE
- CALCULATED POINT
- FOUND IRON ROD
- ELECTRIC METER
- GAS METER
- POWER POLE
- TREES AS LABELED
- CONTROL MONUMENT
- RECORDED ON PLAT (F.M.)
- FIELD MEASURED

SURVEYOR'S NOTE:
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At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No. 88029C 0155 G, effective date of SEPTEMBER 28, 2010. Flood designations can only be determined by a Floodplain Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, omissions, or shortages in area or boundary lines, encroachments, gradations, or overlooking of improvements shown.

GRAPHIC SCALE



1 inch = 20 Feet

I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

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 or described by field notes accompanying this drawing. 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 Land Surveying (Section 663.18).

Barstow/Owner: **LAINE OLIVER**
Address: **411 EVANS AVE.** GF No. **---**

Legal Description of the Land:
LOT 13, BLOCK 179, ALAMO HEIGHTS, situated in the City of Alamo Heights, Bexar County, Texas, according to the map or plat thereof, recorded in Volume 105, Pages 290-298, Deed and Plat Records, Bexar County, Texas.

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PROPERTY PHOTOGRAPH:



"TREE & TOPOGRAPHY" SURVEY

JOB NO.	1609039207 (NCL)	REVISION	DATE
DATE:	08/18/18		
DRAWN BY:	LN/AR		
APPROVED BY:	RLR		



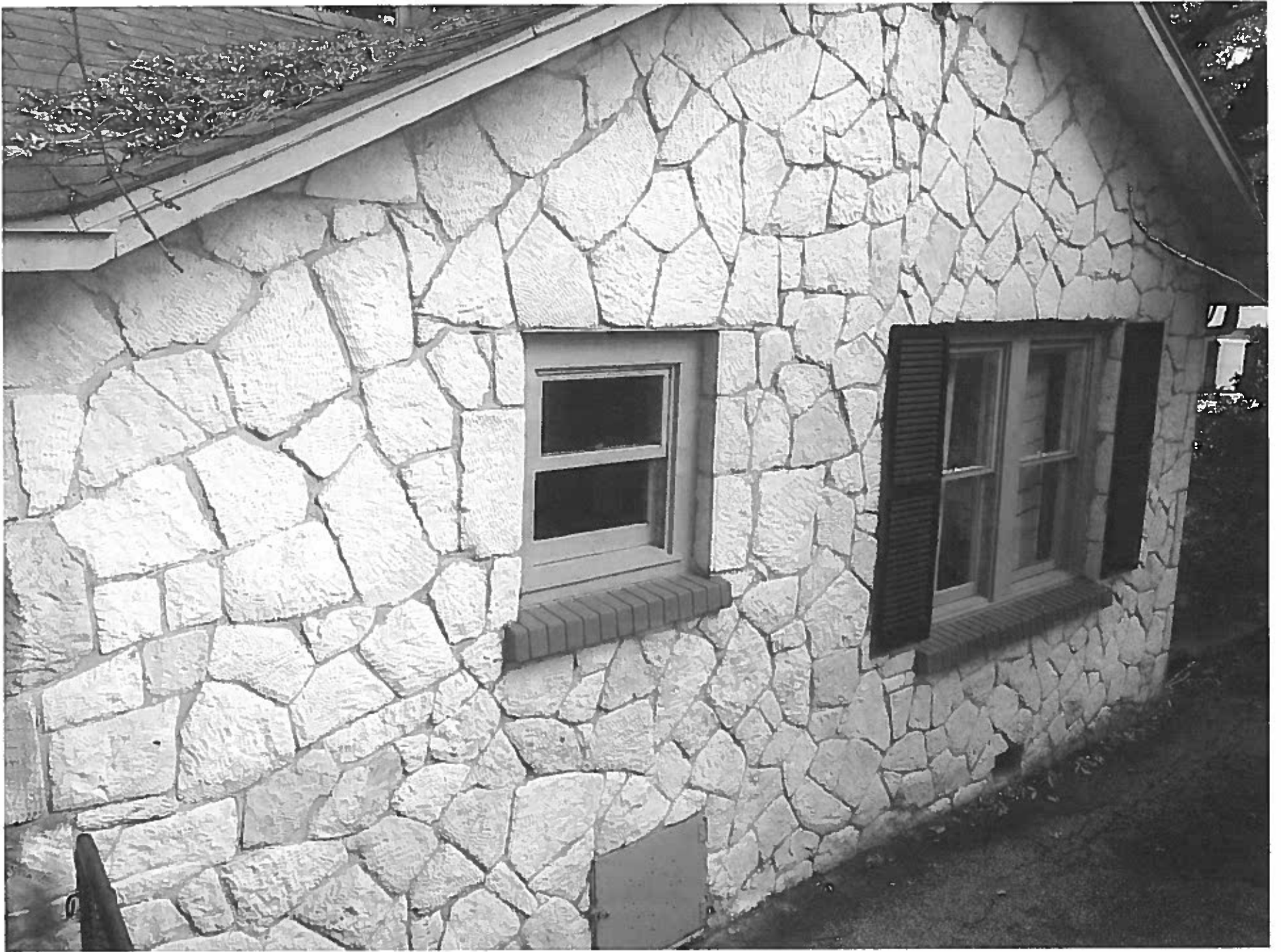
Roy Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3320

AMERISURVEYORS LLC
2809 Stone-Belt Parkway Suite 1000 San Antonio, Texas 78209
761-222-2222

Proposed













Property Address 411 EVANS Architecture/Structure Type _____
 Original Architect _____ Year Built _____

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area		7496		
Main house footprint		1761		
Front porch				
Side porch 1				
Side porch 2				
Rear porch				
Garage footprint		420.66		
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):	1	2181.66 / 7496	1	1
Total Lot Coverage:	___ %	29 %	___ %	___ %
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area				
Main house: 1st floor				
Main house: 2nd floor				
Garage: 1st floor				
Garage: 2nd floor				
Other structures (unless exempted - see below)				
Total (total FAR/lot area):	1	1	1	1
Total FAR:	0. ___	0. ___	0. ___	___ %
Height of Main Structure:				

*Lot coverage is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (Exception: The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trails structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

**Floor area ratio (FAR) is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

- (1) Exterior walls: The thickness of the wall shall be included in the calculation;
- (2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
- (3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
- (4) Mezzanines and lofts;
- (5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
- (6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
- (7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
- (8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
- (9) Attached and detached garages and carports; and
- (10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

- (1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
- (2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
- (3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
- (4) Attic space that is not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-2 "Definitions")