CITY OF ALAMO HEIGHTS

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

Architectural Review Board Meeting
November 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, November 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. 1063F – 126 Kennedy Ave
Request of Gregory Kana of Kana Homes, LLC, applicant, representing Chris and Katie Bennert, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 126 Kennedy 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.

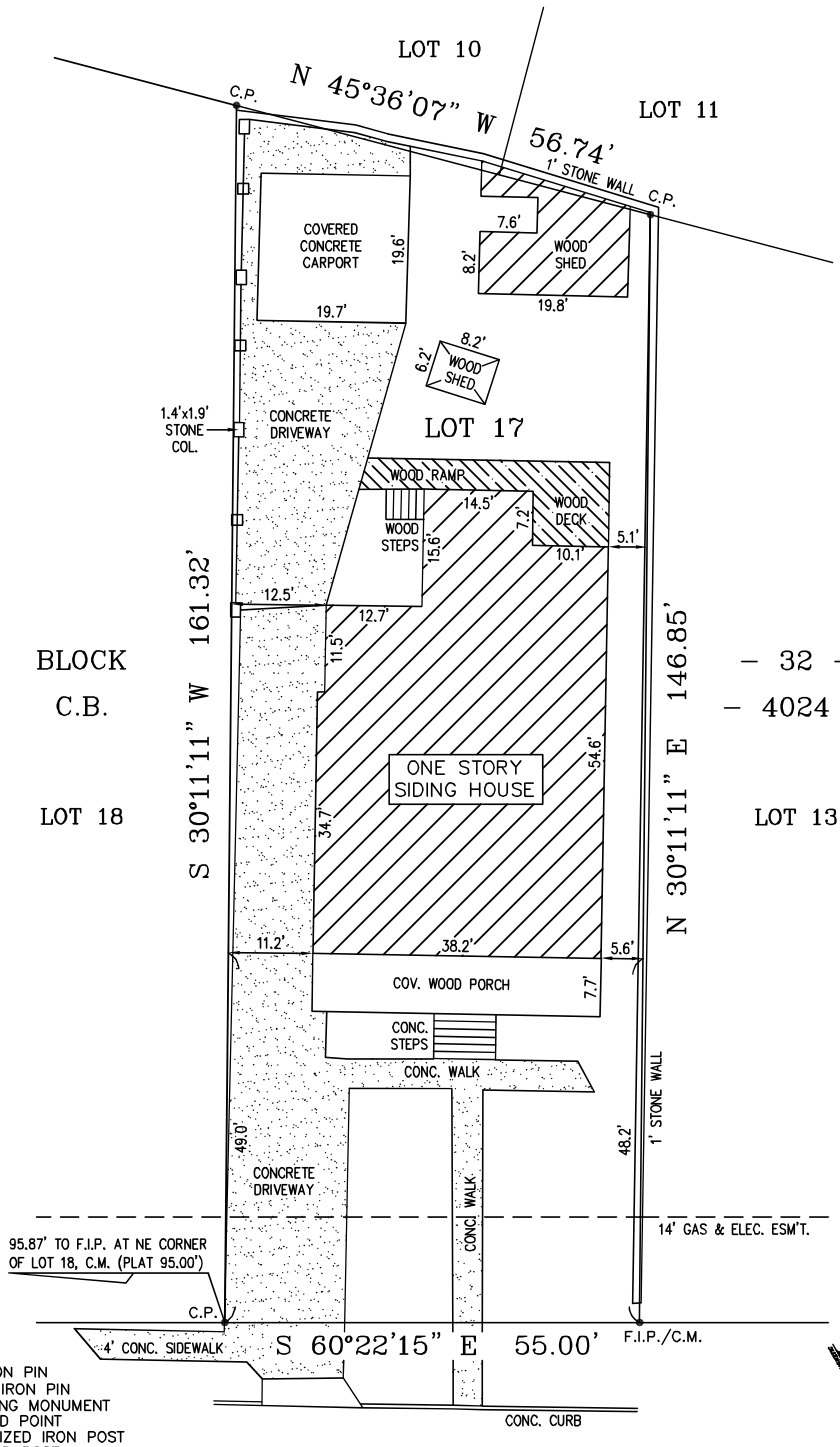
Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (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.

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	9,472	9,472
Main house: 1st floor*	2,058	2,183
Main house: 2nd floor	276	1,961
Front porch*	286	84
Side porch*	0	0
Rear porch*	0	407
Garage/Carport: 1st floor*	380	514
Garage: 2nd floor	0	0
Shed*	256	0
Breezeway*	0	0
Covered patio structure*	0	0
Other accessory structures*	0	0
Total Square Footage:	3256	5,149
Total Lot Coverage*:	2980	3,183
Total FAR:	34%	54%
Max. 40% lot coverage for SF-A and SF-B Districts		

Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Footprint of all structures	2,980	3,555
Driveway/Parking Pad	1,938	1,844
Walkways	237	40
Swimming Pool/Spa	0	0
Other impervious cover: _____	0	0
Total Impervious Cover:	5,155	5,395
Stormwater Development Fee:		

Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Front yard setback area	1105	1105
Footprint of any structure(s)	0	0
Driveway/Parking Pad	320	437
Walkways	80	0
Other impervious cover: _____	0	0
Total Impervious Cover within Front Yard Setback:	400	437
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



KENNEDY AVE

50' R.O.W.

0 10 20

SCALE : 1" = 20'

LEGEND

F.I.P.	:	FOUND IRON PIN
S.I.P.	:	SET 1/2" IRON PIN
C.M.	:	CONTROLLING MONUMENT
C.P.	:	CALCULATED POINT
G.P.	:	3" GALVANIZED IRON POST
F.P.	:	4"x4" WOOD POST
A/C	:	4'x4' CONCRETE A/C PAD
W.M.	:	WATER METER
P.P.	:	POWER POLE
—□—	:	WROUGHT IRON FENCE
—◇—	:	CHAIN LINK FENCE

STREET ADDRESS: 126 KENNEDY AVENUE

LOT: 17 BLOCK: 32 C.B.: 4024

SUBDIVISION: AMENDING PLAT OF CITY OF ALAMO HEIGHTS

PLAT RECORDS, VOLUME: 9543 PAGE(S): 206

CITY: ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

SURVEYED FOR: STEWART TITLE

G.F. NO.: 2900323

BUYER(S): KAITLIN BENNERT & CHRISTOPHER BENNERT

NOTE:

BEARINGS ARE BASED ON THE RECORDED PLAT.

STATE OF TEXAS
REGISTERED
S.B. DAVID SHRESTHA
5920
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR INTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT-OF-WAY.

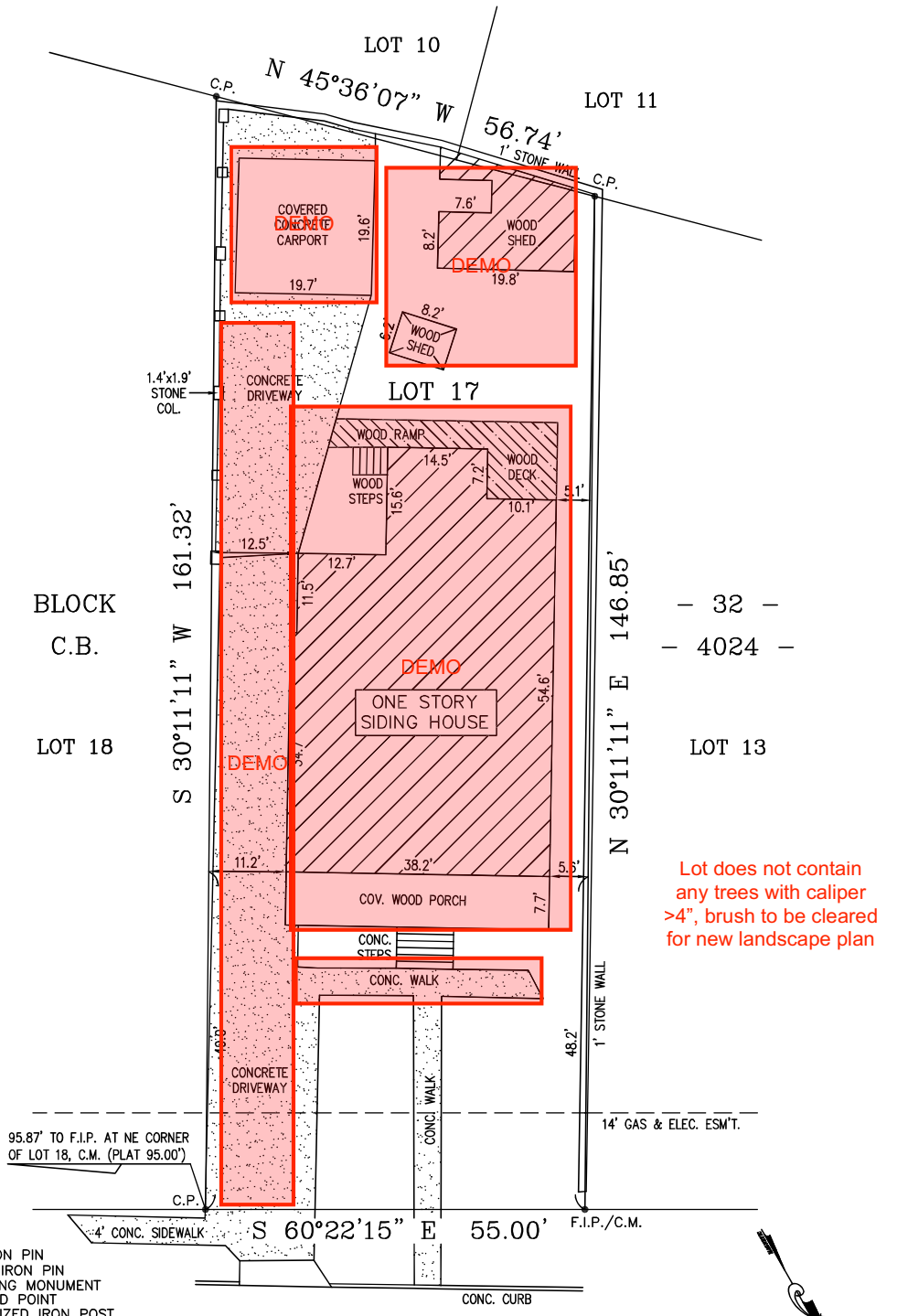
THIS 27-TH DAY OF APRIL , 2026 A.D.

S. B. Shrestha

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:

VOL. 9543 PG. 206 VOL. 437 PG. 5 VOL. 105 PG. 4-10
VOL. 476 PG. 385 VOL. 912 PG. 510 VOL. PG.
DOC. 20220185524 DOC. 20230111372 DOC.

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www.TexasEngineeringSurveying.com
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114 W. GLENVIEW DRIVE, SUITE 100 TEL (210) 524-3288
SAN ANTONIO, TEXAS 78228 FAX (210) 979-9866



Lot does not contain any trees with caliper >4", brush to be cleared for new landscape plan

LEGEND

F.I.P.	:	FOUND IRON PIN
S.I.P.	:	SET 1/2" IRON PIN
C.M.	:	CONTROLLING MONUMENT
C.P.	:	CALCULATED POINT
G.P.	:	3" GALVANIZED IRON POST
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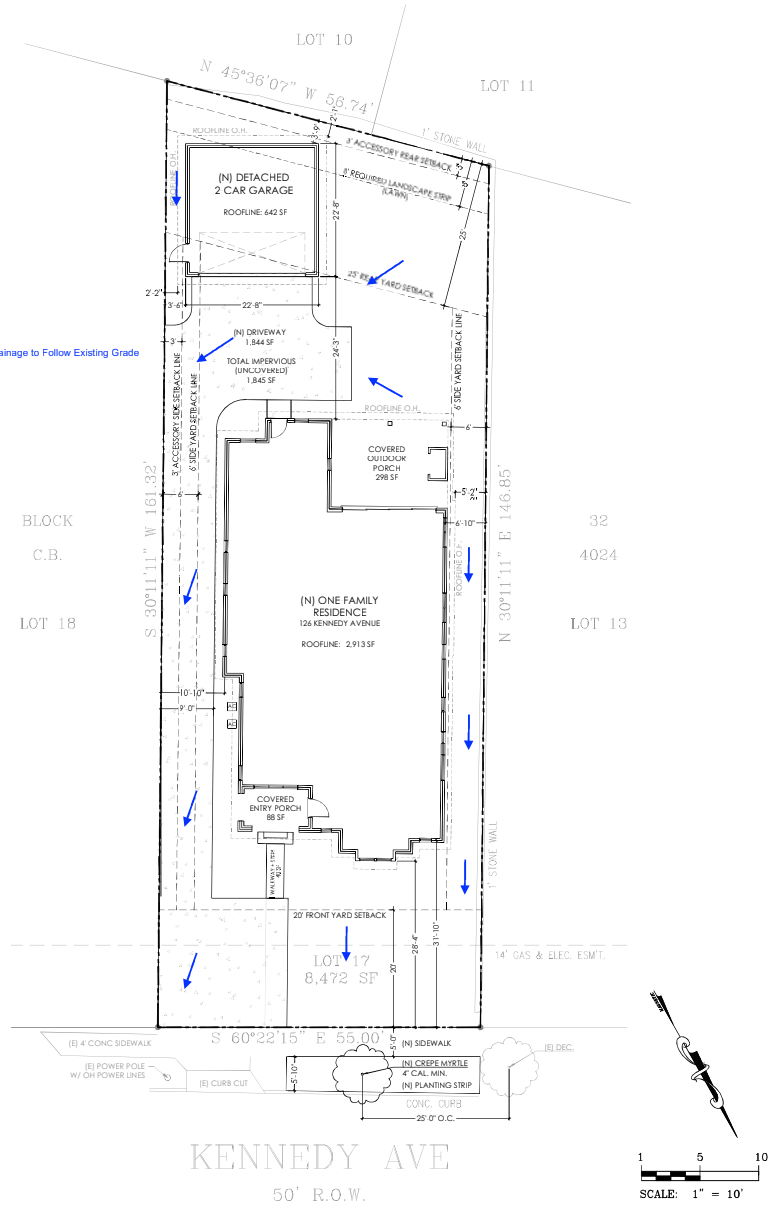
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ZONING STANDARDS - CHAPTER 3

CODE OF ORDINANCES VERSION: AUGUST 24, 2026

JURISDICTION	CITY OF ALAMO HEIGHTS
ZONING DISTRICT	MF-D | MULTI-FAMILY DWELLING

LOT AREA § 3-42

FOR ONE-FAMILY DWELLING DETACHED:

MINIMUM LOT AREA	7,500 SF
PROPOSED LOT AREA	8,472 SF | .1945 AC

LOT WIDTH § 3-43

FOR ONE FAMILY DWELLING DETACHED

MINIMUM LOT WIDTH	50'
PROPOSED LOT WIDTH	55'

SETBACKS § 3-44 THRU 3-36

REQUIREMENT	MINIMUM	PROPOSED, MIN.
FRONT YARD	20'	28' - 4"
SIDE YARD	6'	6' 10"
ROOF EAVES	4'	5' - 2"
REAR YARD	25'	48" - 6"

SETBACKS - DETACHED GARAGE § 3-42

REQUIREMENT (≤ 10')	MINIMUM	PROPOSED, MIN.
BUILDING SEPARATION	4'	24' - 6"
SIDE YARD	3'	3' 6"
REAR YARD	3'	3' - 9"
EAVES & OVERHANGS	2'	2' - 1"

IMPERVIOUS COVER § 3-47

MAXIMUM COVERAGE	85.0 %
PROPOSED COVERAGE	63.7 %

IMPERVIOUS COVER AREAS PER PLAN

(N) ONE-FAMILY RESIDENCE	2,913 SF
(N) GARAGE, DETACHED	642 SF
(N) IMPERVIOUS SURFACES	1,840 SF
TOTAL IMPERVIOUS COVER	5,395 SF | 63.7 %

HEIGHT § 3-48

MAXIMUM HEIGHT	35' 0" | 3 STORIES
PROPOSED HEIGHT	34' - 4" | 2 STORIES

HEIGHT - DETACHED GARAGE § 3-48

MAXIMUM HEIGHT	25' - 0"
PROPOSED HEIGHT	16' - 4"

REQUIRED OFF-STREET PARKING § 3-49

MINIMUM # SPACES	2
PROPOSED # SPACES	2 GARAGE

LANDSCAPING, SCREENING, SIDEWALKS § 3-50

REQUIREMENT	MINIMUM	PROPOSED, MIN.
REAR LANDSCAPE WIDTH	8'	LAWN, SEE SITE PLAN
ROW PLANTING STRIP WIDTH	5'	5' 10"
STREET TREES		
SPECIES	CPS ENERGY APPROVED	CREPE MYRTLE SMALL TREE UNDER POWER LINES
QUANTITY	1 PER 25'	1
SIZE	4" CALIPER	4" CAL.
SIDEWALK WIDTH IN ROW	5'	5' - 0"

FLOOR AREA RATIO (FAR) § 3-50

PROPOSED FAR:	0.55 / 4,658 SF
FAR CALCULATION:	4,658 SF ÷ 8,472 SF = 0.5498 FAR

GROSS FLOOR AREAS PER PLAN

PRIMARY STRUCTURE:	4,144 SF
FLOOR 1: 2,183 SF	
FLOOR 2: 1,961 SF	
DETACHED GARAGE:	514 SF
TOTAL GFA:	4,658 SF
COVERED PORCH (EXEMPT)	386 SF

PROJECT

NEW SINGLE-FAMILY RESIDENCE WITH DETACHED GARAGE

SITE

ADDRESS	126 KENNEDY AVE
LEGAL	CB 4024 BLK 32 LOT 17 CITY OF ALAMO HEIGHTS SUBD

CONTACT

OWNER:
KATIE & CHRIS BENNERT
126 KENNEDY AVE
ALAMO HEIGHTS, TX 78232

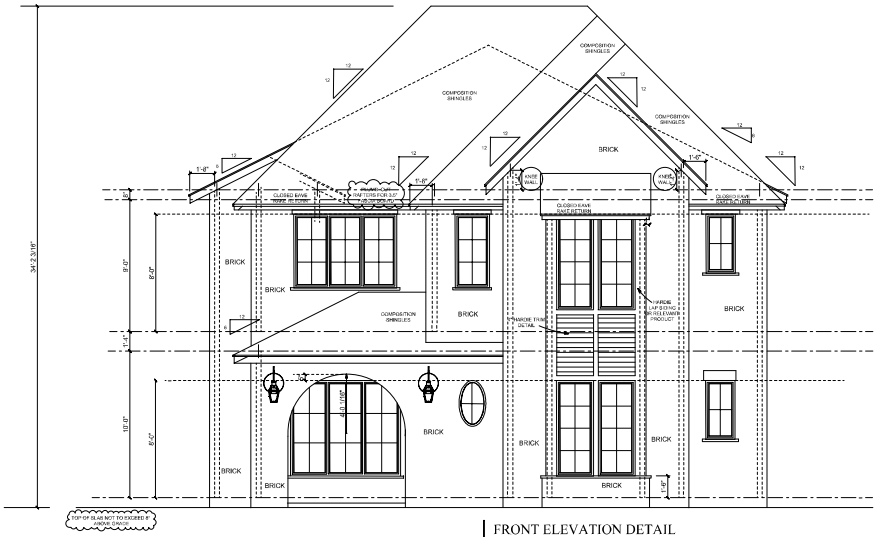
SITE PLAN:
NANCY GOODIN, PLA
EVOLVE 8 DESIGN

OWNER'S REPRESENTATIVE:
GREGORY KANA
KANA HOMES, LLC
211 RUA DE MATTA
SAN ANTONIO, TX 78232

OCTOBER 21, 2026

NEW SINGLE FAMILY RESIDENCE
126 KENNEDY AVENUE
ALAMO HEIGHTS, TX 78209

SITE PLAN



FRONT ELEVATION DETAIL
SCALE: 1/4" =1'0"

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RIGHT ELEVATION DETAIL
SCALE: 1/4" =1'0"

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PROFESSIONAL MEMBER
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DESIGNERS OF THE SOUTHERN LIVING IDEAL HOUSE
BY PROFESSIONAL USE, SKILL AND THROUGH UNDERSTANDING IT IS ESTABLISHED - PROVIDES 24.4

QUESTIONS ON THIS PLAN

KATIE & CHRIS BENNERT | 126 KENNEDY AVE/ ALAMO HEIGHTS TX

JOB # 4780-0526

CUSTOM HOME DOCUMENTS

DESIGN DATE: September 04, 2026

PLOTTING TIME: 07:17 AM

SHEET 8

/

ARCHITECTURAL ADVANCEMENT FOR PLANNING HEALTHFUL INNOVATION



REAR ELEVATION DETAIL
SCALE: 1/4" =1'0"



LEFT ELEVATION DETAIL
SCALE: 1/4" =1'0"

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RESIDENTS OF THE SOUTHERN UNITED STATES
BY WISDOM A HOUSE IS BUILT, AND THROUGH UNDERSTANDING IS IT ESTABLISHED. PROVERBS 24:3

QUESTIONS ON THIS PLAN

KATIE & CHRIS BENNERT | 126 KENNEDY AVE/ ALAMO HEIGHTS TX

JOB # 4780-0526

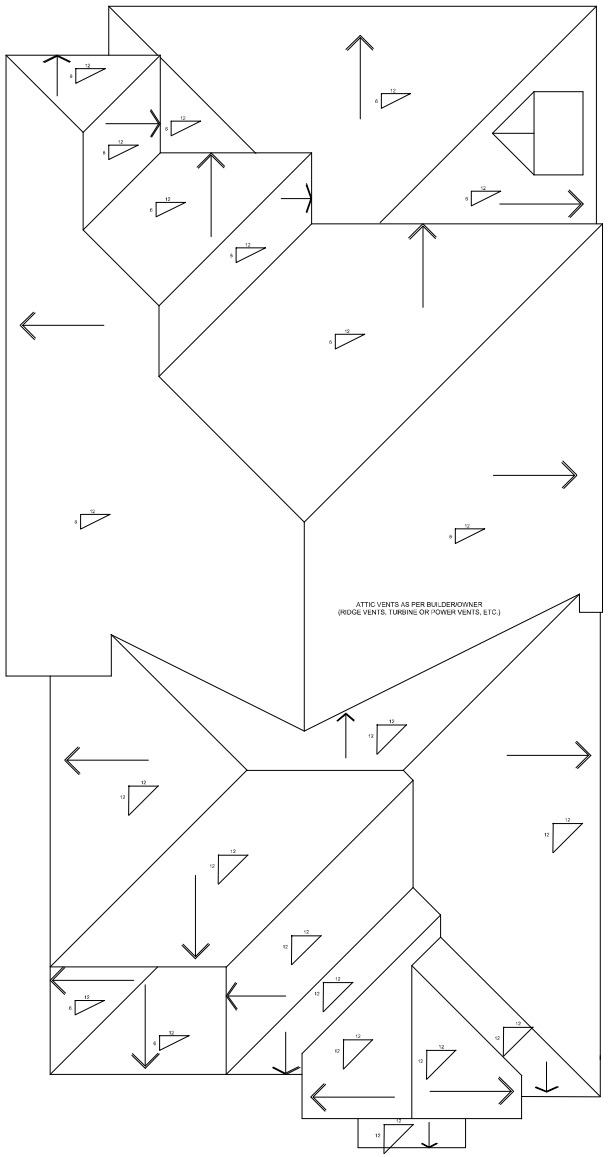
CUSTOM HOME DOCUMENTS

DESIGN DATE: September 04, 2026

PLOTTING TIME: 07:18 AM

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ARCHITECTURAL PLANS FOR CONSTRUCTION



"BIRDS EYE" ROOF VIEW LAYOUT CONSTRUCTION SHEET

SCALE: 1/4" =1'0"

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PROFESSIONAL MEMBER
FRUSTERIO.COM
DESIGNER OF THE SOUTHERN LIVING IDEA HOUSE

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. IT IS BY FAR IS IED - PROVISIONS 24-3

QUESTIONS ON THIS PLAN

CUSTOM HOME DOCUMENTS

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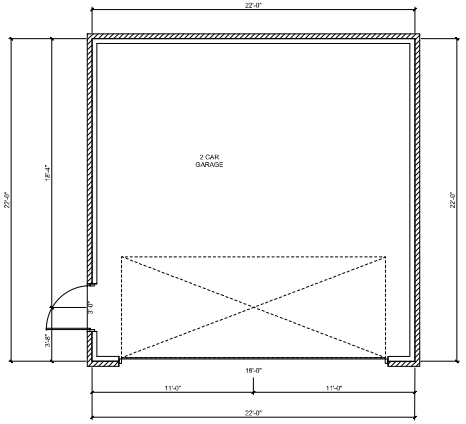
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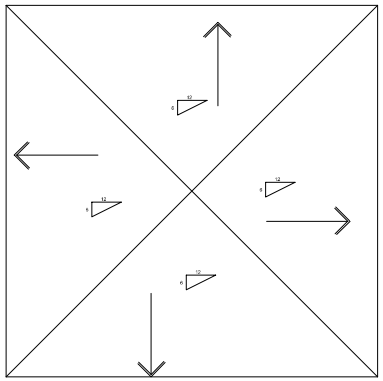
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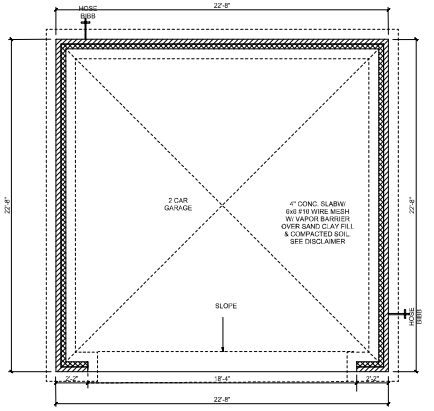
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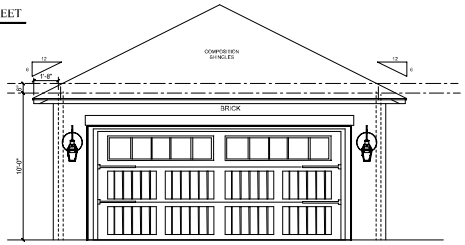
FIRST FLOOR DETAIL CONSTRUCTION SHEET
SCALE: 1/4" =1'0"



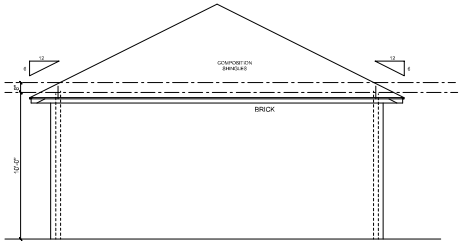
"BIRDS EYE" ROOF VIEW LAYOUT CONSTRUCTION SHEET
SCALE: 1/4" =1'0"



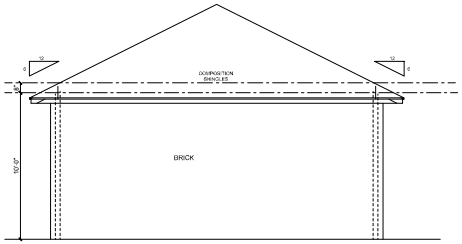
FOUNDATION / SLAB DETAIL CONSTRUCTION SHEET
SCALE: 1/4" =1'0"



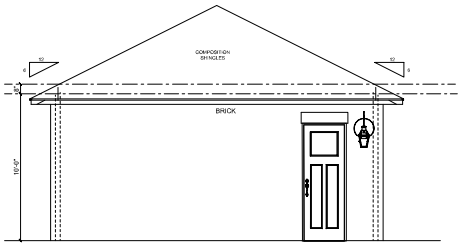
FRONT ELEVATION DETAIL
SCALE: 1/4" =1'0"



REAR ELEVATION DETAIL
SCALE: 1/4" =1'0"



RIGHT ELEVATION DETAIL
SCALE: 1/4" =1'0"



LEFT ELEVATION DETAIL
SCALE: 1/4" =1'0"

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UPON CONSTRUCTION OF THIS HOME PLAN THAT WAS PURCHASED STATED BELOW ADDRESS TO THE FOLLOWING PARTIES

KATIE & CHRIS BENNERT

AS THE ORIGINAL PURCHASER OF PLAN

"4780-SIDE"

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PROFESSIONAL MEMBER
FRUSTERIO.COM
DESIGNER OF THE
SOUTHERN LIVING IDEA HOUSE
BY PERSONAL EXPERIENCE AND THROUGH UNDERSTANDING IT'S BEEN PROVED PROVEN AND

QUESTIONS ON THIS PLAN

KATIE & CHRIS BENNERT | 126 KENNEDY AVE/
ALAMO HEIGHTS TX
JOB # 4780-0526

CUSTOM HOME DOCUMENTS

DESIGN DATE:
September 04, 2026

PLOTTING TIME:
07:24 AM

SHEET #
/

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126 Kennedy Existing Structure













Existing Streetscape Facing



122



126



130

Existing Streetscape Opposite



133



131



125

Proposed Streetscape Facing



122



126



130