



## CITY OF ALAMO HEIGHTS

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

### Architectural Review Board Meeting January 16, 2024 – 5:30 P.M.

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, January 16, 2024 at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

*INSTRUCTIONS FOR TELECONFERENCE: The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1-346-248-7799 and entering access number 86801845240#. If you would like to speak on a particular item, when the item is considered, press \*9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.*

*The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.*

#### **Case No. 914F – 231 Encino Ave**

Request of Lisa Nichols of Nic Abbey Homes, owner, for the significance review of the existing main structure located at 231 Encino Ave in order to demolish 100% of the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

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. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans are available for public viewing on the City's website, with the exception of floor plans, (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>) and at the Community Development Services Department located at 6116 Broadway St, 2<sup>nd</sup> floor. You may also contact Michelle Ramos ([mramos@alamoheightstx.gov](mailto:mramos@alamoheightstx.gov)) or Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case.

<b>Property Address:</b> 231 Encino
<b>Original Architect:</b> N/ A

<b>Architecture Type:</b> Unknown
<b>Year Built:</b> 1929 per bcad

Lot Coverage*	EXISTING Calculations (In sq. ft.)		PROPOSED Calculations (In sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	59703			
Main house footprint	3253			
Front porch	1683 -2ND house			
Side porch 1	648			
Side porch 2	375			
Rear porch	181			
Garage footprint	NA			
Carport footprint	420			
Shed footprint	shed 1 -134-shed 2-134			
Breezeways				
Covered patio structure				
Other accessory structures	207 green house			
<b>Total (total lot coverage/lot area):</b>	<b>7035</b>			
<b>Total Lot Coverage:</b>	<b>.12</b>			
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	59703			
Main house: 1st floor	3214			
Main house: 2nd floor	2365			
Garage: 1st floor	420			
Garage: 2nd floor	Sheds 268/green house 208			
Other structures (unless exempted - see below)				
<b>Total (total FAR/lot area):</b>	<b>6475</b>			
<b>Total FAR:</b>	<b>.11</b>			
<b>Height of Main Structure:</b>	PLATE 12-18"BACK FLOOR PLATE 20' SPLT			

\*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/trellis 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](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address: 231 Encino

Total Impervious Cover Sq. Ft. for Stormwater Development Fee*	EXISTING Calculations (In sq. ft.)		PROPOSED Calculations (In sq. ft.)	
	Applicant	Staff	Applicant	Staff
Footprint of all structures	5311			
Driveway/Parking Pad /Carport	7231			
Walkways /Patios	3842			
Swimming Pool/Spa	NA			
Other impervious cover: _____				
Total impervious surface cover (in this project):	16484			
Total impervious surface cover <u>removed/existing</u> (in this project):				
<b>Total Impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*</b>				
<b>Stormwater Development Fee*</b>				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	53897			A
Footprint of any structure(s)	5411			
Driveway/Parking Pad /Carport	5186			
Walkways /Patios	3695			
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project	14292			B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project				
<b>Impervious surface cover net proposed sq. ft. within front yard setback</b>				
<b>Impervious surface cover proposed within front yard setback</b>			<b>B / A</b>	<b>B / A</b>
<b>Maximum 30% allowed for SF-A and SF-B Districts</b>				

\*The stormwater development fee shall be equivalent to the net additional square footage of total impervious surface area (excluding public sidewalks) of the property multiplied by \$0.40.

Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater service for that property.

\*\*Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50; please refer to Code for other regulations).

**Impervious cover.** Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds fifty (50) percent or more of rainfall, or water, which falls on it.

City of Alamo Heights "Code of Ordinances" can be found at [www.municode.com](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").



Front elevation



Rear elevation



South elevation side elevation





Side elevation south side



Green house



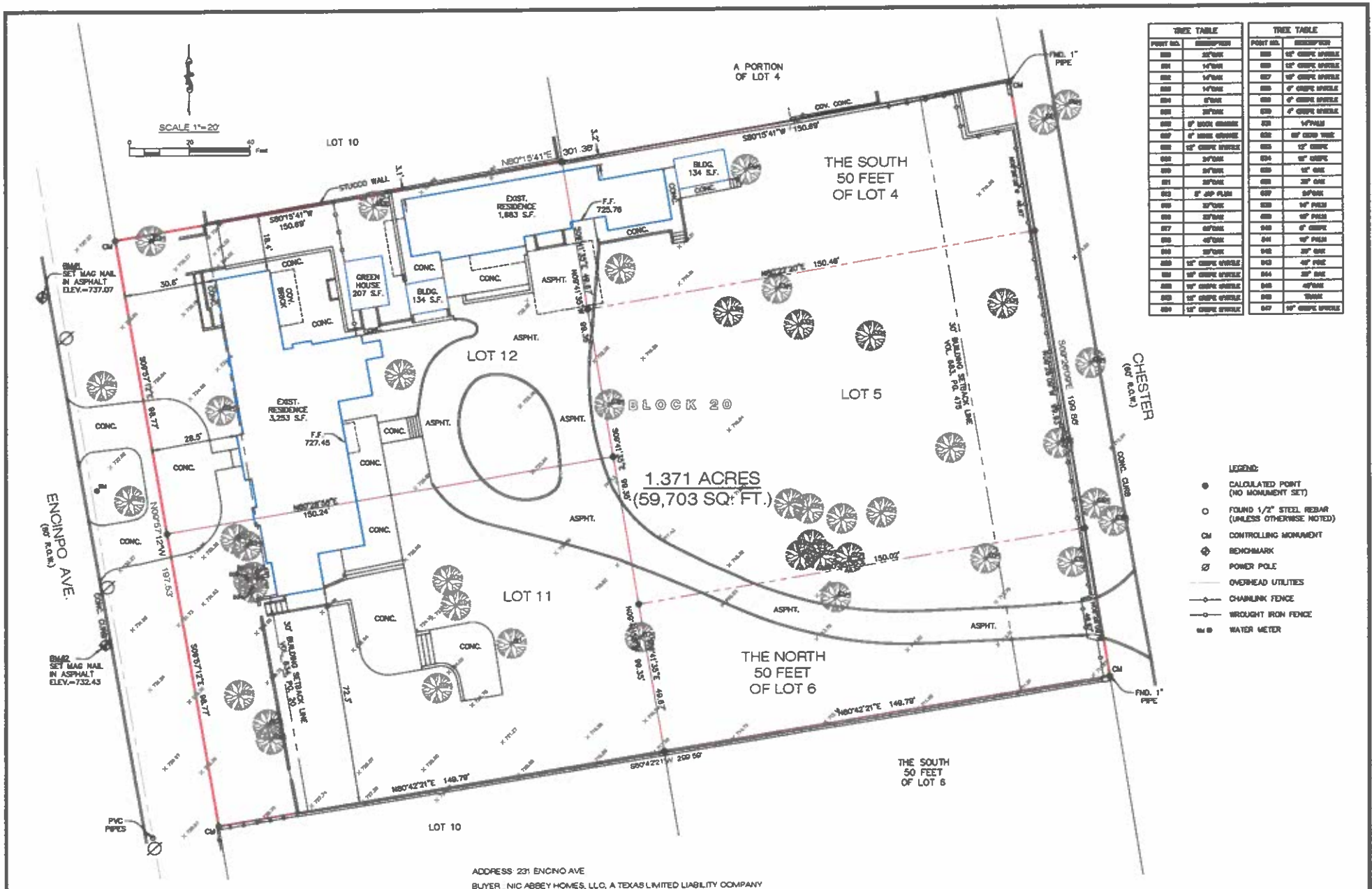
Back House



Back house



Back house /shed



TREE TABLE		TREE TABLE	
POST NO.	DESCRIPTION	POST NO.	DESCRIPTION
001	24" DBH	028	12" OAK
002	14" DBH	029	12" OAK
003	14" DBH	030	12" OAK
004	14" DBH	031	12" OAK
005	14" DBH	032	12" OAK
006	14" DBH	033	12" OAK
007	14" DBH	034	12" OAK
008	14" DBH	035	12" OAK
009	14" DBH	036	12" OAK
010	14" DBH	037	12" OAK
011	14" DBH	038	12" OAK
012	14" DBH	039	12" OAK
013	14" DBH	040	12" OAK
014	14" DBH	041	12" OAK
015	14" DBH	042	12" OAK
016	14" DBH	043	12" OAK
017	14" DBH	044	12" OAK
018	14" DBH	045	12" OAK
019	14" DBH	046	12" OAK
020	14" DBH	047	12" OAK
021	14" DBH	048	12" OAK
022	14" DBH	049	12" OAK
023	14" DBH	050	12" OAK
024	14" DBH	051	12" OAK
025	14" DBH	052	12" OAK
026	14" DBH	053	12" OAK
027	14" DBH	054	12" OAK
028	14" DBH	055	12" OAK
029	14" DBH	056	12" OAK
030	14" DBH	057	12" OAK
031	14" DBH	058	12" OAK
032	14" DBH	059	12" OAK
033	14" DBH	060	12" OAK
034	14" DBH	061	12" OAK
035	14" DBH	062	12" OAK
036	14" DBH	063	12" OAK
037	14" DBH	064	12" OAK
038	14" DBH	065	12" OAK
039	14" DBH	066	12" OAK
040	14" DBH	067	12" OAK
041	14" DBH	068	12" OAK
042	14" DBH	069	12" OAK
043	14" DBH	070	12" OAK
044	14" DBH	071	12" OAK
045	14" DBH	072	12" OAK
046	14" DBH	073	12" OAK
047	14" DBH	074	12" OAK
048	14" DBH	075	12" OAK
049	14" DBH	076	12" OAK
050	14" DBH	077	12" OAK
051	14" DBH	078	12" OAK
052	14" DBH	079	12" OAK
053	14" DBH	080	12" OAK
054	14" DBH	081	12" OAK
055	14" DBH	082	12" OAK
056	14" DBH	083	12" OAK
057	14" DBH	084	12" OAK
058	14" DBH	085	12" OAK
059	14" DBH	086	12" OAK
060	14" DBH	087	12" OAK
061	14" DBH	088	12" OAK
062	14" DBH	089	12" OAK
063	14" DBH	090	12" OAK
064	14" DBH	091	12" OAK
065	14" DBH	092	12" OAK
066	14" DBH	093	12" OAK
067	14" DBH	094	12" OAK
068	14" DBH	095	12" OAK
069	14" DBH	096	12" OAK
070	14" DBH	097	12" OAK
071	14" DBH	098	12" OAK
072	14" DBH	099	12" OAK
073	14" DBH	100	12" OAK

- LEGEND:
- CALCULATED POINT (NO MONUMENT SET)
  - FOUND 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
  - CM CONTROLLING MONUMENT
  - ⊕ BENCHMARK
  - ⊗ POWER POLE
  - OVERHEAD UTILITIES
  - CHAINLINK FENCE
  - WROUGHT IRON FENCE
  - ⊗ WATER METER

ADDRESS 231 ENCHO AVE  
 BUYER NIC ABBEY HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY

NOTE:  
 1. BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE 4204.

ALL OF LOTS 12, 11 AND 5, THE SOUTH 50 FEET OF LOT 4, THE NORTH 50 FEET OF LOT 6, BLOCK 20, ALAMO HEIGHTS, AN ADDITION TO THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TITLE COMPANY: FIRST AMERICAN TITLE COMPANY G.F. NO. 1-230756  
 THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN VOL. 834 PG. 20 and VOL. 853 PG. 475, DEED RECORDS OF BEXAR COUNTY, TEXAS (30' FRONT SETBACK AND RESERVATION ALONG THE REAR OF LOTS FOR THE INSTALLATION AND MAINTENANCE OF A WATER LINE).

**DYE ENTERPRISES**  
 ENGINEERS • SURVEYORS • PLANNERS  
 TITLE FIRM REGISTRATION # 2257  
 TEXAS FIRM REGISTRATION # 0003900  
 4027 STANLEY ROAD, SUITE 100  
 SAN ANTONIO, TEXAS 78217  
 TEL: 210-598-1123  
 FAX: 210-598-1101

DRAWN BY: J.R.C.  
 JOB NO: 230073-00  
 FIELD WORK COMP: 11-17-23

STATE OF TEXAS  
 COUNTY OF BEXAR

THE ABOVE SURVEY WAS PREPARED FROM AN ACCURATE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. MUNICIPAL RECORDS NOT RESEARCHED.

**"UNLAWFUL. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REFERRED TO IN ANY MANNER AS A FINAL SURVEY DOCUMENT"**

D. SCOTT DYE, R.P.L.S. NO. 6319







