



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

**Architectural Review Board Meeting**  
**May 17, 2022 – 5:30 P.M.**

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, May 17, 2022 at 5:30pm** 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. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**

***INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering access number 868 0184 5240#. 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.***

**Case No. 881 F – 423 Evans**

Request of Courtney Collins, applicant, representing James and Kathy Collins, owners, for the significance review of the existing main structure located at 423 Evans in order to demolish 100% of the existing residence and accessory structure(s) 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 email Eron Spencer, Planner, at [espencer@alamoheightstx.gov](mailto:espencer@alamoheightstx.gov) or Lety Hernandez, Director, at [lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov), or call our office at (210) 826-0516 for additional information regarding this case.

# MAYFAIR PROPERTIES, L.L.C.

900 E. Lakeview Drive  
McAllen, Texas 78501

PHONE (956) 994-9009

FAX (956) 686-5494

April 22, 2022

Significance Review and Request to Demolish  
City of Alamo Heights  
Development Services Department  
Architecture Review Board  
6116 Broadway  
San Antonio, TX 78209

Re: Collins Residence  
423 Evans Ave.  
San Antonio, TX 78209  
Request to Demolish

Dear City of Alamo Heights Architecture Review Board,

On behalf of James and Kathy Collins we are requesting your consideration and permission to demolish the structures located at 423 Evans Ave. The structures to be demolish are a two (2) story single-family residence and one story detached garage, originally constructed in 1938.

There is no record found which would indicate any significance related to the history of these structures, nor to any addition or remodeling thereof. The general condition of the wood frame structures shows varying states of neglect and disrepair. Exterior wood siding and wood trim exhibit extensive areas of dry-rot and decay, compromising the integrity of the building envelope. Stress cracks, at most interior wall surfaces, possibility related to moisture infiltration at wall cavities, may also demonstrate latent deterioration of the pier and beam foundations.

It is the Owners' intention to remove the structures, foundations, asphalt paving, and related underground elements and utilities, serving the buildings, level the areas where this demolition has occurred and install grass sod. There are no plans to build, or install, any structures at this time.

Respectfully Submitted,



Michael L. Rabinowitz  
Director - Planning and Design  
**Riofair Partners, Ltd. and  
Mayfair Properties, L.L.C.**  
900 East Lakeview Dr.  
McAllen, Texas 78501

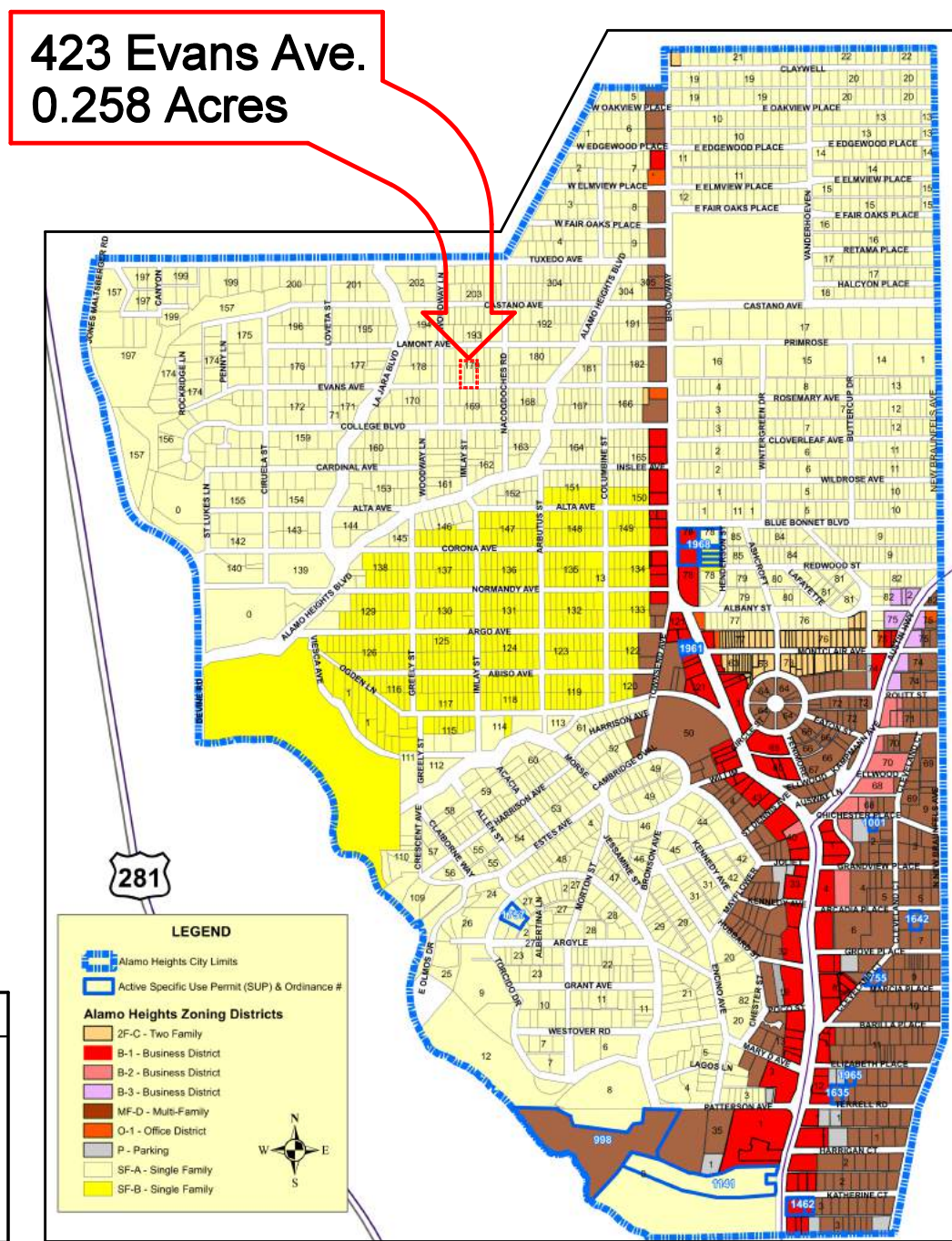
# DEMOLITION REVIEW PACKAGE

for :

## 100% DEMOLITION of EXISTING STRUCTURES

OWNER:  
James & Kathy Collins  
900 E. Lakeview Dr.  
McAllen, TX 78501  
(956) 630-9400

SUBMITTED BY:  
Courtney Collins  
415 Evans Ave.  
Alamo Heights, TX 78209  
(956) 624-3337



### LOT COVERAGE and FAR WORKSHEET

Property Address: 423 Evans Ave.		Architecture Type: FARMHOUSE		
Original Architect: - UNKNOWN -		Year Built: 1938		
	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	11,250 sq. ft.		11,250 sq. ft.	
Main house footprint	2,011 sq. ft.		0 sq. ft.	
Front porch	88 sq. ft.		0 sq. ft.	
Side porch 1				
Side porch 2				
Rear porch	131 sq. ft.		0 sq. ft.	
Garage footprint	360 sq. ft.		0 sq. ft.	
Carport footprint				
Shed footprint	448 sq. ft.		0 sq. ft.	
Breezeways				
Covered patio structure	94 sq. ft.		0 sq. ft.	
Other accessory structures	270 sq. ft.		0 sq. ft.	
Total (total lot coverage/lot area):	3,402 sq. ft.		0 sq. ft.	
Total Lot Coverage:	30.24%		0.0%	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	11,250 sq. ft.		11,250 sq. ft.	
Main house: 1st floor	2,011 sq. ft.		0 sq. ft.	
Main house: 2nd floor	731 sq. ft.		0 sq. ft.	
Garage: 1st floor	808 sq. ft.		0 sq. ft.	
Garage: 2nd floor				
Other structures (unless exempted - see below)	808 sq. ft.		0 sq. ft.	
Total (total FAR/lot area):	3,820 sq. ft.		0 sq. ft.	
Total FAR:	0.34		0.0	
Height of Main Structure:	N/A		N/A	

LEGAL DESCRIPTION  
CB 4024, BLK 179, LOT 16  
and the East 25 ft. of LOT 17  
Alamo Heights, Texas  
AS RECORDED IN VOLUME 105,  
PAGE 290 of the DEED and PLAT  
RECORDS of BEXAR COUNTY, TEXAS

#### REVISIONS



OWNERSHIP OF INSTRUMENTS OF SERVICE  
ALL PLANS, DESIGNS, DESIGN-CONCEPTS, and IMAGES FOUND ON THESE DRAWINGS ARE, and SHALL REMAIN, THE INTELLECTUAL PROPERTY of the DESIGNER. THESE DOCUMENTS ARE PROTECTED BY UNITED STATES and INTERNATIONAL COPYRIGHT LAW and MAY NOT BE REPRODUCED, RE-USED, RE-DISTRIBUTED, or ALTERED IN ANY WAY, NOR MAY THEY BE USED TO DEVELOP DERIVATIVE WORK, IN WHOLE, or IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT FROM THE DESIGNER, and APPROPRIATE COMPENSATION HAS BEEN PAID TO THE DESIGNER.  
ALL RIGHTS RESERVED

DEMOLITION REVIEW PACKAGE

*Collins Residence*  
423 EVANS AVE.  
ALAMO HEIGHTS, TEXAS 78209

COVER

ISSUED FOR:  
REVIEW

04/21/2022

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of 4



GF NO. 20200135 TEXAS INVESTORS TITLE  
ADDRESS: 423 EVANS AVENUE  
ALAMO HEIGHTS, TEXAS 78209  
BORROWER: JAMES W. COLLINS

LOT 16 AND THE EAST 1/2  
OF LOT 17, BLOCK 179  
ALAMO HEIGHTS

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 105, PAGE 290 OF THE DEED AND PLAT RECORDS  
OF BEXAR COUNTY, TEXAS

SCALE: 1" = 30'

NOTE: BOUNDARY SURVEY ONLY. ALL IMPROVEMENTS  
NOT SHOWN HEREON.

STRUCTURES, DRIVEWAYS, and SIDE-  
WALKS DEPICTED ON THIS BOUNDARY  
SURVEY ARE SHOWN AS A GRAPHIC  
REPRESENTATION OF THE SCOPE OF  
PROPOSED DEMOLITION WORK.

THERE IS NO RECORD of A TRUE and  
ACCURATE SURVEY AVAILABLE which  
SHOWS EXISTING IMPROVEMENTS.

THE IMPROVEMENTS SHOWN, WHICH  
HAVE BEEN ADDED TO THIS SURVEY,  
ARE BASED ON DATA, NOTES, and  
DIAGRAMS FOUND IN an "APPRAISAL  
of REAL PROPERTY" PREPARED BY  
GOEBEL APPRAISAL SERVICES, in 2020,  
and PERSONAL ON-SITE ASSESSMENT  
of the PROPERTY, and  
MULTIPLE PHOTOS  
of the PROPERTY

PORTIONS OF EXISTING CHAIN-LINK  
FENCE TO BE REMOVED

EXISTING ASPHALT DRIVEWAY and  
STONE CURBS TO BE DEMOLISHED



LOT 4 LOT 5 LOT 6

1" IRON ROD FOUND EAST 75.00' FENCE POST ON CORNER

WIRE FENCE

EXISTING SINGLE STORY DETACHED  
STRUCTURES, WALLS, ROOF, and  
FOUNDATION TO BE DEMOLISHED

WOOD FENCE

ALL EXISTING FLATWORK (SIDE-  
WALKS, PORCHES, PATIOS, and  
DECKS) TO BE DEMOLISHED

EXISTING TWO STORY STRUCTURE,  
WALLS, ROOF, and FOUNDATION  
TO BE DEMOLISHED

LOT 16

DETACHED GARAGE  
1,078 sf

LOT 17

2 STORY SINGLE-FAMILY  
RESIDENCE  
2,742 sf

EVANS AVENUE  
(50' R.O.W.)

1/2" IRON ROD FOUND WEST 25.00' 50.00' 1/2" IRON PIPE FOUND SOUTH

CHAIN LINK FENCE

175.00' 150.00' 75.00' 50.00'

0' 2' 5' 15' 30'

1" IRON ROD FOUND

50.00'

50.00'

50.00'

50.00'

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50.00'

THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
PANEL NO. 48029C 0405 G  
MAP REVISION: 03/29/2010  
ZONE X  
BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY.

D.C.L.=DIRECTIONAL CONTROL LINE  
RECORD BEARING: VOL. 105, PG. 290 B.C.D.P.R.

DRAWN BY: MM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCROACHMENTS APPARENT ON THE GROUND,  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY AND  
ABSTRACTING PROVIDED IN THE ABOVE  
REFERENCE TITLE COMMITMENT WAS RELIED  
UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH  
PROFESSIONAL LAND SURVEYOR  
NO. 4981  
JOB NO. SA2020-01792  
JUNE 19, 2020



PRECISION  
surveyors

TEXAS  
INVESTORS TITLE

BEVERLY MCCORMICK  
830-816-5888



1-800-LANDSURVEY  
www.precisionsurveyors.com  
281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
990 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
FIRM NO. 10063700

AREAS of DEMOLITION TO RECEIVE  
CONTAMINANT-FREE SOIL, and PLANTED  
with GRASS SOD, AS NEEDED TO PREVENT  
PONDING CONDITIONS and MAINTAIN  
PROPER DRAINAGE

BELOW-GRADE SANITARY SEWER and  
WATER LINES TO BE REMOVED FROM  
AREA of DEMOLITION to the POINT of  
CONNECTION at ADJACENT PUBLIC  
UTILITY LINES SERVING the SITE.  
DEMOLITION, TAPS, and CAPPING of  
LINES to be INSPECTED AS REQUIRED  
BY THE CITY of ALAMO HEIGHTS

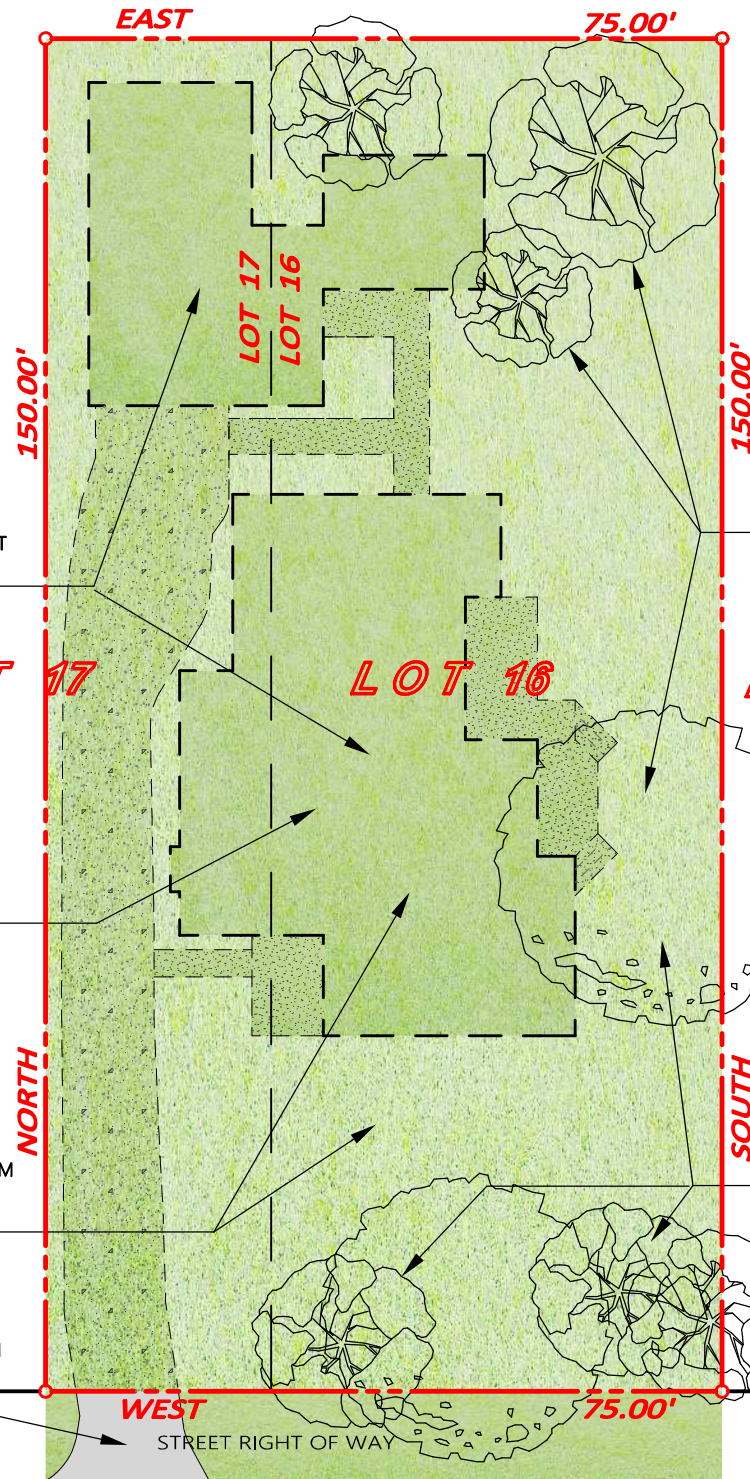
EXISTING LANDSCAPE IRRIGATION SYSTEM  
TO REMAIN, and AS NEEDED, SHALL BE  
MODIFIED TO PROVIDE IRRIGATION at  
AREAS of NEW VEGETATION

EXISTING CONCRETE DRIVEWAY APRON  
BETWEEN ASPHALT DRIVEWAY and  
STREET TO REMAIN

LOT 17

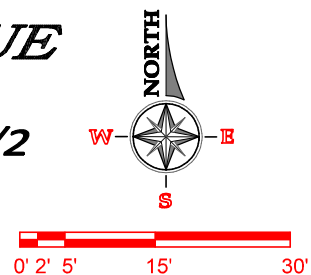
LOT 16

LOT 15



423 EVANS AVENUE  
(50' R.O.W.)

LOT 16 AND THE EAST 1/2  
OF LOT 17, BLOCK 179  
ALAMO HEIGHTS



REVISIONS



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DEMOLITION REVIEW PACKAGE

Collins Residence

423 EVANS AVE.  
ALAMO HEIGHTS, TEXAS 78209

SITE  
PLANS

ISSUED FOR:  
REVIEW

04/21/2022

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of 4





SOUTH ELEVATION - VIEW FROM EVANS AVE.



SOUTH ELEVATION - VIEW FROM EVANS AVE.



WEST ELEVATION - VIEW of ENTRY FROM DRIVEWAY



VIEW of DETACHED GARAGE - LOOKING NORTH



VIEW of GARAGE DOOR - LOOKING WEST



EAST ELEVATION - VIEW of CASITA and GARAGE BEYOND



VIEW FROM NORTHEAST - COVERED PATIO BEYOND



VIEW from SOUTHEAST - STEPS to COVERED DECK



EXTERIOR VIEW of RESIDENCE

REVISIONS



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**PHOTOS  
EXISTING  
STRUCTURE**

ISSUED FOR:  
**REVIEW**

04/21/2022





EXTENSIVE WOOD-ROT and DECAY - TYPICAL



BUILDING ENVELOPE COMPROMISED - TYPICAL



EXPOSED WIRING and EXT. WALL CAVITY



MOISTURE INFILTRATION DAMAGE to SIDING - TYPICAL



WOOD-ROT and MOLD GROWTH at INTERIOR WALLS



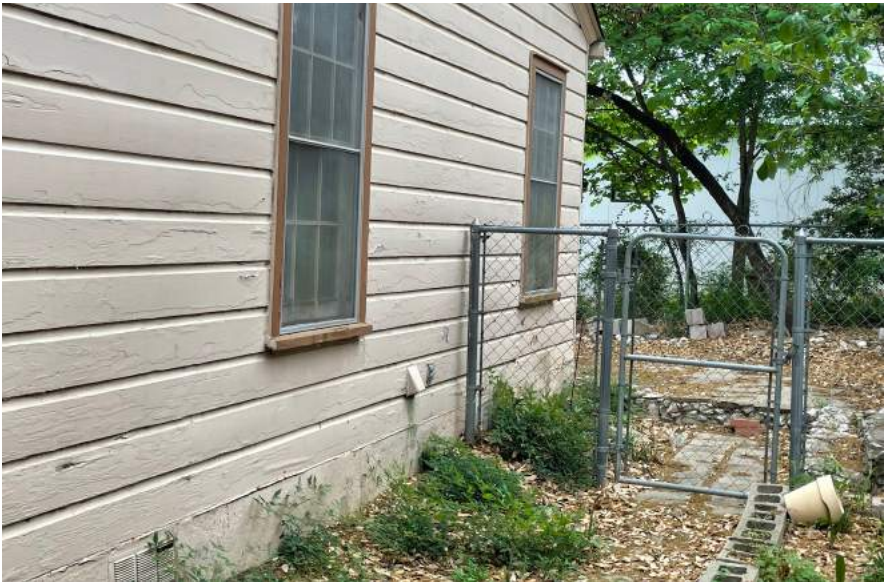
DRY-ROT at RAILINGS / FOUNDATION INSTABILITY



WOOD-ROT and DECAY - TYPICAL ALL ELEVATIONS



MOISTURE INFILTRATION - PROMOTES MOLD GROWTH



WINDOWS NOT ENERGY EFFICIENT - SOME NOT FUNCTIONING

REVISIONS




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