



CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

6116 BROADWAY

SAN ANTONIO, TX 78209

210-826-0516

Architectural Review Board Meeting

Tuesday, October 15, 2019 – 5:30 P.M.

6116 Broadway St – City Council Chambers

Case No. 775 F – 615 Austin Hwy

Request of Kenneth M. Smith, owner, for the final design review of the proposed commercial improvements to the existing structure located at 615 Austin Hwy.

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 may be viewed online* (<http://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 Brenda Jimenez (bjimenez@alamoheightstx.gov), Lety Hernandez (lhernandez@alamoheightstx.gov) or Nina Shealey (nshealey@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note that plans will not be available online for all case types and floor plans will not be available online.

DATE: 08/07/2019
PROJECT No: 1905

STUDIO VYH
Victor Hinojosa
C. 210 535 4513

CLIENT:
Kenneth Smith

PROJECT NAME/LOCATION

Ken's Texaco
615 Austin Hwy
Alamo Heights Tx 78209

EXISTING CONDITION: Existing Permit #

Current parcel of land is in the shape of a trapezoid and houses the existing gas/service station that was constructed in 1960, currently known as Ken's Texaco. This gas/service station is the longest continuous operating business of its kind in Alamo Heights and has been providing reliable local auto repair services that has kept Alamo Heights residences automobiles in safe working order for almost 60 years.

There are no trees located on the property

PROPOSED CONDITION:

The addition of a 1530 sq. ft. covered carport attached to and extending out from the Northeast façade of the existing 1700 sq. ft. building. Materials and finish to compliment/mirror the existing building. The purpose of the carport is to provide parked cars with coverage from sun and inclement weather allowing Ken's Texaco employees to park, inspect and service customers cars. The proposed location of the carport is where current parking spaces are already located.

HARDSHIPS:

The current shape of the trapezoid lot and current placement of the building rather limit where the placement of the carports should be located. The construction and layout were done at a time when different ordinances were in place. The owner of Ken's Texaco, Mr. Smith does not wish to place the carports in the back (West) side of the property where it's activities could easily be seen and heard from the multistory residential building behind the Texaco. Mr. Smith wishes to be the best neighbor possible.

The placement of the carport on the Northeast side of the building and property allows it to remain on the visually business side of the property as seen from Austin Hwy. Directly behind the proposed carport to the North is a approx. 10' wide drainage ditch that runs the length of the property.

Furthermore, demolishing the existing long-standing structure to construct a new building/carport layout to work better with the geometry of the lot is simply too much of an economic hardship for Mr. Smith to endure and would also erase a part of Alamo Heights history.

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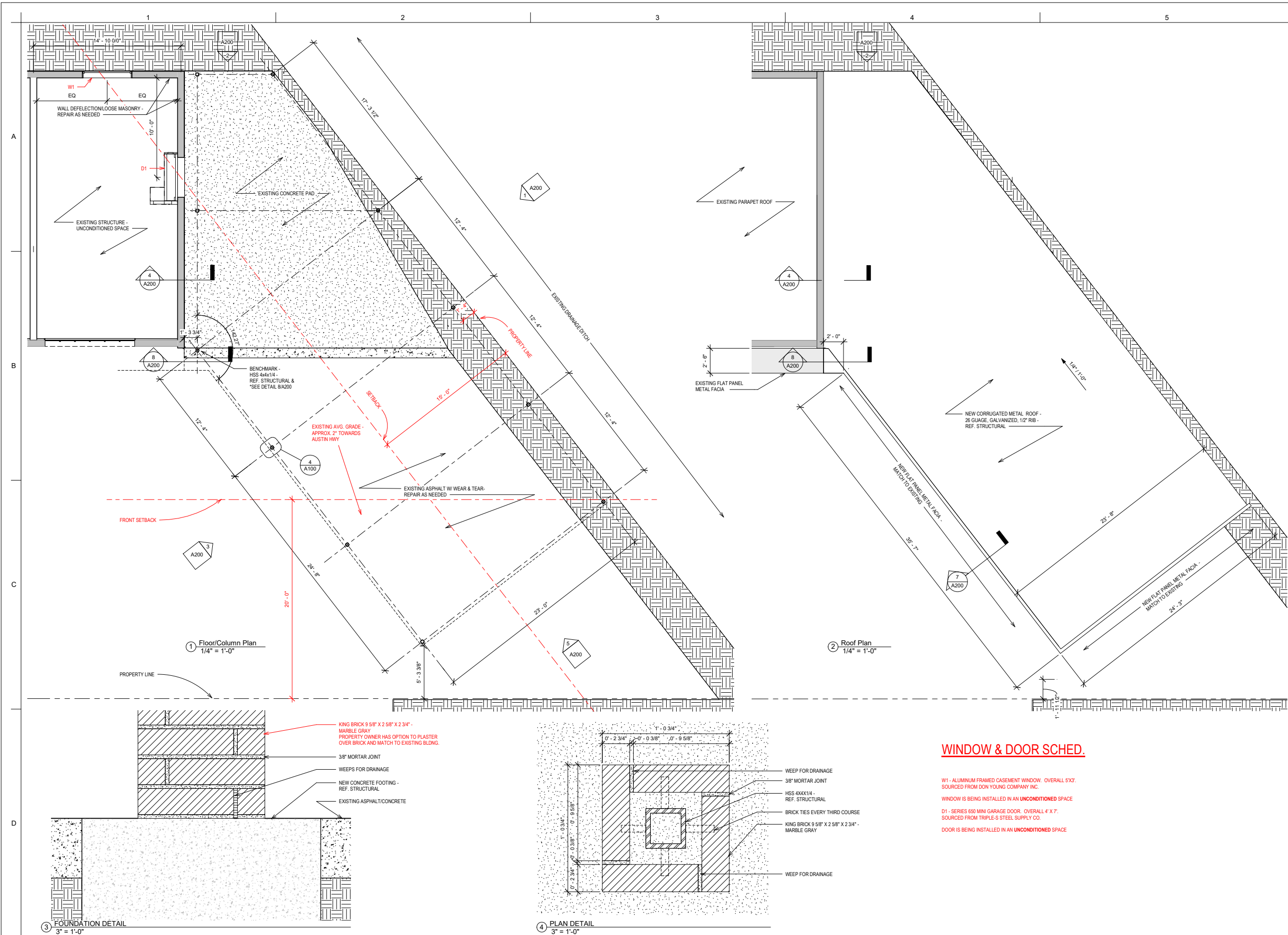
Ken's Texaco
615 Austin Hwy
Alamo Heights Tx 78209

ADDENDUM: PERMIT#

Client/Project Information located on the cover sheet of the construction set.

The carport addition was improperly described as being located on the NORTHWEST façade of the existing structure.

It is located on the NORTHEAST façade of the existing structure.

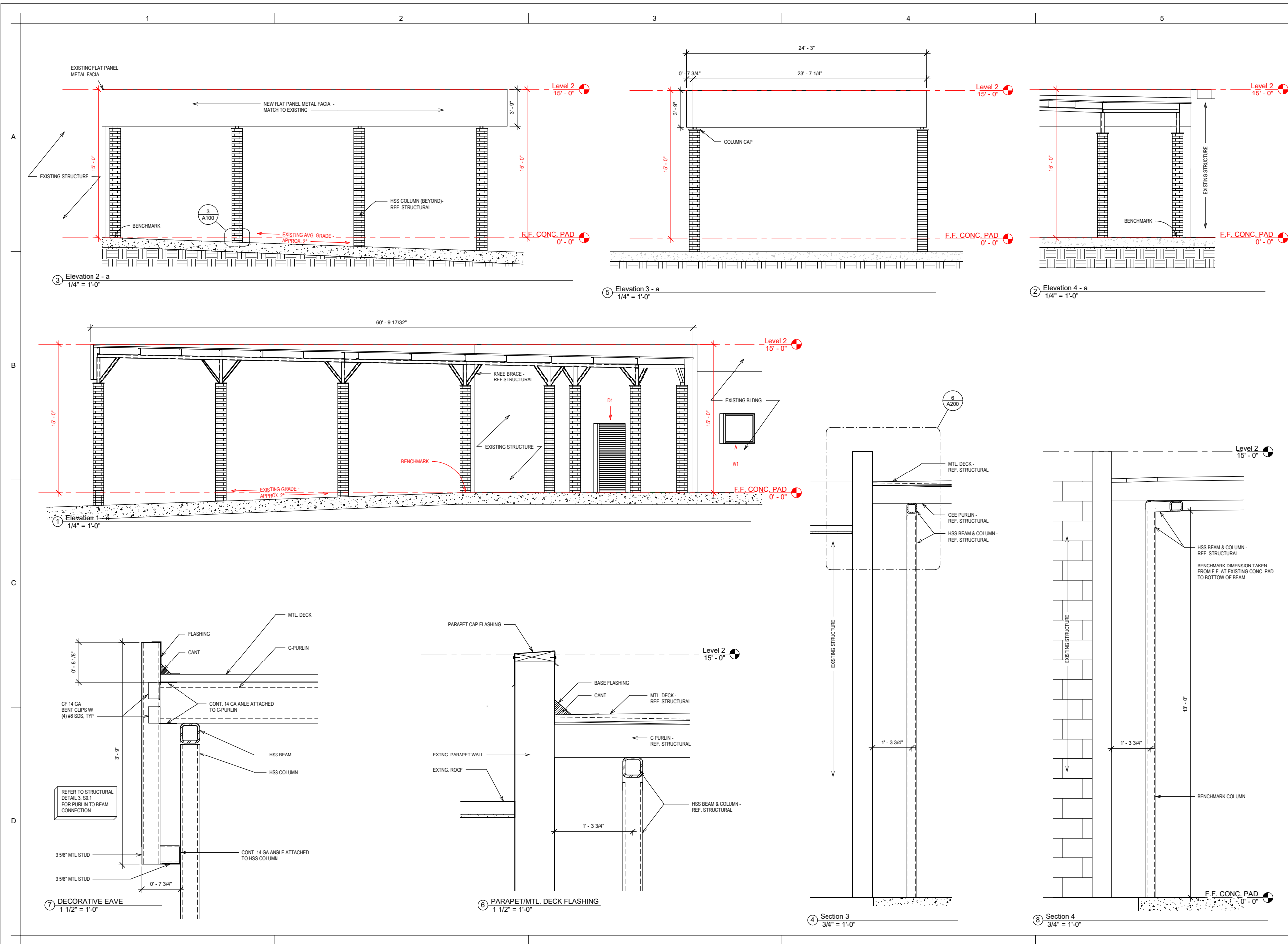


KEN' TEXACO
615 AUSTIN HWY.
SAN ANTONIO TX 78209

100% CONSTRUCTION DOCUMENTS
07/01/2019 BY VYH
REVISED 08/09/2019 BY VYH
REVISED 09/05/2019 BY VYH

SHEET TITLE
OVERALL
PLAN/DETAILS/ROOF
PLAN

SHEET NO.
A100







KEN'S

POLICE



KEN'S

POLICE

