



## CITY OF ALAMO HEIGHTS

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

### Architectural Review Board Meeting April 06, 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, April 06, 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 which may come before it.

#### **Case No. 1028F – 607 Evans Ave**

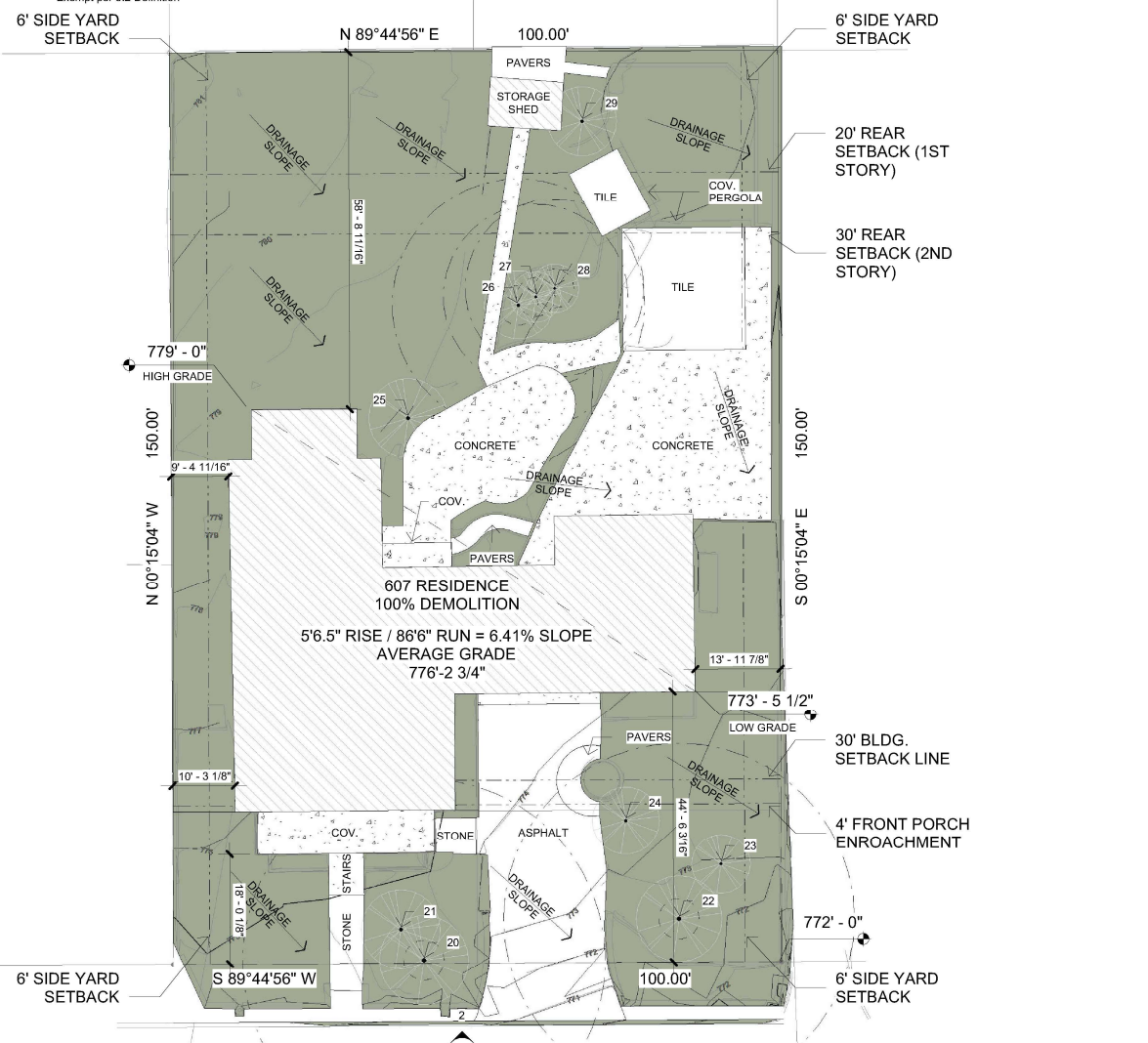
Request of John J. Grable, applicant, representing Vainsa Investments, LLC, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 607 Evans Ave in order to demolish 100% of the existing structure and construct a new single-family 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.**

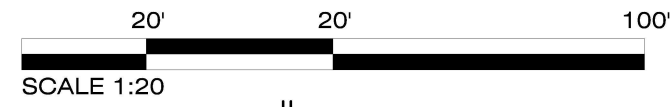
Plans may be viewed online ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices)) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, ([gpringle@alamoheightstx.gov](mailto:gpringle@alamoheightstx.gov)), Tyler Brewer, Senior Planner, ([tbrewer@alamoheightstx.gov](mailto:tbrewer@alamoheightstx.gov)), or Lety Hernandez, Director, ([lhernandez@alamoheightstx.gov](mailto: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 CALCULATIONS		EXISTING	PROPOSED	TOTAL IMPERVIOUS COVER FOR STORMWATER DEVELOPMENT FEE	
		EXISTING	PROPOSED	EXISTING	PROPOSED
LOT AREA		15,000.00 Sq. Ft.	15,000.00 Sq. Ft.	3,922.44 Sq. Ft.	5,027.52 Sq. Ft.
MAIN HOUSE: 1ST FLOOR		2,542.72 Sq. Ft.	3,576.00 Sq. Ft.	860.61 Sq. Ft.	1,108.22 Sq. Ft.
FRONT PORCH		*203.42 Sq. Ft.	*607.48 Sq. Ft.	---	---
SIDE PORCH		---	---	1,956.48 Sq. Ft.	3,749.88 Sq. Ft.
REAR PORCH		45.55 Sq. Ft.	268.04 Sq. Ft.	---	268.00 Sq. Ft.
GARAGE		525.00 Sq. Ft.	576.00 Sq. Ft.	---	---
SHED		95.91 Sq. Ft.	---	---	---
COVERED PATIO		509.84 Sq. Ft.	---	6,739.53 Sq. Ft.	10,153.62 Sq. Ft.
TOTAL LOT COVERAGE Sq. Ft.		3,922.44 Sq. Ft.	4,420.04 Sq. Ft.	---	---
TOTAL (total lot coverage/lot area) - 40% MAX		26.14%	29.47%	---	---
*Exempt per 3.17					
FLOOR AREA RATIO CALCULATIONS					
		EXISTING	PROPOSED		
LOT AREA		15,000.00 Sq. Ft.	15,000.00 Sq. Ft.		
MAIN HOUSE: 1ST FLOOR		2,542.72 Sq. Ft.	3,576.00 Sq. Ft.		
MAIN HOUSE: 2ND FLOOR		600 Sq. Ft.	2,308.56 Sq. Ft.		
FRONT PORCH		*203.42 Sq. Ft.	*607.48 Sq. Ft.		
SIDE PORCH		---	---		
REAR PORCH		45.55 Sq. Ft.	268.04 Sq. Ft.		
GARAGE		525.00 Sq. Ft.	576.00 Sq. Ft.		
SHED		95.91 Sq. Ft.	---		
COVERED PATIO		*509.84 Sq. Ft.	---		
TOTAL FAR Sq. Ft.		3,763.63 Sq. Ft.	6,728.60 Sq. Ft.		
TOTAL FAR (total FAR/lot area) - .45 MAX		.25	.449		
*Exempt per 3.2 Definition					

IMPERVIOUS COVER WITHIN FRONT YARD SETBACK AREA		
FRONT YARD SETBACK AREA	3,000.00 Sq. Ft.	3,000.00 Sq. Ft.
FOOTPRINT OF ANY STRUCTURE	381.76 Sq. Ft.	157.49 Sq. Ft.
DRIVEWAY/PARKING PAD	580.25 Sq. Ft.	580.18 Sq. Ft.
WALKWAYS	143.33 Sq. Ft.	145.85 Sq. Ft.
OTHER IMPERVIOUS COVER	---	---
<b>TOTAL IMPERVIOUS COVER WITHIN FRONT YARD SETBACK - 30% MAX</b>	<b>36.84%</b>	<b>29.45%</b>

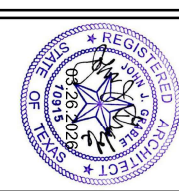


**1 EXISTING SITE PLAN..**  
SCALE : 1" = 20'-0"



PROJECT ADDRESS  
**607 EVANS AVE**

DRAWN :  
CHECKED :  
APPROVED :  
DATE : 03.26.2026  
SHEET NO. :  
**A100**



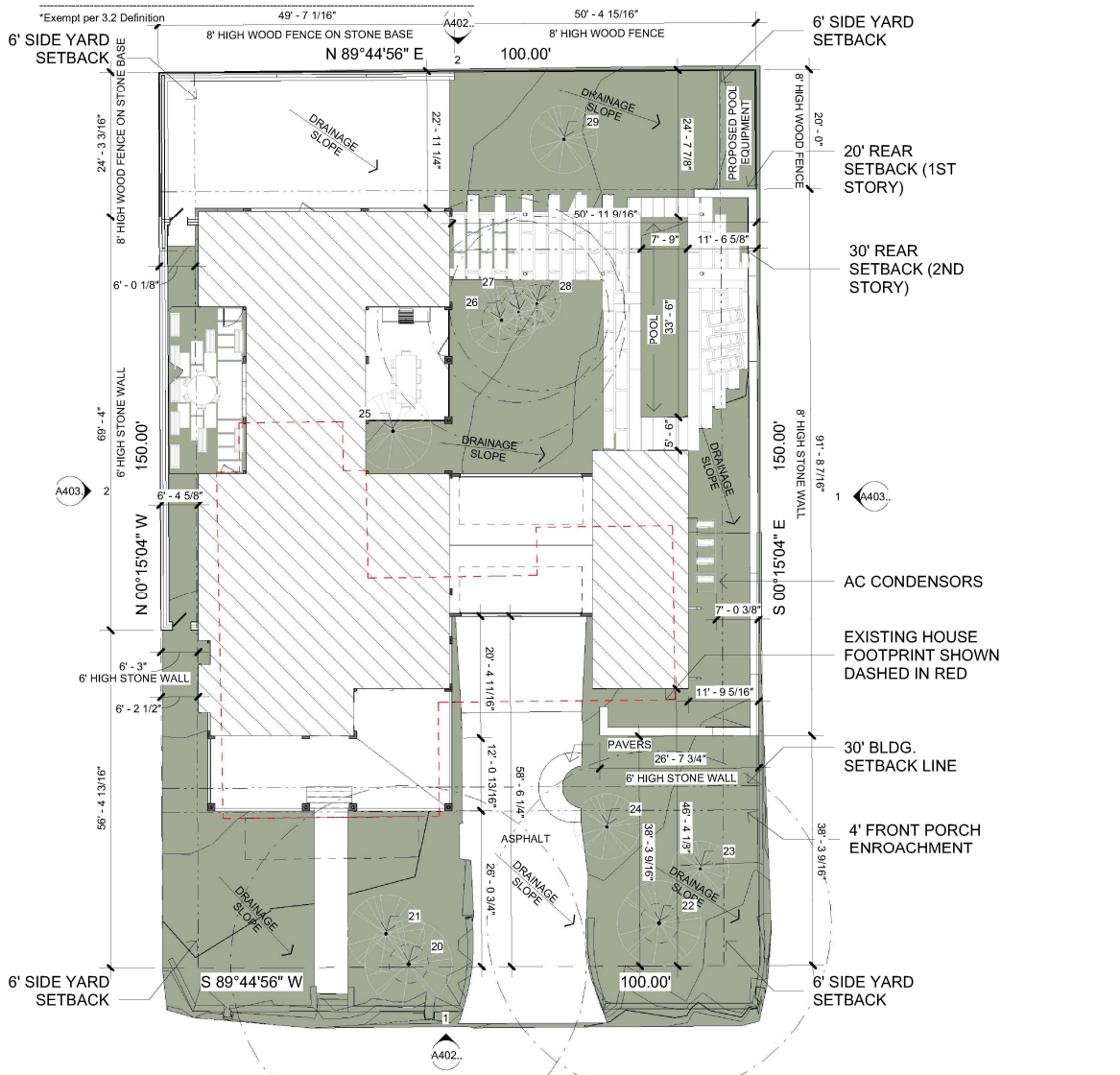
NOTE:  
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**JOHN GRABLE, FAIA**  
ARCHITECTS - INC.  
222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209  
P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM

LOT COVERAGE CALCULATIONS		EXISTING	PROPOSED	TOTAL IMPERVIOUS COVER FOR STORMWATER DEVELOPMENT FEE	
LOT AREA		15,000.00 Sq. Ft.	15,000.00 Sq. Ft.	EXISTING	PROPOSED
MAIN HOUSE: 1ST FLOOR		2,542.72 Sq.Ft.	3,576.00 Sq.Ft.	3,922.44 Sq. Ft.	5,027.52 Sq. Ft.
FRONT PORCH		600 Sq.Ft.	2,308.56 Sq.Ft.	860.61 Sq. Ft.	1,108.22 Sq. Ft.
SIDE PORCH		*203.42 Sq.Ft.	*607.48 Sq.Ft.	1,956.48 Sq. Ft.	3,749.88 Sq. Ft.
REAR PORCH		45.55 Sq.Ft.	288.04 Sq.Ft.	-- Sq. Ft.	268.00 Sq. Ft.
GARAGE		525.00 Sq.Ft.	576.00 Sq.Ft.	-- Sq. Ft.	-- Sq. Ft.
SHED		95.91 Sq.Ft.	-- Sq.Ft.	6,739.53 Sq. Ft.	10,153.62 Sq. Ft.
COVERED PATIO		509.84 Sq.Ft.	-- Sq.Ft.	-- Sq. Ft.	3,414.09 Sq. Ft.
TOTAL LOT COVERAGE Sq.Ft.		3,922.44 Sq.Ft.	4,420.04 Sq.Ft.		
TOTAL (total lot coverage/lot area) - 40% MAX		26.14%	29.47%		
*Exempt per 3.17					

FLOOR AREA RATIO CALCULATIONS		EXISTING	PROPOSED
LOT AREA		15,000.00 Sq. Ft.	15,000.00 Sq. Ft.
MAIN HOUSE: 1ST FLOOR		2,542.72 Sq.Ft.	3,576.00 Sq.Ft.
MAIN HOUSE: 2ND FLOOR		600 Sq.Ft.	2,308.56 Sq.Ft.
FRONT PORCH		*203.42 Sq.Ft.	*607.48 Sq.Ft.
SIDE PORCH		-- Sq.Ft.	288.04 Sq.Ft.
REAR PORCH		45.55 Sq.Ft.	-- Sq.Ft.
GARAGE		525.00 Sq.Ft.	576.00 Sq.Ft.
SHED		95.91 Sq.Ft.	-- Sq.Ft.
COVERED PATIO		*509.84 Sq.Ft.	-- Sq.Ft.
TOTAL FAR Sq.Ft.		3,763.63 Sq.Ft.	6,728.60 Sq.Ft.
TOTAL FAR (total FAR/lot area) - .45 MAX		.25	.449
*Exempt per 3.2 Definition			



**2 PROPOSED SITE PLAN..**  
 SCALE: 1" = 20'-0"  
 SCALE 1:20

PROJECT ADDRESS  
**607 EVANS AVE**

DRAWN:  
 CHECKED:  
 APPROVED:  
 DATE: 03.26.2026  
 SHEET NO.

REGISTERED ARCHITECT  
 JOHN GRABLE  
 STATE OF TEXAS  
 09262025

NOTE:  
 All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**JOHN GRABLE, FAIA**  
 ARCHITECTS - INC.  
 222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209  
 P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM

OF SHEETS  
**A101**  
 SHEETS

A B C D E F G H I J



EXISTING STREET ELEVATION (100% DEMOLITION)



EXISTING REAR ELEVATION (100% DEMOLITION)

A B C D E F G H I J

NOTE:  
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

JOHN GRABLE, F.A.I.A.  
ARCHITECTS, INC.  
222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209  
P. 210 820 3332 F. 210 820 3334 W. JOHNGRABLE.COM



607 EVANS AVE

PROJECT ADDRESS

DRAWN:

CHECKED:

APPROVED:

DATE: 03.26.2026

SHEET NO.

A400

OF SHEETS

K

A B C D E F G H I J K

9  
8  
7  
6  
5  
4  
3  
2  
1



**EXISTING SIDE (EAST) ELEVATION (100% DEMOLITION)**



**EXISTING SIDE (WEST) ELEVATION (100% DEMOLITION)**

A B C D E F G H I J K

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**JOHN GRABLE, F.A.S.A.**  
ARCHITECTS, INC.  
222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209  
P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM



**607 EVANS AVE**

PROJECT ADDRESS

DRAWN:

CHECKED:

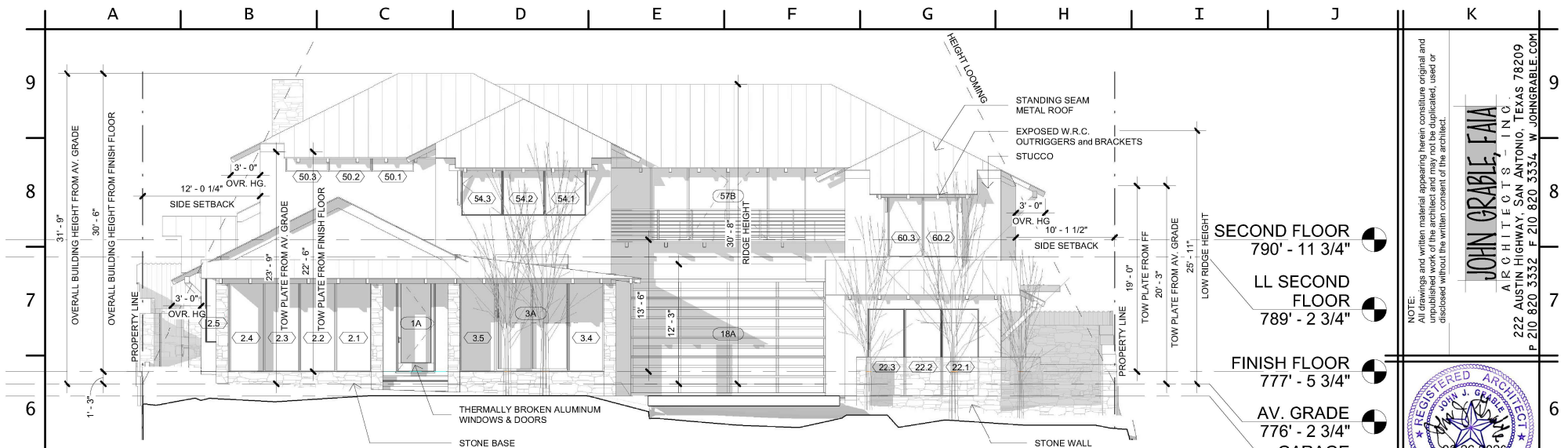
APPROVED:

DATE: 03.26.2026

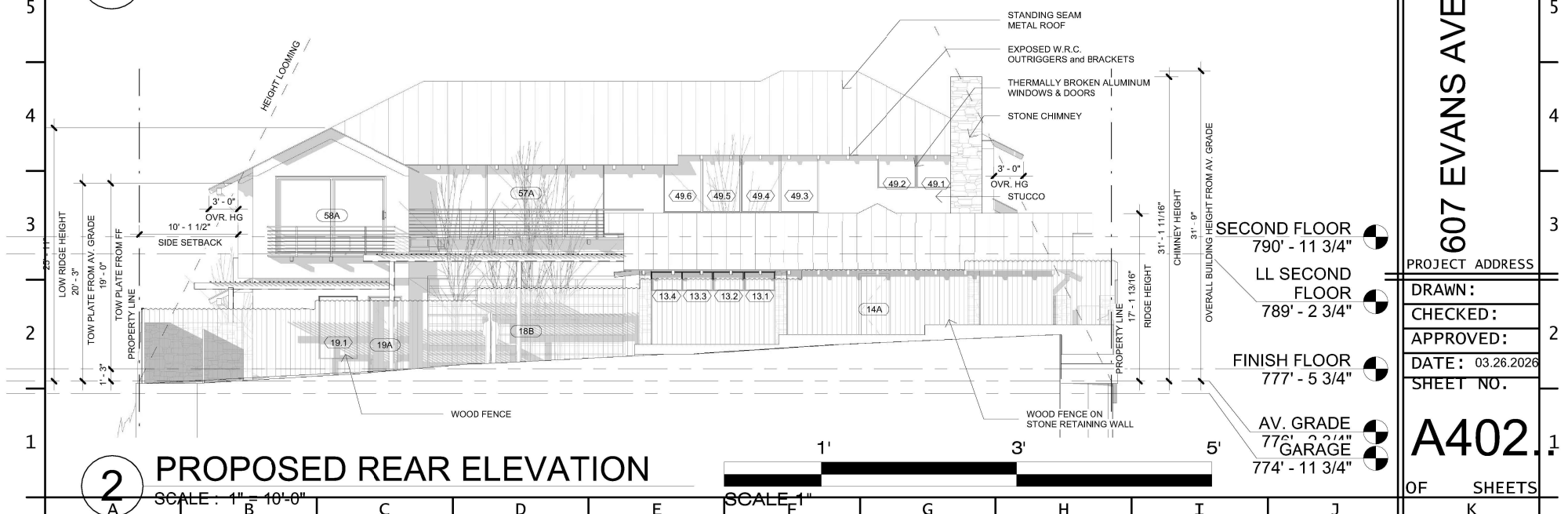
SHEET NO.

**A401**

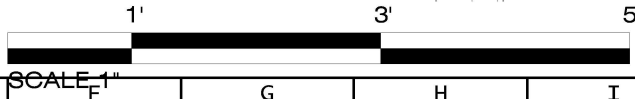
OF SHEETS



**1** PROPOSED STREET ELEVATION  
SCALE : 1" = 10'-0"



**2** PROPOSED REAR ELEVATION  
SCALE : 1" = 10'-0"



NOTE:  
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**JOHN GRABLE, F.A.A.**  
ARCHITECTS, INC.  
222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209  
P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM



**607 EVANS AVE**

PROJECT ADDRESS

DRAWN:

CHECKED:

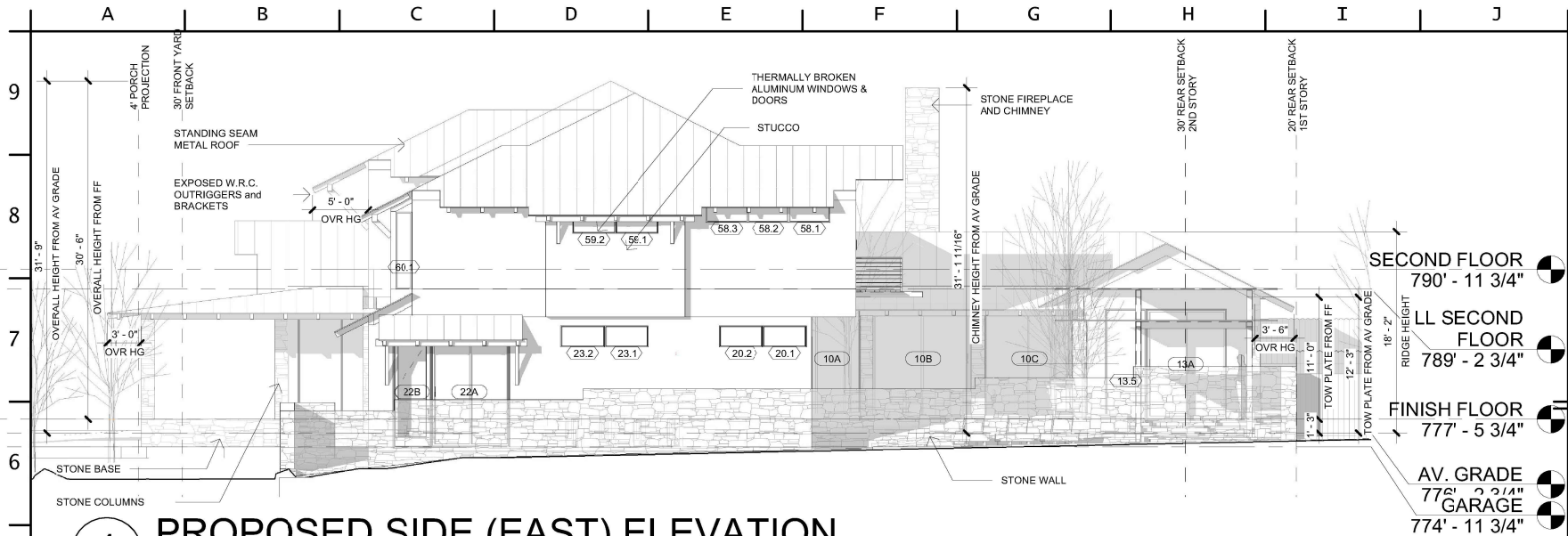
APPROVED:

DATE: 03.26.2026

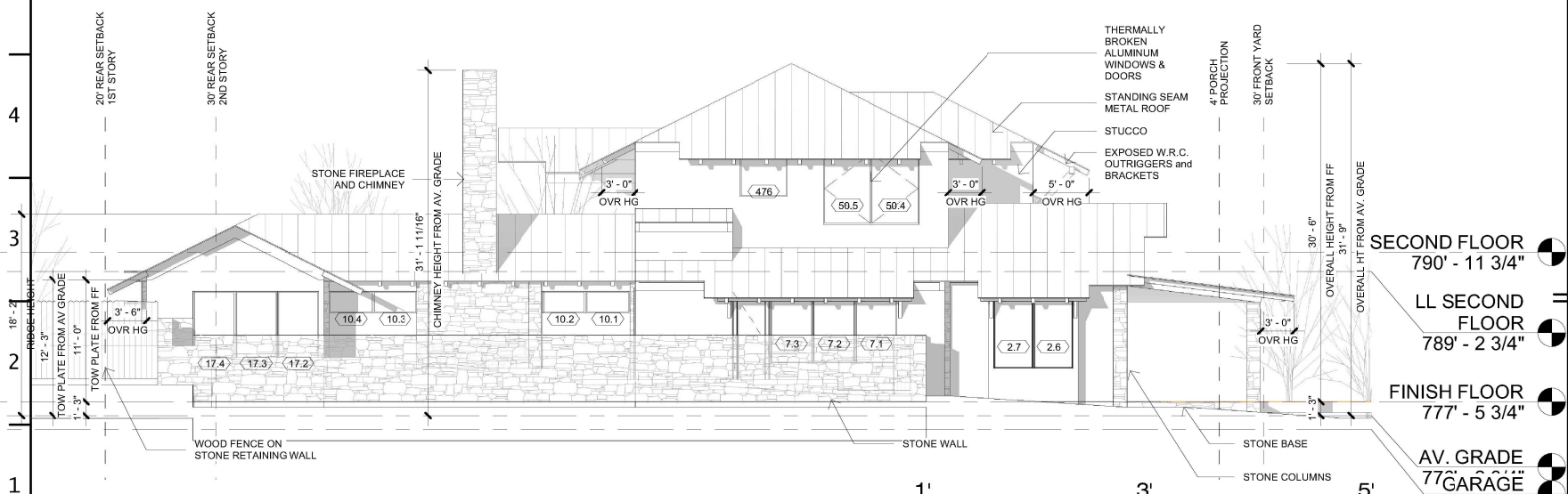
SHEET NO.

**A402**

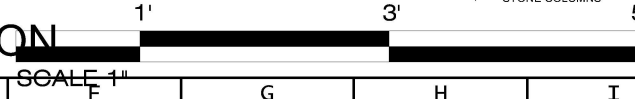
OF SHEETS



**1** PROPOSED SIDE (EAST) ELEVATION  
SCALE : 1" = 10'-0"



**2** PROPOSED SIDE (WEST) ELEVATION  
SCALE : 1" = 10'-0"



NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**JOHN GRABLE, F.A.S.A.**  
ARCHITECTS, INC.  
222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209  
P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM



**607 EVANS AVE**

PROJECT ADDRESS

DRAWN:

CHECKED:

APPROVED:

DATE: 03.26.2026

SHEET NO.

**A403**

OF SHEETS

**EXISTING NORTH SIDE EVANS**



623 EVANS

621 EVANS

607 EVANS



605 EVANS



626 EVANS

622 EVANS

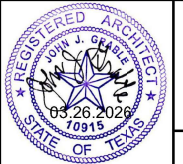
**EXISTING SOUTH SIDE EVANS**



415 LA JARA

NOTE:  
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**JOHN GRABLE, F.A.I.A.**  
ARCHITECTS, INC.  
222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209  
P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM



**607 EVANS AVE**

PROJECT ADDRESS

DRAWN:

CHECKED:

APPROVED:

DATE: 03.26.2026

SHEET NO.

**A404**

OF SHEETS

PROPOSED NORTH SIDE EVANS



607 EVANS



623 EVANS

621 EVANS

605 EVANS

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

JOHN GRABLE, F.A.I.A.  
 ARCHITECTS, INC.  
 222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209  
 P. 210 820 3332 F. 210 820 3334 W. JOHNGRABLE.COM



607 EVANS AVE

PROJECT ADDRESS

DRAWN:

CHECKED:

APPROVED:

DATE: 03.26.2026

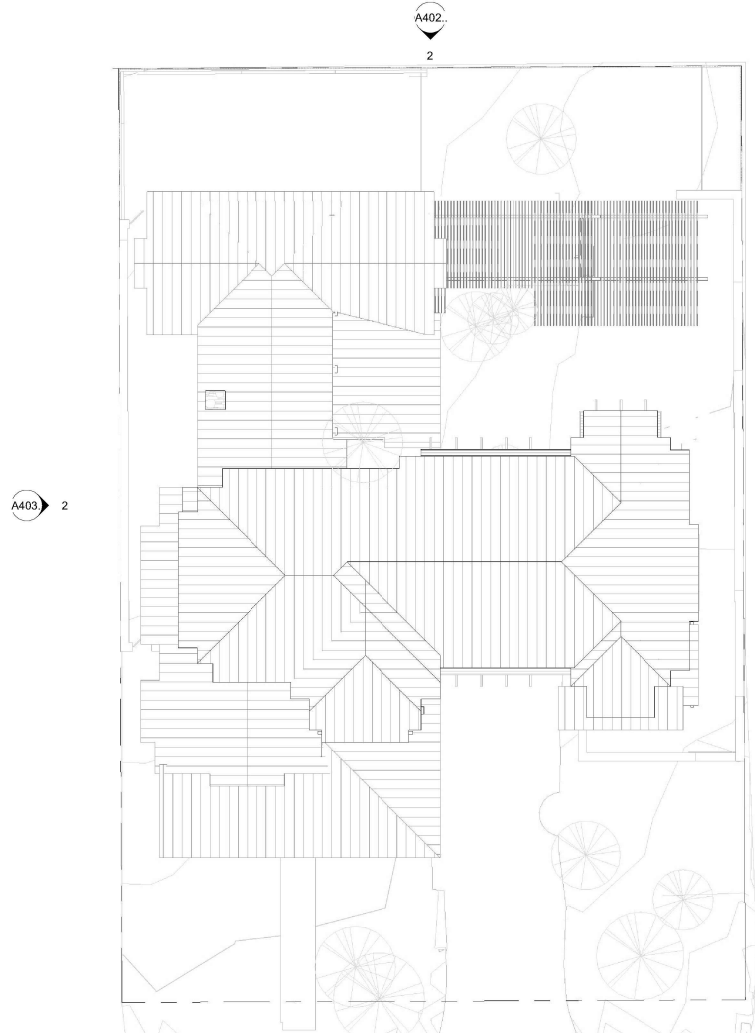
SHEET NO.

A405

OF SHEETS



**1** EXISTING ROOF PLAN Copy 1  
SCALE : 1" = 20'-0"



**2** PROPOSED ROOF PLAN Copy 1  
SCALE : 1" = 20'-0"  
20' 20' 100'  
SCALE 1:20

NOTE: All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

**JOHN GRABLE, F.A.S.A.**  
ARCHITECTS, INC.  
222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209  
P. 210 820 3332 F. 210 820 3334 W. JOHNGRABLE.COM



**607 EVANS AVE**  
PROJECT ADDRESS

DRAWN:  
CHECKED:  
APPROVED:  
DATE: 03.26.2026  
SHEET NO.

**A940**  
OF SHEETS