



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

Architectural Review Board Meeting
October 21, 2025 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, October 21, 2025, 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. 1002F – 123 Inslee Ave

Request of Aaron Recko, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 123 Inslee 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 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.

SEPTEMBER 15, 2025

City of Alamo Heights

Attn: Alamo Heights Architectural Review Board

6116 Broadway, Alamo Heights, TX 78209

Re: 123 Inslee Ave

To Whom It May Concern,

This is a letter formally requesting consideration for the 100% demolition of all existing structures at 123 Inslee Ave. The current home has significant foundation deflection and termite damage, plumbing issues, and is in overall disrepair.

An investigation to rehabilitate the existing structure has been conducted and determined to be financially unviable. It is now our intent to pursue 100% demolition on the existing home, garage, decks, and concrete and build a new single-family home with a detached 2-car garage. The architectural design draws upon elements from many of the surrounding homes, utilizing both brick and siding, as well as a front fireplace chimney.

Sincerely,

Aaron Recko

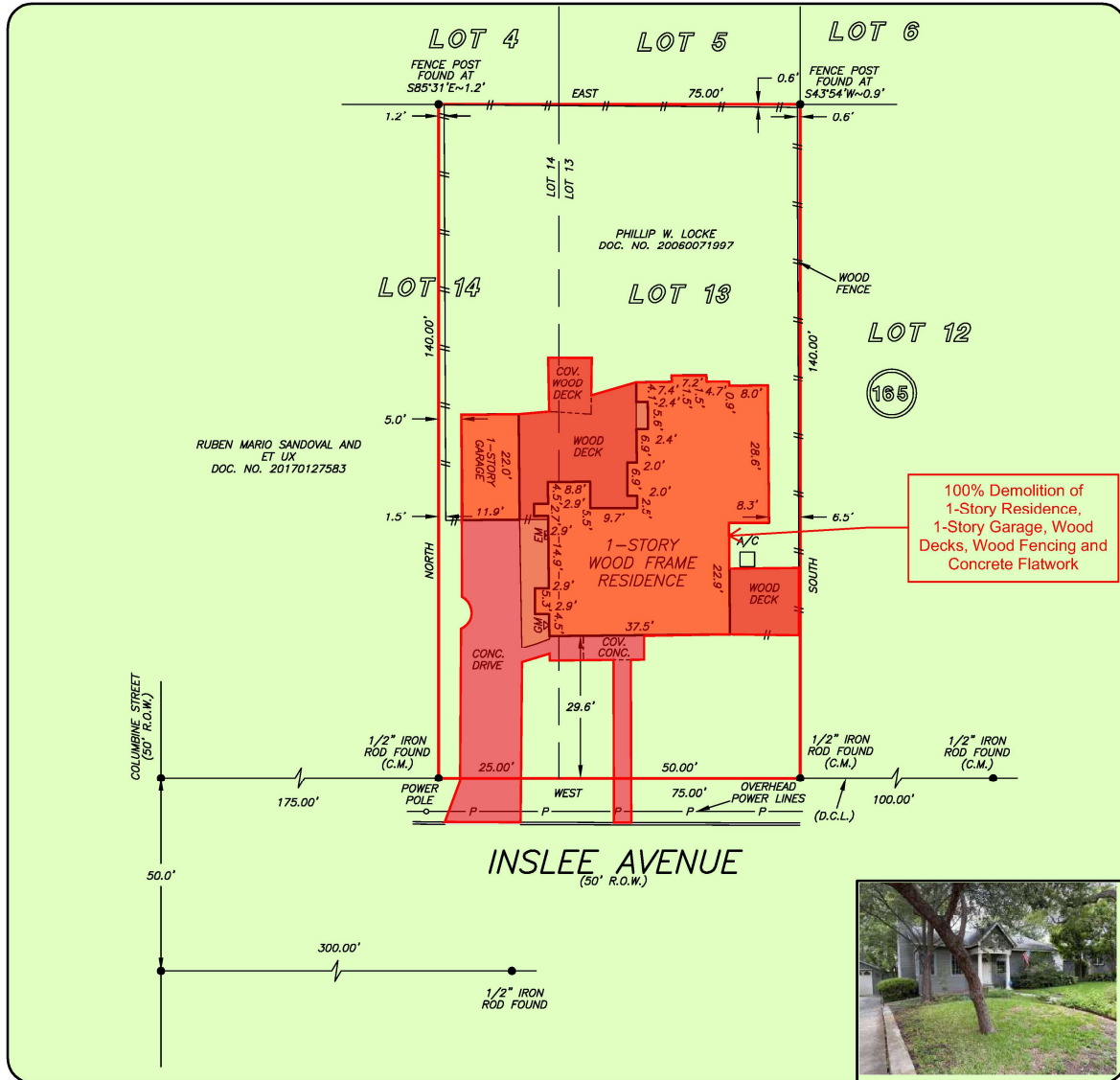
OWNER, RECKO RESIDENTIAL

GF NO. 052277 PRESERVE TITLE
 ADDRESS: 123 INSLEE AVENUE
 ALAMO HEIGHTS, TEXAS 78209
 BORROWER: RECKO RESIDENTIAL, LLC

LOT 13 AND THE EAST ONE HALF OF LOT 14, BLOCK 165 ALAMO HEIGHTS

CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS
 ACCORDING TO THE PLAT THEREOF RECORDED
 IN VOLUME 105, PAGES 290-296 OF THE DEED AND PLAT RECORDS
 OF BEXAR COUNTY, TEXAS

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48029C 0402 H
 MAP REVISION: 06/19/2020
 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, PGS. 290-296, B.C.D.P.R.

DRAWN BY: PR

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
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4981
 JOB NO. SA2025-01746
 JUNE 16, 2025

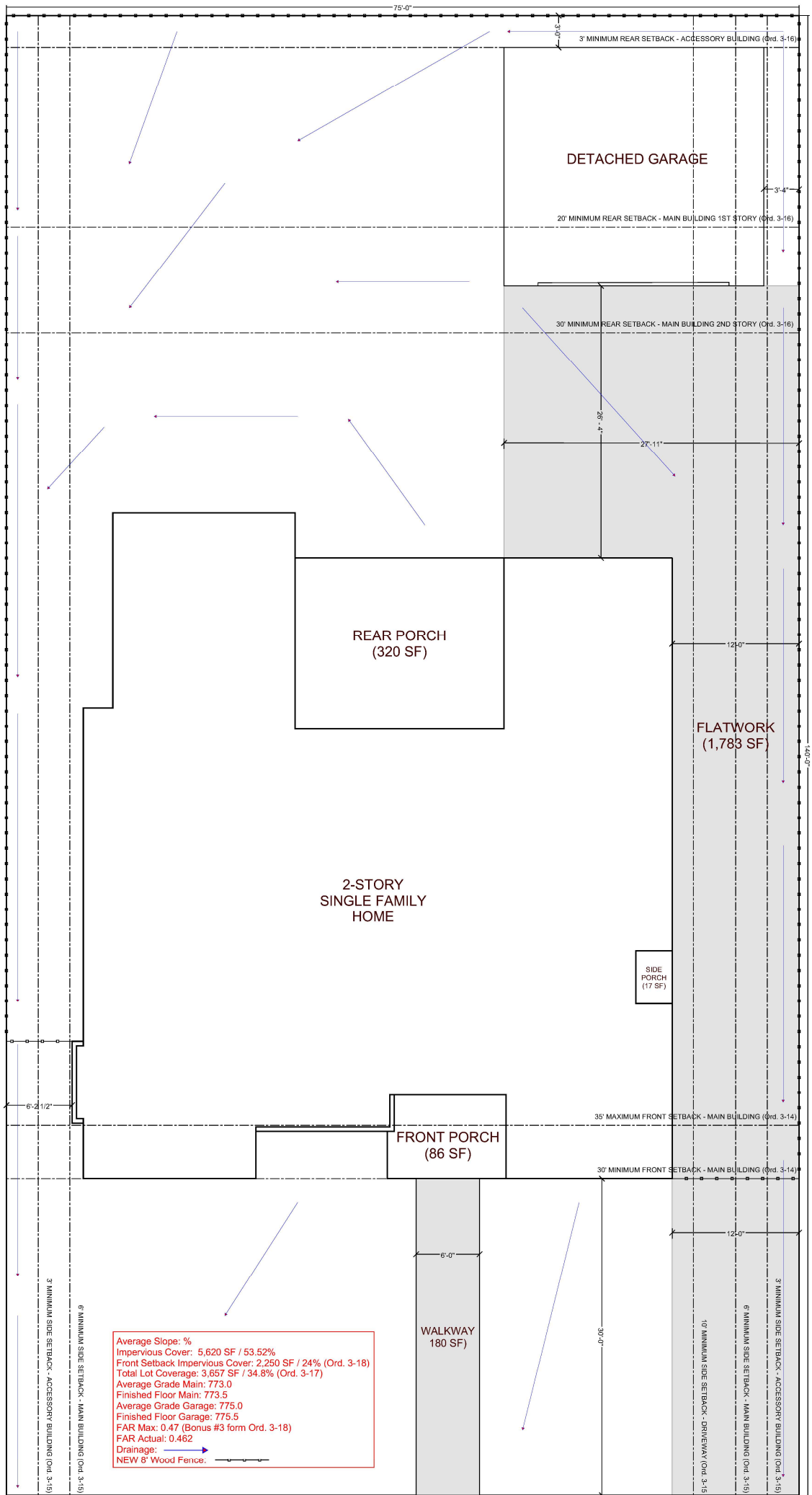


KATLYN CLARK
 210-945-3370



PRECISION
 surveyors

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



EXSISTING STREETScape



129 Inslee Ave



123 Inslee Ave (SUBJECT HOME)



117 Inslee Ave



132 Inslee Ave



128 Inslee Ave



118 Inslee Ave

PROPOSED STREETSCAPE



129 Inslee Ave



123 Inslee Ave (SUBJECT HOME)



117 Inslee Ave



132 Inslee Ave



128 Inslee Ave



118 Inslee Ave



PROJECT INFO

"BROOKLINE" DESIGNED FOR AARON RECKO

FIRST FLOOR SQUARE FT:	2,679
SECOND FLOOR SQUARE FT:	1,640
TOTAL HEATED SQUARE FT:	4,319
GARAGE SQUARE FT:	528
PORCHES SQUARE FT:	421
TOTAL UNHEATED SQUARE FT:	949

SHEET INDEX

A0.0	GENERAL NOTES
A1.1	FIRST FLOOR
A1.2	SECOND FLOOR
A1.3	ROOF PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	DETACHED GARAGE ELEVATIONS
D1.1	DETAILS
D1.2	DETAILS

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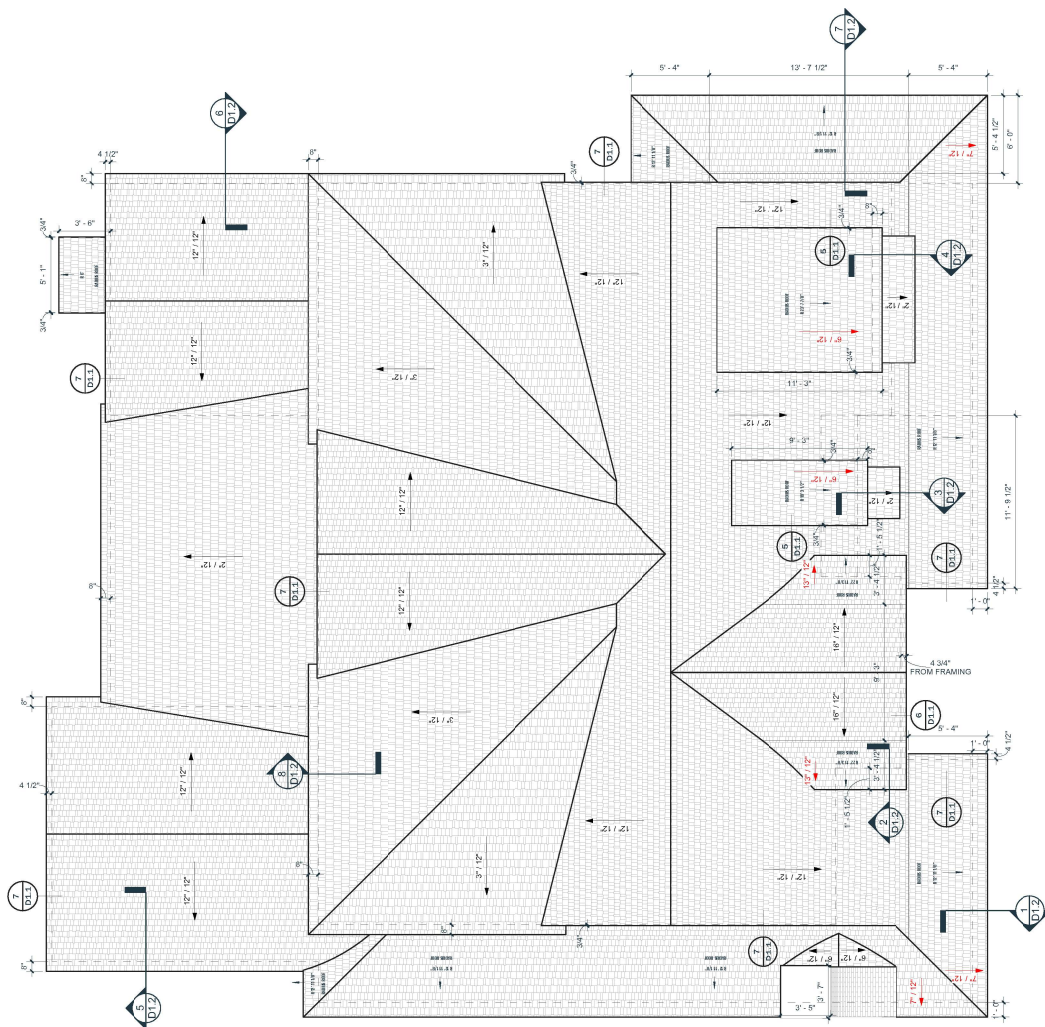
**123 INSLEE AVE.
ALAMO HEIGHTS, TX 78209**

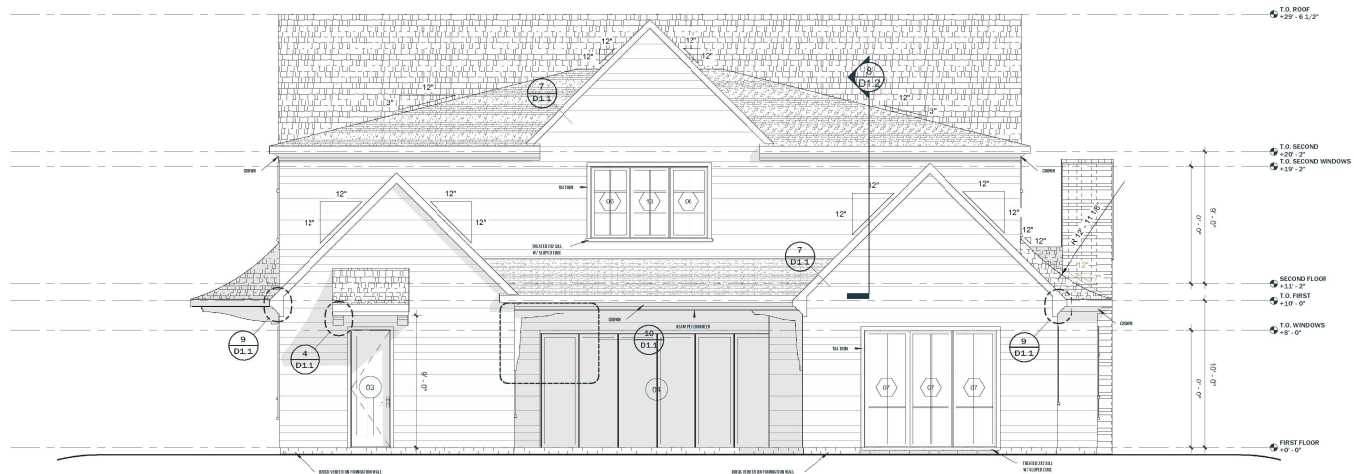
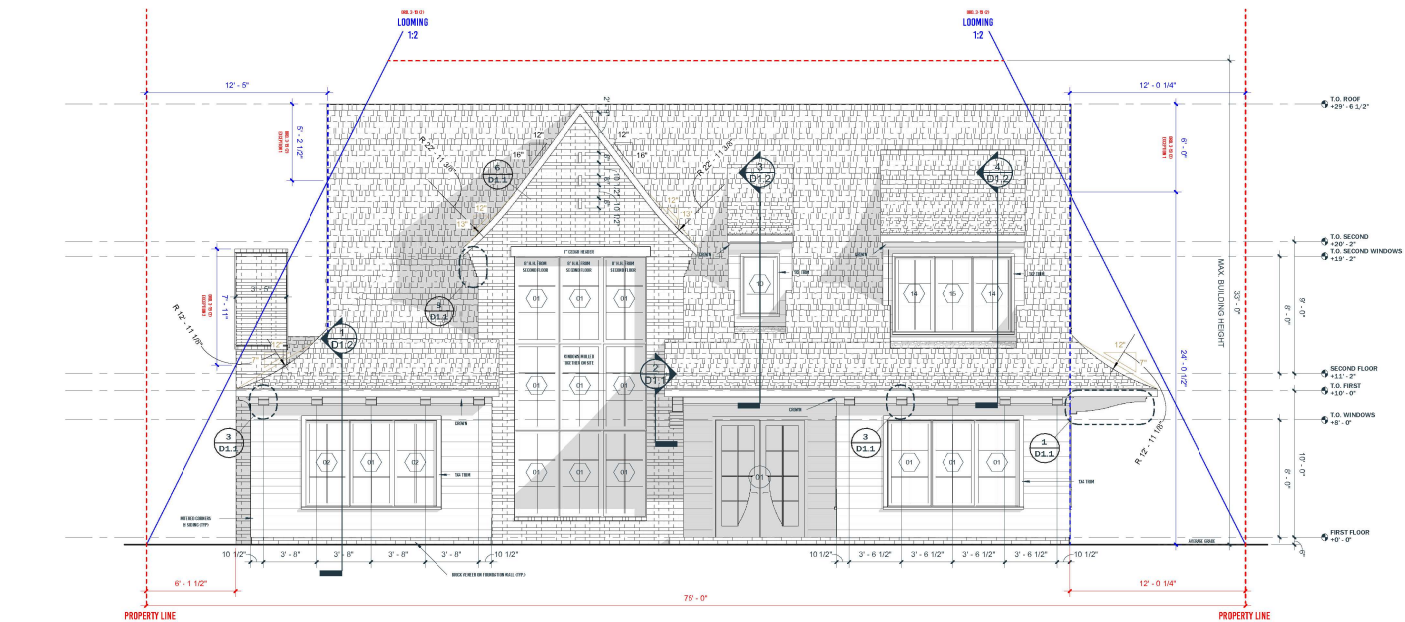


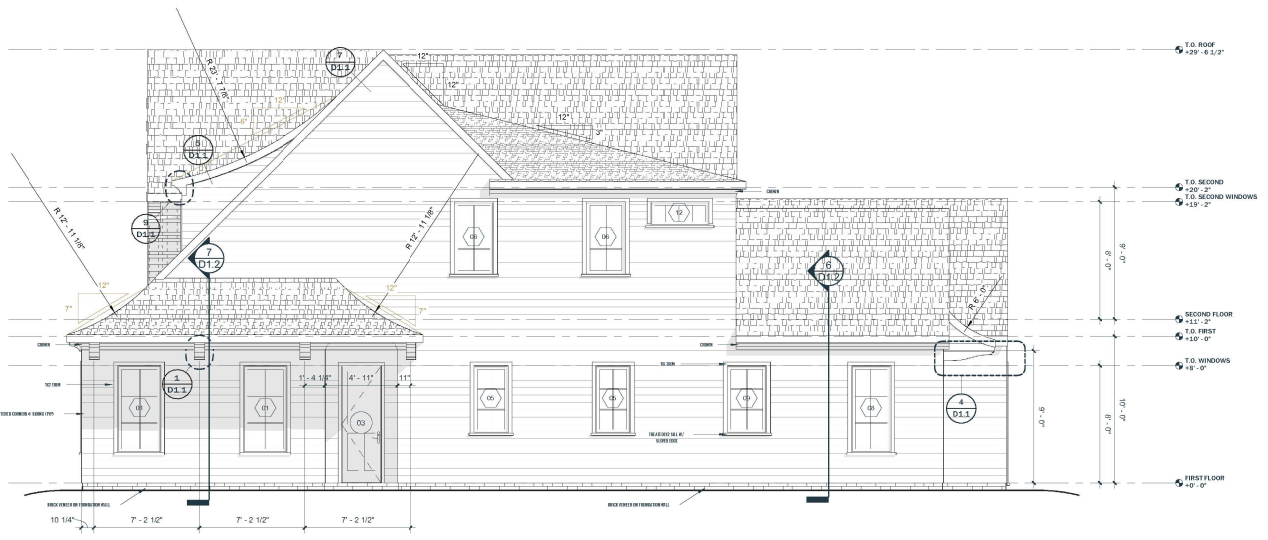
PIKE
PROPERTIES

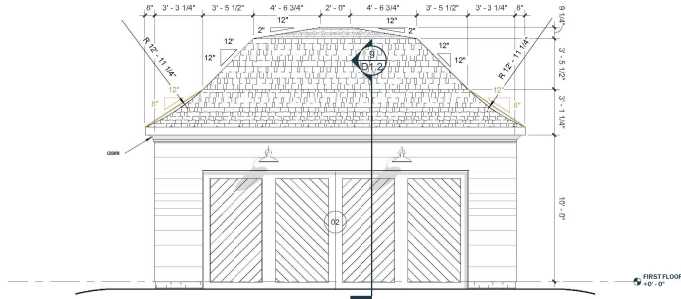
WWW.PIKEPROPERTIES.COM

1805 EAST BLVD. SUITE 100
CHARLOTTE, NC 28203

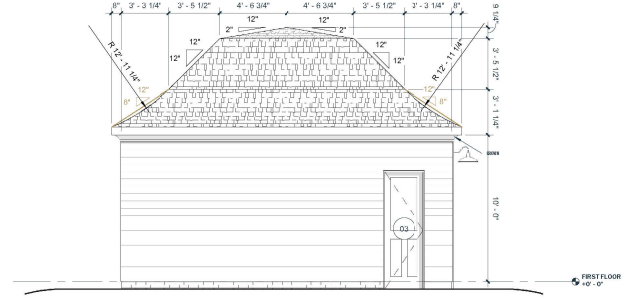




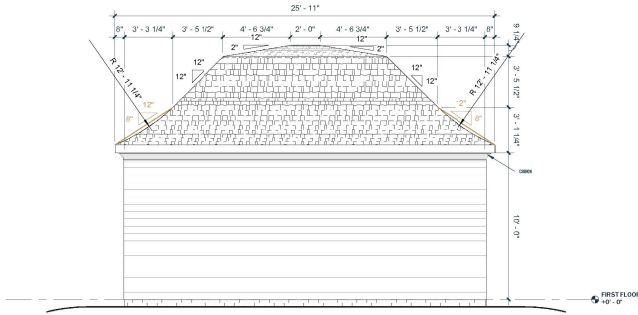




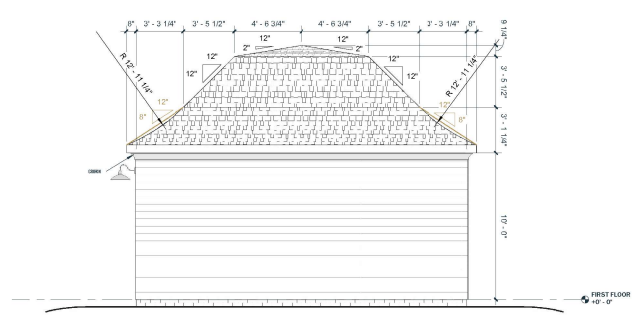
F DETACHED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'



L DETACHED GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'

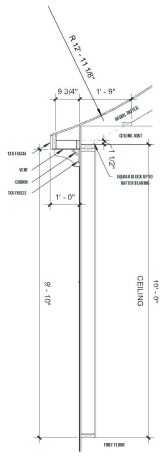


R DETACHED GARAGE REAR ELEVATION
SCALE: 1/4" = 1'

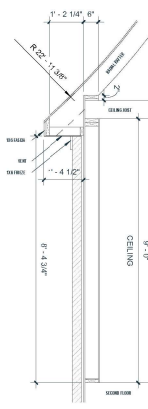


R DETACHED GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'

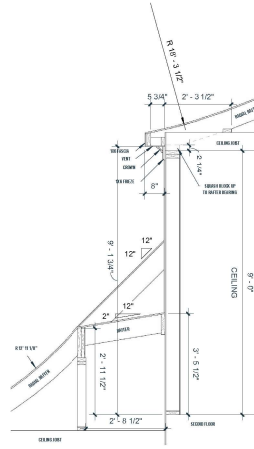




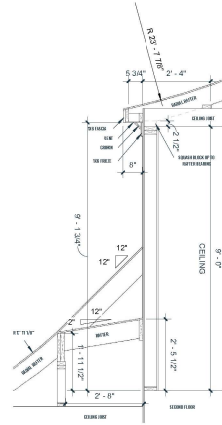
1 ROOF DETAIL 1
SCALE: 1/2" = 1'



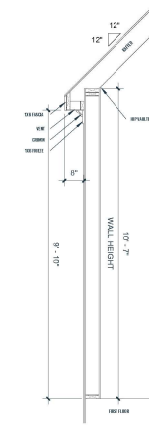
2 ROOF DETAIL 2
SCALE: 1/2" = 1'



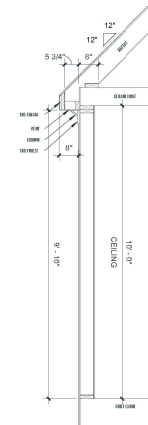
3 ROOF DETAIL 3
SCALE: 1/2" = 1'



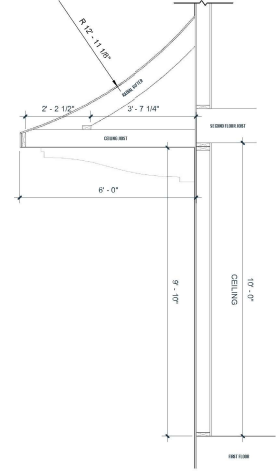
4 ROOF DETAIL 4
SCALE: 1/2" = 1'



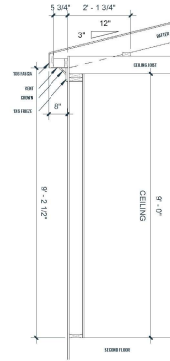
5 ROOF DETAIL 5
SCALE: 1/2" = 1'



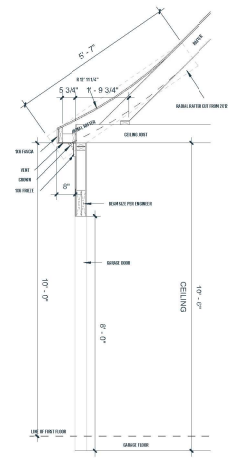
6 ROOF DETAIL 6
SCALE: 1/2" = 1'



7 ROOF DETAIL 7
SCALE: 1/2" = 1'



8 ROOF DETAIL 8
SCALE: 1/2" = 1'



9 ROOF DETAIL 9
SCALE: 1/2" = 1'