



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

Architectural Review Board Meeting
July 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, July 16, 2024 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.

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 Meeting ID 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. 943F – 217 Chester St

Request of Lisa Nichols of Nic Abbey Homes, applicant, representing Rex and Deborah Amini, owner, for the compatibility review of the proposed design located at 217 Chester St in order to construct a new two-story single-family residence with a detached accessory structure 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 may be viewed online at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. Floorplans will not be available online. You may contact Michelle Ramos, Planner, at 210-882-1505 (mramos@alamoheightstx.gov) Dakotah Procell, Planner at 210-832-2239 (dprocell@alamoheightstx.gov) or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.



June 24, 2024

Request of Lisa Nichols of Nic Abbey Homes, applicant, representing Rex and Deborah Amini, owner, for the compatibility and significance review in order to construct a new two-story single-family residence with a detached accessory structure located at 217 Chester St. Lot is vacant, no demolition required.



City of Alamo Heights
Residential Permit Application*

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
 6116 Broadway, Alamo Heights, Texas 78209
 CDS Dept. v: (210) 826-0516 f: (210) 832-2299
 Fire Dept. v: (210) 824-1281 f: (210) 828-3006

General Permit Information [Please print legibly]	Permit # (assigned by Staff):
--	--------------------------------------

Project Address: 217 Chester	Application Date: 6/24/24
--	----------------------------------

Project Type – Please check all that apply:

New construction 4511 sq. ft. Addition _____ sq. ft. Remodel/Alterations _____ sq. ft. Demolition Pool/Spa

Fence Retaining Wall Mechanical Electrical Plumbing Sewer Gas Irrigation Landscape

Tree Pruning/Removal Other _____

Materials (if applicable): Roof Barrel Tile Exterior Walls Stucco Foundation Slab on grade Flatwork Concrete

Is the property in the 100-Year Floodplain? Yes No Does this project involve any removal of trees? Yes No

E
E
A
P
C

Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.) _____
 Construction of a new two-story residential home

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	14943		Footprint of all structures		5621
Main house: 1st floor*		3811	Driveway/Parking Pad		3200
Main house: 2nd floor		700	Walkways		
Front porch*			Swimming Pool/Spa		
Side porch*			Other impervious cover: _____		
Rear porch*			Total Impervious Cover:		
Garage/Carport: 1st floor*		1154	Stormwater Development Fee:		
Garage: 2nd floor			Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*			Front yard setback area		3000
Breezeway*		30	Footprint of any structure(s)		
Covered patio structure*		606	Driveway/Parking Pad		900
Other accessory structures*			Walkways		
Total Square Footage:	14943	6301	Other impervious cover: _____		
Total Lot Coverage*:		37%	Total Impervious Cover within Front Yard Setback:		30%
Total FAR:		42%			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

**Projects undertaken by the home/property owner which reflect typical contractor related work such as grading, excavation, and demolition, or which utilizes equipment atypical to a home/property owners work shall be limited by the authorized hours of construction as would a typical general contractor.

I hereby acknowledge that I have read and completed this application and know the same to be true and correct. This project as submitted complies with the International Code series and NEC, as currently adopted by the City of Alamo Heights, and with the Code of Ordinances of the City of Alamo Heights. I hereby acknowledge that no work has or will commence on the proposed project until an approved permit is received. All provisions of laws and ordinances governing the proposed work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

Signature of Property Owner (if applicable)

Date: _____

Signature of Permit Applicant

Date: 5/28/24

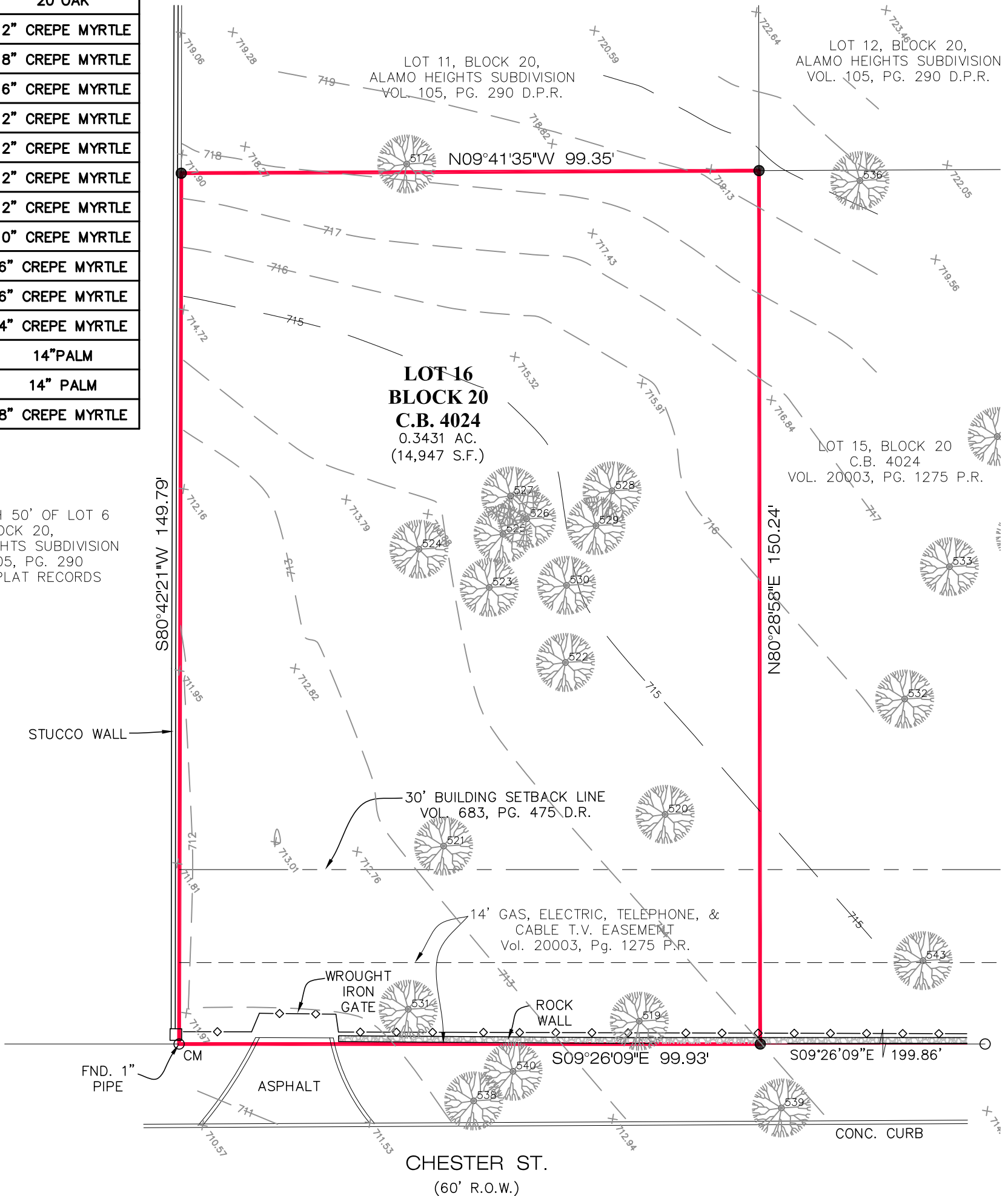
Permit Applicant is Architect/Engineer, Registered Contractor, or Authorized Agent

TREE TABLE	
POINT NO.	DESCRIPTION
517	60" OAK
519	20" OAK
520	12" CREPE MYRTLE
521	18" CREPE MYRTLE
522	16" CREPE MYRTLE
523	12" CREPE MYRTLE
524	12" CREPE MYRTLE
525	12" CREPE MYRTLE
526	12" CREPE MYRTLE
527	10" CREPE MYRTLE
528	6" CREPE MYRTLE
529	6" CREPE MYRTLE
530	4" CREPE MYRTLE
531	14" PALM
538	14" PALM
540	8" CREPE MYRTLE

NOTES:

- BEARINGS FOR THIS SURVEY ARE BASED ON THE REPLAT OF ALAMO HEIGHTS SUBDIVISION, RECORDED IN VOLUME 20003, PAGE 1275 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE SOUTH 50' OF LOT 6
BLOCK 20,
ALAMO HEIGHTS SUBDIVISION
VOL. 105, PG. 290
DEED & PLAT RECORDS



LEGEND:

- SET 1/2" STEEL REBAR W/CAP MARKED "DYE ENT SA TX"
- FOUND 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- CM CONTROLLING MONUMENT
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- ◇— CHAINLINK FENCE

BUYER : REX AMINI and DEBORAH AMINI

ADDRESS: 217 CHESTER ST.

LOT 16, BLOCK 20, COUNTY BLOCK 4024, REPLAT ESTABLISHING ALAMO HEIGHTS SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20003, PAGE 1275, PLAT RECORDS, BEXAR COUNTY, TEXAS.

TITLE COMPANY: FIRST AMERICAN TITLE GUARANTY COMPANY G.F. NO. 1-230876
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN:
VOL. 683 PG. 475, DEED RECORDS, BEXAR COUNTY, TEXAS.
VOL. 20003 PG. 1275, PLAT RECORDS, BEXAR COUNTY, TEXAS.



SCALE 1"=20'

DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TBPE, FIRM REGISTRATION #F-2257
TBPLS, FIRM REGISTRATION #10087900
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

DRAWN BY: J.R.C.
JOB NO: 230073-06
FIELD WORK COMP: 03-07-24



STATE OF TEXAS
COUNTY OF BEXAR

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

THIS 5TH DAY OF JUNE 2024, A.D.

D. Scott Dye
D. SCOTT DYE R.P.L.S. NO. 5315

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THE AMINI RESIDENCE

217 CHESTER ST.
~~LOT 5, BLOCK A~~ Lot 16, Block 20, BC 4024
ALAMO HEIGHTS . TEXAS 78209

THE AMINI RESIDENCE
217 CHESTER ST.
ALAMO HEIGHTS, TEXAS
LOT: 5
BLOCK: 140
C.B. : 5887

Plan Information:

Drawn By: JV / MS / FT

Project #: 1220

Copyright: 2024

Revisions:

1

2

Issue Date:

06-21-2024

Sheet Title & No.

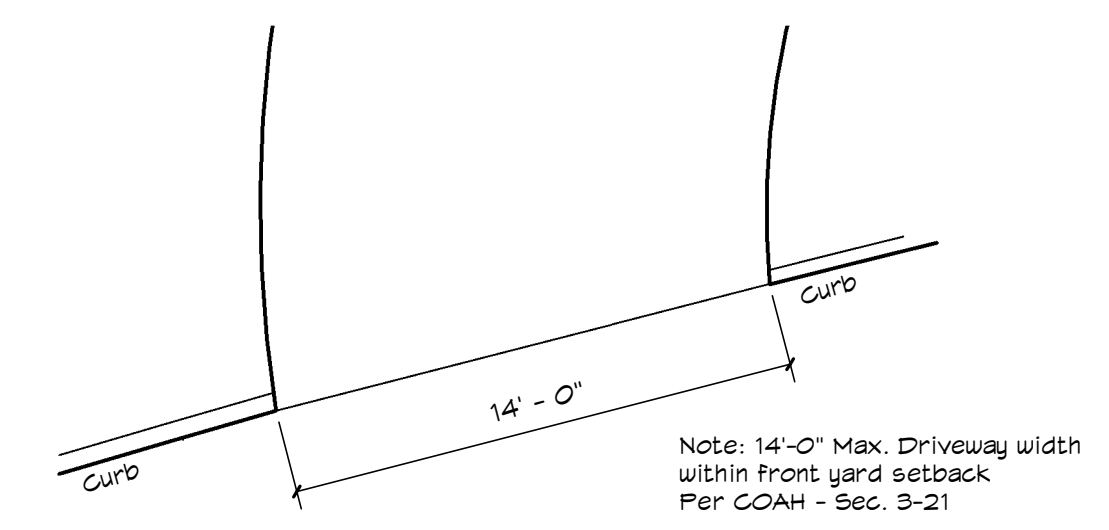
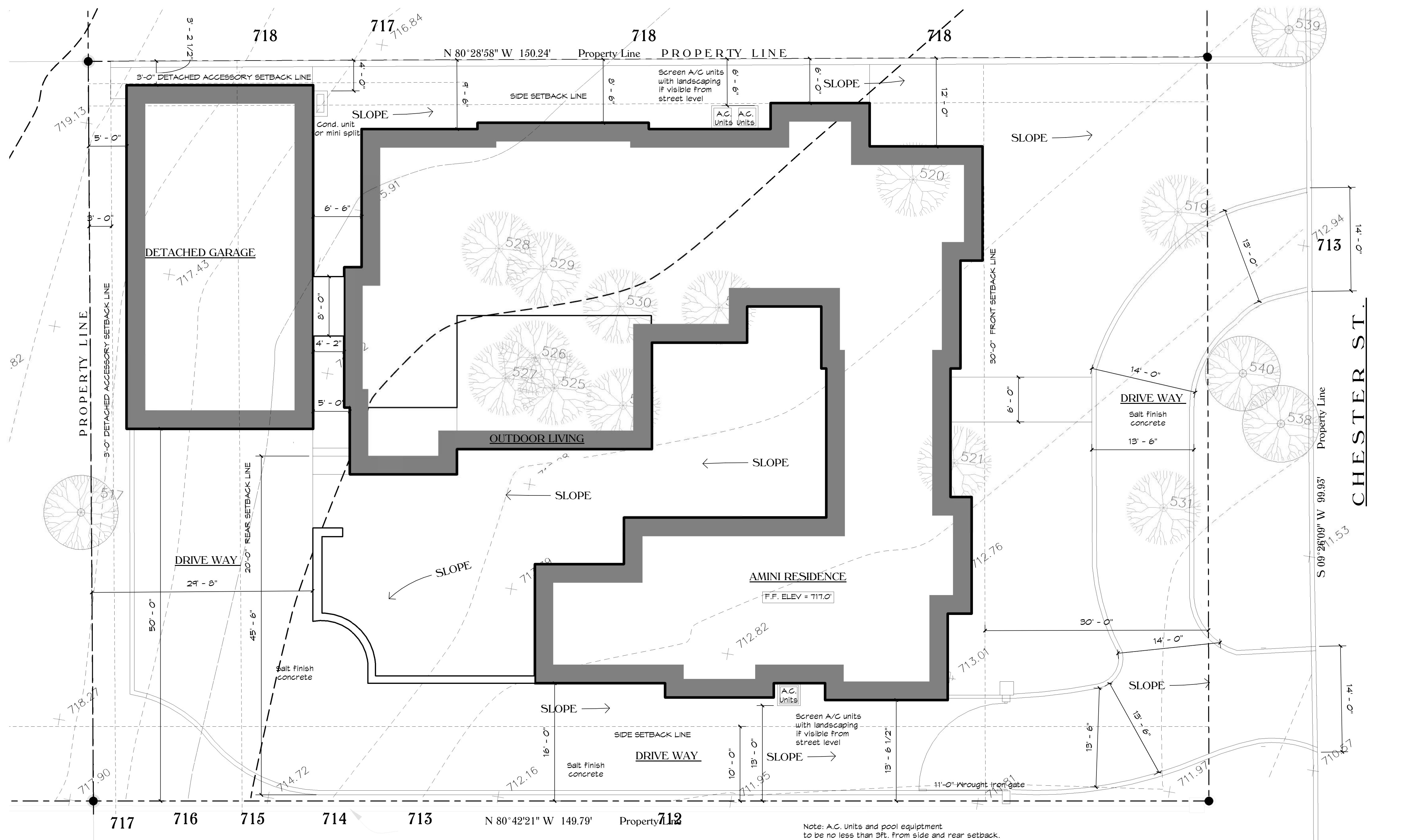
COVER SHEET

COVER

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THE AMINI RESIDENCE
 217 CHESTER ST.
 ALAMO HEIGHTS, TEXAS
 LOT: 5
 BLOCK: 140
 C.B. : 5887


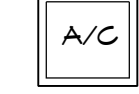







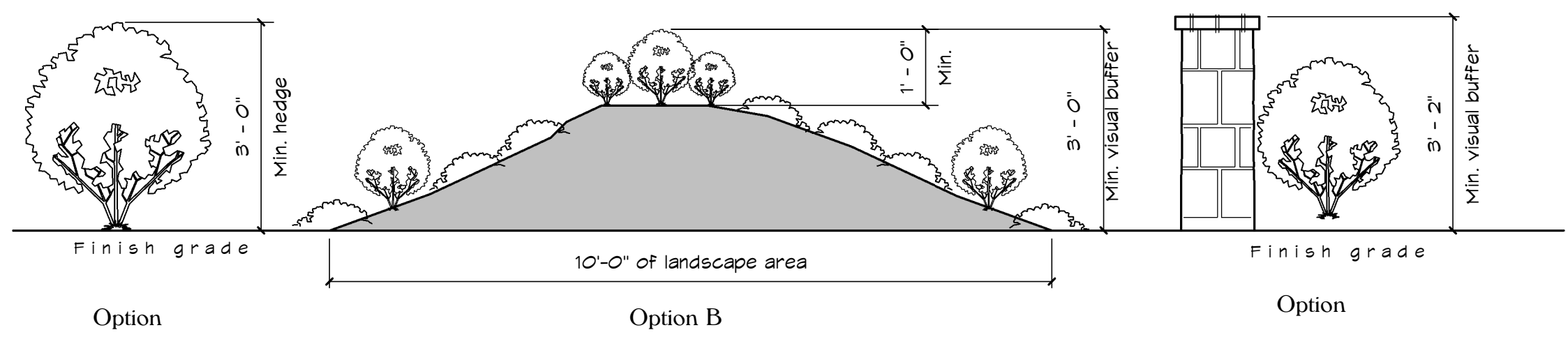
3 Detail @ Driveway apron
 3/16" = 1'-0"

Front Yard Area Tabulations

Lot area: 14,945 sf.
 Front yard area: 3000 sf.
 Allowable vehicle use area with 10'-0" Landscape buffer: 30%
 Paved area: 900 sf.

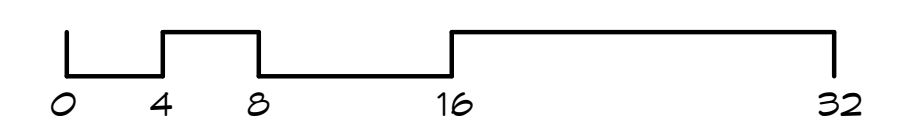
Site Legend

-  Tree to be removed
-  A/C Equipment
-  Photo cell light
-  Property line
-  Building setback line
-  Existing grade
-  Existing Building



2 Visual Buffer (Options)
 1/2" = 1'-0"

1 ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"



Plan Information:

Drawn By: JV / MS / PT
 Project #: 1220
 Copyright: 2024

Revisions:

- 1
- 2

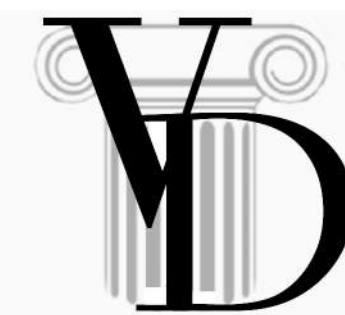
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06-21-2024

Sheet Title & No.

SITE PLAN

A1

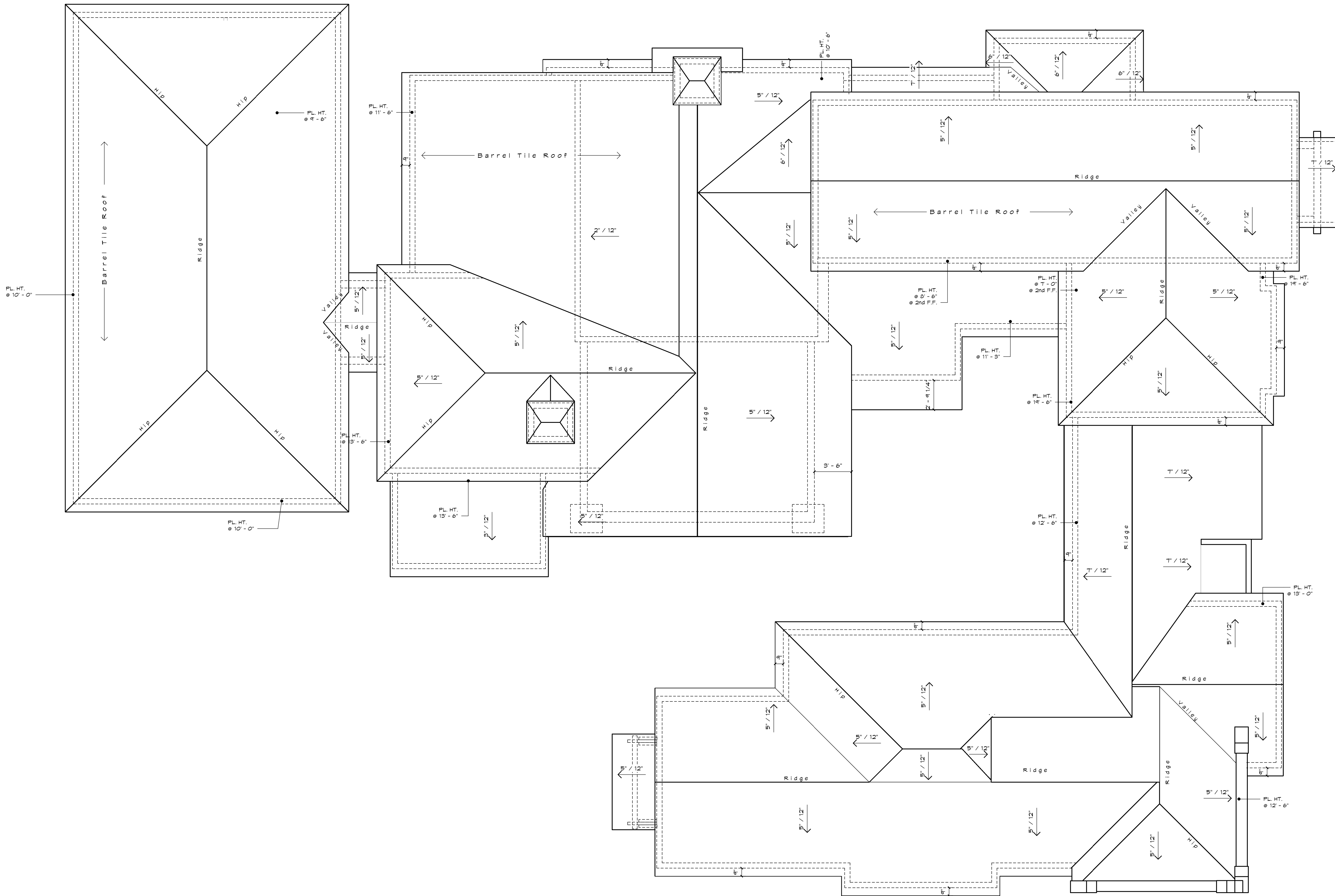


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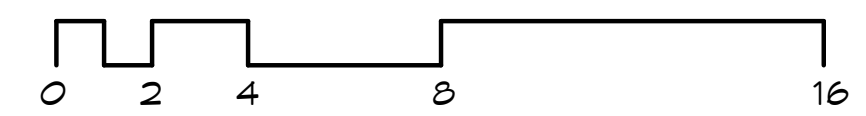
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THE AMINI RESIDENCE
 217 CHESTER ST.
 ALAMO HEIGHTS, TEXAS
 LOT: 5
 BLOCK: 140
 C.B. : 5887



* NOTE: Verify all Plate and Ceiling Heights

1 ROOF PLAN
1/4" = 1'-0"



Plan Information:

Drawn By: JV / MS / PT

Project #: 1220

Copyright: 2024

Revisions:

- | |
|---|
| 1 |
| 2 |

Issue Date:

06-21-2024

Sheet Title & No.

ROOF PLAN

A2

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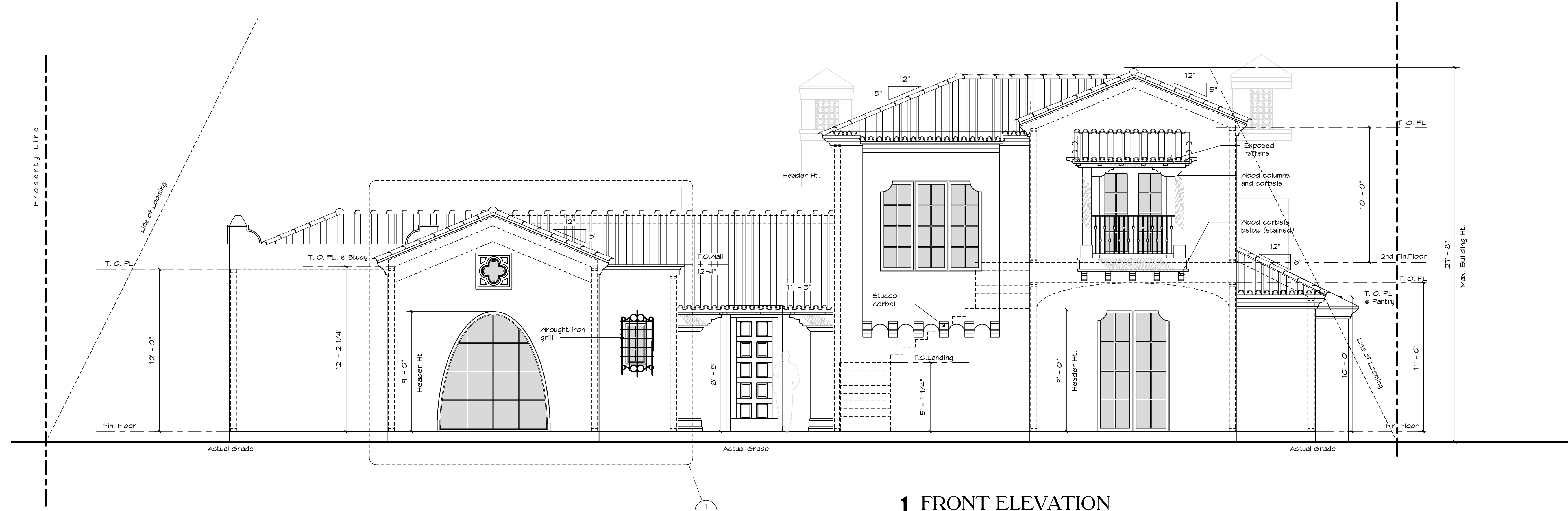
Plan Information:
 Drawn By: JV / MS / PT
 Project #: 1220
 Copyright: 2024

Revisions:

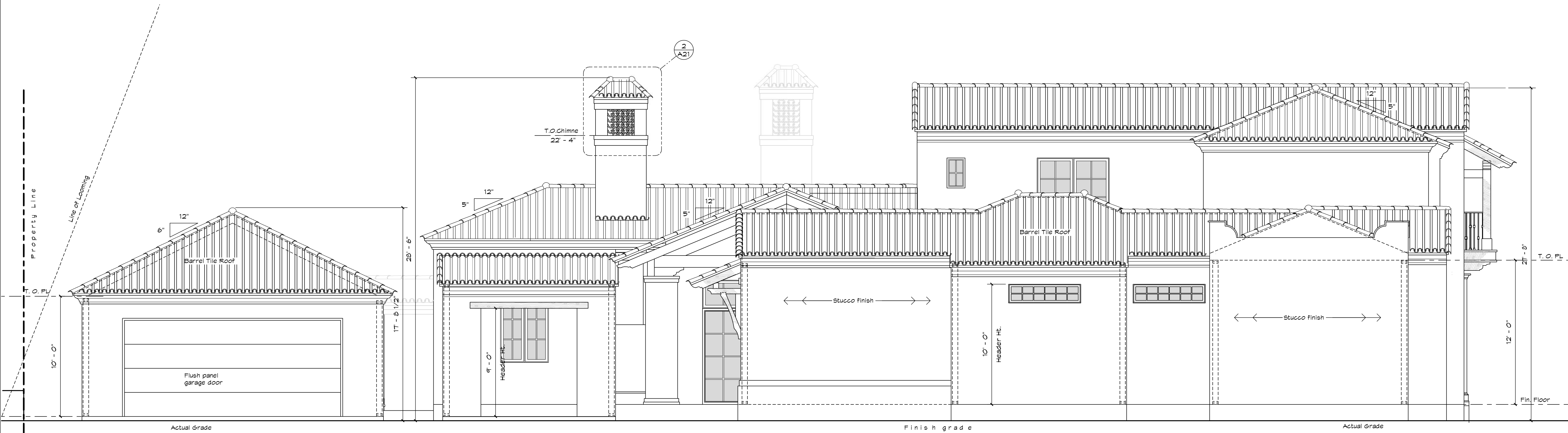
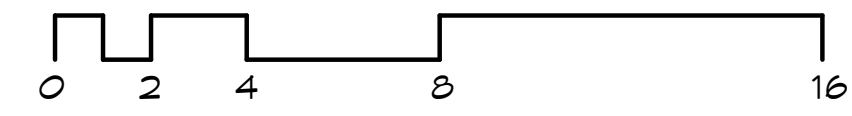
1	
2	

Issue Date:
 06-21-2024

Sheet Title & No.
 EXTERIOR ELEVATIONS
 A9



1 FRONT ELEVATION
 1/4" = 1'-0"



2 LEFT ELEVATION
 1/4" = 1'-0"

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Project #: 1220

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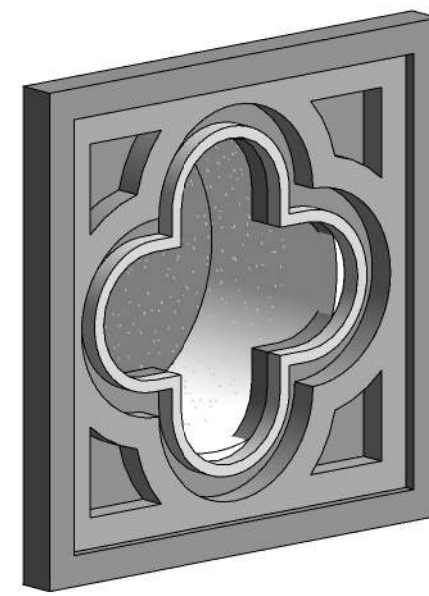
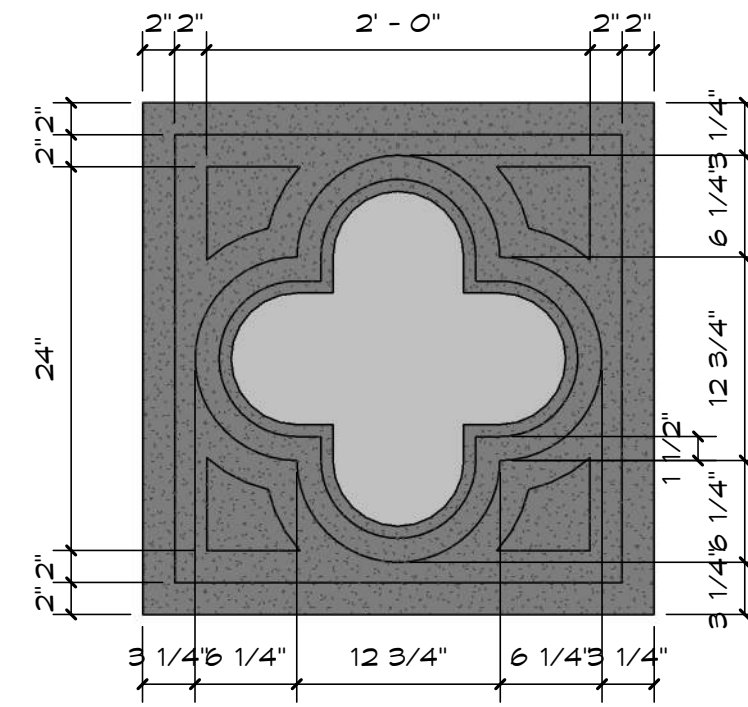
Issue Date:

06-21-2024

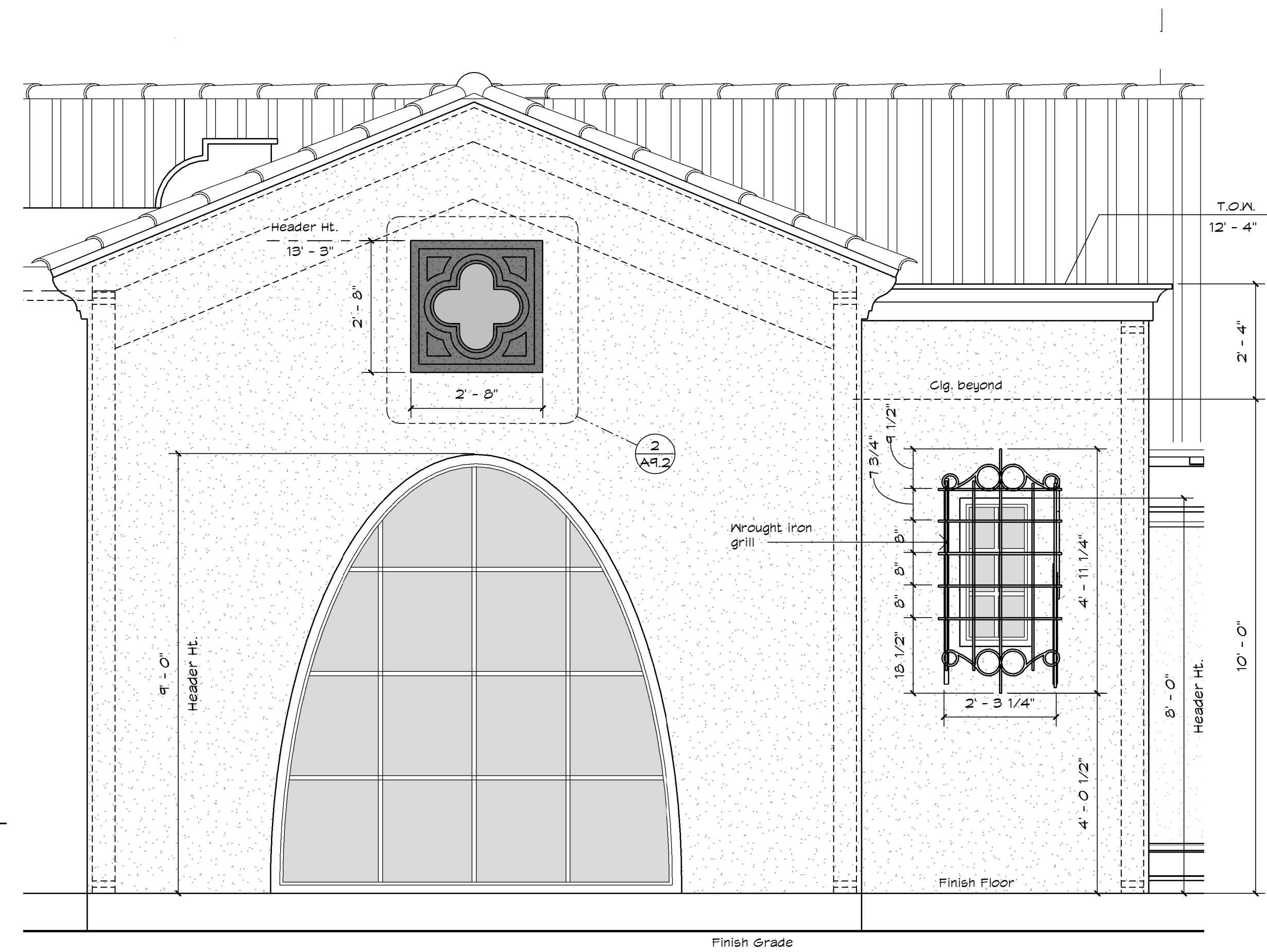
Sheet Title & No.

**WALL SECTIONS &
 DETAILS**

A9.2



2 Detail @ Quatrefoil
 1" = 1'-0"

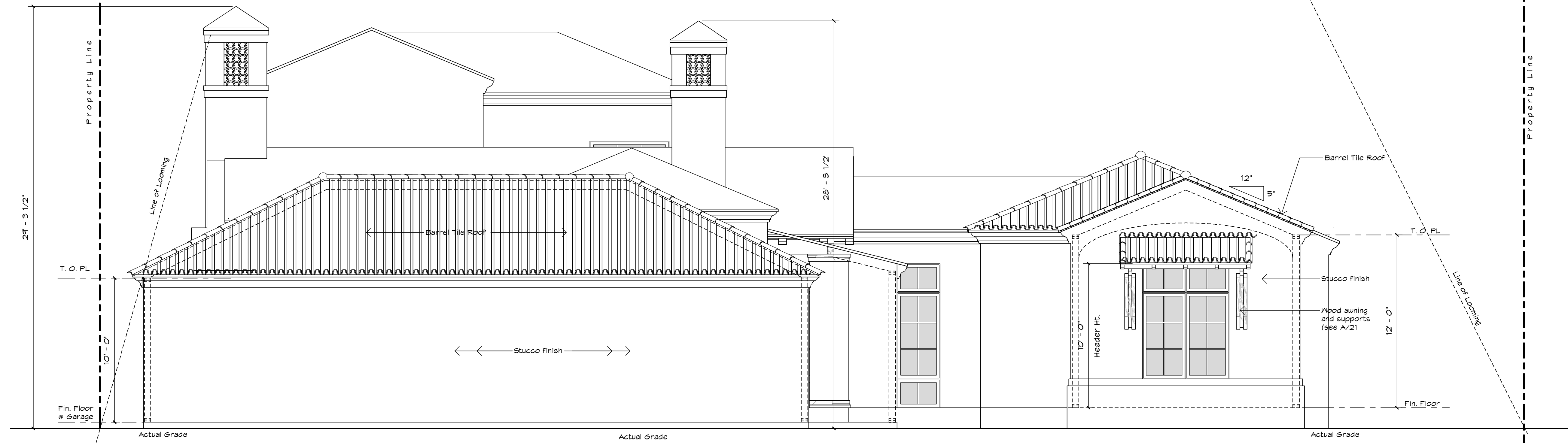


1 FRONT ELEVATION - Callout 1
 1/2" = 1'-0"

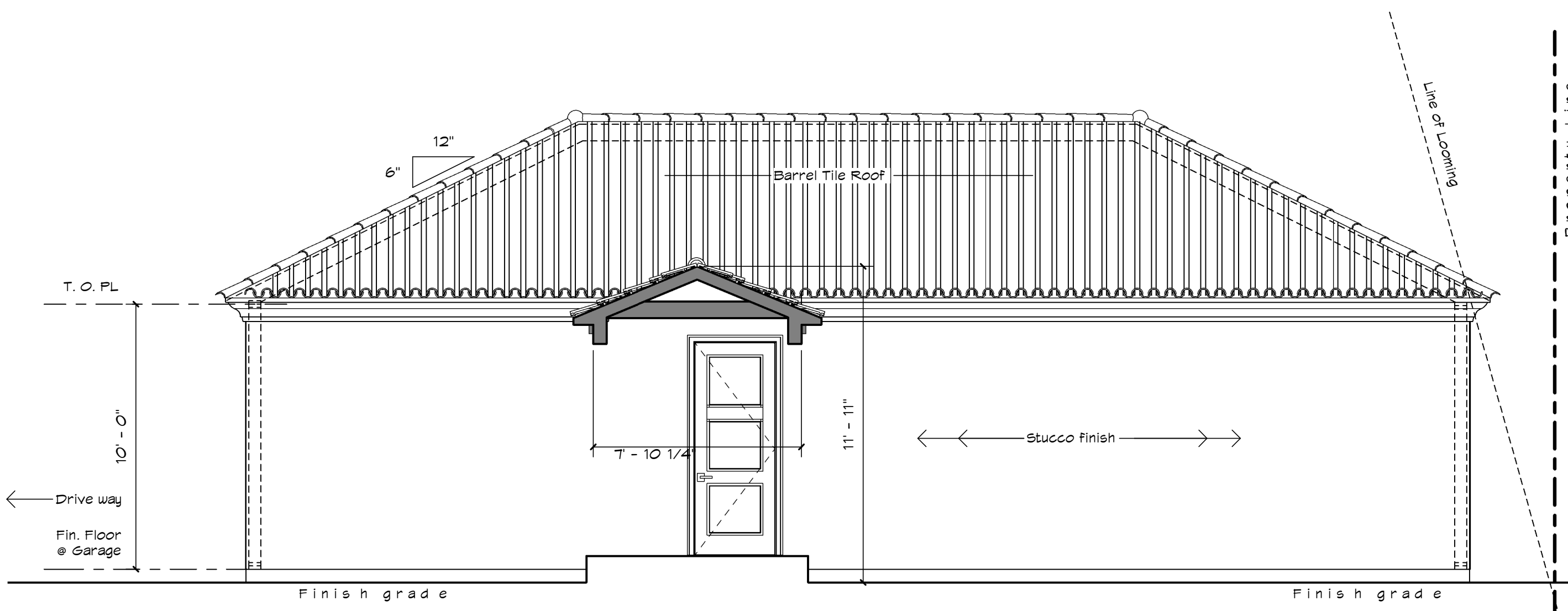
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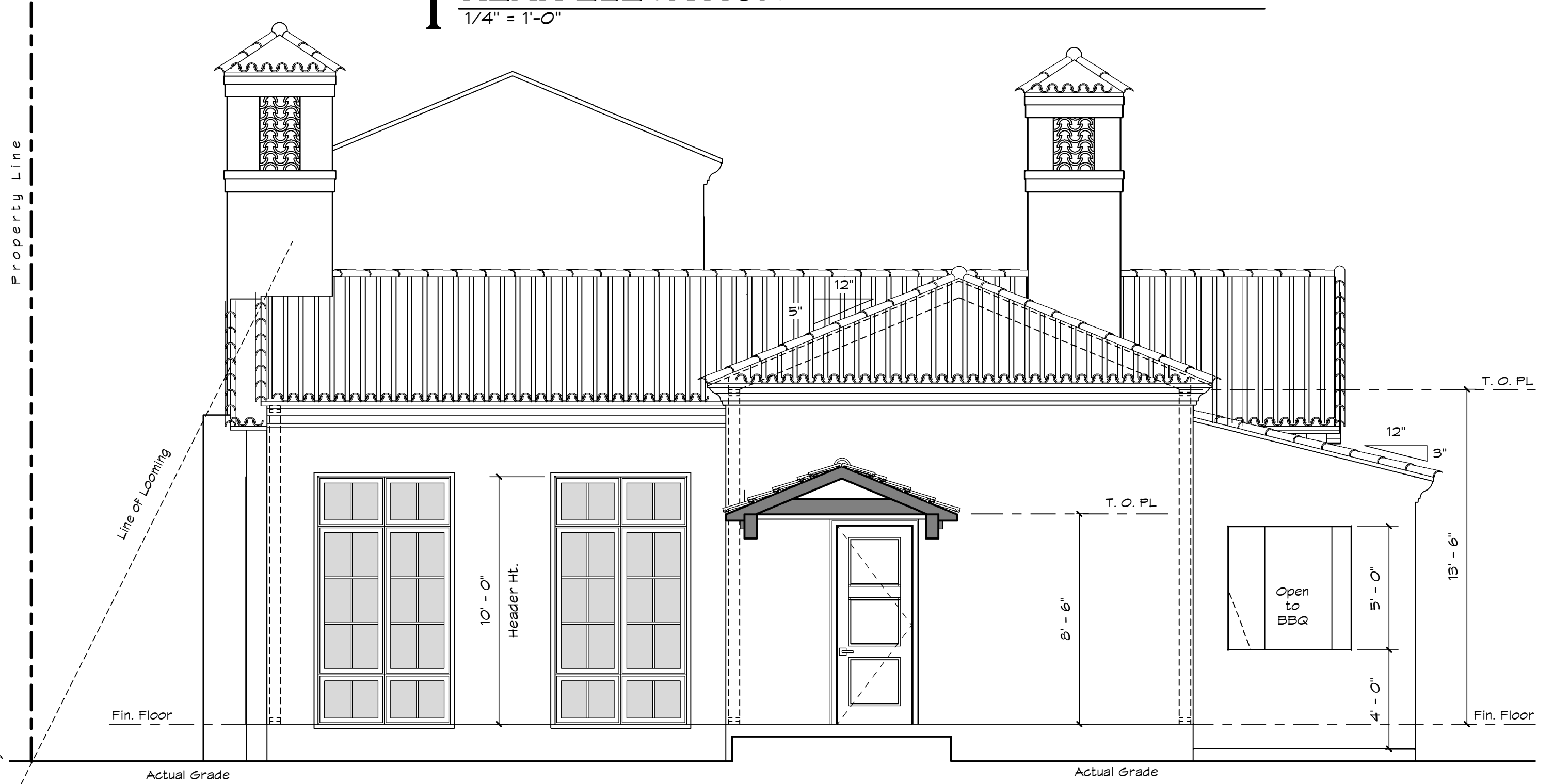
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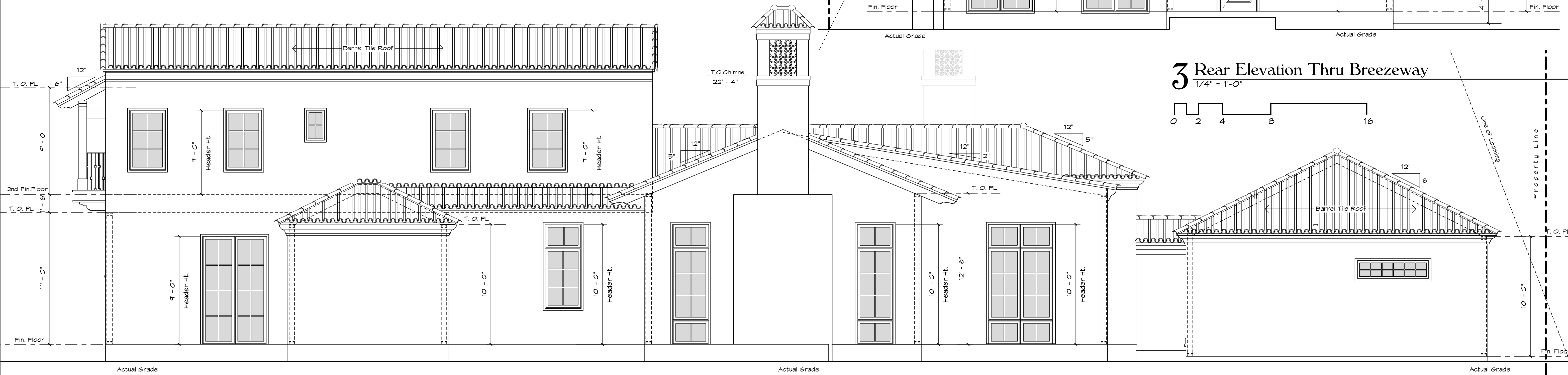
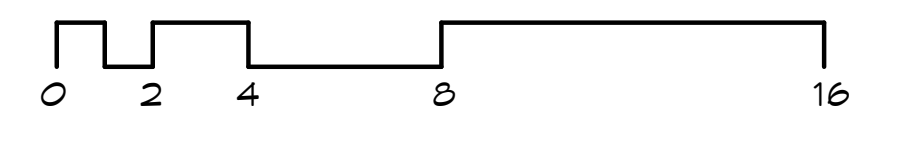
1 REAR ELEVATION
 1/4" = 1'-0"



4 Rear Elevation @ Breezeway / Garage
 1/4" = 1'-0"



3 Rear Elevation Thru Breezeway
 1/4" = 1'-0"



2 RIGHT ELEVATION
 1/4" = 1'-0"

Plan Information:
 Drawn By: JV / MS / PT
 Project #: 1220
 Copyright: 2024

Revisions:

1	
2	

Issue Date:
 06-21-2024

Sheet Title & No.
 EXTERIOR ELEVATIONS
 A10

