



Flex Viewer

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Printed: Jul 07, 2017

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309 Pierce Avenue

Pierce Ave

Pierce Ave

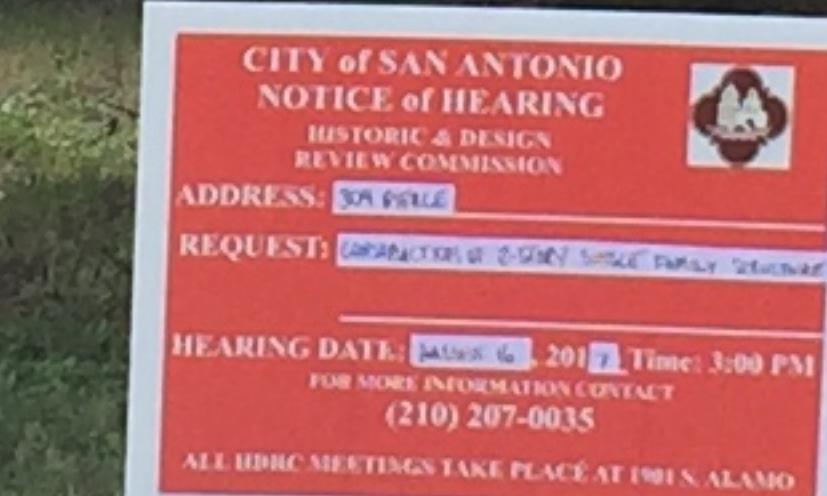
Glo

Glo

Glo

ntage Rd

Interstate 35 Frontage Rd



Google Maps 309 Pierce Ave



Image capture: Mar 2016 © 2017 Google United States

San Antonio, Texas

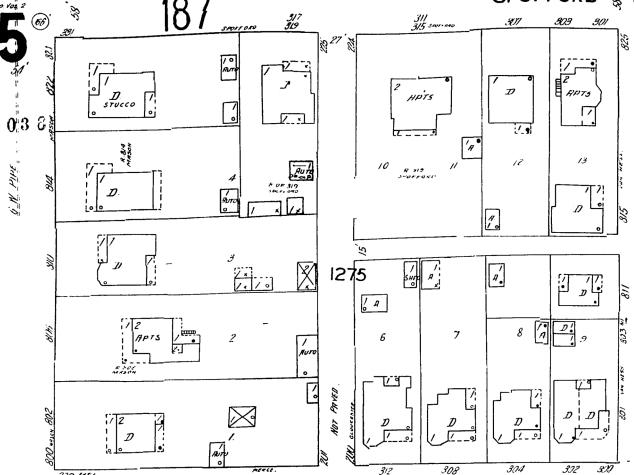
Street View - Mar 2016

1951 SANBORN MAP

185

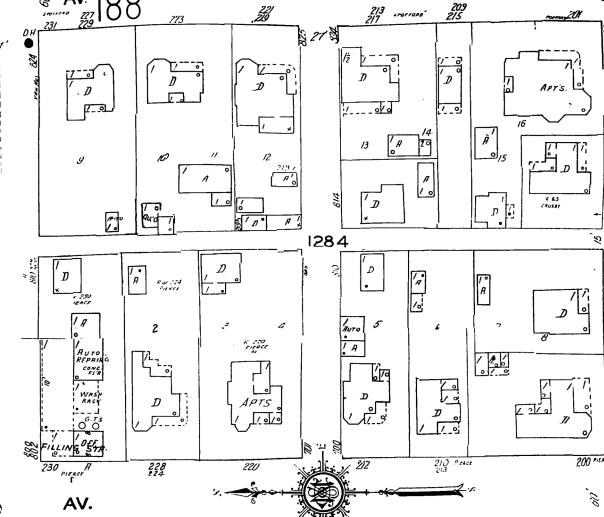
187

SPOFFORD



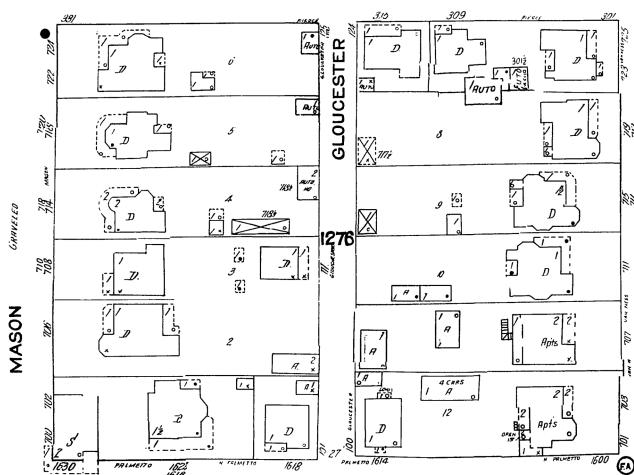
TEX.

AV. 188 GROVILLED



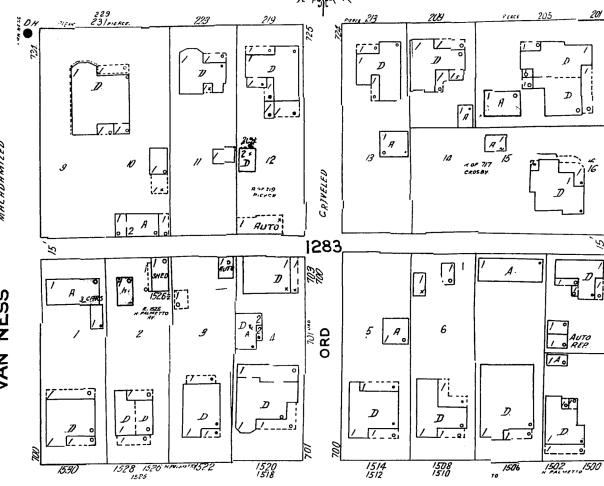
182

PIERCE



MASON

AV.

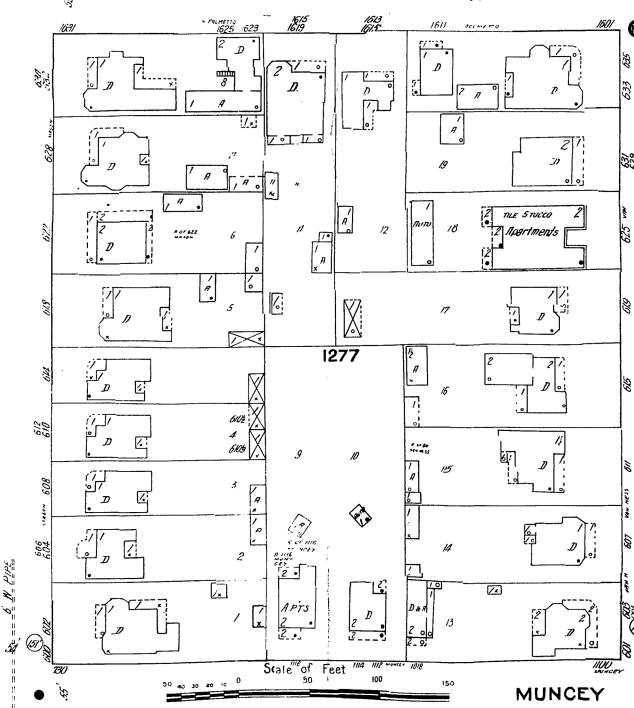


186

CROSSY.

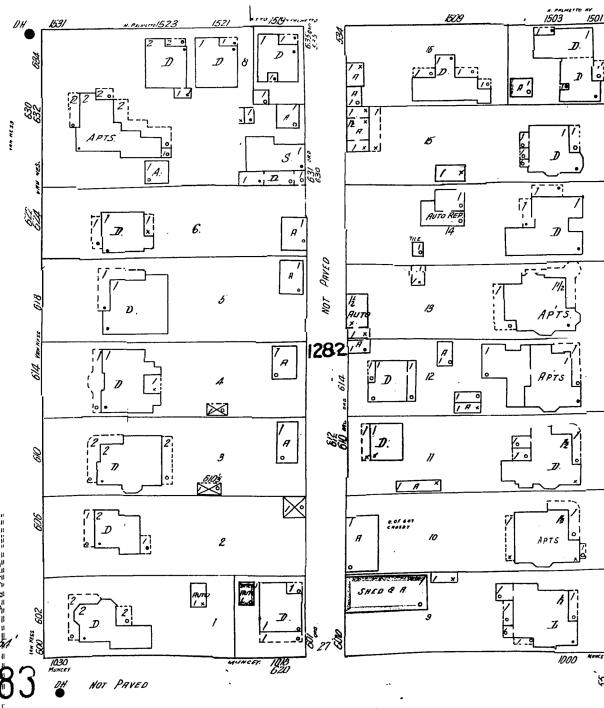
N. PALMETTO

AV.



181

MUNCEY



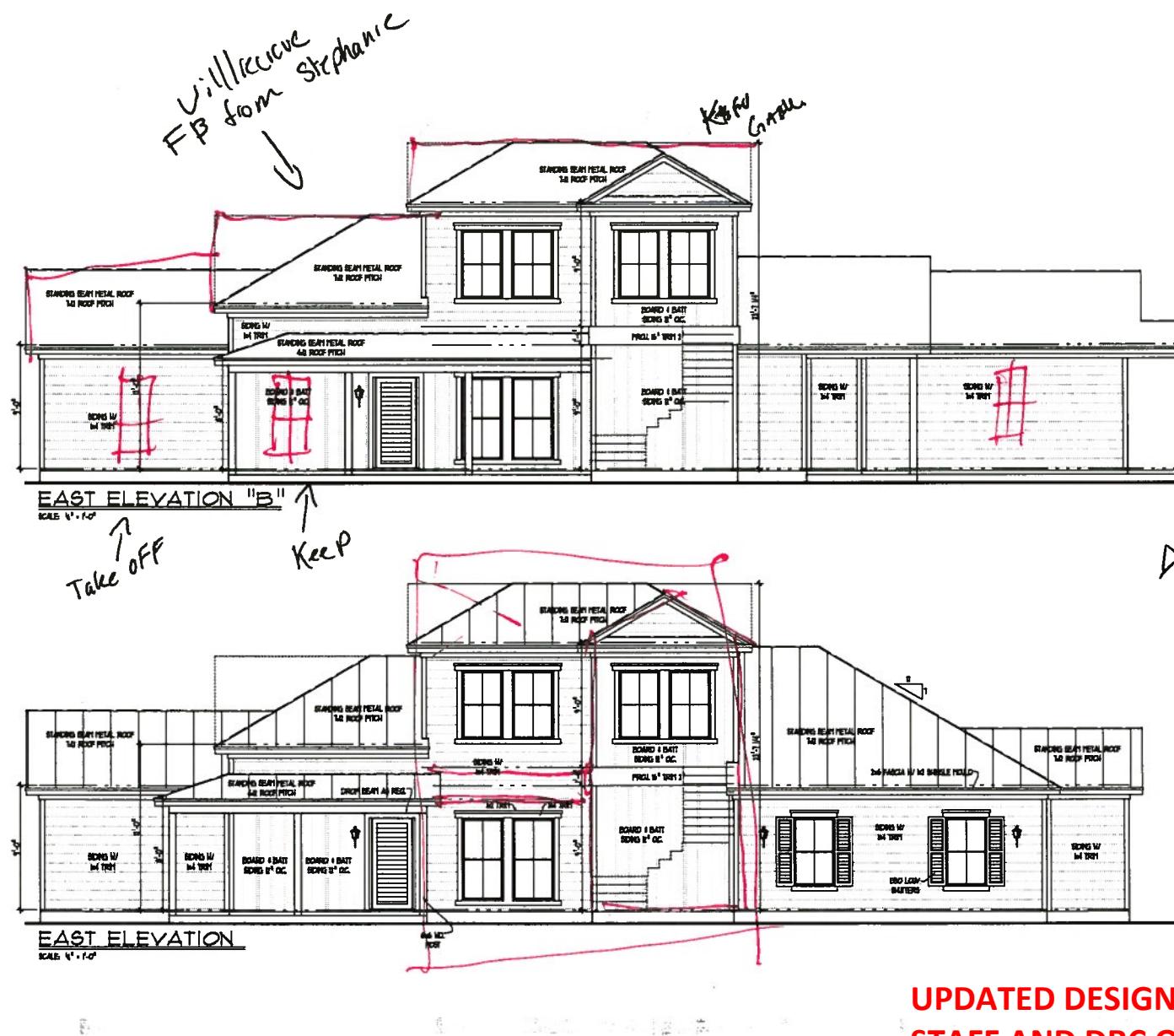
Scale of Feet
50 100 150 200

183
NOT PAVED









UPDATED DESIGN - SUBMITTED TO
STAFF AND DRC ON SEPTEMBER 26, 2017

Architectural drawing of a two-story custom home. The top part is a detailed elevation showing a central entrance, a garage, and a side entrance. The roof is a standing seam metal roof with a 10:12 roof pitch. The exterior features board and batten siding. Handwritten notes in red ink include: 'FP will receive from Stephanie' with an arrow pointing to the top drawing; 'Keep Grill' with an arrow pointing to the top drawing; 'Take off' with an arrow pointing to the bottom drawing; 'fondover wall is high 1 on 2 windows' with an arrow pointing to the bottom drawing; and a list of instructions: '- Metal (preferred) fake wood, fold up
- look at manufacturer' with an arrow pointing to the top drawing.

**CUSTOM HOME
GARCIA-DAVIS RESIDENCE**

PLAN NO. 1765
SUBDIVISION: 509 PIERCE
ADDRESS: LOT 14
BLOCK 6
NSBL: 1765

**Jim Cox
DESIGNS**
EXPERIENCE • CREATIVITY
P.O. Box 535
PAGE NO. 2 OF 3
SAN ANTONIO, TEXAS 78216
PH (210) 493-0774
FAX (210) 493-0775
www.JIMCOXDESIGNS.COM







June 21, 2017

To: Historic and Design Review Commission
From: Adrienne Davis and Nicole Garza
Subject: Narrative: 309 Pierce Avenue San Antonio, TX 78208

The following is requesting approval for a new home build in Government Hill at 309 Pierce Avenue, San Antonio, Texas.

- New Home Build
- 2 Story, 2 Bedroom, 2.5 Bath, with attached 2 Car Garage.
- Exterior Materials:
 - Hazel Nut Cream Horizontal and Vertical Board and Batty Siding with 1x4 Trim
 - Gray Standing Seam Metal Roof 7:12 Roof Pitch
 - Brown Horizontal Wooden Front Door
 - Front Porch to extend to view from frontage road I-35
 - 4ft horizontal wood fence to align with neighboring structures off frontage road I-35 (see options A and B fence Plan)
 - 6 ft. Cedar Privacy fence (designated on plans)
- Exterior Colors/Materials: White/Cream, Grays (taupe), Cedar Wood, and Metal like colors and bat and board siding.
- Style Two Story historic/modern farm style house with accents that align with old and new characteristics of Government Hill.
- Removal of one tree located center of the lot and the property line trees located on the backside of the house. (see attachments)
- Proposed landscaping design. (see attachment)

309 Pierce

Doors:

Front door will be a modern wooden door to accent the home and blend with the new/old of the Historic District.

See Door Design Attachments

Landscape/ Hardscape:

See Garza-Davis Landscape / Hardscape Design

Windows:

Windows will maintain traditional dimensions and profiles of neighboring homes. Windows will be recessed within the window frame. Double Hung energy efficient windows will be built with block framing.

See 309 Pierce Plan 3

Materials:

See pdf 309 Pierce Plan 3

Exterior Colors:

Cedar Wood Accents

Window Shutters: Color: Perfect Taupe

All Side Paneling horizontal and vertical: Hazelnut Cream

See Attached House Exterior Color Choices

Fencing:

Property line fence 6ft cedar wood

Side Yard 35 Fence 4ft horizontal fleshed wood

See Fence Plan attachment

Roofing:

Metal Roof

Plant Removal:

Removal of 5 property line Mulberries

Removal of 2 center lot hackberries.

Removal of 1property China Berry

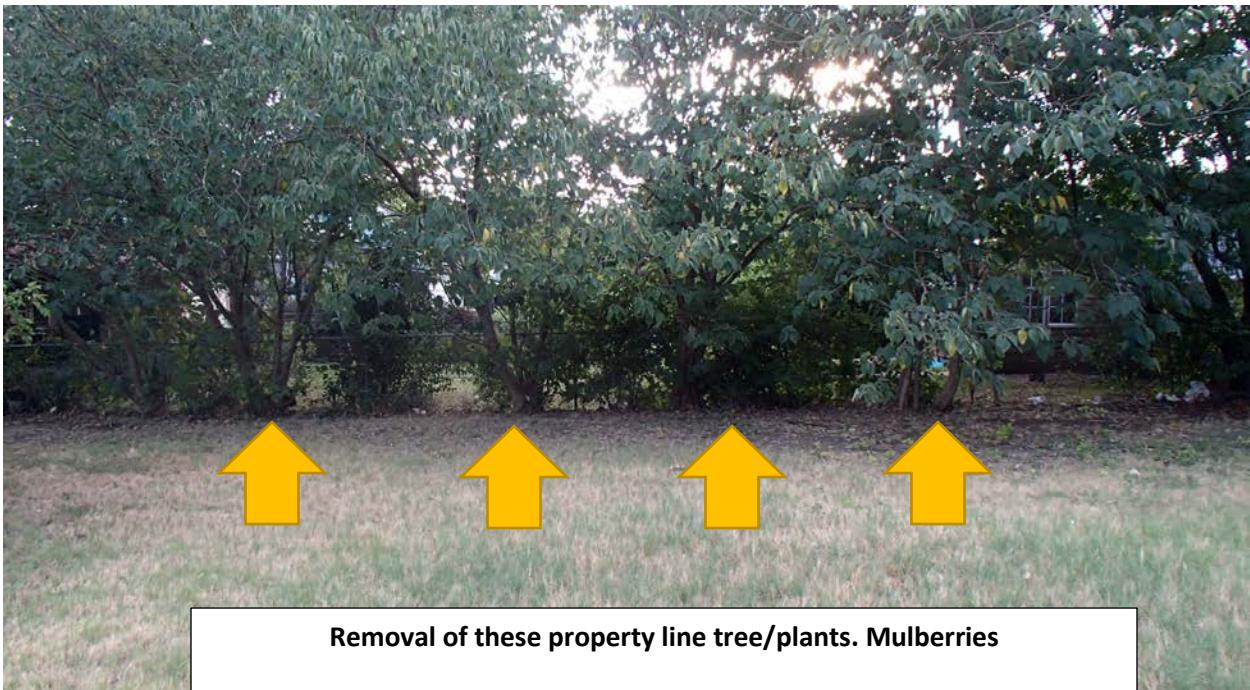
****See Arborist Report Attachment and Photos***

City permit will be obtained prior to removal.

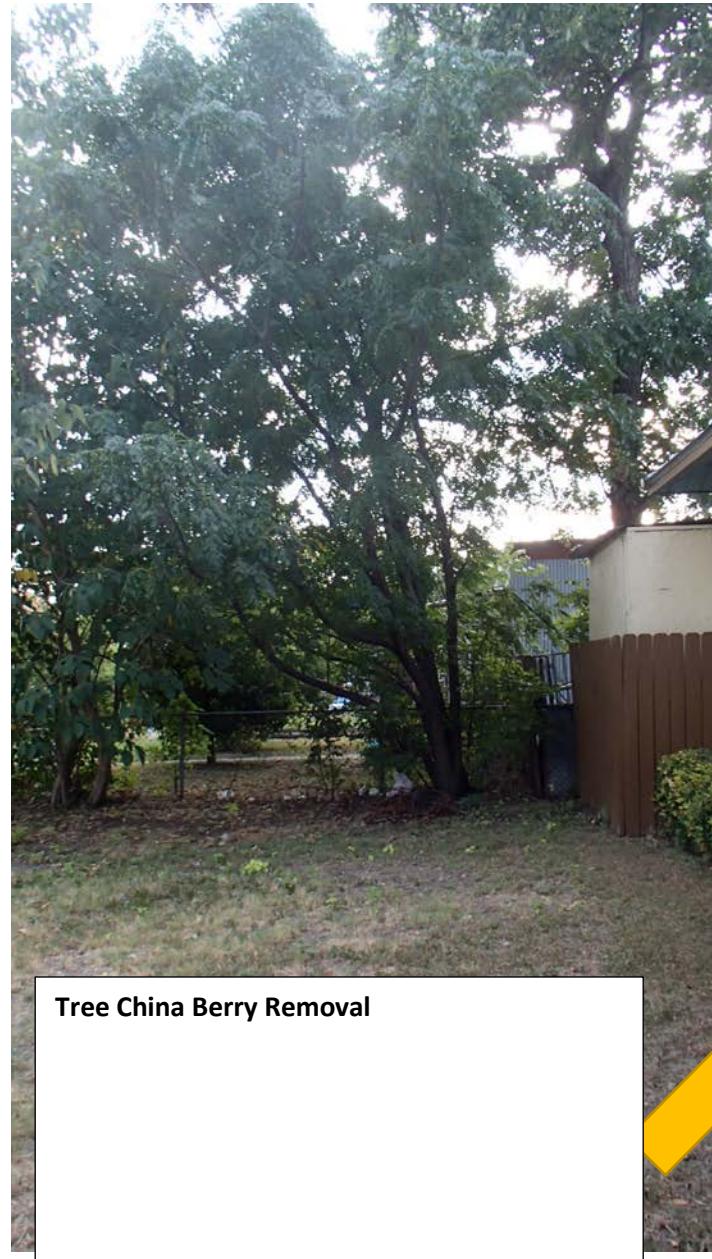
See Arborist land survey report Attachment

309 Pierce Landscape Plan

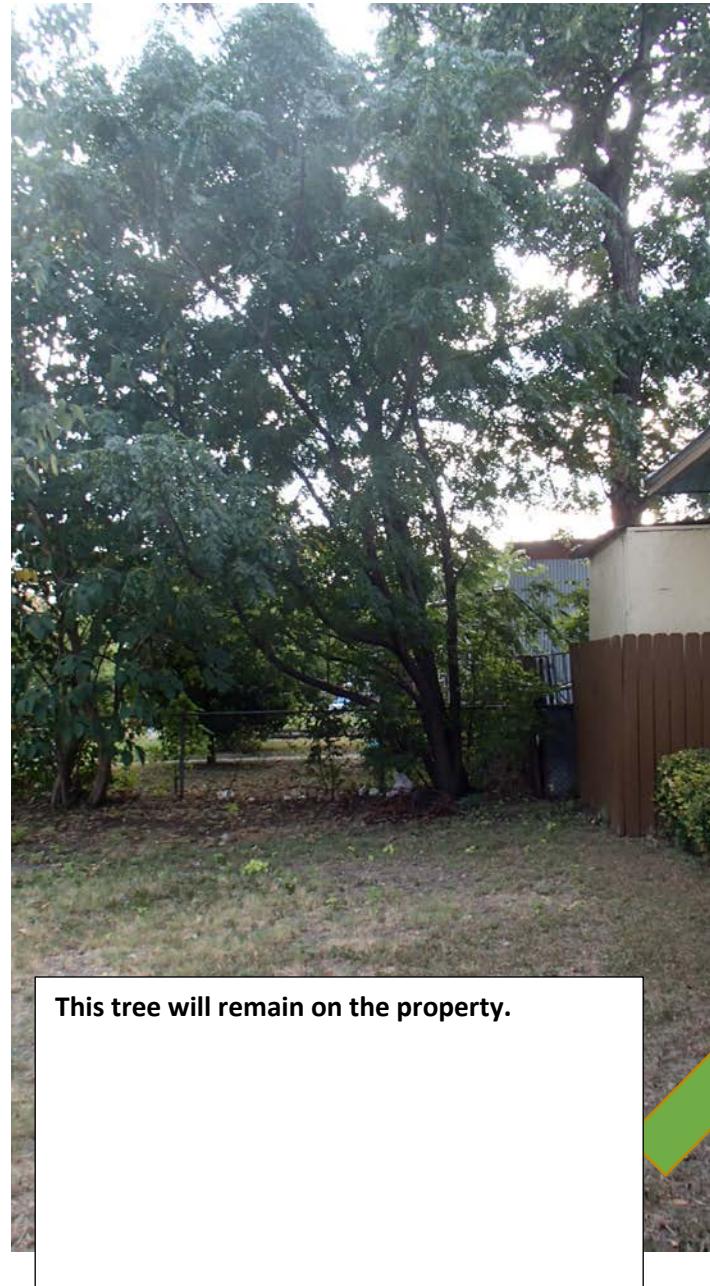
Removal of the center lot hackberry trees.



Removal of these property line tree/plants. Mulberries

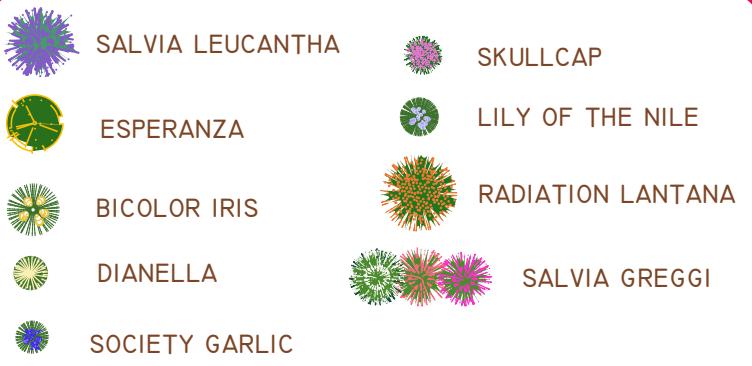


Tree China Berry Removal



This tree will remain on the property.

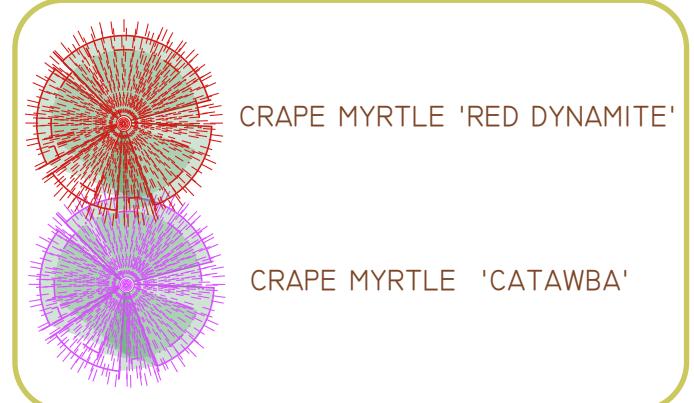
PERENNIAL



EVERGREEN



ORNAMENTAL TREE



MATERIALS



NOTES

*ALL PLANTS ARE LOW MAINTENANCE, DROUGHT TOLERANT & ACCLIMATED TO SAN ANTONIO's YEAR ROUND WEATHER.

*METAL EDGE TO BE INSTALLED BETWEEN FLOWERBEDS AND SOD.

*DRIP IRRIGATION TO BE INSTALLED IN ALL FLOWERBEDS



GARZA-DAVIS' LANDSCAPE DESIGN



0 5' 10'

GARZA-DAVIS RESIDENCE
309 PIERCE AVE
SAN ANTONIO, TX 78208

SCALE: 1 IN = 10 FT
DRAWN BY GAY
DESIGNED BY SAY & GAY

ISSUE DATE 08.30.2017
LAST REVISION 08.30.2017
FRONT & BACK YARD LANDSCAPE DESIGN

www.BUILTTOBLOOM.com
210.995.5691
INFO@BUILTTOBLOOM.COM

LP-I

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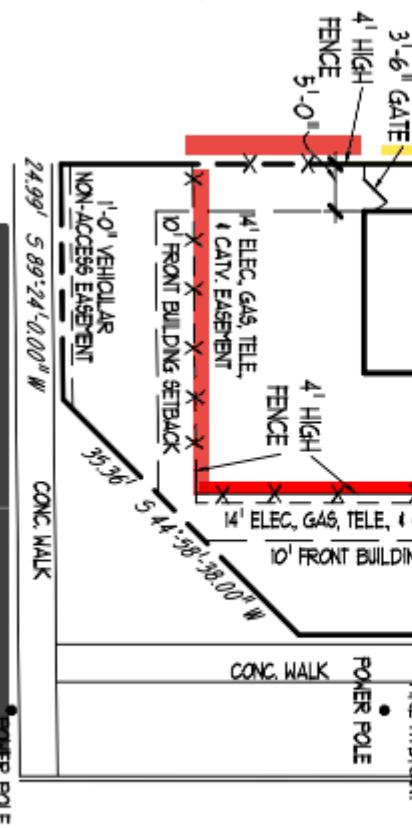
309 Pierce Avenue Fence Plan

4ft Side and Front
Fence

6ft privacy wood
fence

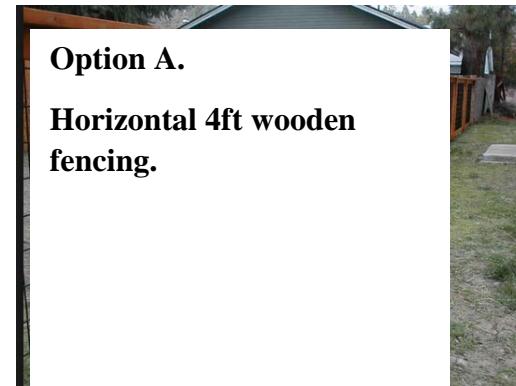


INTERPRETATION
Page 1 of 36



Option A.

Horizontal 4ft wooden
fencing.



Option B.

4ft Pig Pen fencing with
wooden post and framing.





ARBORIST REPORT

309 Pierce Ave,
San Antonio, TX 78208

I made an onsite visit on Wednesday August 23, 2017 to the address in our job diary. I read the notes, and could not locate the residence. I then called the client and she informed me that, the address was an empty lot. After I was sure, that I was onsite, I reviewed the plan that was forwarded to me, and then I called the client again, to ask her a few questions about the site and what she was expecting of me, as a consultant.

I took six photos, and wish to number them from one to six, and explain what tree is in each photo, and what I feel should be done with each tree. Photo number one, is of a single trunk cedar elm, located along I35 frontage road by the stop sign. This tree I believe should not be touched, it is a juvenile tree, in very good condition, and I also think, it is a city street tree, part of the city streetscape, and it is probably protected, planted, and maintained by the city. I would recommend, that before doing anything to this tree, notify the city first. This tree is an asset, a nice example....healthy.

Photo number two, is of a red oak. This tree is on the neighbor's property, to the south, behind their fence located, on the side of the house. This is also, a very nice tree, it appears to be also in very good, to excellent condition, this example, is a mature, fully grown species. The issues I see with this tree, are that most of the foliage and limbs are growing over and onto your lot. The tree is slammed up against the house, up against the chain link fence, and due to where this bigger tree sits, it is growing into your lot. The growth is on your lot because, the tree is getting its sun, and where it can root, so that it can stabilize itself. I am of the opinion, that you need to contact the owner of this house, have a conversation about lifting up the canopy, so you can work near and under the tree, as it currently sits, any construction operations would be difficult, that being said, you need to construct a tree protection zone, so that the root system of this tree is not damaged by irresponsible contractors.

Photo number three is of the two trees located in the middle of the lot. These are two hackberries that are also juveniles, but are close to their adult stage. I would absolutely, strongly recommend removal of both of these trees along with the root systems, and here is why. Hackberries are considered trash trees, they are very seldom planted, produce sprouts in other locations, undesirable to the landscape theme, they fail and split when heavy and mature, choke other desirable trees, and have an evasive root system.

Photo number four is of five mulberries planted on your property, along the chain link fence, that your neighbor installed. As a certified arborist for almost ten years, I again strongly recommend removal of all five trees, and here is why. The location of these trees, would make it hard to install your fence. Mulberry trees after reaching a height of about 25 feet or so, get really fat, they swell to about four or five feet wide at the base, their root flares become obese. Finally, mulberries when mature, often suffer limb failure, and get attacked by borer bugs that weaken the tree.

Photo number five, is of a china berry. This is also a volunteer tree, like the hackberry, considered a undesirable species, and should be removed. It provides some privacy from your neighbor to the west, but I believe you could plant a better, more desirable species in its place, in a better location, that will be more attractive, and more valuable.

Photo number six, is of a fully mature pecan located along the sidewalk up against the street. I only put this in the report, because I believe it is on your neighbor's property, and any construction operations should be away from the root plate so as not to open the roots, and kill the tree. I have sent you a quote, to remove all mentioned trees, recommended for removal, along with stump grinding, that can be scheduled through our office, or by calling me directly on my cell number provided below.

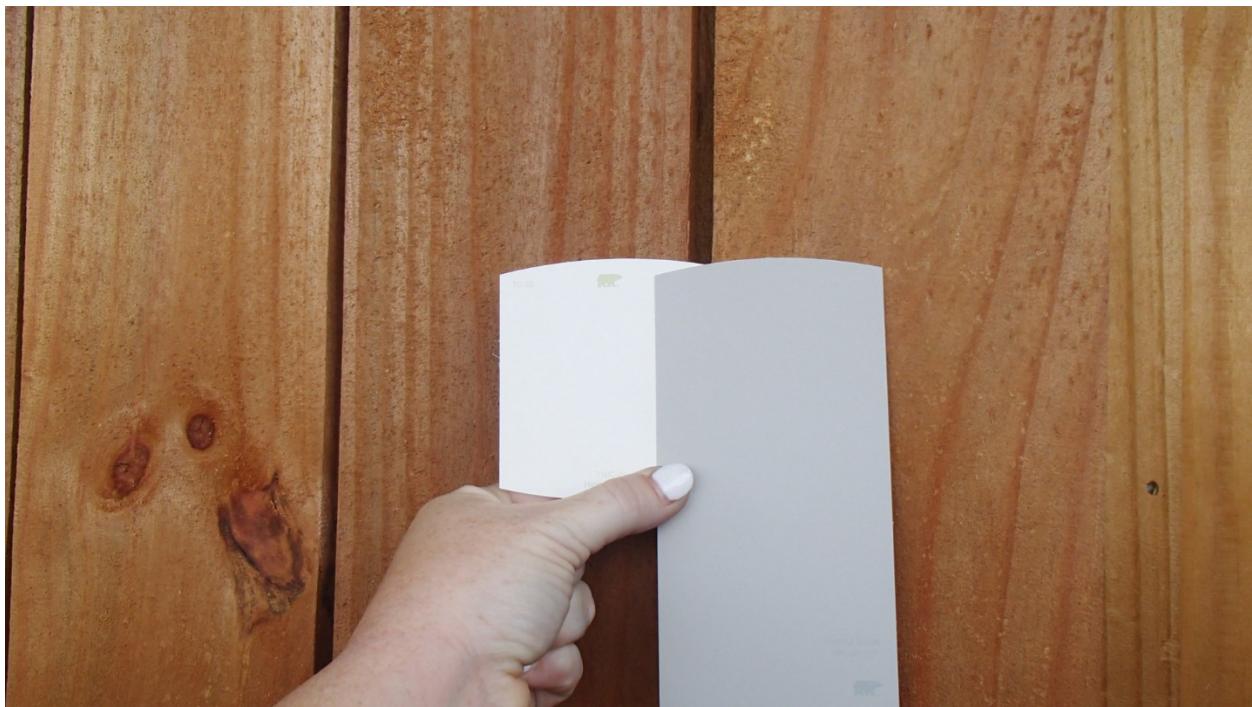
Sincerely,

Brian C Dunlevy
International Society of Arboriculture/Certified Arborist since 2010
ISA Number WE-9532A
www.AustinTreeSurgeons.com
512-483-1452

Sincerely,

Brian C Dunlevy
International Society of Arboriculture/Certified Arborist since 2010
ISA Number WE-9532A
www.SanAntonioTreeSurgeons.com
830-499-6129

House Exterior Color Choices:



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS ANY INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**CONSENT AND INDEMNITY AGREEMENT
(Amended and Restated)**

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

WHEREAS, various easements, including a fourteen (14) foot wide electric and gas easement and right-of-way were heretofore dedicated to the CITY OF SAN ANTONIO, as a part of its electric and gas system, CITY PUBLIC SERVICE BOARD, a Municipal Board of the CITY OF SAN ANTONIO, TEXAS, created pursuant to the authority contained in § 1502.070 of the Texas Government Code, and its predecessor statute; as amended, and pursuant to the authority contained in the various bond ordinances affecting CITY PUBLIC SERVICE (CPS Energy) by Plat recorded in Volume 9573, Page 171, Deed and Plat Records of Bexar County, Texas, to-wit:

Being Lot 14, Block 8, New City Block 1276, PIERCE DUPLEX SUBDIVISION, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9400, Page 78 of the Deed and Plat Records, Bexar County, Texas.

WHEREAS, ADRIENNE DAVIS, a single person, is now the owner of Lot 14, Block 8, New City Block 1276, PIERCE DUPLEX SUBDIVISION, City of San Antonio, Bexar County, Texas, as described in deed recorded in Volume 18135, Page 1188, Official Public Records of Real Property, Bexar County, Texas, also known as 309 Pierce Street, San Antonio, Bexar County, Texas.

WHEREAS, ADRIENNE DAVIS, a single person, has proposed to construct a portion of a home onto and into a portion of said fourteen (14) foot wide electric and gas easement and right-of-way constituting an encroachment thereon; and,

WHEREAS, ADRIENNE DAVIS, a single person, desires permission to encroach with said portion of a home onto and into the aforesaid fourteen (14) foot wide electric and gas easement and right of way, as shown by drawing marked Exhibit "A" attached hereto and made a part hereof.

WHEREAS, a prior Consent and Indemnity Agreement covering a separate encroachment, said prior Consent and Indemnity Agreement having been recorded in Book 14955, Page 1901, Official Public Records of Real Property, Bexar County, Texas; and

WHEREAS, the parties desire to amend and modify the terms and conditions of the consent and indemnity as expressed in the said prior Consent and Indemnity Agreement.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of TEN AND NO/DOLLARS (\$10.00) and other valuable consideration paid to CPS Energy and in consideration of the foregoing premises, CPS Energy hereby grants unto ADRIENNE DAVIS, a single person, her heirs, successors, assigns and legal representatives, permission to encroach four (4) feet with said portion of a home within the fourteen (14) foot wide electric and gas easement and right-of-way as shown by drawing marked Exhibit "A" attached hereto and made a part hereof located within Lot 14, Block 8, New City Block 1276, PIERCE DUPLEX SUBDIVISION, City of San Antonio, Bexar County, Texas, subject to the covenants and agreements herein set forth.

As additional consideration for the execution of this instrument by CPS Energy, ADRIENNE DAVIS, a single person, for herself, her heirs, successors, assigns and legal representatives, promises, covenants, and agrees with said CITY OF SAN ANTONIO, acting in its capacity as above described, to indemnify, release and forever hold harmless, the CITY OF SAN ANTONIO, its representatives, agents, employees, officers and the Board of Trustees and each Trustee of CPS Energy from and against any and all claims, losses, damages, causes of action, suits, and liability of whatsoever kind or nature, including expenses of litigation, court costs, and attorney's fees, for injury to or death of any person, or for damage to said improvement or any property of any party or person including, without limitation, damage to any improvement located within the encroachment, arising out of or in connection with the encroachment or the construction of the said improvement as shown by the attached drawing marked Exhibit "A" attached hereto and made a part hereof, over, across, upon and within the electric and gas easement and right-of-way dedicated to or used by the CITY OF SAN ANTONIO, as part of its electric and gas system, whether such loss, claim, injuries, deaths, or damages are caused in part by the negligence of CPS Energy, the CITY OF SAN ANTONIO, its representatives, agents, employees or Board of Trustees, except that, ADRIENNE DAVIS, a single person, assumes no liability for and will not indemnify CPS Energy against CPS Energy's sole negligent acts with regard to said encroachment. It is the express intention of the parties hereto, both ADRIENNE DAVIS, a single person, and CPS ENERGY that the indemnity provided for in this paragraph is an indemnity by ADRIENNE DAVIS, a single person, to indemnify and protect CPS Energy from the consequences of CPS Energy's own negligence, where that negligence is the concurring cause of the injury, death, damage or loss.

It is, however, agreed and understood that this agreement is made only upon the understanding that it is for the portion of the home, to a maximum height of thirty-one (31) feet only, as shown by drawing marked Exhibit "A" attached hereto and made a part hereof, and that no other improvements or additions may be installed within the easement by ADRIENNE DAVIS, a single person, her heirs, successors, assigns and legal representatives.

It is, however, agreed and understood that this agreement is made only upon the understanding that should electric and/or gas facilities need to be maintained and/or installed within the fourteen (14) foot wide electric and gas easement at any time hereafter, the then landowner will be given the option of either (i) relocating the portion of the home, or (ii) having CPS Energy install or relocate the electric and/or gas facilities around the location of the portion of the home if CPS Energy determines that there is sufficient clearance within the easement to accommodate the facilities; provided, however, in the latter event, the then landowner shall be responsible for any additional or extraordinary cost of installing or relocating the facilities, such as undergrounding electric facilities, boring, etc.

As a condition to this consent, ADRIENNE DAVIS a single person, covenants and agrees that she specifically releases and waives any and all rights against CPS Energy, and holds CPS Energy harmless, for any and all damages to any improvements located within the easement and right-of-way, whether caused by the negligence of CPS Energy or otherwise, resulting from the exercise by CPS Energy of any of its rights under the herein described electric and gas easement and right-of-way.

It is further expressly agreed and understood that the covenants and agreements herein set forth are to run with the land and shall be binding on all persons and parties owning or claiming an interest in and to all or any part of the above described Lot 14, Block 8, New City Block 1276, PIERCE DUPLEX SUBDIVISION, City of San Antonio, Bexar County, Texas.

This Consent and Indemnity Agreement is given in replacement and substitution of the said prior Consent and Indemnity Agreement recorded in Book 14955, Page 1901, Official Public Records of Real Property, Bexar County, Texas.

SIGNED TO BE EFFECTIVE this 5 day of January, 2017.

**CITY OF SAN ANTONIO, TEXAS,
ACTING BY AND THROUGH THE
PUBLIC SERVICE BOARD OF
SAN ANTONIO, A MUNICIPAL BOARD
OF THE CITY OF SAN ANTONIO**

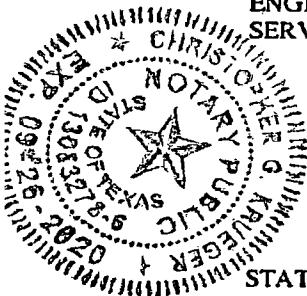
Adrienne Davis
ADRIENNE DAVIS

ADRIENNE DAVIS


BLAKE WILLIAMS
SENIOR DIRECTOR
SUBSTATION AND TRANSMISSION
ENGINEERING, CONSTRUCTION AND
MAINTENANCE

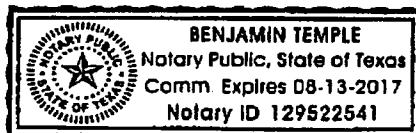
STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on this 11th day of January, 2017, by BLAKE WILLIAMS, SENIOR DIRECTOR of SUBSTATION AND TRANSMISSION ENGINEERING, CONSTRUCTION AND MAINTENANCE, on behalf of the CITY PUBLIC SERVICE BOARD of the CITY OF SAN ANTONIO, Texas.



STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on this 5th day of January,
2017, by ADRIENNE DAVIS.



Christopher J. Knapp
Notary Public, State of Texas

Notary Public, State of Texas

Benjamin Temple
Notary Public, State of Texas

Notary Public, State of Texas

CGK/ENCROACHMENT
309 Pierce Street

Doc# 20170006024
Pages 5
01/11/2017 3:18PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$38.00

STATE OF TEXAS
COUNTY OF BEXAR
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was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
01/11/2017 3:18PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard Rickhoff