



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

**Board of Adjustment Meeting**  
**Wednesday, March 01, 2017 – 5:30 P.M.**  
**6116 Broadway St – City Council Chambers**

**Case No. 2254 – 315 Argo Ave**

Application of Mark Hebert, owner, requesting the following variance(s) in order to add to the rear of the existing main structure at the property located at 315 Argo Ave, zoned SF-B:

1. A proposed 9ft 6 inch side yard setback for the main structure on the driveway side instead of the minimum 10ft required per Section 3-15(1) of the City's Zoning Code.

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 Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), Eli Briseno ([ebriseno@alamoheightstx.gov](mailto:ebriseno@alamoheightstx.gov)), or Jason B. Lutz ([jlutz@alamoheightstx.gov](mailto:jlutz@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information.

**\*Plans will not be available online for all case types and floor plans will not be available online.**

Property Address 315 Argo Ave Architecture/Structure Type Craftsman / pier & beam  
 Original Architect Unknown Year Built 1925

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	7682	7500	7682	7500
Main house footprint	1476	1476	1770	1770
Front porch	155	155	155	155
Side porch 1	n/a		n/a	
Side porch 2	n/a		n/a	
Rear porch	n/a		n/a	
Garage footprint	410	410	410	410
Carport footprint	n/a		n/a	
Shed footprint	n/a		n/a	
Breezeways	n/a		n/a	
Covered patio structure	n/a		n/a	
Other accessory structures wood deck	<del>570</del> 319		n/a	
Total (total lot coverage/lot area):	2369, 7682	2041, 7500	2335, 7682	2335, 7500
Total Lot Coverage:	30.7%	27%	30.4%	31%
Floor Area Ratio (FAR)**	Applicant		Staff	
	Applicant	Staff	Applicant	Staff
Lot area	7682		7682	7500
Main house: 1st floor	1476		1770	1770
Main house: 2nd floor	n/a		n/a	
Garage: 1st floor	410		410	410
Garage: 2nd floor	n/a		n/a	
Other structures (unless exempted - see below)	n/a		n/a	
Total (total FAR/lot area):	1886, 7682	1	2180, 7682	2180,
Total FAR:	0.246	0.00	0.284	.29%
Height of Main Structure:				

\*Lot coverage is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (Exception: The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

\*\*Floor area ratio (FAR) is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

- (1) Exterior walls: The thickness of the wall shall be included in the calculation;
- (2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
- (3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
- (4) Mezzanines and lofts;
- (5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
- (6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
- (7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
- (8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
- (9) Attached and detached garages and carports; and
- (10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

- (1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
- (2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
- (3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
- (4) Attic space that is not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at [www.municode.com](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address 315 Argo Ave

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
<b>Total Impervious Cover Sq. Ft. for Stormwater Development Fee*</b>				
Footprint of all structures	2041		2335	
Driveway/Parking Pad	0		0	
Walkways	458		458	
Swimming Pool/Spa	0		0	
Other impervious cover: <u>Wood deck</u>	319		0	
Total impervious surface cover (in this project):	2818		2793	
Total impervious surface cover <u>removed/existing</u> (in this project):			-2818	
Total impervious surface cover <u>sq. ft. (proposed minus removed = net figure for this project)*</u>			-25	
Stormwater Development Fee*			\$ 0	\$

CREDIT  
\$10.12

SF-B

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area				
Footprint of any structure(s)				
Driveway/Parking Pad				
Walkways				
Other impervious cover:				
Impervious surface cover within front yard setback in this project				
Impervious surface cover <u>removed/existing</u> within front yard setback in this project				
Impervious surface cover <u>net proposed sq. ft. within front yard setback</u>				
Impervious surface cover proposed <u>within front yard setback</u>			B / A	B / A
			___ %	___ %

\*The stormwater development fee shall be equivalent to the net additional square footage of total impervious surface area (excluding public sidewalks) of the property multiplied by \$0.40.

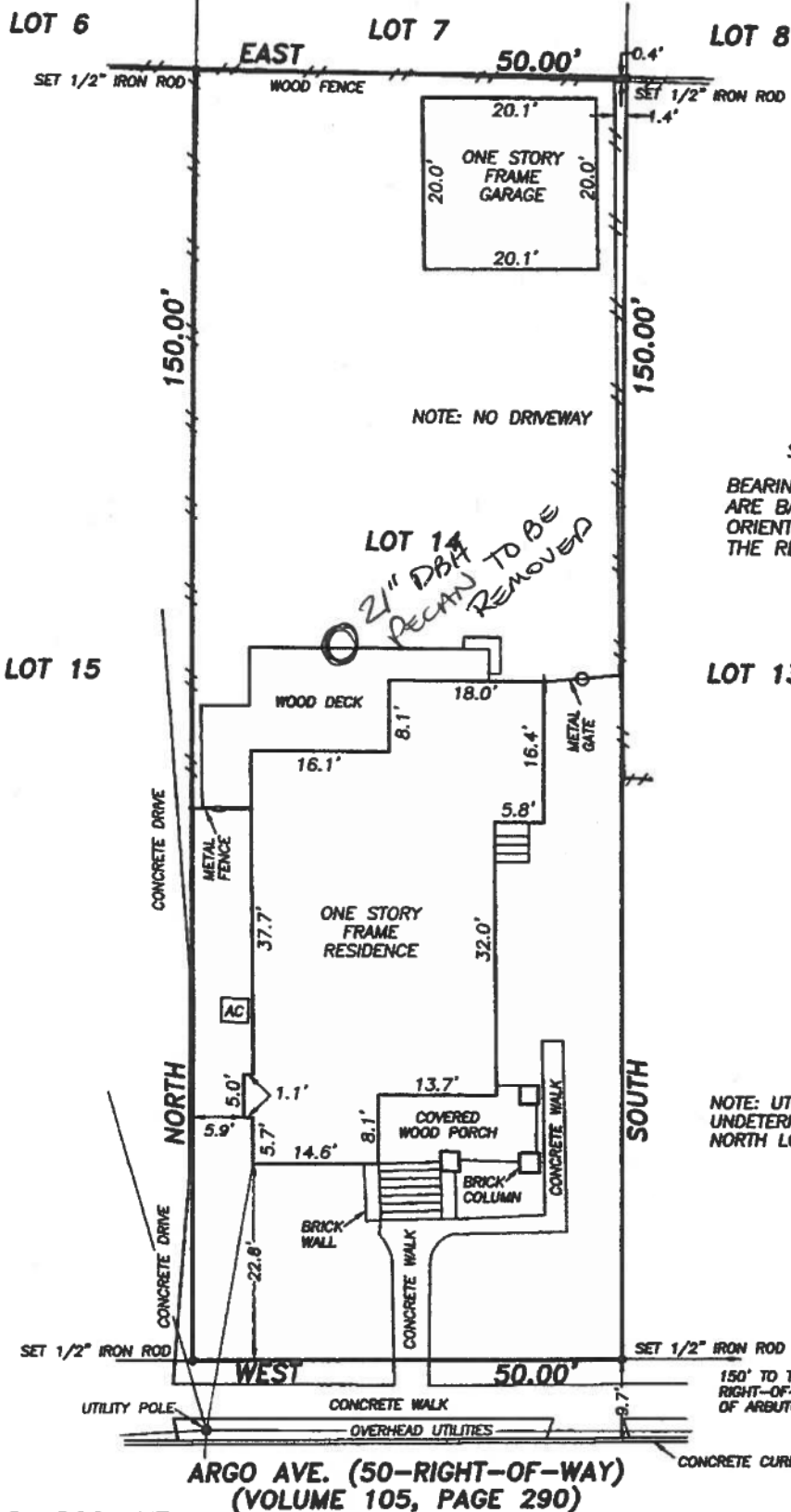
Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater service for that property.

\*\*Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50; please refer to Code for other regulations).

**Impervious cover.** Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds fifty (50) percent or more of rainfall, or water, which falls on it.

City of Alamo Heights "Code of Ordinances" can be found at [www.municode.com](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").



SCALE 1" = 20'

BEARINGS ARE ASSUMED. THEY ARE BASED ON THE NORTH ORIENTATION AS SHOWN ON THE REFERENCED PLAT.

NOTE: UTILITY EASEMENT OF UNDETERMINED WIDTH ALONG NORTH LOT LINE.\*

ARGO AVE. (50'-RIGHT-OF-WAY)  
(VOLUME 105, PAGE 290)

ADDRESS 315 ARGO AVE.  
 LOT 14 BLOCK 131 NCB ----  
 OF ALAMO HEIGHTS  
 CITY ALAMO HEIGHTS COUNTY BEXAR STATE TEXAS  
 ACCORDING TO THE PLAT RECORDED IN SURVEY REQUESTED BY: COMMERCE TITLE  
 VOLUME 105 PAGE 290 REFERENCE NO. 179364

FLOOD NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 48029C0451 E THIS PROPERTY IS IN FLOOD ZONE "X".

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN:

VOL. 105 PAGE 290 VOL. \*390 PAGE 410 VOL. ----- PAGE ----- VOL. ----- PAGE -----  
 VOL. ----- PAGE ----- VOL. ----- PAGE ----- VOL. ----- PAGE ----- VOL. ----- PAGE -----



**NORTHSTAR LAND  
SURVEYING, INC.**  
 9033 AERO ST., SUITE 207  
 SAN ANTONIO, TEXAS 78217  
 (210) 826-6228

GEORGE P. BECKNELL, III  
 BORROWER: LORI L. BECKNELL  
 JOB NO. 2-06-015  
 DRAWN BY: CAM  
 DISK NUMBER: 1-2006

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

THIS 27th DAY OF FEBRUARY 2006 A.D.

*Thomas C. Haber*  
 THOMAS C. HABERER

REGISTERED PROFESSIONAL LAND SURVEYOR #4350



© 2006





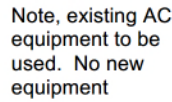






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1. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY LOADS DURING CONSTRUCTION, AND SHALL EMPLOY NECESSARY MEASURES TO ASSURE PROTECTION OF BUILDING ELEMENTS FROM ALL CONSTRUCTION OR TEMPORARY LOADS. THIS SHALL INCLUDE SHORING, BRACING, SCAFFOLDING, ROOF AND WALL FRAMING. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY DISTRESS OR DAMAGE TO PERMANENT FINISHES AND STRUCTURAL ELEMENTS. ANY DISTRESS TO NEW OR EXISTING STRUCTURAL MEMBERS SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL NEW OR EXISTING CONSTRUCTION, FINISHES AND CONTENTS FROM EXPOSURE TO WEATHER DURING CONSTRUCTION.



Project Name:

**315 ARGO**  
RESIDENCE

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.dwg Architects

10319 RISEN BAY  
SAN ANTONIO, TEXAS 78254  
210-875-7922

Drawing Description:

**SITE PLAN  
ROOF PLAN & ELEVATIONS**

Project No: Drawing No:  
**A1.01**  
Date: 2-3-17 Of: