



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

**Architectural Review Board Meeting**  
**Tuesday, January 17, 2017 – 5:30 P.M.**  
**6116 Broadway St – City Council Chambers**

**Case No. 657 F – 320 Alta Ave**

**Request of Diamante Custom Homes, applicant, representing JAS Development Corp., owner, owner, for the significance review of the existing main structure located at 320 Alta Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.**

**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. Any recommendation will be forwarded to the City Council for final review. 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\* (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>), at the Community Development Services Department (6116 Broadway St), or you may contact Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), Eli J Briseno ([ebriseno@alamoheightstx.gov](mailto:ebriseno@alamoheightstx.gov)), Jason B Lutz ([jlutz@alamoheightstx.gov](mailto:jlutz@alamoheightstx.gov)), 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.\*\***



To: City of Alamo Heights

Regarding: 320 Alta Ave.

Project Description: Demolition / Removal of Existing Home

Diamante Custom Homes will be removing the existing residence at 320 Alta Ave. All existing structures, driveways, walkways, etc. will be removed and the property will be left clean and clear for a future residential structure. We do not have any plans or drawings for a new structure at this time, but we are aware of the Zoning requirements, Lot Coverage limitations, and Square Footage limitations on the property. The new structure will be designed in a manner to blend into the existing architecture and the zoning restrictions as required.

  
Adam Sanchez, President  
Diamante Custom Homes, LLC

  
Date

Property Address 320 Alta Ave Architecture/Structure Type Residential - Wood Frame  
 Original Architect unknown Year Built 1938

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	7,477			
Main house footprint	1,532			
Front porch	25			
Side porch 1	—			
Side porch 2	—			
Rear porch	—			
Garage footprint	252			
Carport footprint	224			
Shed footprint	—			
Breezeways	—			
Covered patio structure	—			
Other accessory structures	—			
<b>Total (total lot coverage/lot area):</b>	<b>2033 / 7477</b>	/	/	/
<b>Total Lot Coverage:</b>	<b>27 %</b>	___ %	___ %	___ %
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	7477			
Main house: 1st floor	1532			
Main house: 2nd floor	—			
Garage: 1st floor	252			
Garage: 2nd floor	—			
Other structures (unless exempted - see below)	—			
<b>Total (total FAR/lot area):</b>	<b>1784 / 7477</b>	/	/	/
<b>Total FAR:</b>	<b>0.238</b>	0. ___	0. ___	___ %
<b>Height of Main Structure:</b>				

\*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.munlcode.com](http://www.munlcode.com) (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address 320 Alta 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	2,033			
Driveway/Parking Pad	1,072			
Walkways	80			
Swimming Pool/Spa	—			
Other impervious cover: _____	—			
Total impervious surface cover (in this project):	3185			
Total impervious surface cover <i>removed/existing</i> (in this project):			-	-
Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*	N/A			
Stormwater Development Fee*			\$	\$

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
<b>Impervious Surface Cover within front yard setback**</b>				
Front yard setback area	—			A
Footprint of any structure(s)	—			
Driveway/Parking Pad	446			
Walkways	80			
Other impervious cover: _____	—			
Impervious surface cover within front yard setback in this project	526			B
Impervious surface cover <i>removed/existing</i> within front yard setback in this project			-	-
Impervious surface cover net proposed sq. ft. within front yard setback	N/A			
Impervious surface cover proposed within front yard setback			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").

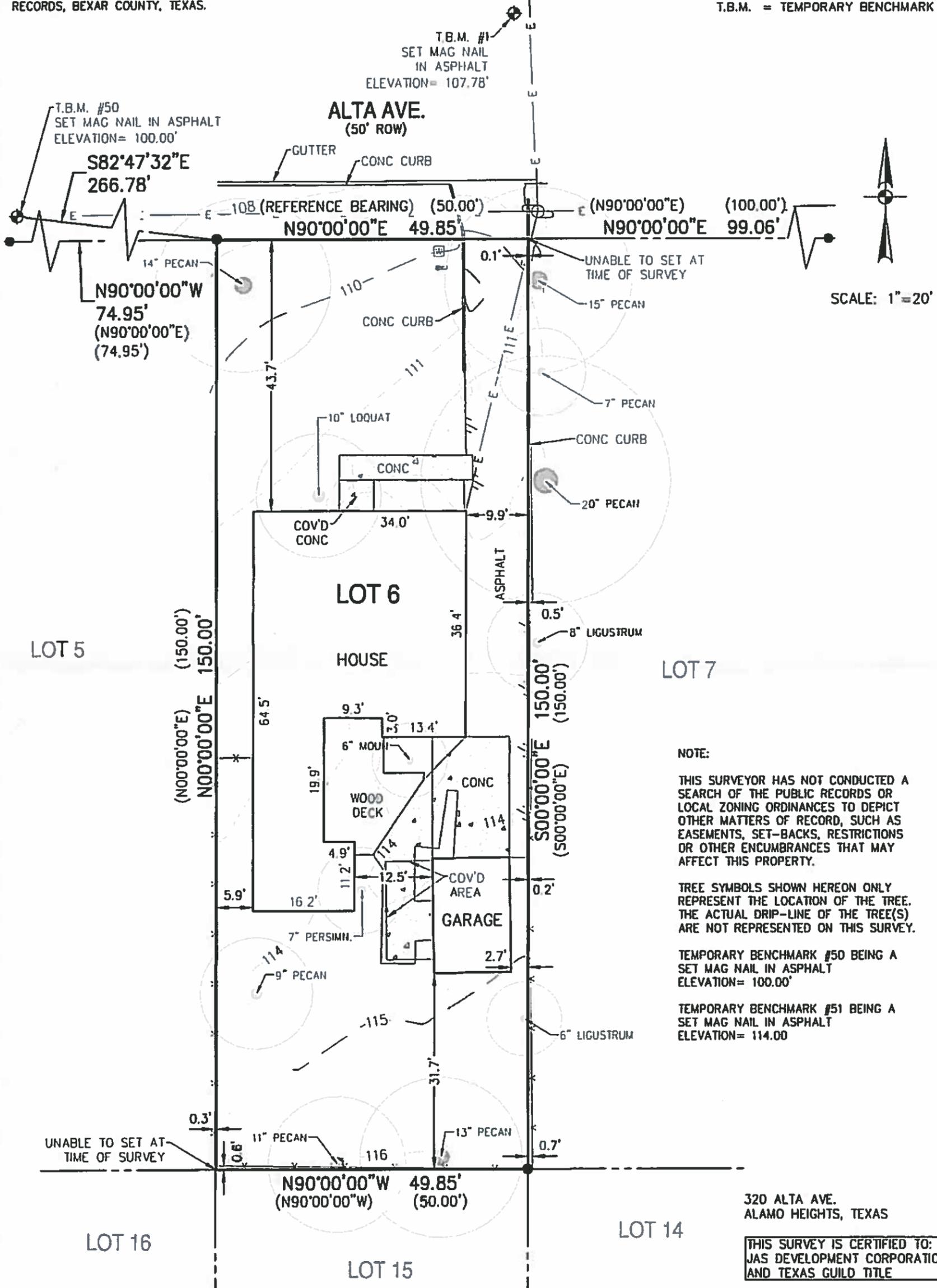
**BEING LOT 6, BLOCK 147, ALAMO HEIGHTS, RECORDED IN VOLUME 105, PAGE 290, MAP AND PLAT RECORDS, BEXAR COUNTY, TEXAS.**

REFERENCE TEXAS GUILD TITLE COMMITMENT, GF #01512-10091, EFFECTIVE DATE 11/17/2016

REFERENCE RESTRICTIONS RECORDED IN VOLUME 437, PAGE 5, VOLUME 454, PAGE 47, AND VOLUME 912, PAGE 510, DEED RECORDS AND VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

**LEGEND:**

- = FND 1/2" IRON PIN
- R.O.W. = RIGHT-OF-WAY
- ( ) = PLAT CALLS
- x— = FENCE
- ⊞ = WATER METER
- ⊞ = POWER POLE
- E— = OVERHEAD ELECTRIC
- T.B.M. = TEMPORARY BENCHMARK



SCALE: 1"=20'

**NOTE:**

THIS SURVEYOR HAS NOT CONDUCTED A SEARCH OF THE PUBLIC RECORDS OR LOCAL ZONING ORDINANCES TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SET-BACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

TREE SYMBOLS SHOWN HEREON ONLY REPRESENT THE LOCATION OF THE TREE. THE ACTUAL DRIP-LINE OF THE TREE(S) ARE NOT REPRESENTED ON THIS SURVEY.

TEMPORARY BENCHMARK #50 BEING A SET MAG NAIL IN ASPHALT ELEVATION= 100.00'

TEMPORARY BENCHMARK #51 BEING A SET MAG NAIL IN ASPHALT ELEVATION= 114.00

320 ALTA AVE.  
ALAMO HEIGHTS, TEXAS

**THIS SURVEY IS CERTIFIED TO:  
JAS DEVELOPMENT CORPORATION  
AND TEXAS GUILD TITLE**

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 11TH DAY OF NOVEMBER 2016

*Mark F. Conlan*  
MARK F. CONLAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342



410 N. SEGUIN AVE.  
NEW BRAUNFELS,  
TEXAS, 78130  
WWW.HMTNB.COM  
PH: (830)625-8555  
TBPLS FIRM 10153600

Drawing Name: S:\Projects\2016 Survey\105 0214 - Block 147 Lot 6 - 320 Alta Ave\Prop. Trac. & Topo\11-11-16.dwg User: mmtc Date: 11/17/16 9:31 am











