



CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

6116 BROADWAY

SAN ANTONIO, TX 78209

210-826-0516

**Architectural Review Board Meeting
Tuesday, November 19, 2019 – 5:30 P.M.
6116 Broadway St – City Council Chambers**

Case No. 774 F – 100 Cardinal (Revised Plans)

Request of Jack and Dy Lynne Dabney, owners, for the significance review of the existing main structure in order to demolish 100% of the existing residence located at 100 Cardinal and compatibility review of the proposed design in order to construct a new single family residence with 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* (<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 Brenda Jimenez (bjimenez@alamoheightstx.gov), Lety Hernandez (lhernandez@alamoheightstx.gov), or Nina Shealey (nshealey@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note that plans will not be available online for all case types and floor plans will not be available online.

September 25, 2019

City of Alamo Heights
6116 Broadway
San Antonio, Tx 78209

To Whom It May Concern:

Allow me to introduce myself. I am Jack Dabney, a local custom home builder currently residing at 302 Wildrose Ave with my wife, interior designer, Dy Lynne Dabney. We have been living in Alamo Heights for eight years now, we absolutely love this neighborhood! Our boys have all left the nest and we are ready to build our forever home, a one story in Alamo Heights located at 100 Cardinal Avenue.

As empty nesters, we desire a single-story home with cleaner lines yet timeless design! The house is approximately 4000SF and will have three bedrooms and two home offices. We plan to have a pool with a small pool house. We will have a three-car detached garage facing Woodway Lane.

The home is 100% masonry, will be white with contrasting black steel windows. The most defining feature on the exterior is the gabled parapet wall at the entry. The house will be nestled in between the beautiful existing oak trees on the lot. We look forward to your approval of our dream home and will gladly answer any questions you may have.

We were inspired by a home in Dallas, and we have attached a photo for you to see.

Thank You!

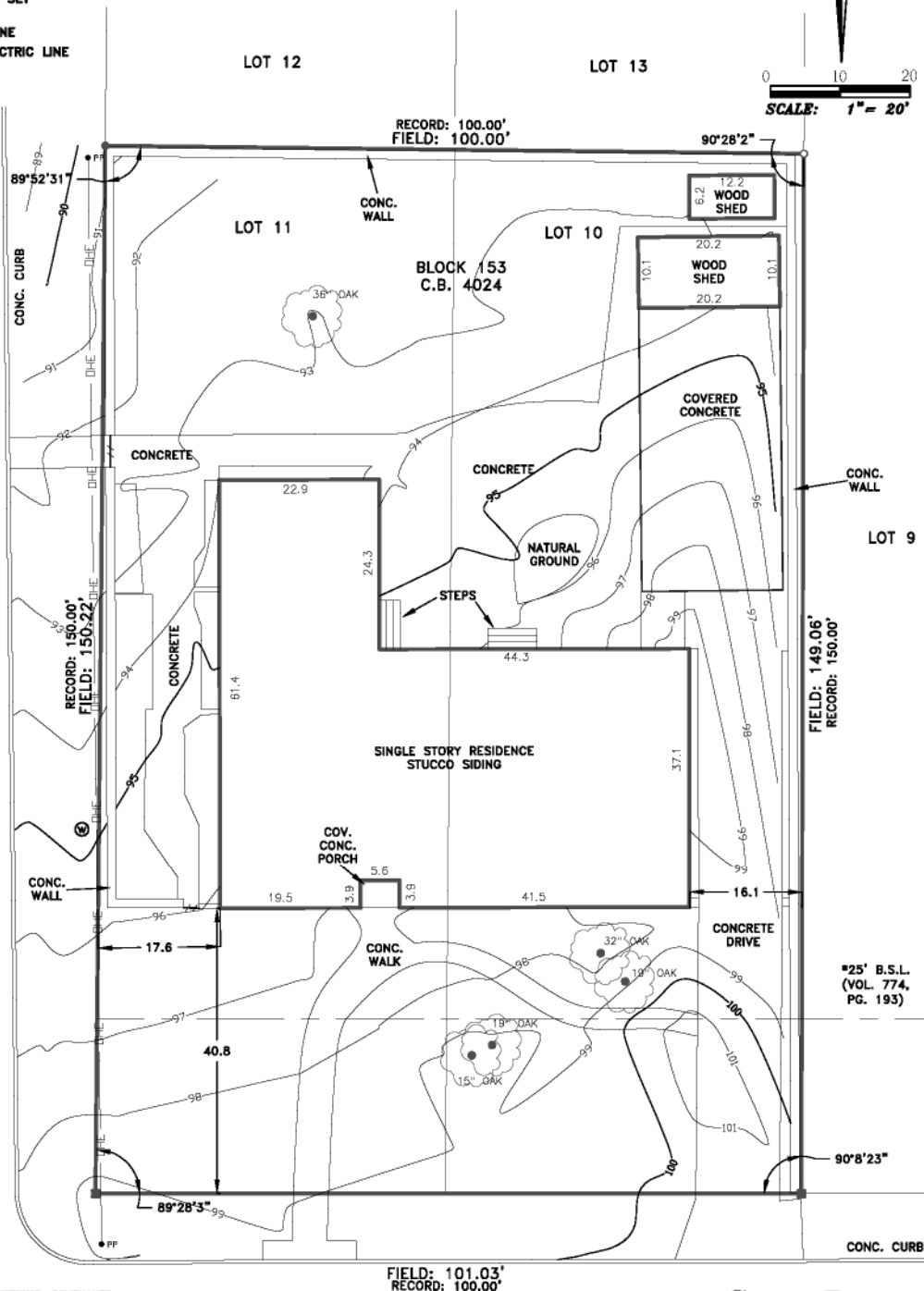
Jack Dabney

ALAMO HEIGHTS

- PLAT LEGEND**
- MAG NAIL FOUND
 - 1/2" IRON ROD SET
 - PIPE FOUND
 - WOOD FENCE LINE
 - DHE- OVER HEAD ELECTRIC LINE
 - PP POWER POLE
 - ⊙ WATER METER

0 10 20
SCALE: 1" = 20'

WOODWAY LN.
(VARIABLE WIDTH RIGHT-OF-WAY)



NOTE: ONLY THOSE RESTRICTIONS, COVENANTS AND EASEMENTS LISTED IN SCHEDULE B OF TITLE RESOURCES GUARANTY COMPANY TITLE COMMITMENT, G.F. NO. 1922906-CRSA, BEARING AN EFFECTIVE DATE OF JUNE 9, 2019, WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED.

CARDINAL AVE.
(VARIABLE WIDTH RIGHT-OF-WAY)

CROSS BRANCH SURVEYING, LLC

2379 N.E. LOOP 410, NO. 108
SAN ANTONIO, TEXAS 78217
(210) 828-1102

T.B.P.L.S. FIRM REG. NO. 10180700

CROSS BRANCH SURVEYING DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

***SCHEDULE B EXCEPTIONS**

VOLUME 437 , PAGE 5
VOLUME 476 , PAGE 385
VOLUME 678 , PAGE 315
VOLUME 912 , PAGE 510
VOLUME 774 , PAGE 193

DEED RECORDS

BUYER: JACK DABNEY & DY LYNNE DABNEY
LOT 10 & 11 BLOCK 153 COUNTY BLOCK 4024
SUBDIVISION ALAMO HEIGHTS
VOLUME 105 , PAGE 290-296 DEED & PLAT RECORDS
ADDRESS: 100 CARDINAL AVE.
BEXAR COUNTY, TEXAS.
TITLE INFORMATION PROVIDED BY: TITLE RESOURCES
(G.F.) REFERENCE: 1922906-CRSA
D.B. D.M. S.B. P.R.



STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all corners have been located as indicated above on the date on this plat. Survey is not for architectural, landscaping, engineering, construction or development purposes. Declaration is made to original purchasers of and is not transferable to additional institutions or subsequent owners. Municipal records not researched. Surveyor has abstracted for boundary lines only. Other matters of record which may affect this tract have not been researched.

This 17th day of JUNE, 2019 A.D.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5904

WORK ORDER No. 19-6-108

Property Address 100 Cardinal Architecture/Structure Type Wood Frame
 Original Architect _____ Year Built _____

| Lot Coverage* | EXISTING Calculations (in sq. ft.) | | PROPOSED Calculations (in sq. ft.) | |
|--|------------------------------------|---------------|------------------------------------|----------|
| | Applicant | Staff | Applicant | Staff |
| Lot area | 15,043 | | 15,043 | |
| Main house footprint | 3,029 | | 4,072 | |
| Front porch | 22 | | 102 | |
| Side porch 1 | | | 32 | |
| Side porch 2 | | | | |
| Rear porch | | | | |
| Garage footprint | | | 1,329 | |
| Carport footprint | 1,027 | | | |
| Shed footprint | 76 | | | |
| Breezeways | | | 68 | |
| Covered patio structure | | | | |
| Other accessory structures | | | | |
| Total (total lot coverage/lot area): | 4,154 / 15,043 | / | 5,603 / 15,043 | / |
| Total Lot Coverage: | 27.6% | % | 37.2 % | % |
| Floor Area Ratio (FAR)** | Applicant | | Applicant | |
| | Applicant | Staff | Applicant | Staff |
| Lot area | 15,043 | | 15,043 | |
| Main house: 1st floor | 3,029 | | 4,072 | |
| Main house: 2nd floor | | | | |
| Garage: 1st floor | 208 | | 1,329 | |
| Garage: 2nd floor | | | | |
| Other structures (unless exempted - see below) | 76 | | | |
| Total (total FAR/lot area): | 3,313 / 15,043 | / | 5,401 / 15,043 | / |
| Total FAR: | 0.22 | 0.____ | 0.35.9 | % |
| Height of Main Structure: | 17'-0" | | 23'-8" | |

***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 (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address 100 Cardinal

| Total Impervious Cover Sq. Ft. for Stormwater Development Fee* | EXISTING Calculations (in sq. ft.) | | PROPOSED Calculations (in sq. ft.) | |
|---|------------------------------------|-------|------------------------------------|-------|
| | Applicant | Staff | Applicant | Staff |
| Footprint of all structures | 4,154 | | 6,914 | |
| Driveway/Parking Pad | 1,170 | | 1,246 | |
| Walkways | 389 | | 389 | |
| Swimming Pool/Spa | | | | |
| Other impervious cover: <u>Patios</u> | 2,039 | | 2,100 | |
| Total impervious surface cover (in this project): | 7,752 | | 10,649 | |
| Total impervious surface cover <u>removed/existing</u> (in this project): | | | 1,311 | - |
| Total impervious surface cover <u>sq. ft. (proposed minus removed = net figure for this project)*</u> | | | 9,338 | |
| Stormwater Development Fee* | | | \$ | \$ |

| Impervious Surface Cover within front yard setback** | Applicant | Staff | Applicant | Staff |
|--|-----------|-------|-----------|--------|
| Front yard setback area | 2,540 | | 2,540 | A |
| Footprint of any structure(s) | | | | |
| Driveway/Parking Pad | 296 | | 296 | |
| Walkways | 159 | | 159 | |
| Other impervious cover: _____ | | | | |
| Impervious surface cover within front yard setback in this project | 455 | | | B |
| Impervious surface cover <u>removed/existing</u> within front yard setback in this project | | | - | - |
| Impervious surface cover net proposed <u>sq. ft. within front yard setback</u> | | | 455 | |
| Impervious surface cover proposed within front yard setback | | | B / A | B / A |
| | | | 17.9 % | ____ % |

*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.

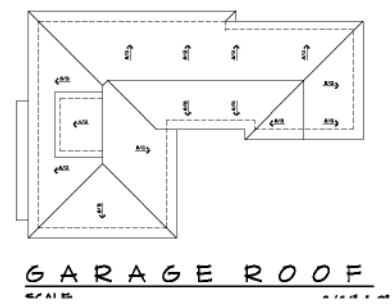
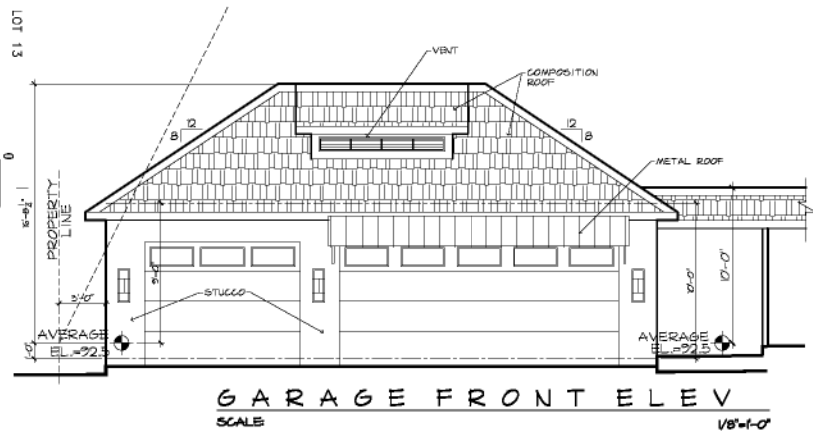
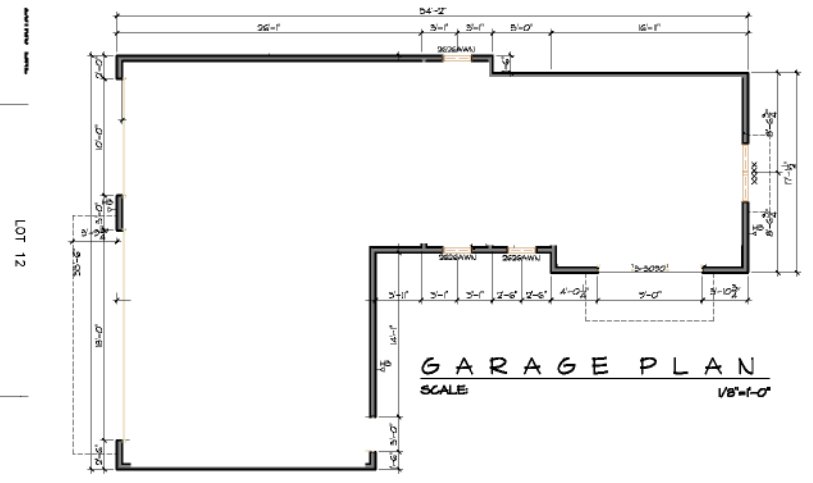
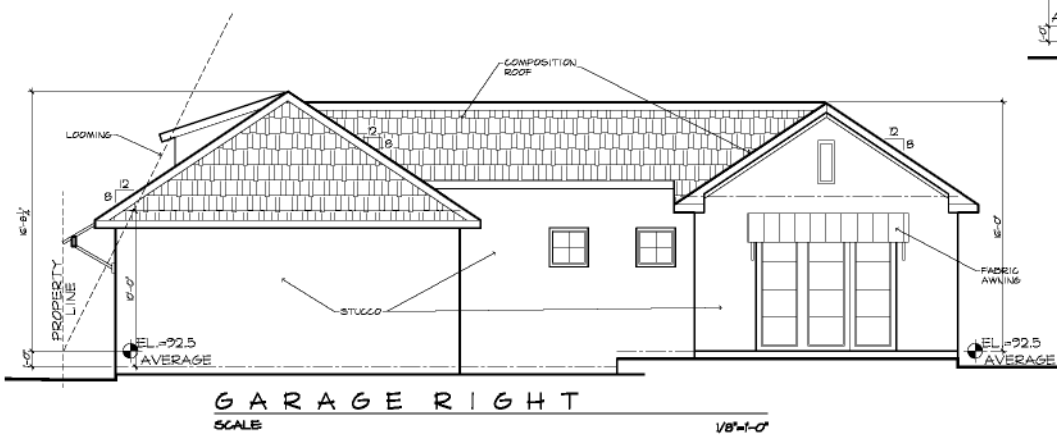
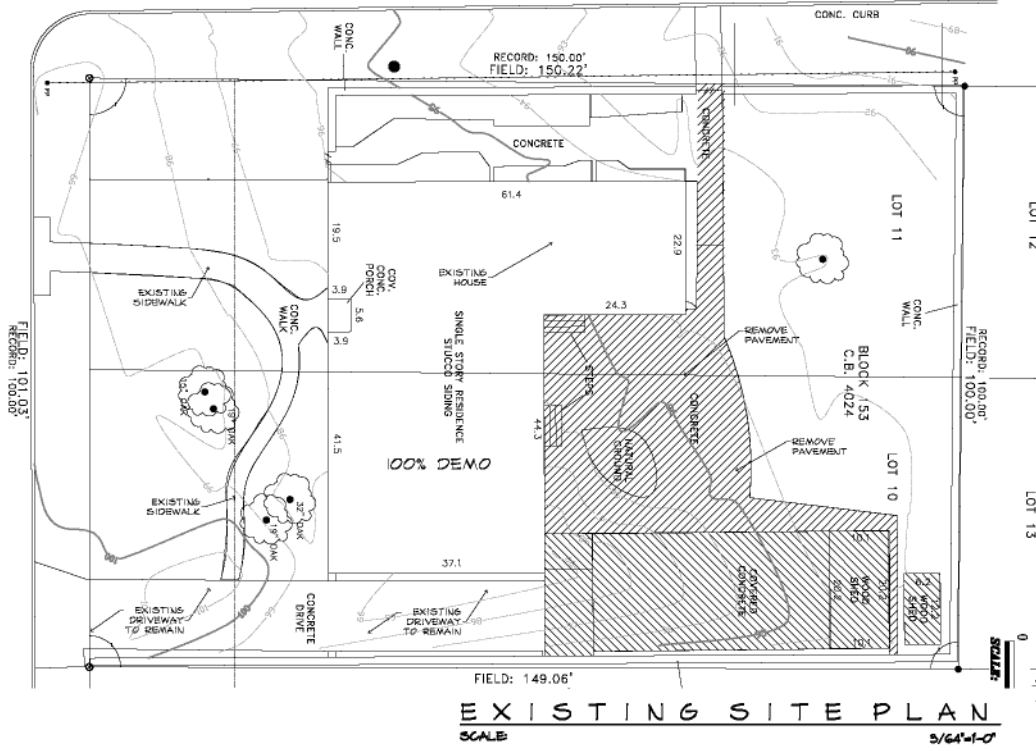
Exemptions. The following real property, only, shall be exempt from the provisions of this section:

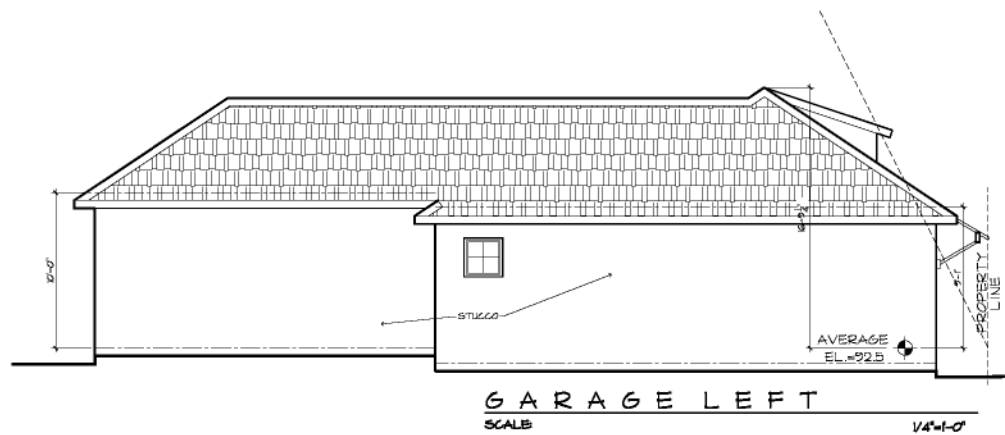
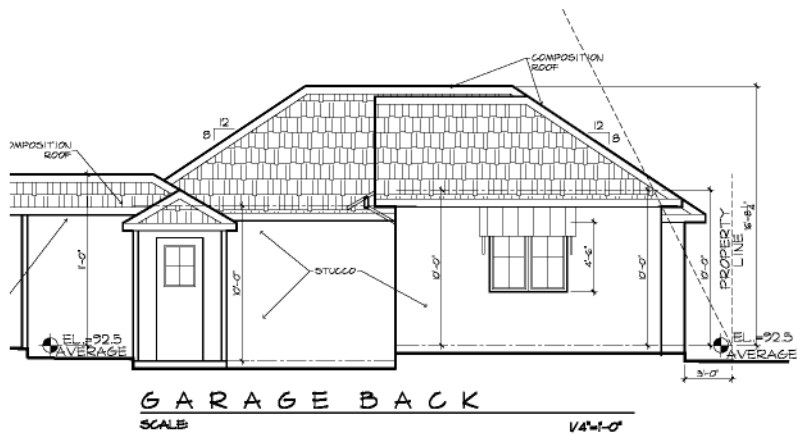
- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater 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 (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").







100 CARDINAL (EXISTING)



108 CARDINAL (EXISTING)



112 CARDINAL (EXISTING)



100 CARDINAL (PROPOSED)



108 CARDINAL (EXISTING)



112 CARDINAL (EXISTING)



