



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

Board of Adjustment Meeting
Wednesday, December 1, 2021 – 5:30 P.M.

In accordance with order of the Office of the Governor issued March 16, 2020, where he temporary suspended certain provisions of the Texas Open Meetings Act, take notice that a regular meeting scheduled **at 5:30 p.m.** on **Wednesday, December 1, 2021** will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”), to slow the spread of the Coronavirus (COVID-19), to consider and act upon any lawful subjects which may come before it. **Per Governor’s Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**

INSTRUCTIONS FOR TELECONFERENCE: The public dial-in number to participate in the telephonic meeting is +1 346-248-7799 and enter meeting ID 893 9488 9735

Case No. 2351 – 519 Patterson

Application of Adrienne Frost, owner, requesting the following variance(s) in order to build a front courtyard and install a fence and stucco wall at the property located at 519 Patterson, zoned SF-A:

1. The proposed impervious cover in the front yard setback is 32.8% instead of the maximum 30% allowed per Section 3-18 and
2. The height of the proposed 5ft wall within the minimum required portion of a front yard setback exceeds the maximum 3ft allowed per Section 3-81(7) of the City’s Zoning Code.

Plans may be viewed online* (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), or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

October 20,2021

Adrienne Frost
519 Patterson Avenue
San Antonio, Tx. 78209

Board of Adjustment
City of Alamo Heights
6116 Broadway
San Antonio, TX 78209

RE: Requesting a Variance to the City of Alamo Heights Code of Ordinances Section 3-44 (4).

Honorable Members of the Board of Adjustment:

The purpose of this correspondence and attached Application for a Variance (see **Exhibit "1"**) is to request a variance from the City of Alamo Heights' Code of Ordinances (the "Code") Section 3-44 (4) which limits the height of a fence in the front of the property to 3ft. We are asking to build a stucco wall that will be 5 ft tall.

We propose building a courtyard in the front of our 1929 Spanish style home. The courtyard would extend out from the existing front patios and be surrounded by a stucco wall. Since our topography slopes down from the front door toward the street we would level the ground and create a 2-foot step up to the interior of the courtyard. Because of this necessary step up the proposed stucco wall/ retaining wall would appear from the street as 5 ft but would be only 3 ft tall in the interior of the courtyard. We have plans designed by Sarah Lake (Landscape Architect) and she includes plantings in front of the stucco wall which will soften the look from the street. The plans include two 6 ft tall pillars that would support the beautiful old wooden Mexican Hacienda doors (circa 1880) which we have purchased as the entrance to the proposed courtyard. From the street- because of the slope- you could still see our front doors with the proposed wall.

Our intention is to honor the quintessential Spanish style of the home and create a space that is seamless and consistent with the integrity of the original structure. This courtyard creates one entrance into the property, currently the house has two doors in the front and visitors don't know which door to go to. It also creates an outdoor gathering place on the ground floor which is something the property lacks as the back yard is elevated and not conducive for outdoor entertaining. Additionally, the courtyard provides better privacy and security from the busy street we live on and as you can see from the attached photos there is a precedent with the surrounding neighbors to have a wall taller than 3 ft in the front of the house.

Lastly, our request will not negatively affect any adjacent property owners. We have spoken with the adjacent property owners, and they are supportive of our request. Given the support of the adjacent property owners we respectfully request that you grant a variance to the maximum fence/wall height of three feet (3') on the subject property.

If there is any additional information or documentation that we can provide to assist in your review of this application, please do not hesitate to contact me at 210-627-1000 or adriannefrost@gmail.com.

Sincerely,

Adrienne Frost

Property Address: 519 Patterson Ave

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				
Driveway/Parking Pad				
Walkways				
Swimming Pool/Spa				
Other impervious cover: _____				
Total impervious surface cover (in this project):				
Total impervious surface cover <u>removed/existing</u> (in this project):				
Total impervious surface cover <u>sq. ft.</u> (proposed minus removed = net figure for this project)*				
Stormwater Development Fee*				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	3000			A
Footprint of any structure(s)	0		0	
Driveway/Parking Pad	640		144	
Walkways	195		25	
Other impervious cover: _____			815	
Impervious surface cover within front yard setback in this project	835		984	B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project				
Impervious surface cover net proposed <u>sq. ft.</u> within front yard setback				
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts				

*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").

EXISTING
WALL
→
5' TALL



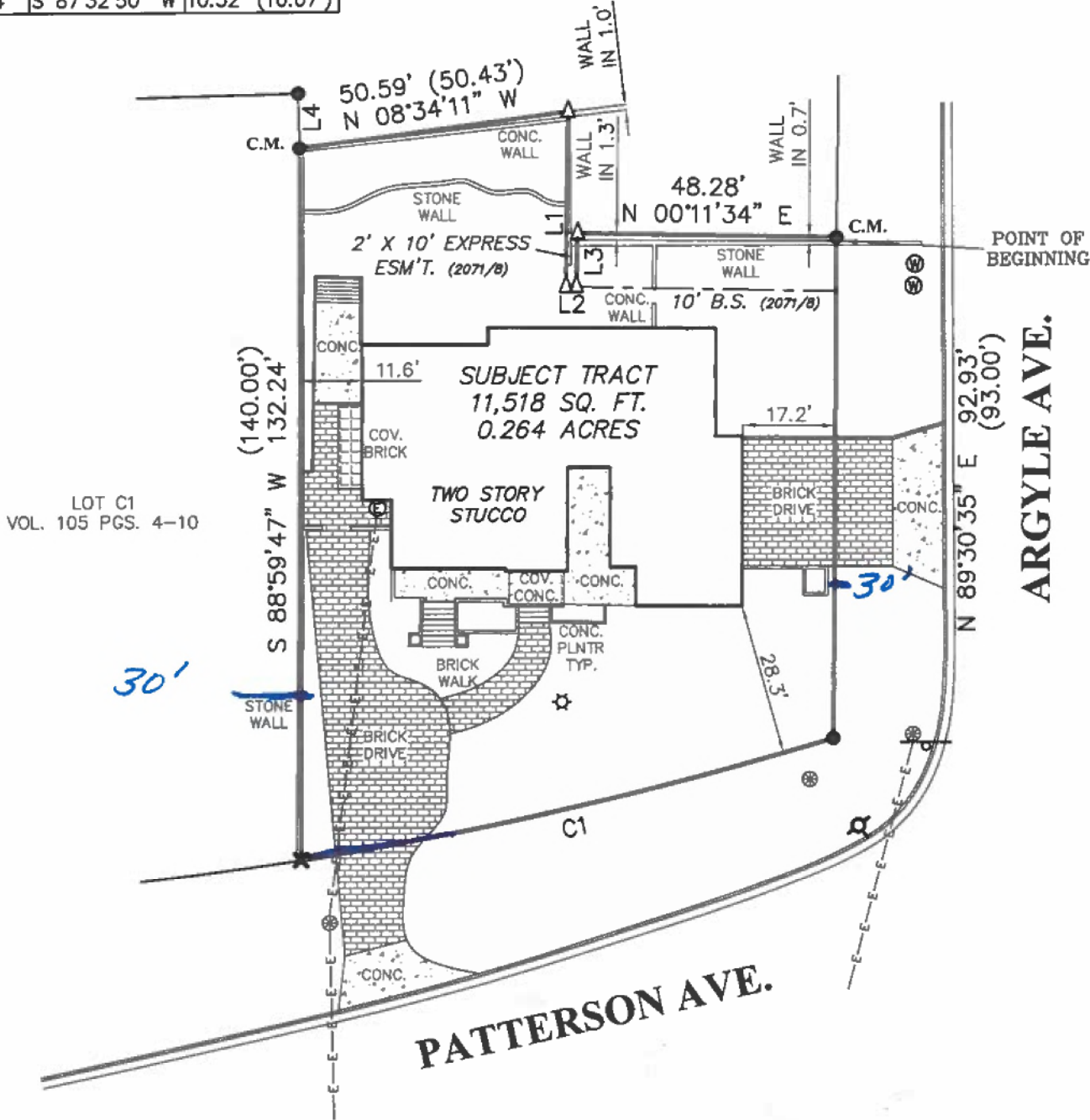
LADDER IS 5' TALL SHOWING PROPOSED WALL HEIGHT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	763.94'	101.91' (104.50')	101.83'	S 13°40'13" E	7°38'35"
LINE	BEARING	DISTANCE	EDWARD T. WEIRBACH, ET UX 0.4027 ACRES DOCUMENT NO. 20190142861		
L1	N 89°46'40" E	32.57'			
L2	N 00°59'00" W	1.93'			
L3	N 89°23'50" W	9.94'			
L4	S 87°32'50" W	10.32' (10.07')			

EDWARD T. WEIRBACH, ET UX
0.4027 ACRES
DOCUMENT NO. 20190142861

SCALE: 1"=30'



NOTE:
BEARING BASIS (N 08°36'53" E 101.61') BEING THE THEORETICAL LINE BETWEEN IRON RODS FOUND FOR THE SW AND NW CORNERS OF THIS SUBJECT TRACT.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON A SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 20190142861, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 2071, PAGE 8, DEED RECORDS, BEXAR COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0405G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://mef.fema.gov/portal>.



Property Address:
519 PATTERSON AVE.
Property Description:

Being 0.264 acres of land, more or less, out of Lots 12, 13, and 14, Block 22, Alamo Heights Subdivision, in the City of Alamo Heights, Bexar County, Texas, according to map or plat thereof recorded in Volume 368, Page 173, Deed and Plat Records, Bexar County, Texas, and being that same property described in a General Warranty Deed with Vendor's Lien recorded in Volume 8031, Page 173, Official Public Records, Bexar County, Texas, said 0.264 acres being more particularly described by metes and bounds attached hereto.

Owner:
ADRIANNE FROST

FIRM REGISTRATION NO.
10111700

Westar
Alamo

LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78008
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- △ = CALCULATED POINT
- = END 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = OVERHEAD ELECTRIC
- ⊙ = LIGHT POST
- ⊕ = FIRE HYDRANT
- ⊙ = SIGN
- ⊙ = POWER POLE
- ⊙ = ELECTRIC METER
- ⊙ = WATER METER
- ⊙ = END "C" ON CONCRETE

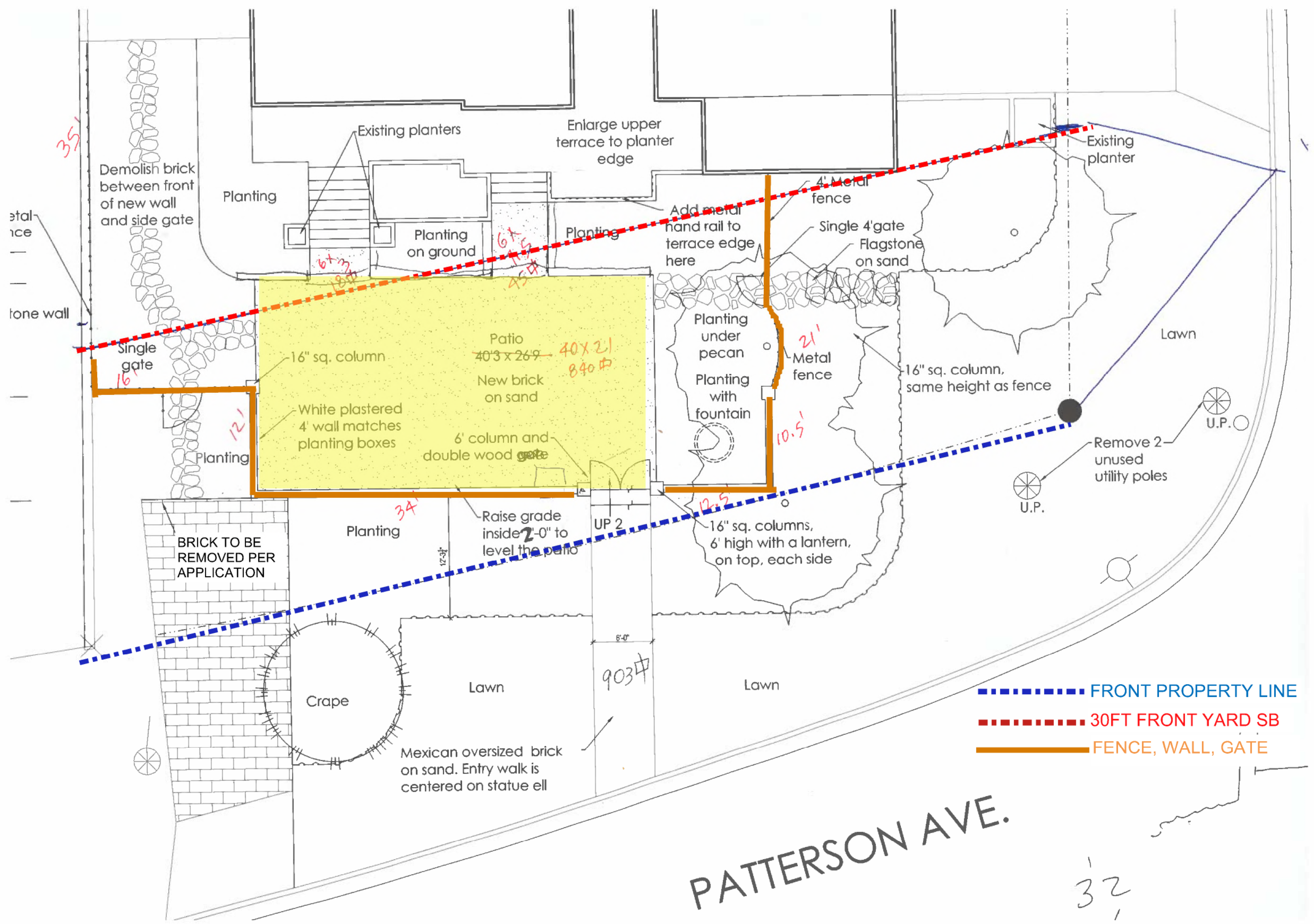
DRAWN BY: CC/MJE



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

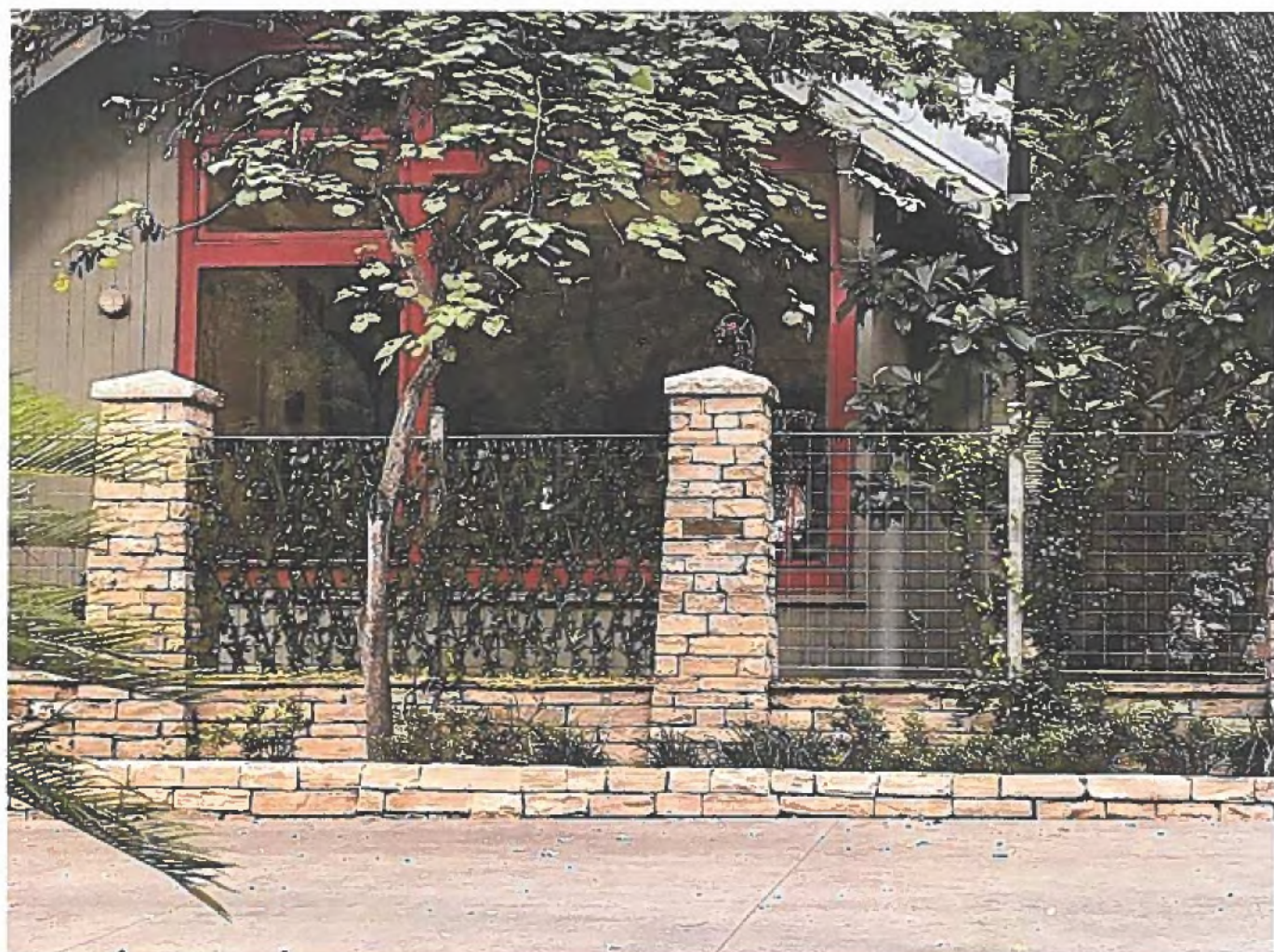
Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095





- #1 Subject Property
519 PATTERSON AVE
- #2 421 PATTERSON AVE
- #3 410 PATTERSON AVE
- #4 ~~212~~ 112 TORCEDO
- #5 212 TORCEDO
- #5/2 298 TORCEDO
- #6 301 Westover
- #7 321 Argyle
- #8 310 argyle
- #9 321 Grant
- #10 224 Allen St.



#2

421 PATTERSON AVE

Walls taller than 3 ft

Adrianne Frost <afrost@phyllisbrowning.com>

Sat 10/16/2021 5:42 PM

To: Adrianne Frost <afrost@phyllisbrowning.com>



#3

410 PATTERSON



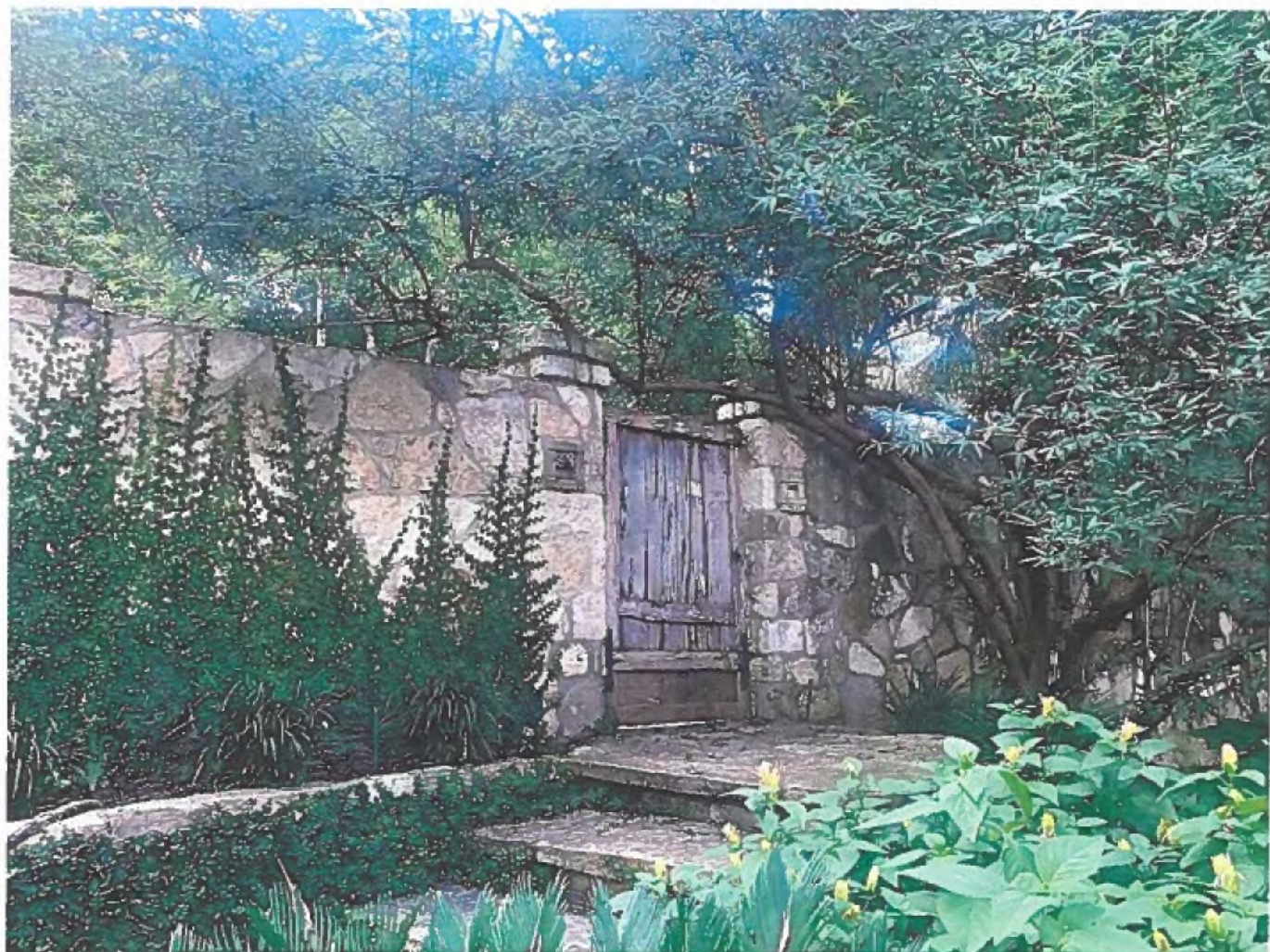
#4 112 Torcedo



#4 112 Torcedo



#5
212 Torcedo



#5½

298 Torcedo



#6

301 Westover

* MOST SIMILAR TO OUR PROPOSED COURTYARD
WALL EXCEPT OURS WILL ONLY BE 5' ~~AND~~
AND WILL HAVE LANDSCAPING @ BASE OF WALL.
THIS WALL IS OVER 7' TALL.

Wall

Adrianne Frost <afrost@phyllisbrowning.com>

Sat 10/16/2021 5:43 PM

To: Adrianne Frost <afrost@phyllisbrowning.com>



#6
301 Westover



#7 321 Angles
(side gate)

Argyle wall

Adrianne Frost <afrost@phyllisbrowning.com>

Sat 10/16/2021 5:45 PM

To: Adrianne Frost <afrost@phyllisbrowning.com>



ADRIANNE FROST
Luxury Real Estate
210 627 1000
Phyllis Browning Company

#8
310 Argyle
4 1/2 ft. wall

Fence

Adrianne Frost <afrost@phyllisbrowning.com>

Sat 10/16/2021 5:43 PM

To: Adrianne Frost <afrost@phyllisbrowning.com>



#9 321 Grant

ADRIANNE FROST
Luxury Real Estate
210 627 1000
Phyllis Browning Company

over 6' tall



ADRIANNE FROST
Luxury Real Estate
210 627 1000
Phyllis Browning Company

224 Allen St.