



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

Architectural Review Board Meeting
December 15, 2020 – 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 Tuesday, December 15, 2020** 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. **Citizens/Board members and staff will enter City Hall by the rear entrance adjacent to the parking lot to be screened prior to entrance. Attendees must wear a facial covering (mask), practice social distancing, and seating will be limited to capacity limits.**

INSTRUCTIONS FOR TELECONFERENCE: The public toll-free dial-in number to participate in the telephonic meeting is 346-248-7799 and enter access number 868 0184 5240#.

Case No. 824 F – 820 Cambridge Oval

Request of John Grable, FAIA, of John Grable Architects, applicant, representing Frank E Holmes, owner, for the significance review of the existing main structure located at 820 Cambridge Oval in order to demolish 100% of the existing residence and accessory structure(s) 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 are available for public viewing on the City’s website, with the exception of floor plans, (<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.



Our client is requesting permission to demolish the existing 2600 square foot main house structure and 340 square foot accessory shed at 820 Cambridge Oval. The property has sat vacant and dilapidated for many years. It is an eye sore to the community and the prestigious neighborhood at Cambridge Oval. Bringing this structure to livable condition would require extensive labor and financial burden and would still ultimately require extensive reconfiguration / additions to bring it to modern day living standards.

Property Address: 820 Cambridge Oval	Architecture Type:
Original Architect:	Year Built:

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	17,169			
Main house footprint	2,608			
Front porch				
Side porch 1				
Side porch 2				
Rear porch				
Garage footprint				
Carport footprint				
Shed footprint	342			
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):	2,950			
Total Lot Coverage:	0.17			
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	17,169			
Main house: 1st floor	2,608			
Main house: 2nd floor	500			
Garage: 1st floor				
Garage: 2nd floor				
Other structures (unless exempted - see below)	342			
Total (total FAR/lot area):	3,450			
Total FAR:	0.20			
Height of Main Structure:	~25'			

***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: 820 Cambridge Oval

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Total Impervious Cover Sq. Ft. for Stormwater Development Fee*				
Footprint of all structures	2,950			
Driveway/Parking Pad				
Walkways	1,159			
Swimming Pool/Spa				
Other impervious cover: _____				
Total impervious surface cover (in this project):	4,109			
Total impervious surface cover <i>removed/existing</i> (in this project):			4,109	
Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*			-4,109	
Stormwater Development Fee*			\$1,643.60	

	Applicant	Staff	Applicant	Staff
Impervious Surface Cover within front yard setback**				
Front yard setback area	3,896			A
Footprint of any structure(s)	5			
Driveway/Parking Pad				
Walkways	44			
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project	49			B
Impervious surface cover <i>removed/existing</i> within front yard setback in this project			49	
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
Maximum 30% allowed for SF-A and SF-B Districts			n/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 (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").

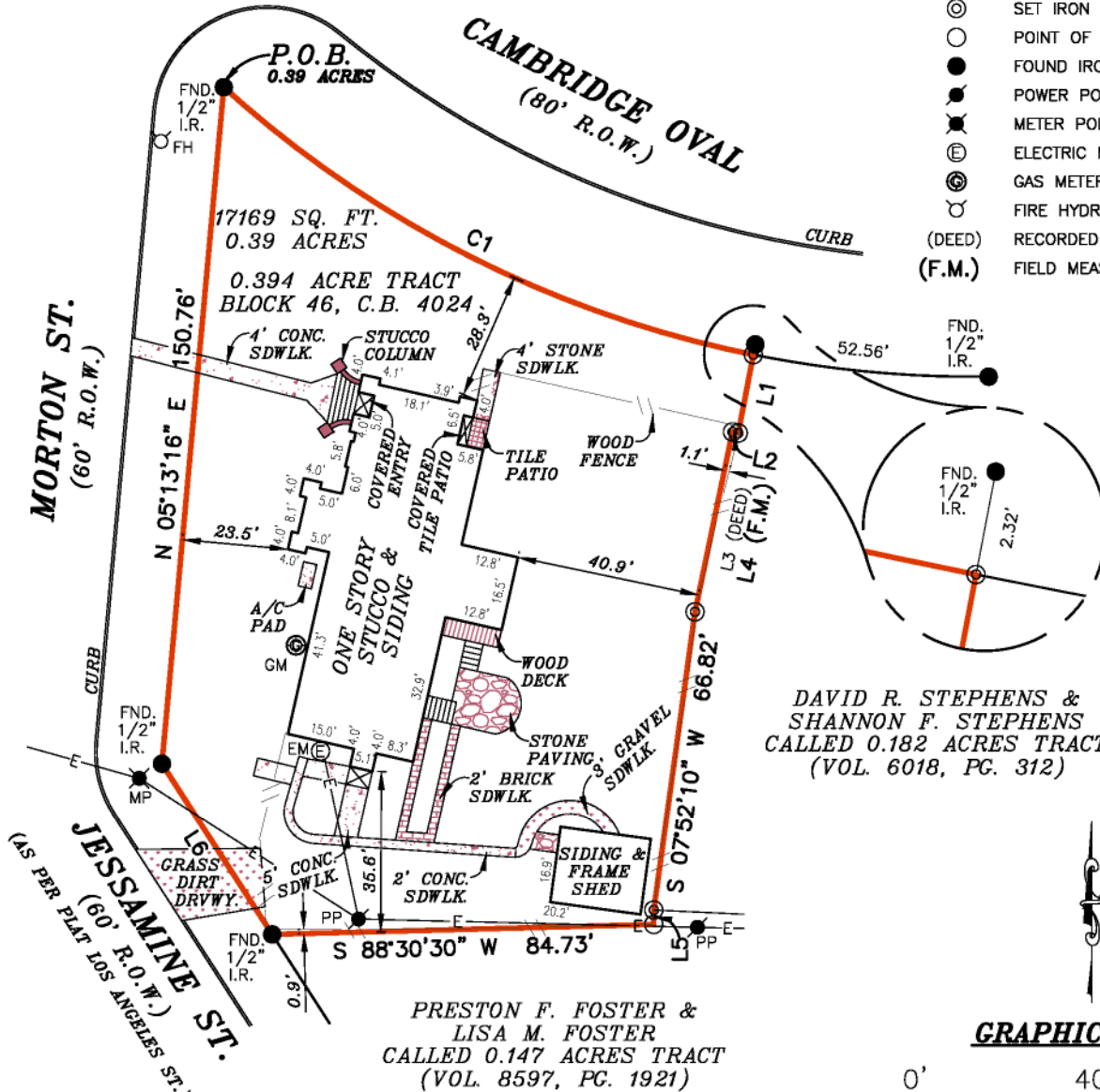
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	248.00'	133.32'	131.72'	S 63°11'42" E	30°48'00"

LINE	BEARING	DISTANCE
L1	S 10°50'07" W	17.78'
L2	N 79°09'53" W	1.32'
L3	S 13°53'43" W	40.13'
L4	S 11°46'49" W	40.71'
L5	SOUTH	3.21'
L6	N 32°50'00" W	45.15'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- POWER POLE
- METER POLE
- ELECTRIC METER
- GAS METER
- FIRE HYDRANT
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X
X

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48029C 0405 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

SURVEYOR'S NOTE: BASIS OF BEARING, VOL. 8597, PG. 1921, DEED RECORDS OF BEXAR COUNTY, TEXAS.

LEGAL DESCRIPTION OF LAND:

THE NORTH IRREGULAR 135' PART OF LOT 1, BLOCK 46, ALAMO HEIGHTS, IN THE CITY OF ALAMO HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN VOL. 105, PG.(S) 290-296, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED BY DEED RECORDED IN VOL. 4339, PG. 259, DEED RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT TRACT II BEING 211 SQ. FT. OF THE NORTH PORTION OF LOT 1, AS DESCRIBED BY DEED RECORDED IN VOL. 6018, PG. 312, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **COMMERCE TITLE COMPANY** and that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18). Lot(s) **SEE ABOVE**, Block **46**, **N.C.B.** **4024**, Survey No. **---**, Abstract No. **---**. Survey or Subdivision: **ALAMO HEIGHTS**. Volume **---**, Page(s) **---**, of the Map/Deed and Plat Records of **BEXAR** County, Texas. Borrower/Owner: **FRANK E. HOLMES**. Address: **820 CAMBRIDGE OVAL** GF No. **25493**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 111, PAGE 292, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 116, PAGE 452, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 383, PAGE 407, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	1103005576	NO.	REVISION	DATE
DATE:	03/29/11			
DRAWN BY:	MN/UB			
APPROVED BY:	RJR			



ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. **3520**

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NORTH - CAMBRIDGE ELEVATION



WEST - MORTON ELEVATION



MAIN STRUCTURE ELEVATIONS (SHEET 1 OF 2)

NOTE:
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

JOHN GRABLE, FAIA

ARCHITECTS - INC.
222 AUSTIN HIGHWAY, SAN ANTONIO, TEXAS 78209
P 210 820 3332 F 210 820 3334 W JOHNGRABLE.COM

HOLMES RESIDENCE
820 CAMBRIDGE OVAL

ALAMO HEIGHTS, TX. 78209

PROJECT ADDRESS

DRAWN:

CHECKED:

APPROVED:

DATE: 11.20.2020

SHEET NO.

A1

OF SHEETS

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SOUTH - REAR ELEVATION



EAST - SIDE ELEVATION



MAIN STRUCTURE ELEVATIONS (SHEET 2 OF 2)

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820 CAMBRIDGE OVAL

ALAMO HEIGHTS, TX. 78209

PROJECT ADDRESS

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APPROVED:

DATE: 11.20.2020

SHEET NO.

A2

OF SHEETS

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NORTH SHED ELEVATION



EAST SHED ELEVATION



SOUTH SHED ELEVATION



WEST SHED ELEVATION

SHED ELEVATIONS

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ALAMO HEIGHTS, TX. 78209

PROJECT ADDRESS

DRAWN:

CHECKED:

APPROVED:

DATE: 11.20.2020

SHEET NO.

A3

OF SHEETS

A B C D E F G H I J K



826 CAMBRIDGE



828 CAMBRIDGE



820 CAMBRIDGE



AREA MAP



900 CAMBRIDGE



875 ESTES

W - E BLOCK ELEVATIONS (CABRIDGE)

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HOLMES RESIDENCE
820 CAMBRIDGE OVAL

ALAMO HEIGHTS, TX. 78209

PROJECT ADDRESS

DRAWN:

CHECKED:

APPROVED:

DATE: 11.20.2020

SHEET NO.

A4

OF SHEETS

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A B C D E F G H I J K



921 CAMBRIDGE



904 CAMBRIDGE



820 CAMBRIDGE (MORTON ELEV)



AREA MAP



626 JESSAMINE



644 PATTERSON

N - S BLOCK ELEVATIONS (MORTON)

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HOLMES RESIDENCE
820 CAMBRIDGE OVAL
ALAMO HEIGHTS, TX. 78209

PROJECT ADDRESS

DRAWN:
CHECKED:
APPROVED:
DATE: 11.20.2020
SHEET NO.

A5

OF SHEETS

A B C D E F G H I J K