



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

**Architectural Review Board Meeting**  
**Tuesday, August 17, 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 Tuesday, August 17, 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 toll-free dial-in number to participate in the telephonic meeting is 346-248-7799 and enter access number 868 0184 5240#.

**Case No. 859 P – 111, 119, 131, & 135 Katherine Ct**

Request of Trebes Sasser Jr. of Ridgemont Properties, owner, for the preliminary design review of the proposed multi-family structure at the properties located at 111, 119, 131, & 135 Katherine Ct. (No Action Required).

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](mailto:bjimenez@alamoheightstx.gov)) or Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case.



August 03, 2021

Community Development Services Dept.  
Attn: Mrs. Lety Hernandez  
6116 Broadway  
Alamo Heights, TX 78209

**Project: Katheine Ct. Lots 111, 119, 131, 135 – Preliminary Architecture Review Board**

Dear Alamo Heights Board of Adjustments,

The Owner intends to develop their property on Katherine Court which includes 111, 119, 131, and 135 Katherine Court (to be platted by Client into a single lot) into a multi-family development proposed at 35 units. The current zoning is MF-D. The Owner and Design team presented initial concepts during the city council meeting on 6/14/21.

The design team has since held sessions to hear concerns from the neighbors as well as input from the fire department regarding site design. Current revisions from these meetings have been incorporated into the new development including reduced unit count, increased green space, and fire department ingress.

The attached exhibits are submitted for a preliminary architectural review by the ARB. Existing conditions have been shown along with the proposed new development. The proposed new use is a 3 story multi-family building with onsite parking located in the rear. The new development will follow the planning standards for character, height, setbacks, planting, and impervious cover.

The team welcomes input from the council and will gladly answer any questions regarding the project.

Sincerely,

Kris Feldmann AIA, NCARB, LEED AP  
Design Principal









PATTERSON AVE

TERRELL RD

HEB - CENTRAL MARKET

HARRIGAN CT

ALLEY WAY

N. NEW BRAUNFELS AVE.

111 119 131 135

KATHERINE CT.

KATHERINE CT.  
TOTAL LOT SIZE: 44,500 SF  
\*BASED ON CURRENT ZONING & LOTS PLATTED AS SHOWN.

UNIVERSITY OF THE  
INCARNATE WORD



SITE UNIT COUNT





BROADWAY

ALLEY

LOT  
111

LOT  
119

LOT  
131

LOT  
135

B-1

MF-D

MF-D

MF-D

KATHERINE CT.



KATHERINE CT





BROADWAY

ALLEY

KATHERINE CT.

LARGE PECAN TREES

LOT  
111

LOT  
119

LOT  
131

LOT  
135



\*THESE ARE ONLY PRELIMINARY ESTIMATED SPOT ELEVATIONS WORK SHOULD BE BASED ON CIVIL DOCUMENTATION



SITE ELEVATION STUDY





ALLEY WEST



ALLEY EAST



LOT 111



KATHERINE WEST



KATHERINE EAST



PARKING WEST



PARKING EAST

## SITE IMAGES





**FRONT ELEVATION**



**BACK ELEVATION**



**ACCESSORY STRUCTURE**



## **LOT 111 – SITE IMAGES**





FRONT ELEVATION



BACK ELEVATION



ACCESSORY STRUCTURE



# LOT 119 – SITE IMAGES





FRONT ELEVATION



BACK ELEVATION



ACCESSORY STRUCTURE



# LOT 131 – SITE IMAGES





FRONT ELEVATION



BACK ELEVATION

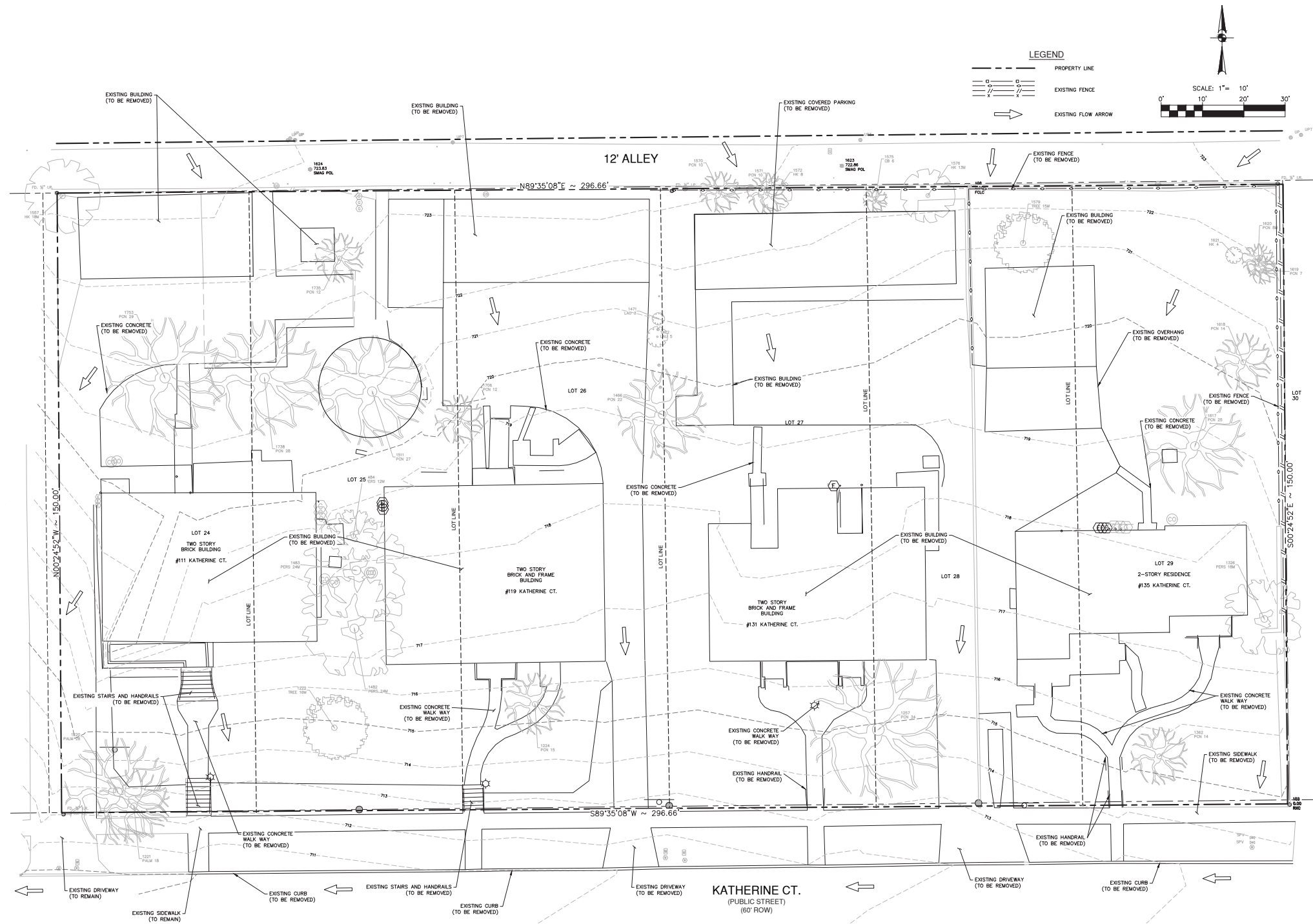


ACCESSORY STRUCTURE

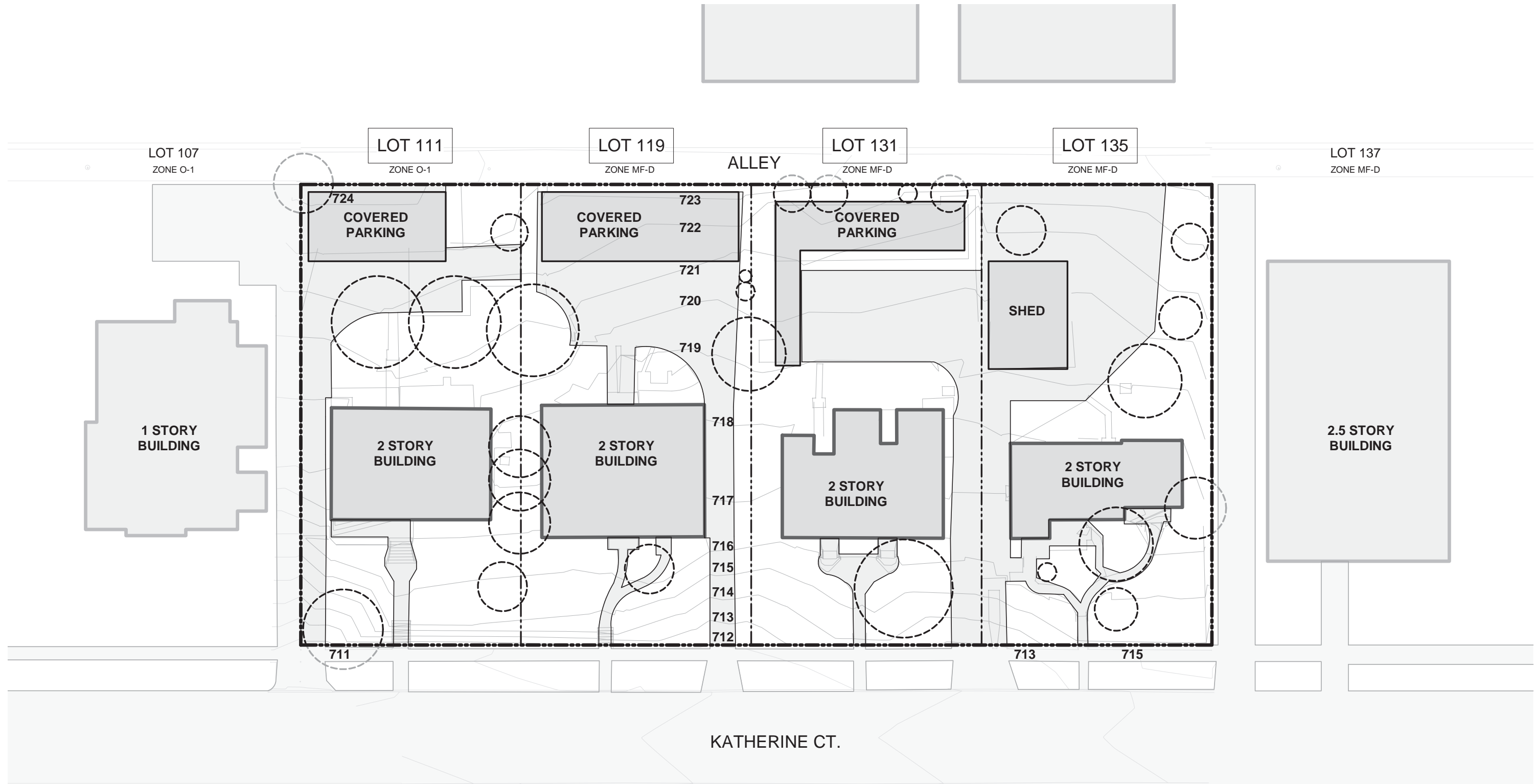


# LOT 135 – SITE IMAGES

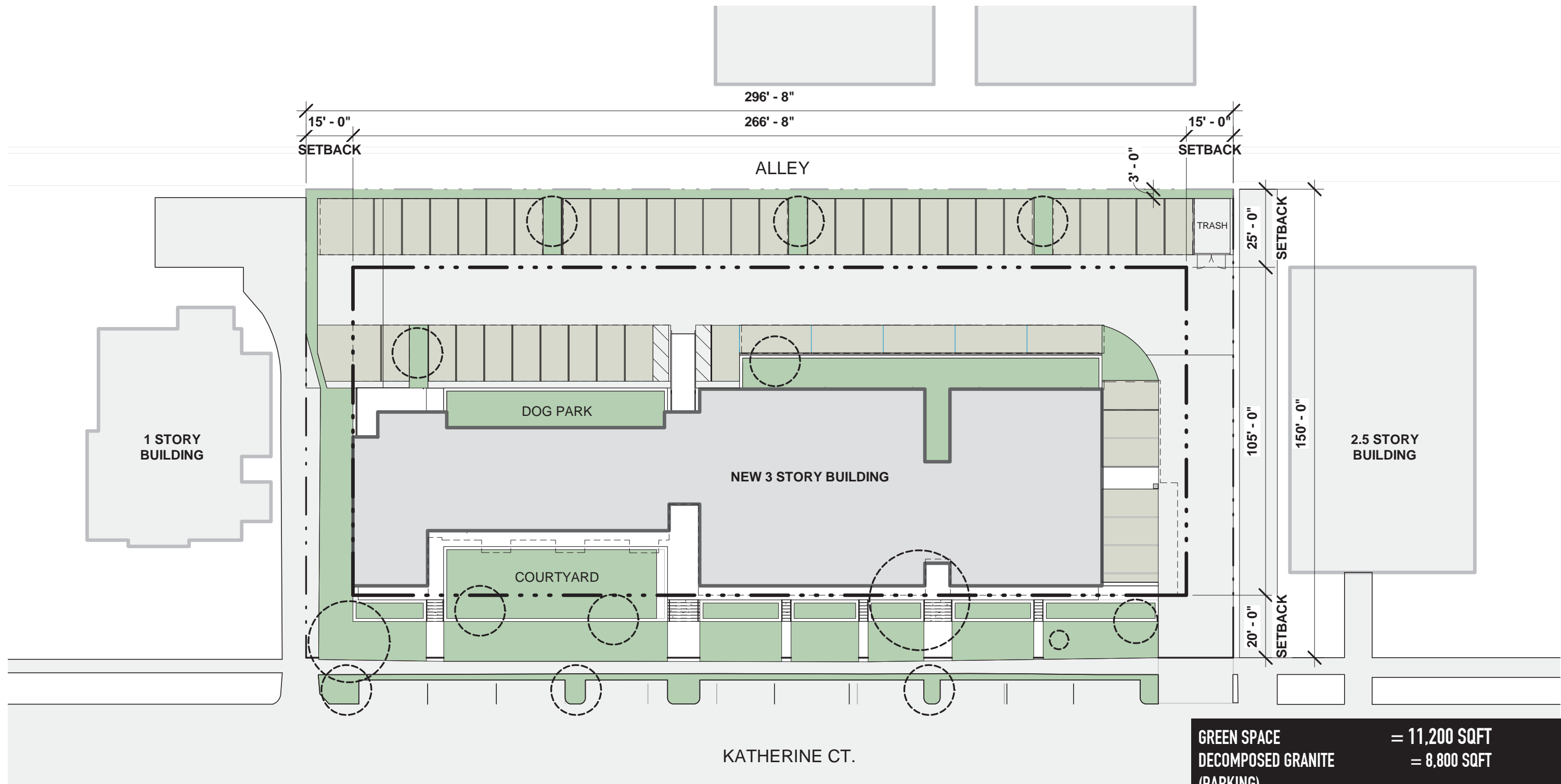








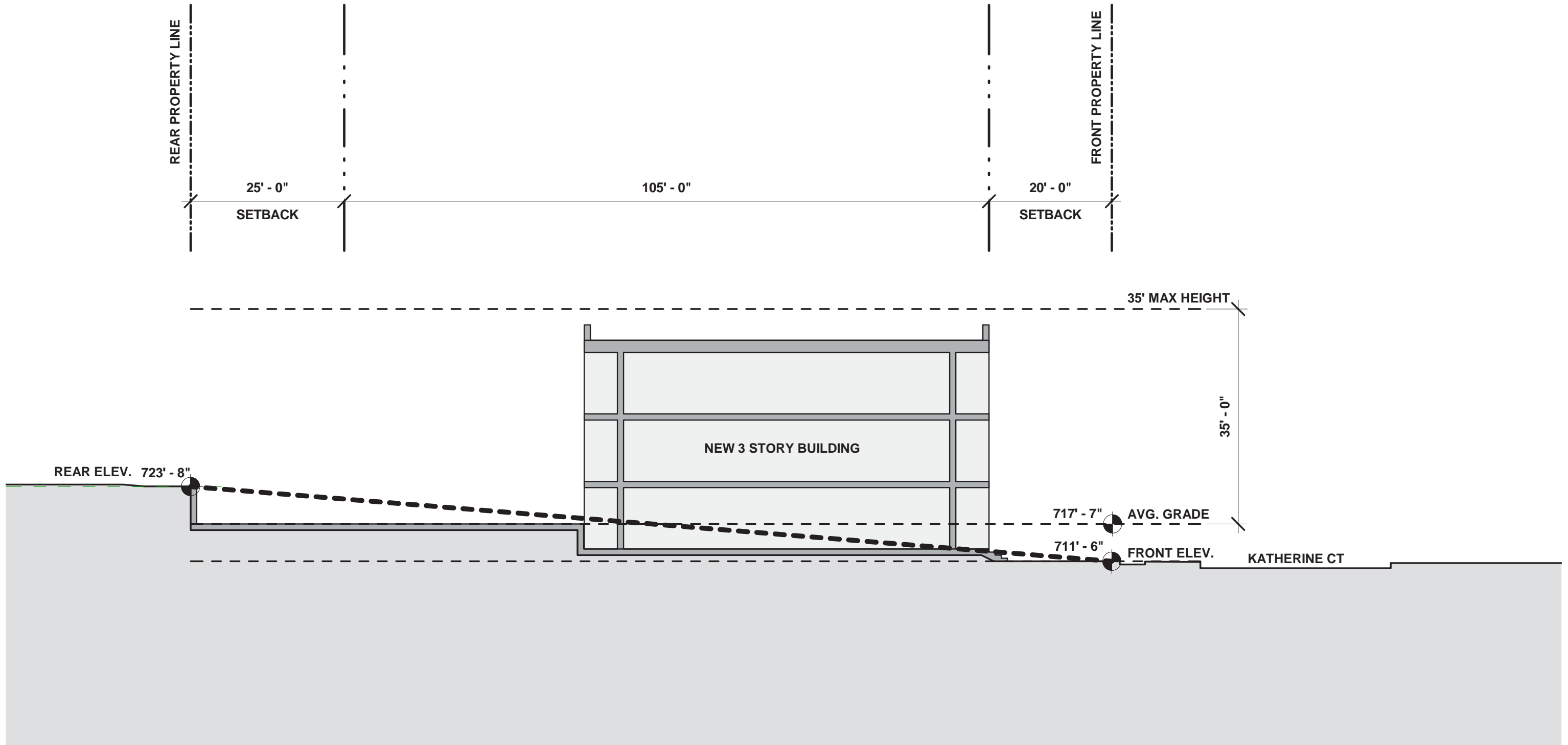




GREEN SPACE	= 11,200 SQFT	
DECOMPOSED GRANITE	= 8,800 SQFT	
(PARKING)		
		=20,000 SQFT PERVIOUS
		=24,500 SQFT IMPERVIOUS COVER
		55% TOTAL (85% ALLOWED)
TOTAL SITE = 44,500 SQFT		

## NEW SITE / PLANTING



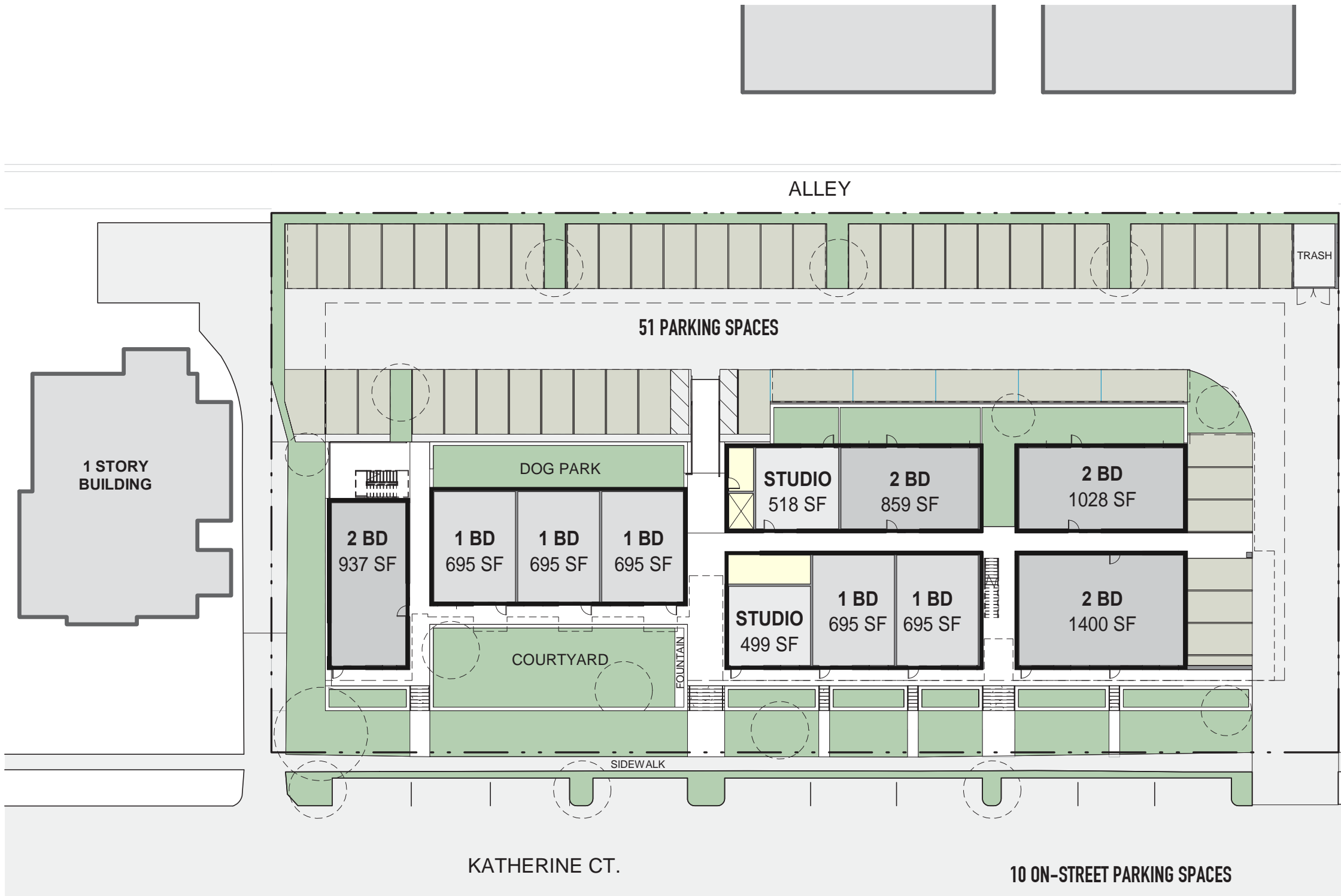




# SITE PLAN ELEVATIONS / MATERIALS & RENDERINGS



TOTAL UNITS	STUDIO - 4
	1BD - 20
	2BD - 11
	35 TOTAL UNITS
TOTAL UNIT SQFT.	29,042 NSF
TOTAL PARKING	51 OFF STREET
	10 ON STREET
	61 TOTAL



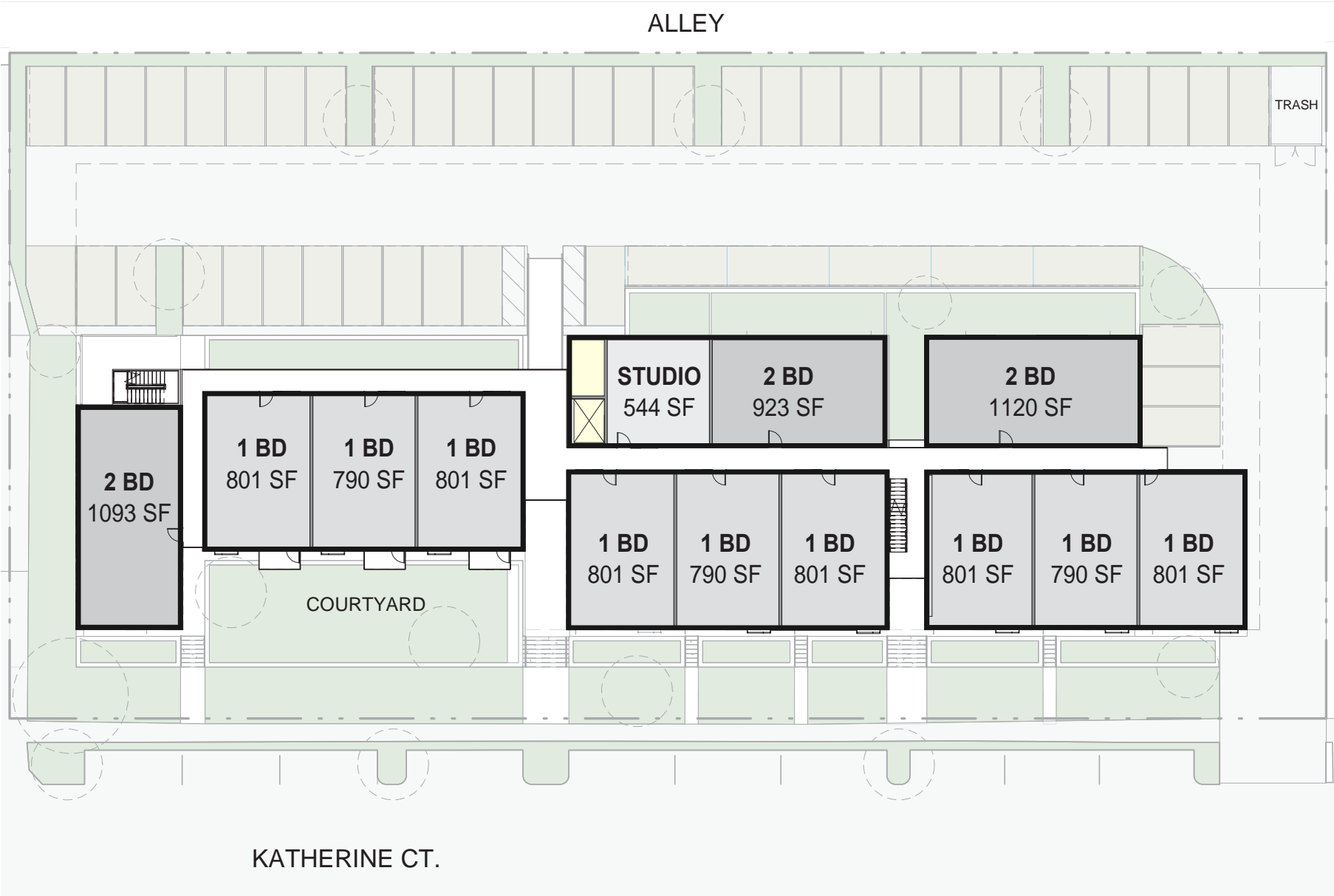
TYPE	NO.	UNIT SQFT.	SIZE	TOTAL
STUDIO	(2)	508 SF	(23X23)	1,017 SF
1BD	(5)	695 SF	(23X30)	3,475 SF
2BD	(1)	859 SF	(22X38)	859 SF
2BD	(1)	937 SF	(20X45)	937 SF
2BD	(1)	1028 SF	(22X45)	1,028 SF
2BD	(1)	1400 SF	(30X45)	1,400 SF
(11) UNITS				8,716 NSF



**LEVEL 1**  
SCALE: 1/32" = 1'-0"



TOTAL UNITS	STUDIO - 4
	1BD - 20
	2BD - 11
	35 TOTAL UNITS
TOTAL UNIT SQFT.	29,042 NSF
TOTAL PARKING	51 OFF STREET
	10 ON STREET
	61 TOTAL



TYPE	NO.	UNIT SQFT.	SIZE	TOTAL
STUDIO	(1)	544 SF	(23X23)	544 SF
1BD	(9)	795 SF	(23X30)	7,176 SF
2BD	(1)	923 SF	(23X39)	923 SF
2BD	(1)	1,093 SF	(22X48)	1,093 SF
2BD	(1)	1,120 SF	(23X47)	1,120 SF
(13) UNITS				10,856 NSF



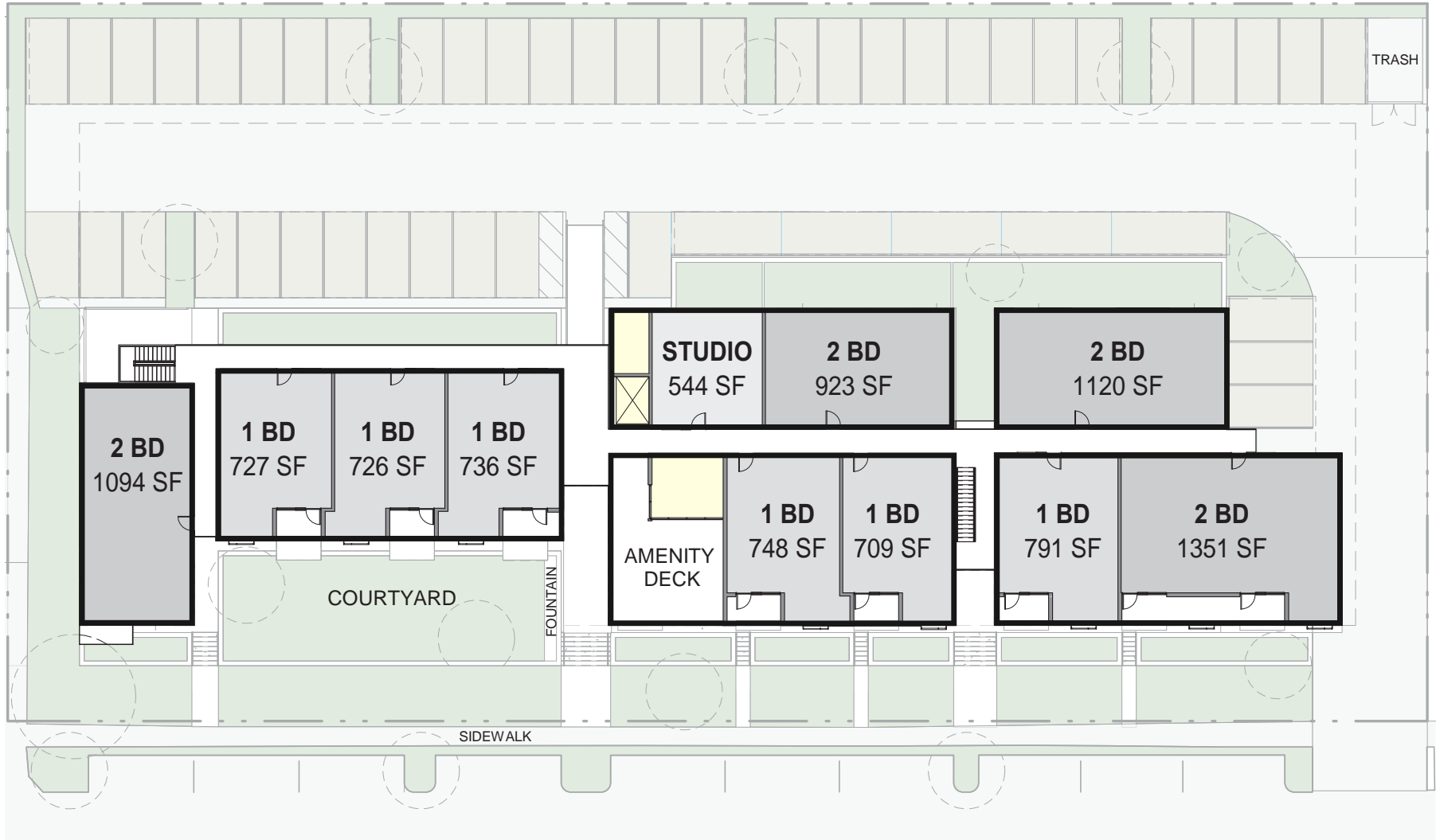
NORTH

**LEVEL 2**

SCALE: 1/32" = 1'-0"



TOTAL UNITS	STUDIO - 4
	1BD - 20
	2BD - 11
	35 TOTAL UNITS
TOTAL UNIT SQFT.	29,042 NSF
TOTAL PARKING	51 OFF STREET
	10 ON STREET
	61 TOTAL



TYPE	NO.	UNIT SQFT.	SIZE	TOTAL
STUDIO	(1)	544 SF	(23X23)	544 SF
1BD	(6)	740 SF	(22X34)	4,437 SF
2BD	(1)	923 SF	(23X39)	923 SF
2BD	(1)	1,094 SF	(21X48)	1,094 SF
2BD	(1)	1,120 SF	(23X47)	1,120 SF
2BD	(1)	1,351 SF	(28X45)	1,351 SF
(11) UNITS				9,469 NSF



**LEVEL 3**  
SCALE: 1/32" = 1'-0"





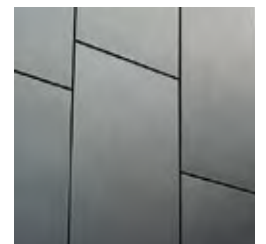
## MATERIALS



WOOD RAIN-SCREEN  
*KEBONY*



BRICK  
BROWN / NEUTRAL BLEND



METAL PANEL  
GRAY/ ZINC































<p><b><u>Sec. 3-40. - Preamble.</u></b> (a) Purpose: The multi-family zoning standards provide for a mix of multi-family types and style of development intended to reinforce the neighborhood and small town character desired by Alamo Heights residents. The standards permit multi-family buildings of two (2) to four (4) stories in height, depending on location, and require mixed uses along Broadway south of Albany Street in order to encourage pedestrian traffic and extended visits that are essential to a vibrant mix of retail, service and hospitality businesses.</p>	REQUIREMENT WILL BE MET
<p>(b) Variety: The standards are intended to allow a variety of desirable multi-family housing types as illustrated in the comprehensive plan adopted on May 26, 2009, including: duplex/triplex/quadplex and larger apartment buildings; attached townhouses; bungalow courts with attached or detached dwellings located around a central garden; courtyard housing with attached dwellings around a central linear walk; and garden walk or lane housing with detached or townhouse dwellings facing a well-landscaped central walk or winding car lane.</p>	REQUIREMENT WILL BE MET
<p>(c) Character: The multi-family zoning standards envision multi-family dwellings that are compatible with and reinforce the best design characteristics of Alamo Heights. Such characteristics include front doors and main entries that face the street (or common landscaped areas); front facades that mimic surrounding properties in scale, massing and articulation; building setbacks that respect traditional neighborhood or downtown street patterns; and off-street parking that is located to the rear (or underground), in open spaces or carports or garages, and hidden from (or not prominent in) street views.</p>	REQUIREMENT WILL BE MET
<p>(d) Public realm: The multi-family zoning standards are intended to promote a walkable, safe and pedestrian-friendly community. The standards require ample sidewalks, generous planting strips (or tree wells) located between the curb and the sidewalk, and regularly spaced, native canopy trees in the planting strips or tree grates. The standards are designed to promote water conservation and mitigate the effects of noise, dust, artificial lighting intrusions and "heat islands" in developed areas</p>	REQUIREMENT WILL BE MET
<p><b><u>Sec. 3-42. - Lot area.</u></b> • Multiple family dwelling up to thirty-five (35) feet: Nine thousand (9,000) square feet for first four (4) units plus one thousand five hundred (1,500) square feet for each added unit. • <b>PROJECT LOT AREA 44,500 SQFT = 27 UNITS PER ORDINANCE   35 UNITS PROPOSED</b></p>	REQUESTED VARIANCE
<p><b><u>Sec. 3-43. - Lot width.</u></b> • Multiple family dwelling: Seventy-five (75) feet.</p>	REQUIREMENT WILL BE MET
<p><b><u>Sec. 3-44. - Front yard setbacks.</u></b> No building, structure or use shall hereafter be located, erected or altered in MF-D so as to have a smaller front yard than twenty (20) feet</p>	REQUIREMENT WILL BE MET
<p><b><u>Sec. 3-45. - Side yard setbacks.</u></b> • For multiple-family dwellings a minimum setback for the structure shall be provided based on the following: Fifteen-foot setback</p>	REQUIREMENT WILL BE MET
<p><b><u>Sec. 3-46. - Rear yard setbacks.</u></b> • No building, structure or use shall hereafter be located, erected or altered in MF-D so as to have a smaller rear yard than twenty-five (25) feet, except as follows: • Accessory structure roof eaves or overhangs are required to have a minimum two-foot rear setback from the property line. • Detached garages or other detached accessory buildings shall be located as follows: a.Not less than four (4) feet from the main building b.Not less than three (3) feet from the rear property line for structures with a wall plate not to exceed ten (10) feet.</p>	REQUIREMENT WILL BE MET
<p><b><u>Sec. 3-47. - Impervious cover.</u></b> The maximum percentage of any lot area in the MF-D which may be covered by the main building, all accessory buildings, and impervious cover on the lot or tract shall not exceed eighty-five (85) percent.</p>	REQUIREMENT WILL BE MET
<p><b><u>Sec. 3-48. - Height.</u></b> No main building or main structure shall be erected, altered or converted for any use permitted in MF-D to exceed the maximum height of thirty-five (35) feet, but not to exceed three (3) stories (see Height definition)</p>	REQUIREMENT WILL BE MET
<p><b><u>Sec. 3-49. - Required off-street parking.</u></b> • Parking must be located in the rear or side of the property, behind the front face of the building <b>WILL BE MET</b> • Parking areas located on the side of a structure or adjacent to public rights-of-way shall be screened via a three-foot fence or screening wall <b>WILL BE MET</b> • Properties shall provide off-street parking in accordance with the following:a.For the first one (1) to twenty (20) units, two (2) parking spaces for each dwelling.b.For each additional units, over twenty (20), one and one-half (1.5) spaces shall be provided <b>PROJECT UNIT COUNT 35 = 63 PARKING SPACES PER ORDINANCE   51 PARKING ON SITE + 10 ON STREET = 61 SPACES</b> • Surface parking areas shall be developed in accordance with the following: A landscape area shall be provided along all parking area boundaries with a minimum width of eight (8) feet. • One (1), four-inch caliper tree, per eight (8) parking spaces shall be provided <b>WILL BE MET</b></p>	REQUESTED VARIANCE
<p><b><u>Sec. 3-50. - Landscaping, screening, sidewalks, and lighting.</u></b> • <b>An eight-foot wide landscape area must be provided along the rear property line. The landscaping must be contiguous with the entire length of the property line, except where interrupted by a drive to an alley. REFERENCE TO REAR YARD SETBACKS FOR ACCESSORY STRUCTURES (Sec. 3-46.)</b> • Canopy street trees shall be planted at regular intervals, within the public street rights-of-way. There shall be at least one (1) tree planted for each twenty-five (25) feet of lot frontage, or portion thereof • Planting strips shall be provided for street trees within the public street right-of-way adjacent to curbs and be a minimum of five (5) feet in width. The minimum width may be adjusted based on existing conditions. • Sidewalks of no less than five (5) feet in width shall be installed according to ADA standards, located within the public street right-of-way along all street frontages, and adjacent to property lines. Sidewalks locations (adjacent to property lines) may be modified in order to preserve existing trees or natural terrain. Should the sidewalk encroach onto private property, a public access easement shall be provided</p>	REQUESTED VARIANCE







CREO

BELIEVE:CREATE

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