



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

**Architectural Review Board Special Meeting**  
**November 30, 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 special meeting scheduled **at 5:30 p.m. on Tuesday, November 30, 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. 867F – 203 Grant**

Request of Manuel G. Gonzalez of MG Builders, applicant, representing Gary Jacobs, owner, for the compatibility review of the proposed design located at 203 Grant in order to construct a new single-family residence with attached 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 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, 2<sup>nd</sup> floor. You may also contact Eron Spencer ([espencer@alamoheightstx.gov](mailto:espencer@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.

<b>Property Address:</b> 203 GRANT	<b>Architecture Type:</b>
<b>Original Architect:</b>	<b>Year Built:</b>

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	14386		14386	
Main house footprint	3683		3683	
Front porch				
Side porch 1				
Side porch 2				
Rear porch				
Garage footprint			590	
Carport footprint				
Shed footprint			774	
Breezeways				
Covered patio structure				
Other accessory structures				
<b>Total (total lot coverage/lot area):</b>			5047 / 14386	
<b>Total Lot Coverage:</b>			35.01%	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area			14386	
Main house: 1st floor			3683	
Main house: 2nd floor				
Garage: 1st floor			590	
Garage: 2nd floor			533	
Other structures (unless exempted - see below)			774	
<b>Total (total FAR/lot area):</b>			5580 / 14386	
<b>Total FAR:</b>			38.79%	
<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.municode.com](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-2 "Definitions")**

Property Address: 203 GRANT

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	3289		4658	
Driveway/Parking Pad	1829		630	
Walkways	1023		609	
Swimming Pool/Spa				
Other impervious cover: _____	2 A/C/ PADS = 18		2 A/C PADS, 1 STONE STEP = 27	
Total impervious surface cover (in this project):	6159		5924	
Total impervious surface cover <u>removed/existing</u> (in this project):			5402/6159 = 87.7%	
<b>Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*</b>			5924 - 5402 = 522	
<b>Stormwater Development Fee*</b>				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff	
Front yard setback area	2997		2997		A
Footprint of any structure(s)					
Driveway/Parking Pad	297.5				
Walkways	427		240		
Other impervious cover: _____					
Impervious surface cover within front yard setback in this project	724.5		240		B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			724.5/724.5 = 100%		
<b>Impervious surface cover net proposed sq. ft. within front yard setback</b>			240		
<b>Impervious surface cover proposed _within front yard setback</b>			<b>B / A</b>	<b>B / A</b>	
<b>Maximum 30% allowed for SF-A and SF-B Districts</b>			<b>8%</b>		

\*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.

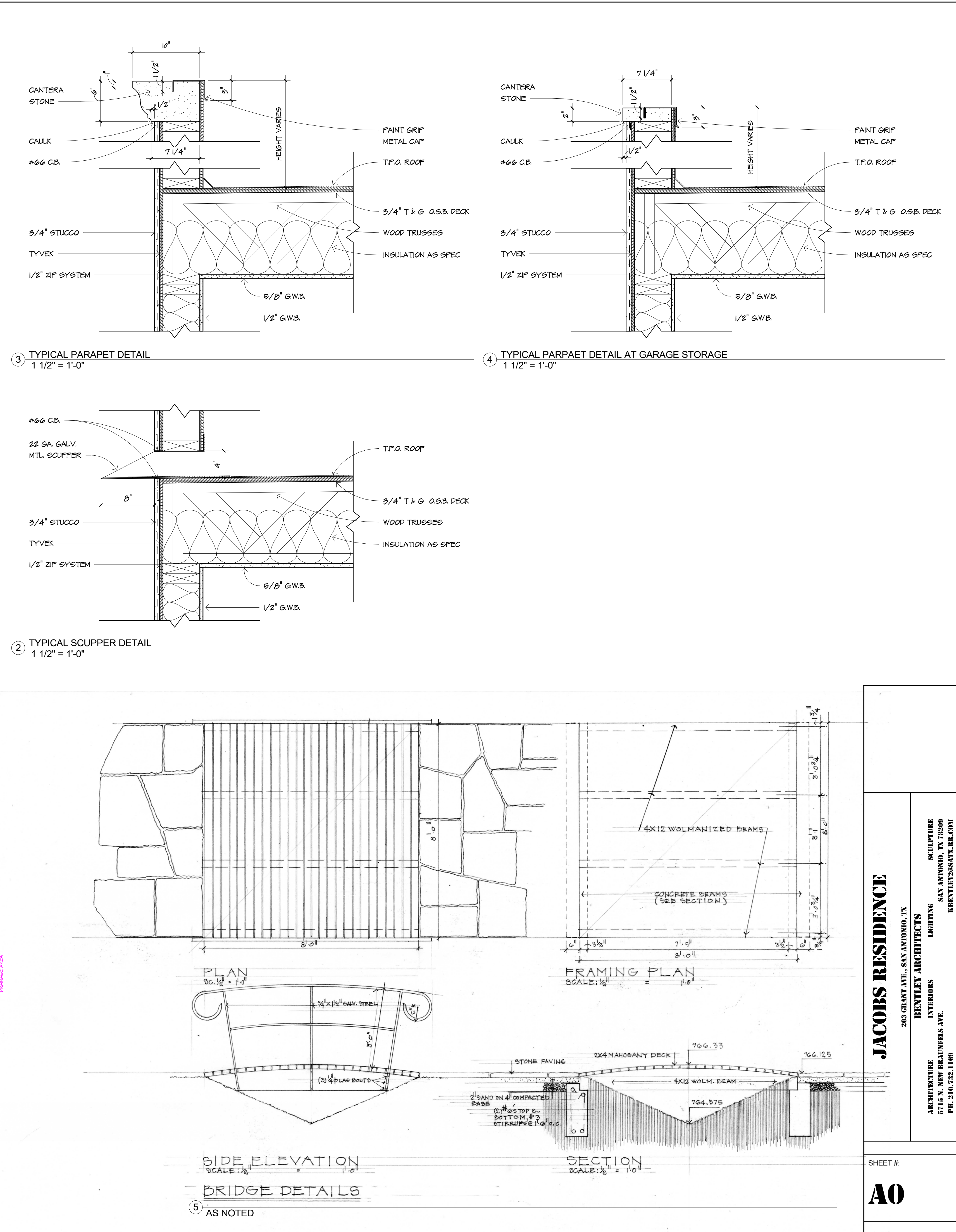
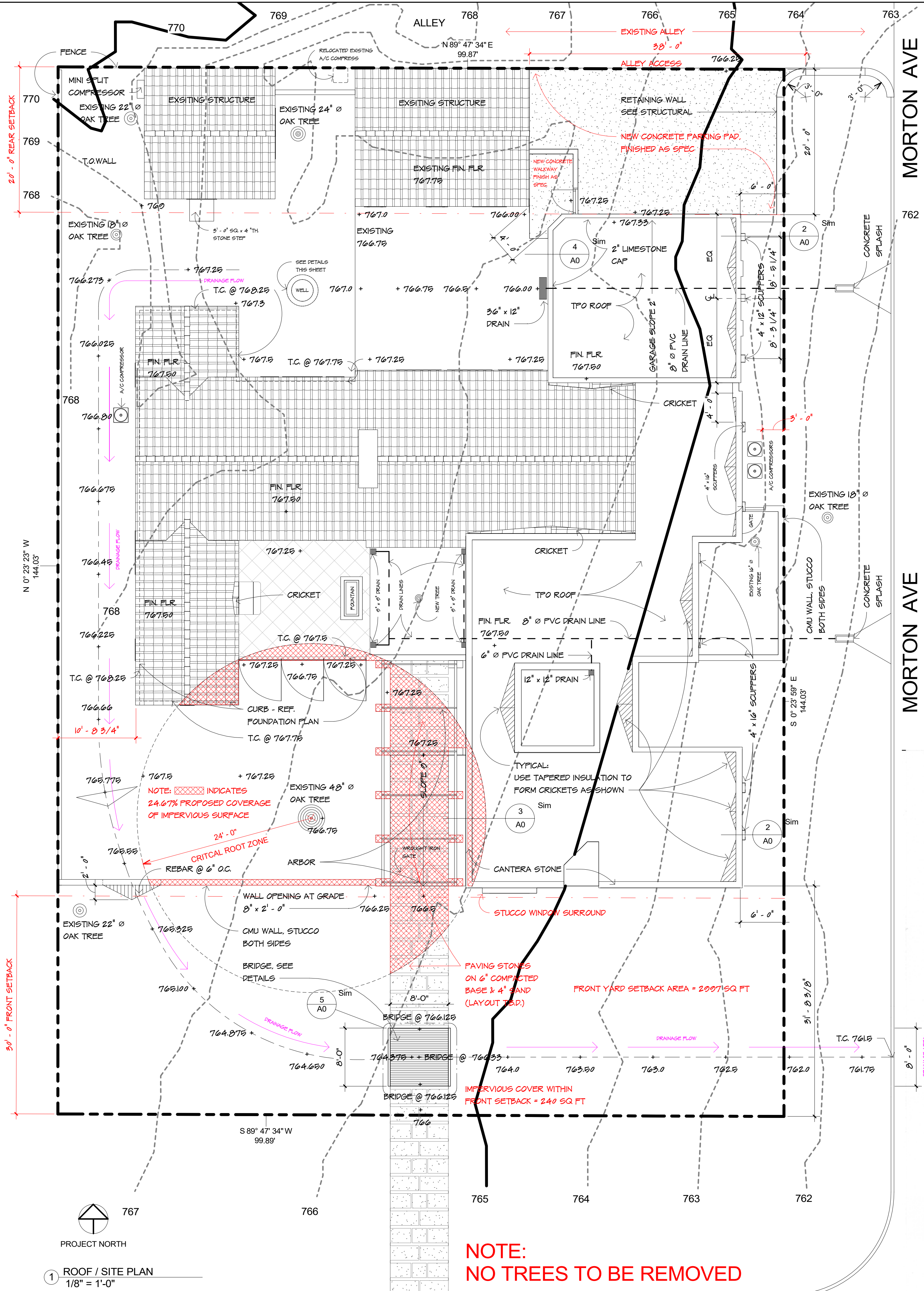
Exemptions. The following real property, only, shall be exempt from the provisions of this section:

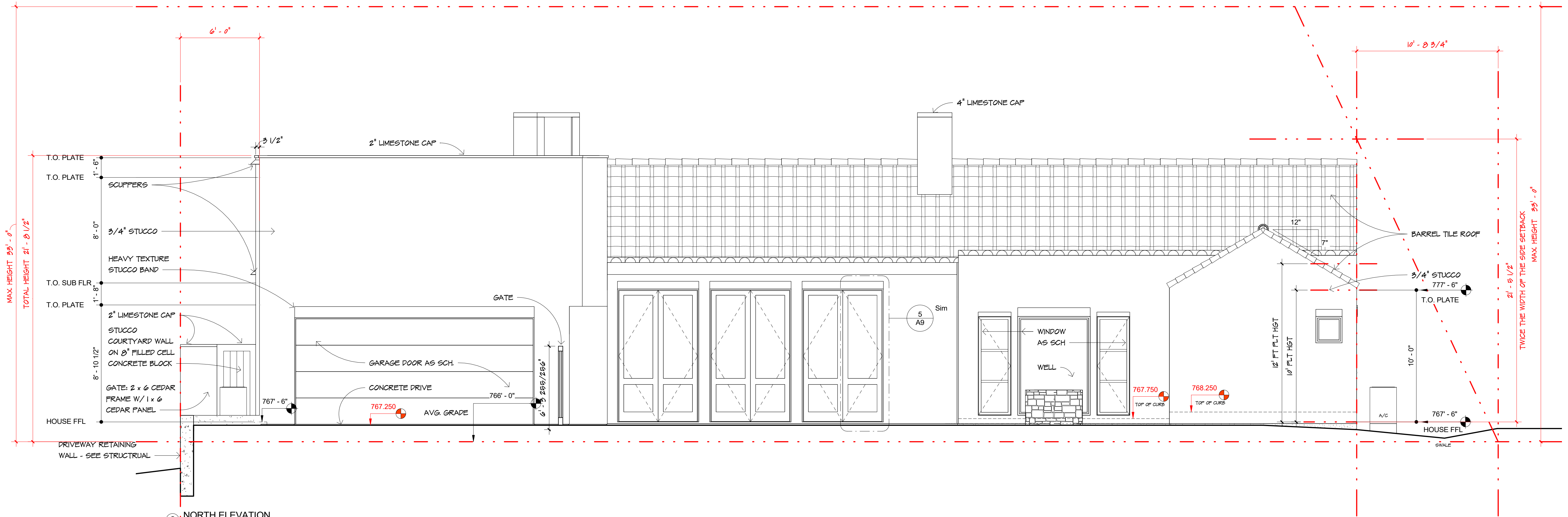
- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater 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).

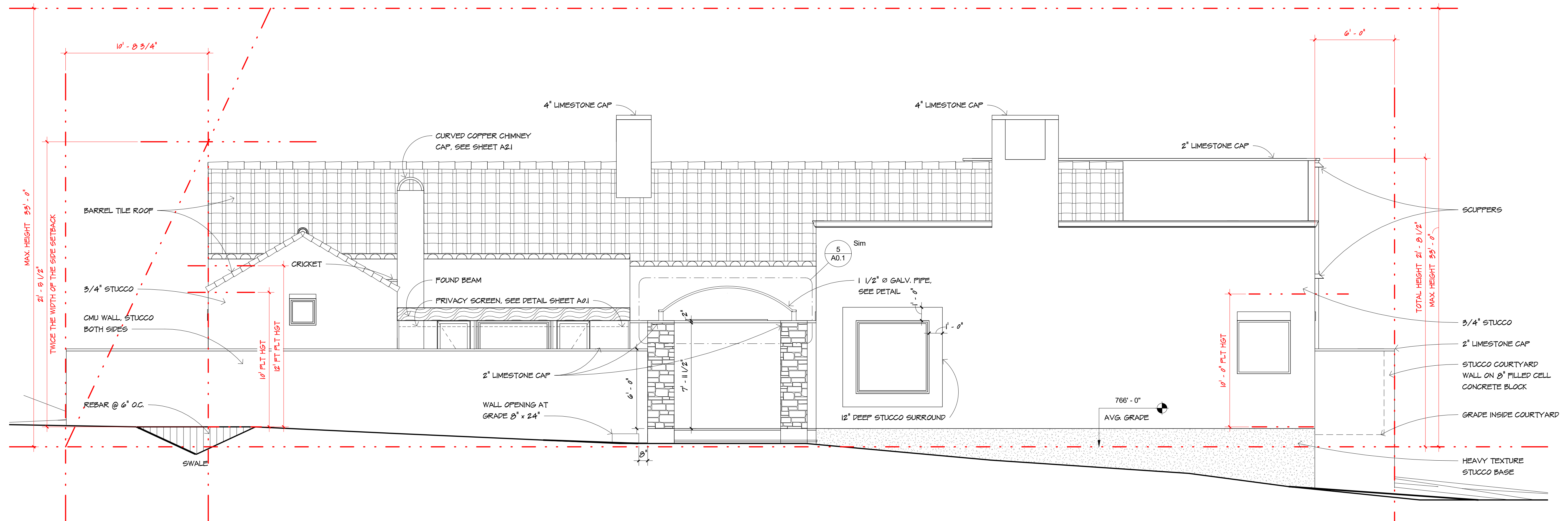
**Impervious cover.** Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which 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").



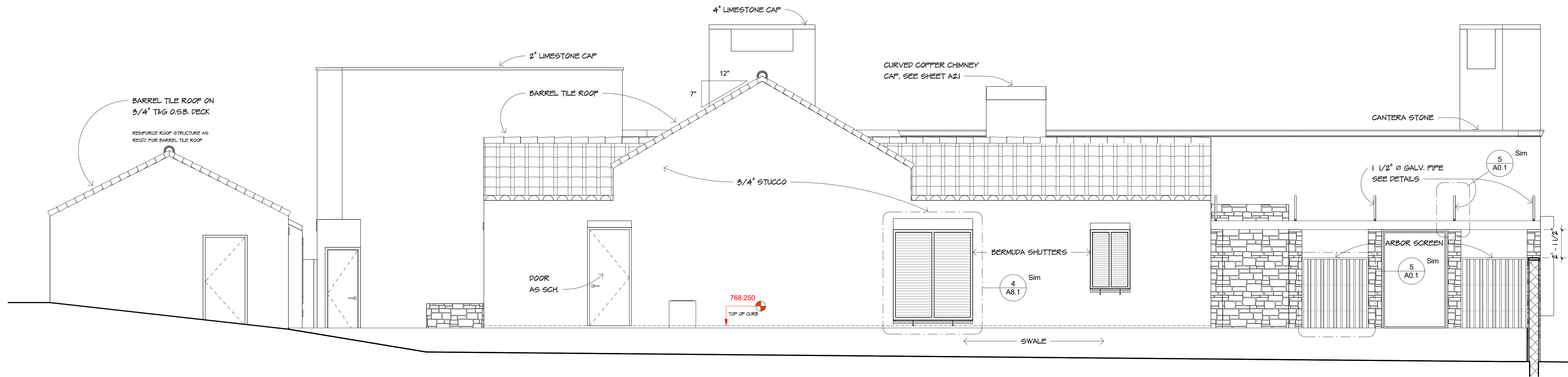


② NORTH ELEVATION  
1/4" = 1'-0"

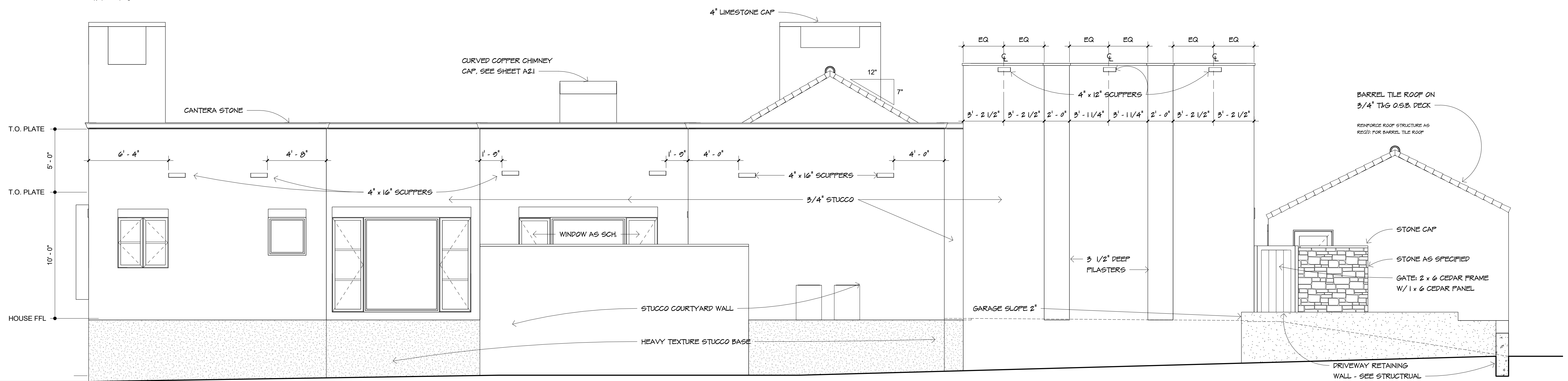


① SOUTH ELEVATION  
1/4" = 1'-0"

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② WEST ELEVATION  
1/4" = 1'-0"



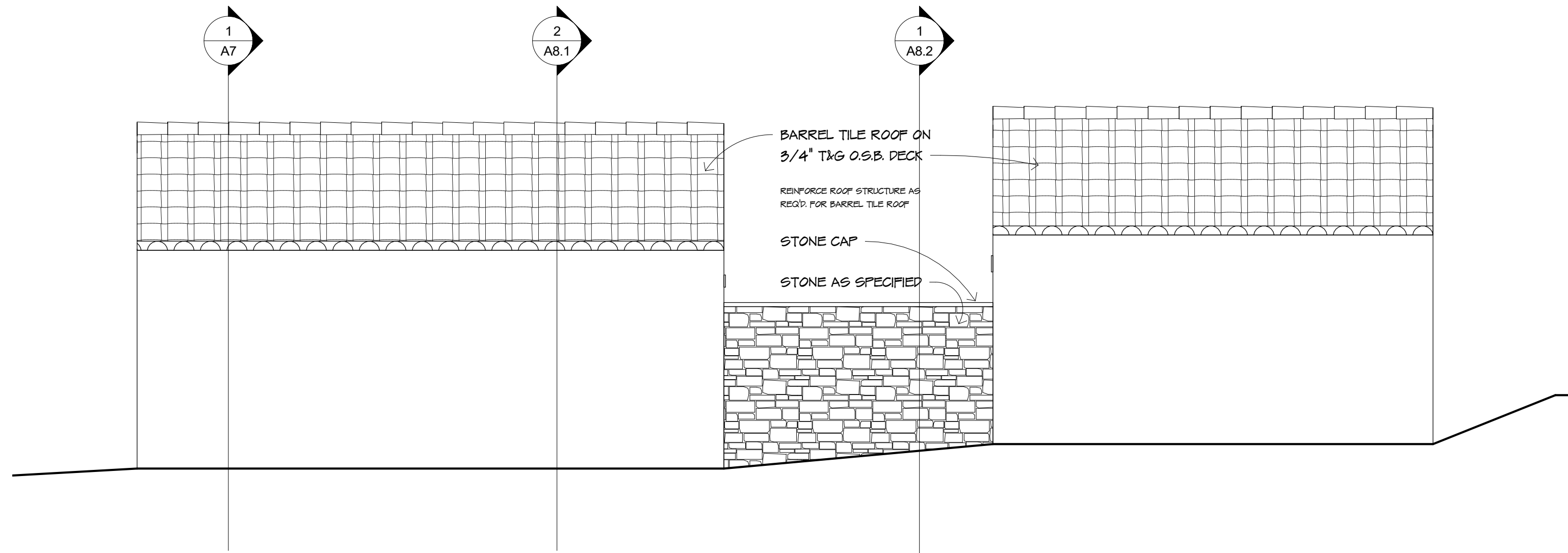
① EAST ELEVATION  
1/4" = 1'-0"

**JACOBS RESIDENCE**

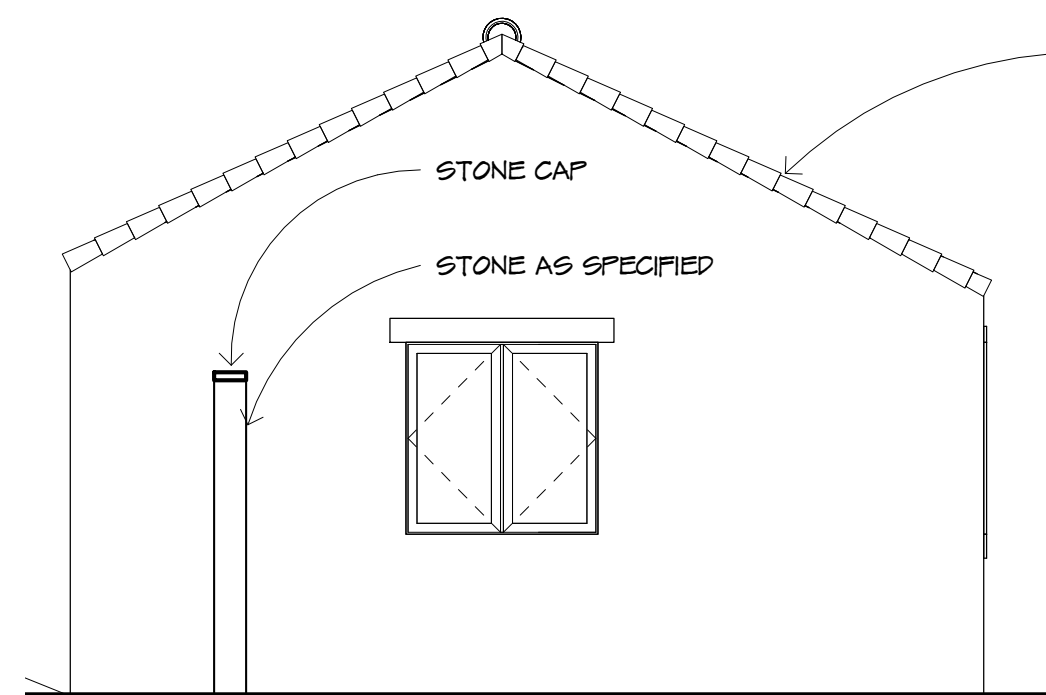
203 GRANT AVE., SAN ANTONIO, TX  
**BENTLEY ARCHITECTS**  
ARCHITECTURE INTERIORS LIGHTING SCULPTURE  
5715 N. NEW BRAUNFELS AVE., SAN ANTONIO, TX 78209  
PH. 210.732.1169 KBENTLEY2@SATX.ILR.COM

SHEET #:

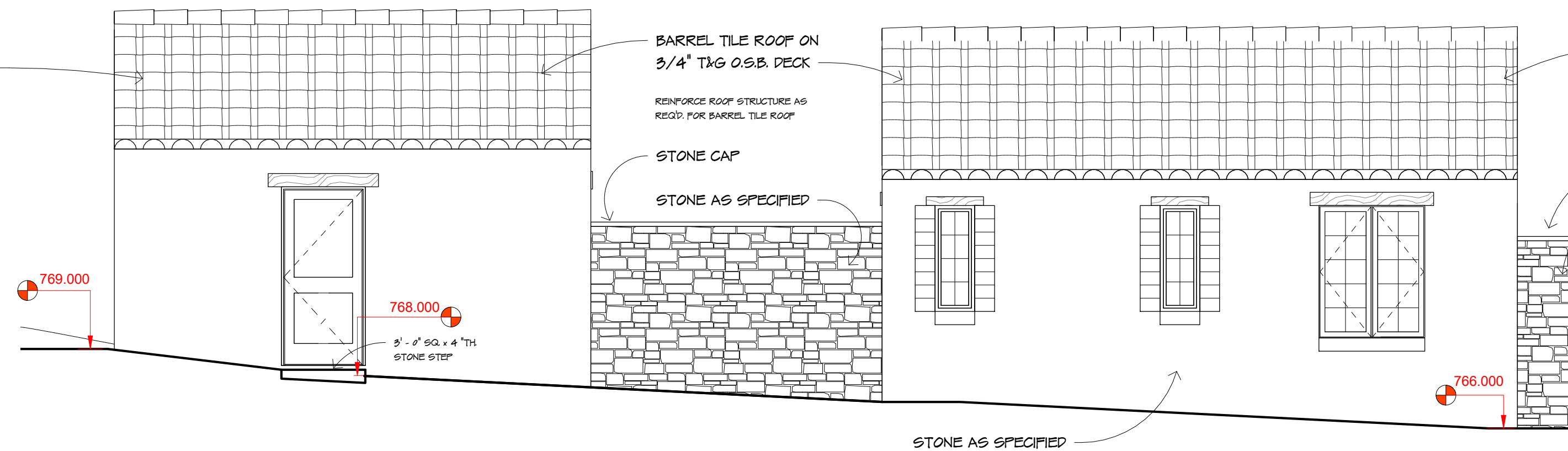
**A6**



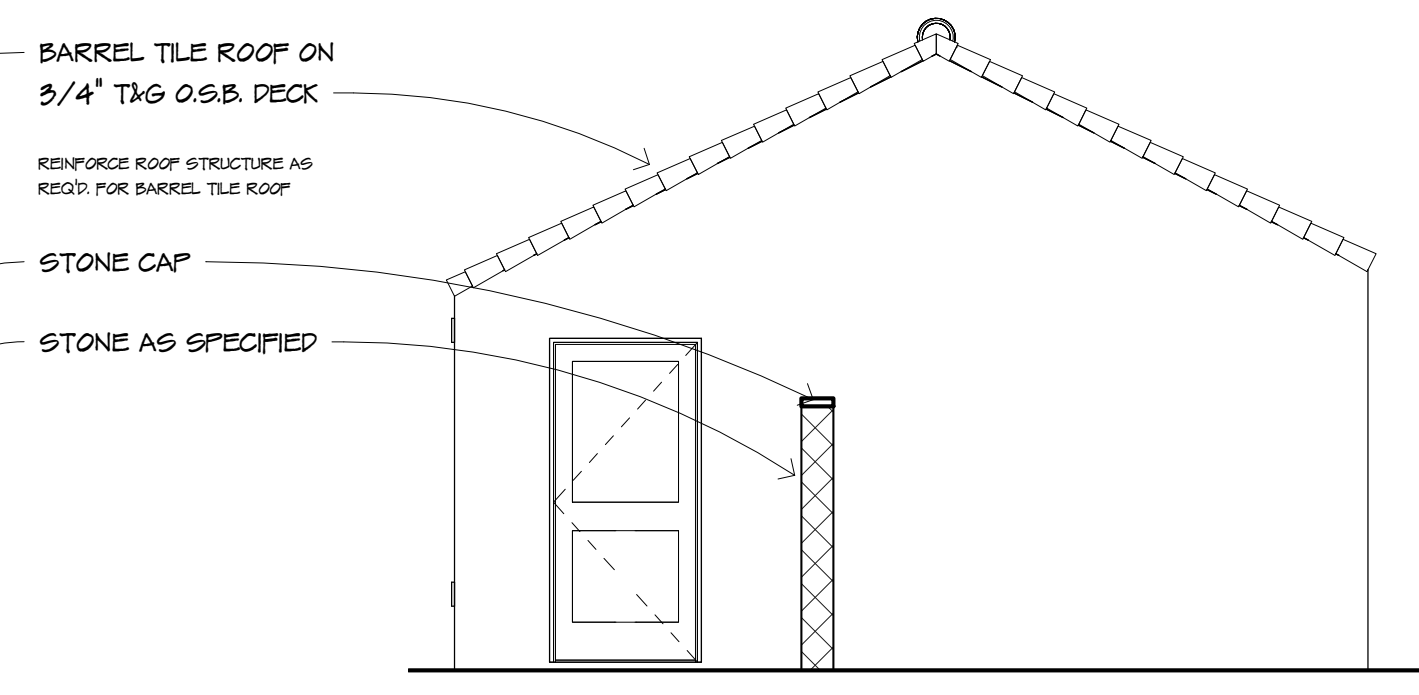
④ OUTBUILDINGS ELEVATION AT ALLEY  
1/4" = 1'-0"



③ ELEVATION  
1/4" = 1'-0"



① OUTBUILDINGS ELEVATION  
1/4" = 1'-0"



② ELEVATION  
1/4" = 1'-0"

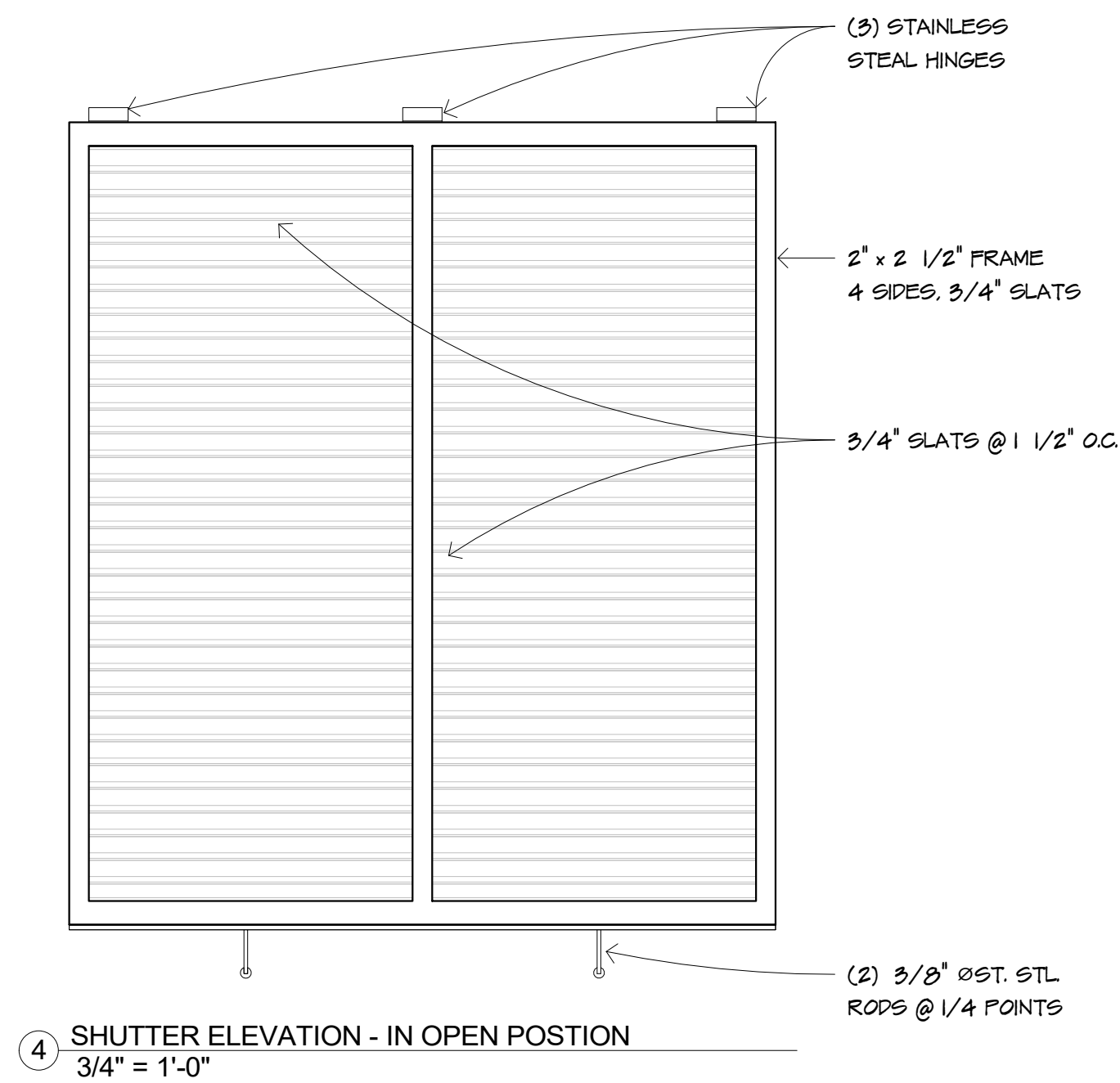
JACOBS RESIDENCE

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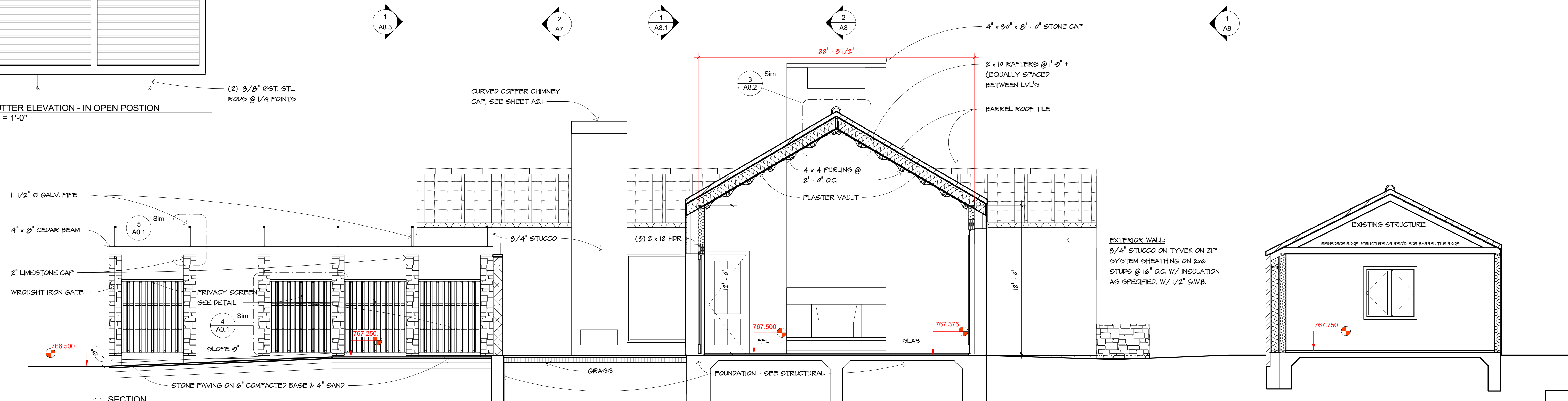
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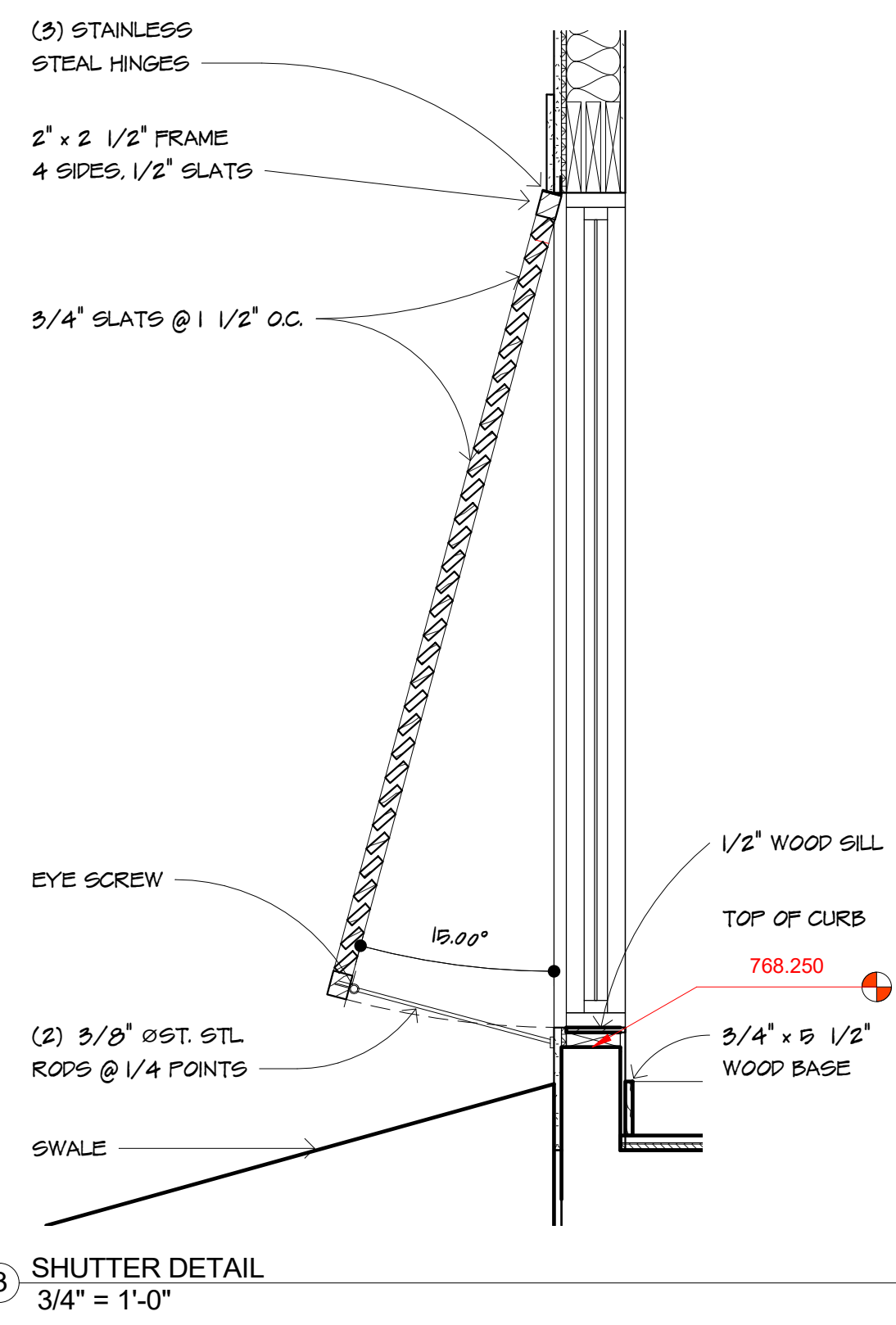
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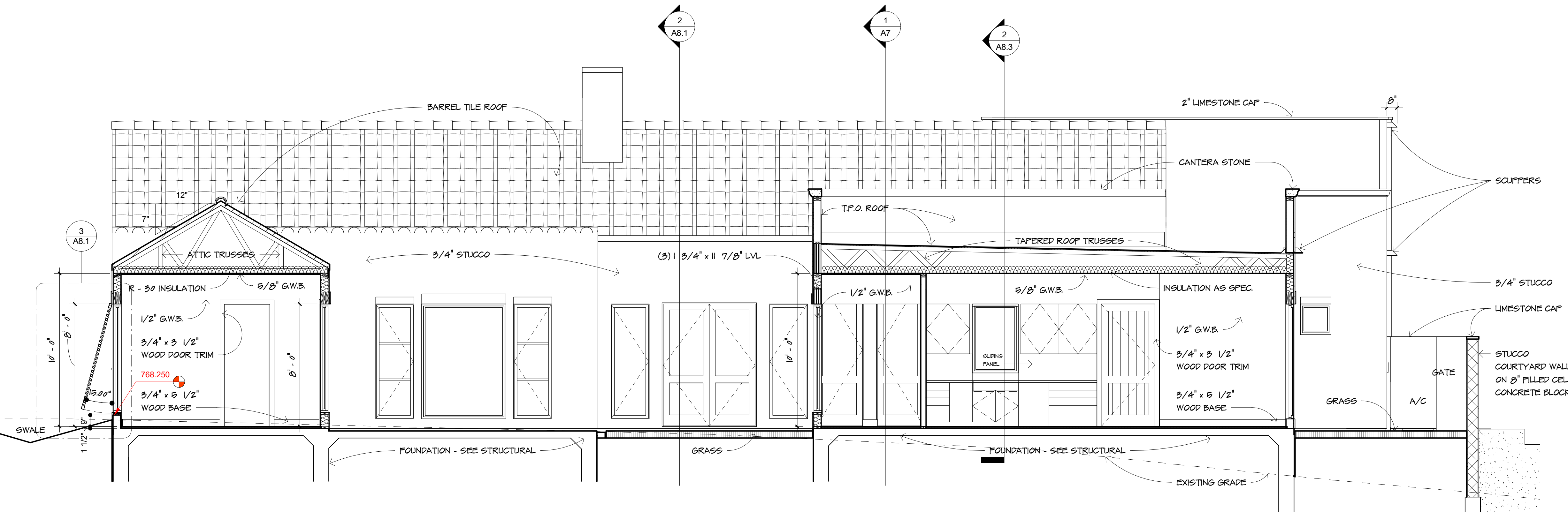
④ SHUTTER ELEVATION - IN OPEN POSITION  
3/4" = 1'-0"



② SECTION  
1/4" = 1'-0"



③ SHUTTER DETAIL  
3/4" = 1'-0"



① SECTION  
1/4" = 1'-0"

<b>JACOBS RESIDENCE</b>	
203 GRANT AVE., SAN ANTONIO, TX	SCULPTURE
BENTLEY ARCHITECTS	LIGHTING
ARCHITECTURE	INTERIORS
5715 N. NEW BRAUNFELS AVE.	SAN ANTONIO, TX 78209
PH. 210.732.1169	KBENTLEY2@SATX.IL.COM

SHEET #:

**A8.1**