



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

Architectural Review Board Meeting
Tuesday, July 21, 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, July 21, 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. **There will be no public access to Alamo Heights Council Chamber.**

INSTRUCTIONS FOR TELECONFERENCE: The public toll-free dial-in number to participate in the telephonic meeting is 800-717-4201 and enter access number 3446107#.

Case No. 803 F – 207 Abiso – Request of Williams-Hirsch Builders, applicant, representing Gail Ann Gonzalez, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 207 Abiso in order to demolish 100% of the existing residence and construct a new single-family residence 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.



WILLIAMS-HIRSCH CUSTOM BUILDERS

1135 Kuehler Avenue
New Braunfels, TX 78130
210.764.0123 • fax 210.764.0074

June 12, 2020

City of Alamo Heights
Community Development Services Department
6116 Broadway
Alamo Heights, TX 78209

Lety Hernandez,

This permit application is being submitted for 207 Abiso Avenue. The purpose is to demo and remove an existing house on this lot so that we may build a new Craftsman/Cottage style home that will blend with the existing charm of this Alamo Heights Community.

Thank You for your consideration.

Sincerely,

Greg Hirsch
Williams-Hirsch Custom Builders, Inc.
210-764-0123

Property Address: 207 ABISO AVE	Architecture Type: CRAFTSMAN
Original Architect: RANDY HERRERA DESIGNER, LLC	Year Built: NEW CONSTRUCTION

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	7497 S.F.		7497 S.F.	
Main house footprint	968 S.F.		1427 S.F.	
Front porch	90 S.F.		202 S.F.	
Side porch 1				
Side porch 2				
Rear porch			173 S.F.	
Garage footprint	639 S.F.		639 S.F.	
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):	1697S.F.		2441 S.F.	
Total Lot Coverage:	22.63%		32.55%	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	7497 S.F.		7497 S.F.	
Main house: 1st floor	968 S.F.		1427 S.F.	
Main house: 2nd floor			741 S.F.	
Garage: 1st floor	639 S.F.		639 S.F.	
Garage: 2nd floor				
Other structures (unless exempted - see below)				
Total (total FAR/lot area):	1607 S.F.		2807 S.F.	
Total FAR:	.21		0.37	
Height of Main Structure:	18'-0"		29'-6"	

***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: 207 ABISO 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	1697 S.F.		1802 S.F.	
Driveway/Parking Pad	1502 S.F.		1502 S.F.	
Walkways	117 S.F.		77 S.F.	
Swimming Pool/Spa				
Other impervious cover: _____				
Total impervious surface cover (in this project):	3316 S.F.		3381 S.F.	
Total impervious surface cover <u>removed/existing</u> (in this project):			3316 S.F.	
Total impervious surface cover <u>sq. ft.</u> (proposed minus removed = net figure for this project)*			65 S.F.	
Stormwater Development Fee*				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	1249 S.F.		1249 S.F.	A
Footprint of any structure(s)				
Driveway/Parking Pad	256 S.F.		256 S.F.	
Walkways	75 S.F.		77 S.F.	
Other impervious cover: _____			17 S.F.	
Impervious surface cover within front yard setback in this project	331 S.F.		350 S.F.	B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			331 S.F.	
Impervious surface cover net proposed <u>sq. ft.</u> within front yard setback			19 S.F.	
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts			28.02%	

*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.

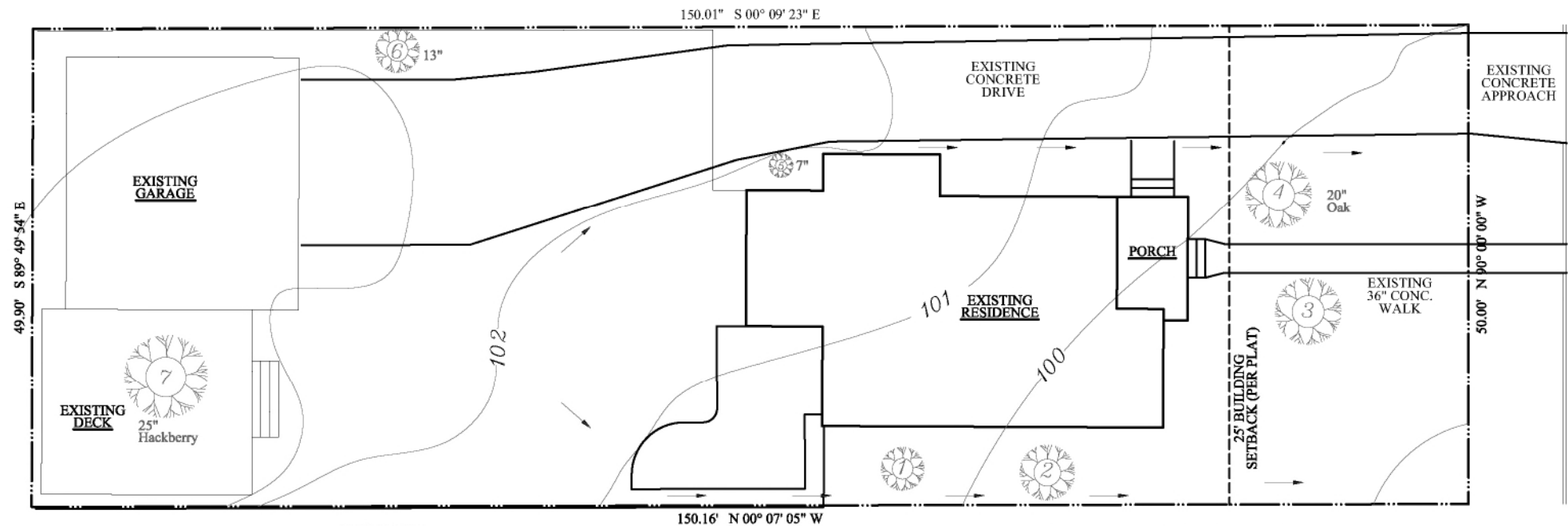
City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").











TREE TABLE

NUMBER	SIZE	TYPE
# 1 TO REMAIN	4"	YAUPON HOLLY-TREE
# 2 TO REMAIN	1 1/2" MULTI TRUNK	YAUPON HOLLY-TREE
# 3 TO REMAIN	19"	OAK
# 4 TO REMAIN	20"	OAK
# 5 TO BE REMOVED	7" MULTI TRUNK	YAUPON HOLLY-TREE
# 6 TO REMAIN	1 3/4" MULTI TRUNK	YAUPON HOLLY-TREE
# 7 TO REMAIN	25"	HACKBERRY

EXISTING SITE PLAN

SCALE: 1/8"=1'-0"
(SCALE: 1/16"=1'-0" ON 11" X 17" SHEET)

ALAMO HEIGHTS

LOT-13

BLOCK-123

207 ABISO AVE.



REVISIONS

JUNE 28, 2020

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A RESIDENCE FOR:
MR. & MRS. RAMIREZ
207 ABISO AVE., ALAMO HEIGHTS
LOT-13, BLOCK-123

WILLIAMS-HIRSCH
DESIGN + BUILD

210 764-0123
WWW.WILLIAMSHIRSCH.COM

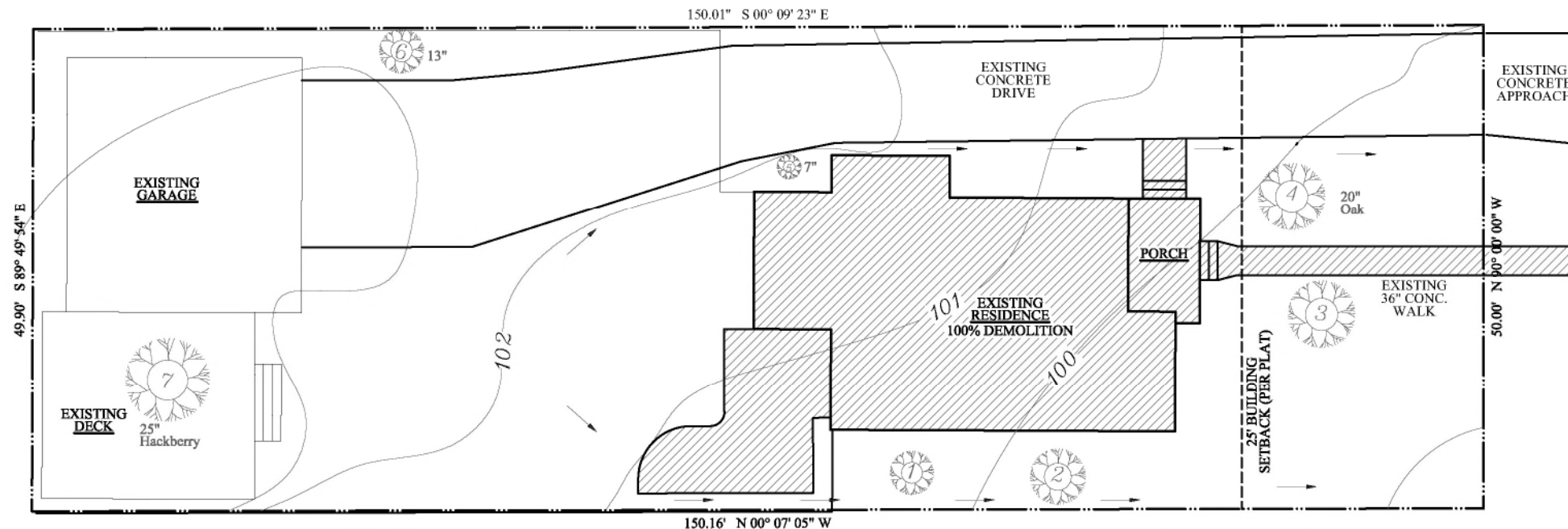
RANDY HERRERA
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1130 West Blanco, San Antonio, Texas, 78232
Voice: 210.479.6544 | Fax: 210.479.8438
Email: randy@randyherreradesigner.com
Web: randyherreradesigner.com

RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

DATE DRAWN
JUNE 5, 2020

SHEET
A-1
1 OF 11



TREE TABLE

NUMBER	SIZE	TYPE
# 1 TO REMAIN	4"	YAUPON HOLLY-TREE
# 2 TO REMAIN	11"/MULTI TRUNK	YAUPON HOLLY-TREE
# 3 TO REMAIN	19"	OAK
# 4 TO REMAIN	20"	OAK
# 5 TO BE REMOVED	7"/MULTI TRUNK	YAUPON HOLLY-TREE
# 6 TO REMAIN	13"/MULTI TRUNK	YAUPON HOLLY-TREE
# 7 TO REMAIN	25"	HACKBERRY



DEMOLITION SITE PLAN

SCALE: 1/8"=1'-0"
(SCALE: 1/16"=1'-0" ON 11" X 17" SHEET)

ALAMO HEIGHTS
LOT-13
BLOCK-123
207 ABISO AVE.



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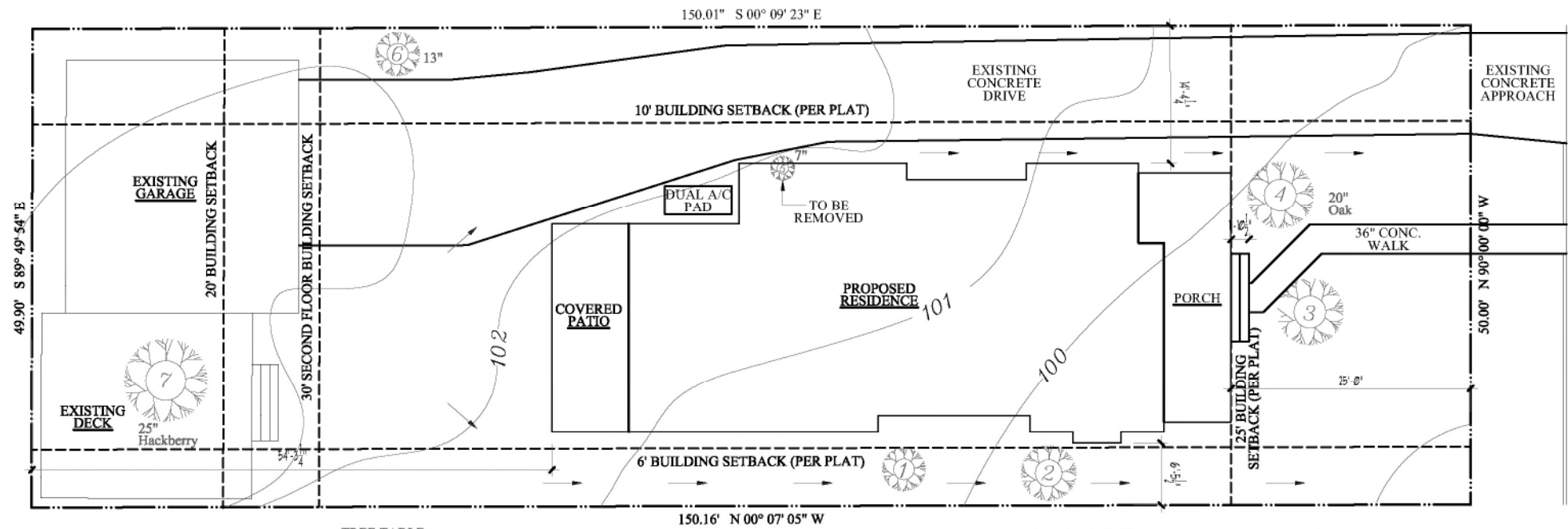
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SHEET
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TREE TABLE		
NUMBER	SIZE	TYPE
# 1 TO REMAIN	4"	YAU PON HOLLY-TREE
# 2 TO REMAIN	11"/MULTI TRUNK	YAU PON HOLLY-TREE
# 3 TO REMAIN	19"	OAK
# 4 TO REMAIN	20"	OAK
# 5 TO BE REMOVED	7"/MULTI TRUNK	YAU PON HOLLY-TREE
# 6 TO REMAIN	13"/MULTI TRUNK	YAU PON HOLLY-TREE
# 7 TO REMAIN	25"	HACKBERRY

PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"
(SCALE: 1/16"=1'-0" ON 11" X 17" SHEET)

ALAMO HEIGHTS
LOT-13
BLOCK-123
207 ABISO AVE.



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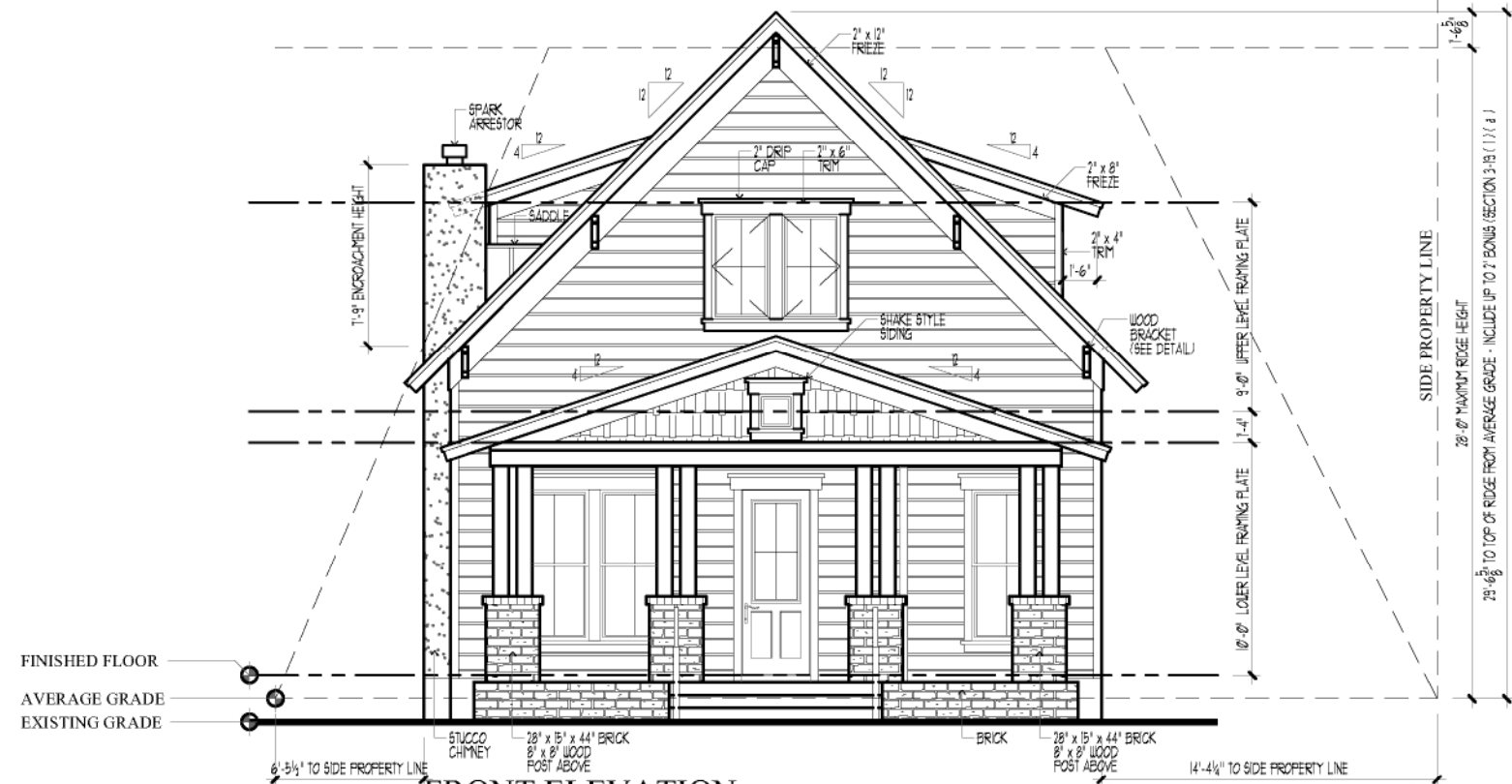
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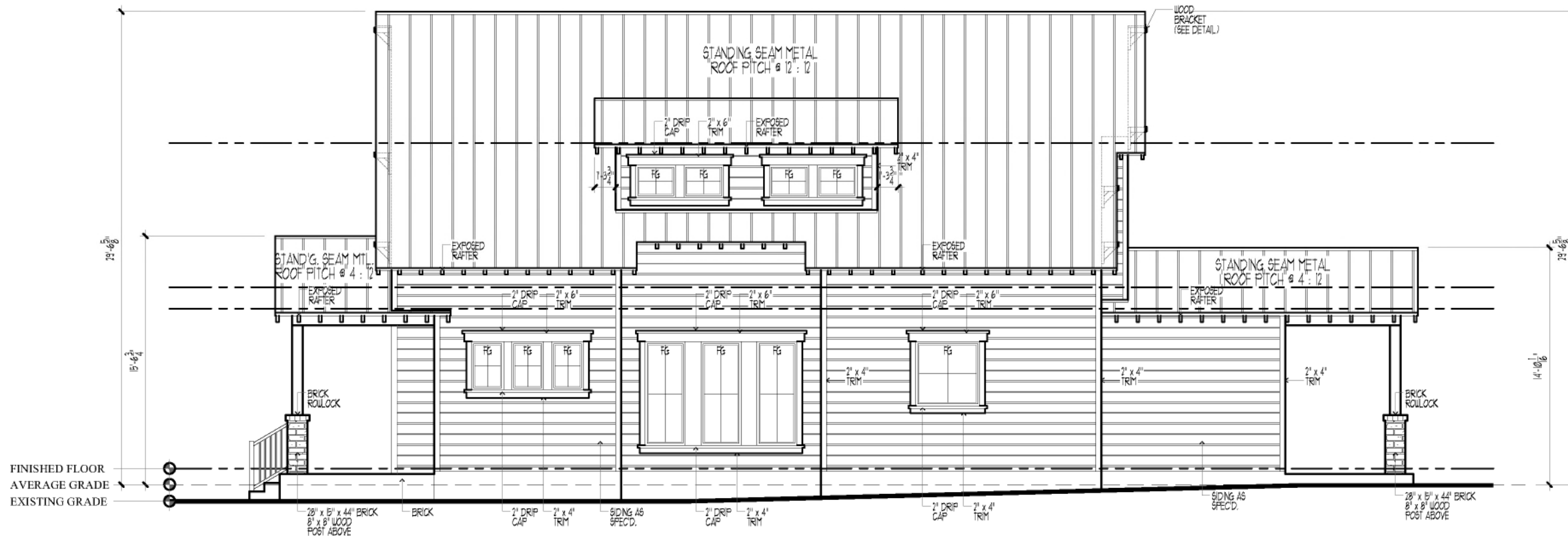
SHEET
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FRONT ELEVATION

SCALE: 1/4"=1'-0"
(SCALE: 1/8"=1'-0" ON 11" X 17" SHEET)

ALL SIDING WILL BE HARDI MATERIAL



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"
(SCALE: 1/8"=1'-0" ON 11" X 17" SHEET)

ALL SIDING WILL BE HARDI MATERIAL

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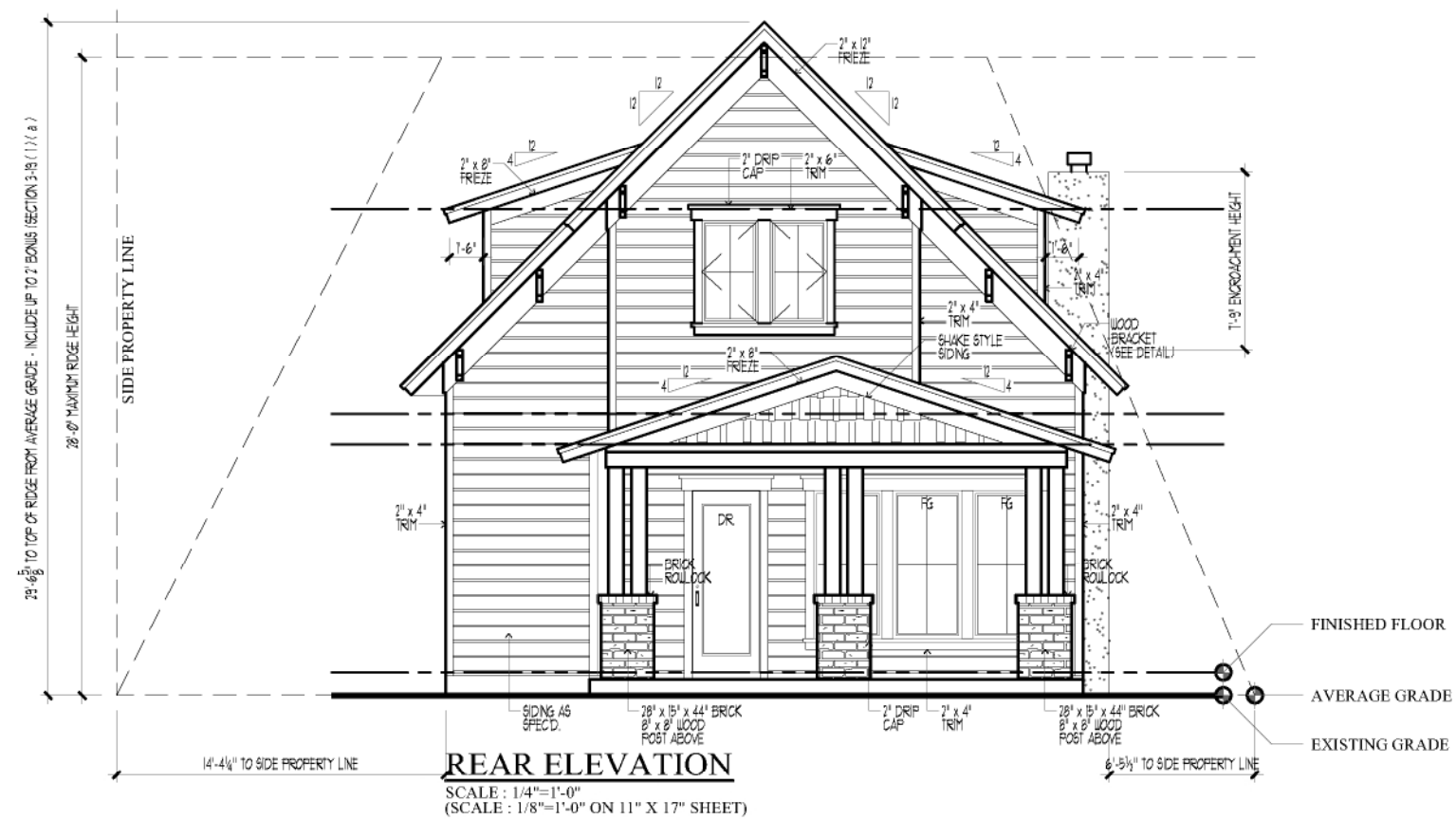
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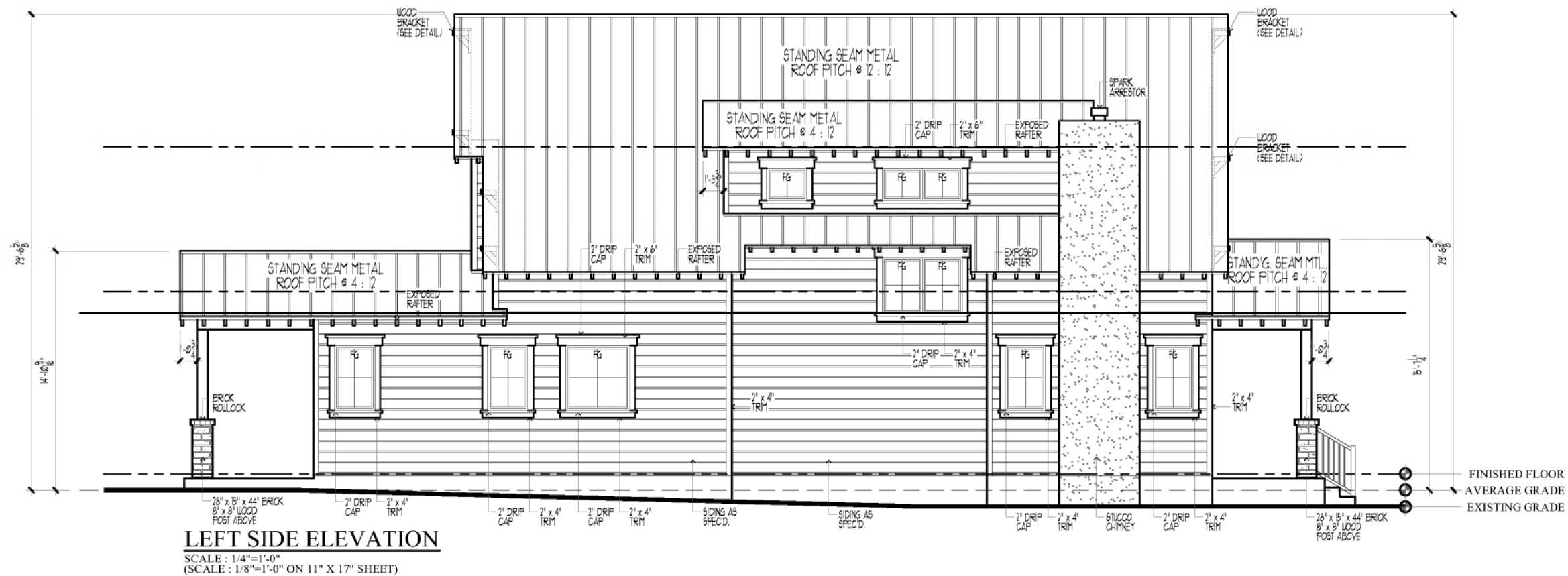
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207 ABISO AVE.



ALL SIDING WILL BE HARDI MATERIAL



ALL SIDING WILL BE HARDI MATERIAL

207 ABISO AVE.

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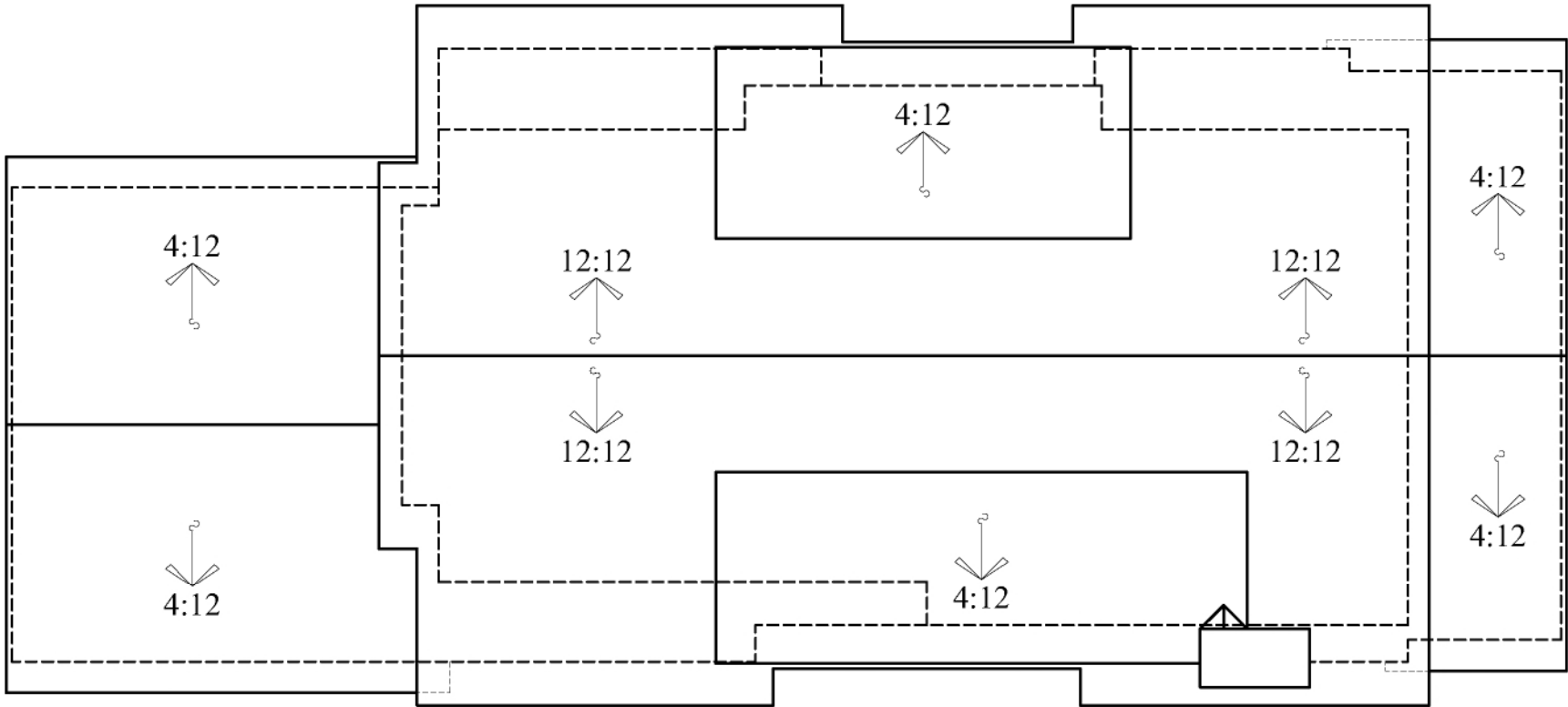
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SHEET
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ROOF PLAN
SCALE : 1/4"=1'-0"
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

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EXISTING STREETScape



PROPOSED STREETScape

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LOT-13, BLOCK-123

WILLIAMS-HIRSCH
DESIGN + BUILD

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ACROSS STREETSCAPE

REVISIONS

JUNE 28, 2020

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