



CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
Tuesday, October 15, 2019 – 5:30 P.M.
6116 Broadway St – City Council Chambers

Case No. 778 F – 223 Allen

Request of Jorge Cavazos & Yvette Almendarez, owners, for the significance review of the existing main structure in order to demolish 100% of the existing residence located at 223 Allen and compatibility review of the proposed design in order to construct a new single family residence with detached 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 may be viewed online* (<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. Please note that plans will not be available online for all case types and floor plans will not be available online.

Jorge Cavazos and Yvette Almendarez
223 Allen Street
Alamo Heights, TX 78209

September 18, 2019

City of Alamo Heights
Community Development Services
616 Broadway Street
Alamo Heights, TX 78209

To Whom It May Concern:

We are the owners of 223 Allen St in Alamo Heights and are planning to construct a new home on the site. Allen Street is a short street that begins at Estes Ave and extends to the northwest for 2 blocks before reaching a dead-end at a creek bed. Our property is the last lot on the northwestern terminus of the street. The property presents several challenges for development, including sloping topography and an irregular lot shape. We have worked diligently with our architect to come up with the best-use solution for the property. In light of this the following variances are felt to have minimal impact on the neighboring properties and are thus requested:

- 1) A proposed front yard setback of 13 ft-1/2 inch to the main structure instead of the minimum 30ft required per Section 3-14
- 2) The proposed attached garage is towards the front of the main structure instead of to the rear, is located 79'-2" beyond the midpoint of the main structure, and is 13-1/2 inch from the front yard property line instead of the minimum 50ft required per Section 3-21
- 3) A proposed impervious cover of 50.7% instead of the maximum 30% allowed per Section 3-18
- 4) A proposed driveway width of 40'-6" instead of the maximum 14ft allowed per Section 3-21
- 5) A proposed 0ft side yard setback to the main structure instead of the minimum 6ft required per Section 3-15 of the City's Zoning Code

We appreciate your time and attention to these matters.

Sincerely,

Jorge Cavazos & Yvette Almendarez

Property Address _____ Architecture/Structure Type _____

Original Architect _____ Year Built _____

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	17,063 SF		17,063 SF	
Main house footprint	3,600 SF		4,602 SF	
Front porch	1,000 SF		71 SF	
Side porch 1	N/A		233 SF	
Side porch 2	N/A		N/A	
Rear porch	N/A		225 SF	
Garage footprint	N/A		692 SF	
Carport footprint	N/A		N/A	
Shed footprint	3,295 SF		N/A	
Breezeways	N/A		N/A	
Covered patio structure	N/A		N/A	
Other accessory structures	263 SF		108 SF	
Total (total lot coverage/lot area):	4,292 / 17,063	1	5,931 / 17,063	1
Total Lot Coverage:	25 %	___ %	35 %	___ %
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	17,063 SF		17,063 SF	
Main house: 1st floor	3,600 SF		4,602 SF	
Main house: 2nd floor	984 SF		N/A	
Garage: 1st floor	N/A		692 SF	
Garage: 2nd floor	N/A		N/A	
Other structures (unless exempted - see below)	N/A		108 SF	
Total (total FAR/lot area):	4,584 / 17,063	1	5,402 / 17,063	1
Total FAR:	0.26 %	0. ___	0.32 %	___ %
Height of Main Structure:			23 FT	

*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 in 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 _____

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	3,600 SF		5,931 SF	
Driveway/Parking Pad	1,522 SF		1,522 SF	
Walkways	500 SF		304 SF	
Swimming Pool/Spa	247 SF		N/A	
Other impervious cover: <u>Decks</u>	1,473 SF		N/A	
Total impervious surface cover (in this project):	7,540 SF		7,757 SF	
Total impervious surface cover <u>removed/existing</u> (in this project):				
Total impervious surface cover sq. ft. (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	5,300 SF		5,300 SF	
Footprint of any structure(s)	N/A		634 SF	
Driveway/Parking Pad	1,522 SF		1,522 SF	
Walkways	400 SF		N/A	
Other impervious cover: _____	N/A		N/A	
Impervious surface cover within front yard setback in this project	1,922 SF		1,535 SF	
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			1,522 SF	
Impervious surface cover net proposed sq. ft. within front yard setback			1,522 SF	
Impervious surface cover proposed within front yard setback			B / A	B / A
			50.7%	___ %

*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").



CAVAZOS ARCHITECTS
 9114 MCPHERSON RD. STE 2501
 LAREDO, TX 78045
 P. (361) 724-9123
 mmo@cavazosarch.com

Cavazos Residence 223 Allen St
 Jorge and yvette
 Enter address here

2% Progress Set



NOTES:
 DO NOT SCALE DRAWINGS.
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No.	Description	Date

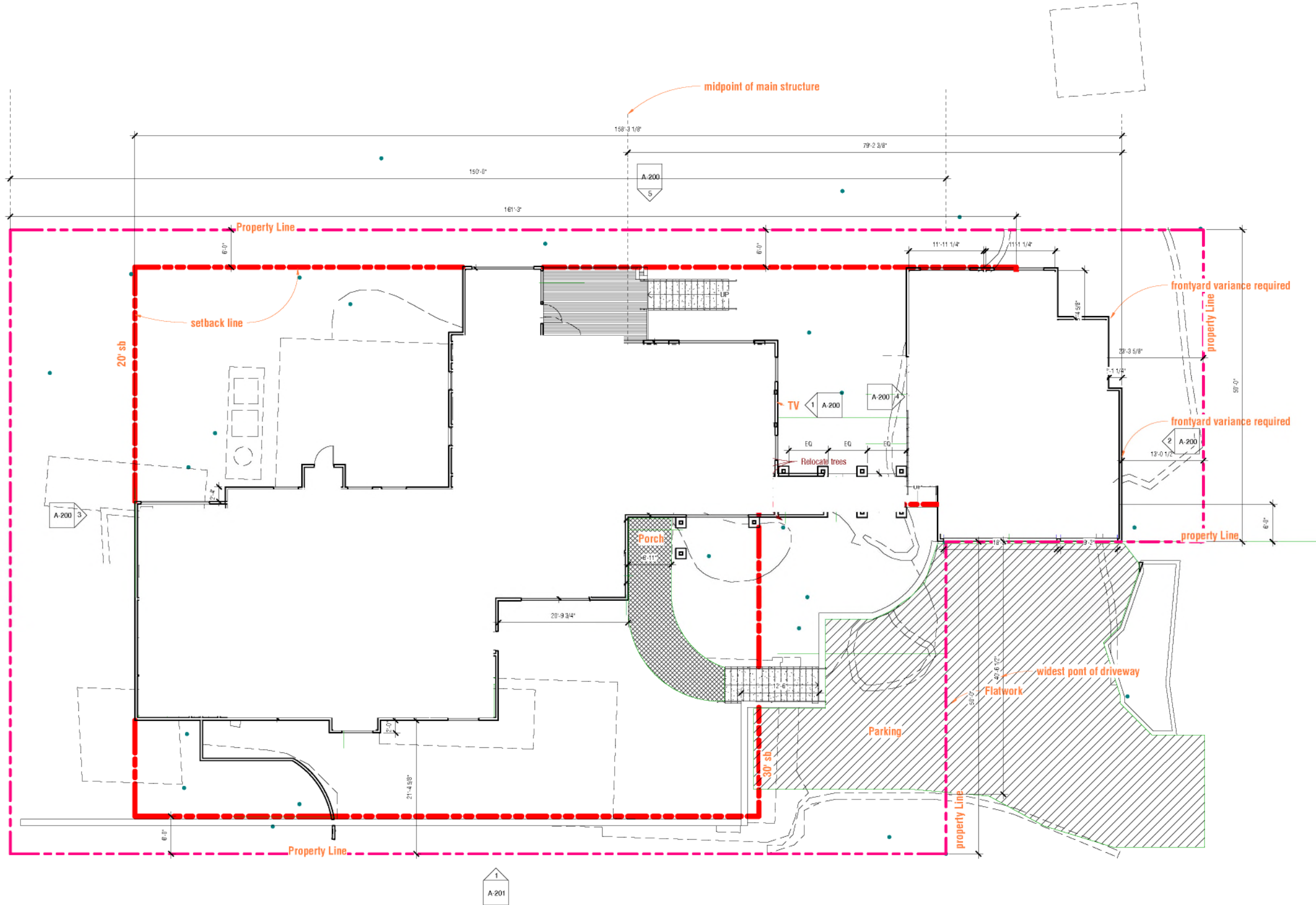
KEY PLAN

1st FLOOR PLAN

Drawn by: _____ Author
 Checked by: _____ Checker
 Project number: _____ Project Number
 Project Issue Date: _____ Issue Date

A-101

Scale: 1/8" = 1'-0"



1 01 - Floor Plan - New
 1/8" = 1'-0"

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Cavazos Residence 223 Allen St

Jorge and yvette
Enter address here

2% Progress Set



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KEY PLAN

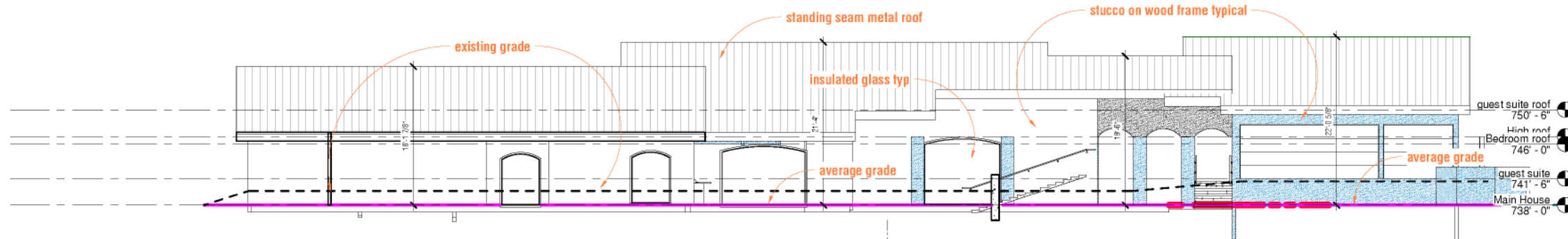
BUILDING ELEVATIONS

Drawn by: _____ Author
 Checked by: _____ Checker
 Project number: _____ Project Number
 Project Issue Date: _____ Issue Date

A-201

Scale: 1/8" = 1'-0"

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1 south elev
1/8" = 1'-0"