



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

**Architectural Review Board Meeting**  
**Tuesday, August 18, 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, August 18, 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. 801 F – 270 Oakview E**

Request of Kristen Klammer of Mason Ros Architecture, applicant, representing Diane Kolar, owner, for the significance review of the existing main structure located at 270 Oakview E and compatibility review of the proposed design in order to demolish 100% of the existing residence and construct a new two-story single-family residence with attached garage 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](mailto:bjimenez@alamoheightstx.gov)), Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), or Nina Shealey ([nshealey@alamoheightstx.gov](mailto: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.



# MASON · RÖS

architecture & interiors

Michael H Mason AIA

Kristen Mason Klamer

Jennifer da Rös

July 6, 2020

City of Alamo Heights  
Community Development Services Department  
**Architecture Review Board**

6116 Broadway Street,  
San Antonio, TX 78209

Attention: Lety Hernandez, Planner

ARCHITECTURE REVIEW BOARD  
270 E. OAKVIEW PLACE, SAN ANTONIO, TX 70121

## PROJECT DESCRIPTION

The design of this new construction residence will achieve the clients' needs while complementing the neighborhood with the development of a Prairie Style structure, influenced by Frank Lloyd Wright. With horizontal projections of porches and overhangs, heavy shadows are cast in the summer and warming light will enter in the winter. The use of brick, natural stone, and plaster along with contemporary window treatment help set a simple backdrop for a lush landscape of plants. There is an existing pool and limestone deck in the rear yard that is simple yet beautiful and allow for low maintenance and informality resulting in a pleasant atmosphere for client and guests.

## APPROPRIATENESS

The neighborhood is comprised of a mix of small single-story cottages next to 2-story replacement structures. The single-story cottages typically have compartmentalized spaces and congested floor plans. This creates unhappy inhabitants, as they want to circulate more freely and open views through the house and to the outdoors. The expense to renovate and build additions brings most clients to develop a new, more modernized, and high-functioning homes. The residence we have designed wraps around a large heritage Oak Tree and large openings create connection to the private back yard and private interior courtyard. The exterior balconies' projections and linear proportions create strong horizontal spaces and brings a comfortable experience to both owner and passerby. The first story is 10' and second story 9'.

## LOT COVERAGE / FAR / HEIGHTS

The new 2-story residence is placed within the buildable area and its massing fits within the allowable looming standard height, Lot Coverage and FAR standards as set by zoning. The new structure will be approximately 26'0" tall and includes an attached 2-car garage.

1. The existing LOT COVERAGE is 30%; the proposed LOT COVERAGE is 32.4%.
2. The existing single-story cottage's FAR is 25%; the proposed 2-story residence is 45%.
3. The existing single-story's height is approx. 17'0"; the proposed 2-story's height is approx. 26'0".



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#### SITE CONDITIONS

1. The existing cottage structure to be demolished is a 1-story single-family residence and stands approximately 17'0 in height and has an attached 1-car garage that faces E. Oakview Place. It sits 38'0 from the front property line.
2. There is an existing pool and stone deck and equipment shed that meet all setback requirements and are to remain.
3. An existing 29" Oak tree located in the back yard, is to remain and be protected throughout construction. The proposed design wraps around the tree, and in order to give the tree enough clearance, the structure's footprint is pushed to the 30' front yard setback.

We sincerely believe this project will enhance the neighborhood with its appropriate scale, good detailing, and style. We look forward to applying recommendations to refine the design.

Sincerely,

07/6/2020

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PRINCIPAL ARCHITECT, **Michael H Mason, AIA**

DATE

<b>Property Address:</b> 270 OAKVIEW E
<b>Original Architect:</b>

<b>Architecture Type:</b> COTTAGE
<b>Year Built:</b>

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	9150		9150	
Main house footprint	2000		1766	
Front porch	36.7		120	
Side porch 1			119	
Side porch 2				
Rear porch	466		418	
Garage footprint	252		542	
Carport footprint				
Shed footprint	76.5			
Breezeways				
Covered patio structure				
Other accessory structures				
<b>Total (total lot coverage/lot area):</b>	<b>2831.2 / 9150</b>		<b>2969 / 9150</b>	
<b>Total Lot Coverage:</b>	<b>.309</b>		<b>.324</b>	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	9150		9150	
Main house: 1st floor	2000		1766	
Main house: 2nd floor			1807	
Garage: 1st floor	252		542	
Garage: 2nd floor				
Other structures (unless exempted - see below)				
<b>Total (total FAR/lot area):</b>	<b>2252 / 9150</b>		<b>4119 / 9150</b>	
<b>Total FAR:</b>	<b>.246</b>		<b>.450</b>	
<b>Height of Main Structure:</b>			<b>25'- 9-1/2"</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: 270 OAKVIEW E

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	2252		2431	
Driveway/Parking Pad	764		35	
Walkways	121		112	
Swimming Pool/Spa	456		456	
Other impervious cover: _____	76.5			
Total impervious surface cover (in this project):	3669.5		3034	
Total impervious surface cover <i>removed/existing</i> (in this project):			-3669.5	
<b>Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*</b>			-635.50	
<b>Stormwater Development Fee*</b>				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	2250		2250	A
Footprint of any structure(s)	188.7			
Driveway/Parking Pad	590			
Walkways	121.7		112	
Other impervious cover: _____			50	
Impervious surface cover within front yard setback in this project	900.4		162	B
Impervious surface cover <i>removed/existing</i> within front yard setback in this project			900.4	
<b>Impervious surface cover net proposed sq. ft. within front yard setback</b>			.072	
<b>Impervious surface cover proposed within front yard setback</b>			B / A	B / A
<b>Maximum 30% allowed for SF-A and SF-B Districts</b>			.07	

\*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").



# KOLAR RESIDENCE Alamo Heights, TX

## PROJECT DESCRIPTION

This residence is conceived for the use by a small family with specific needs for their lifestyle. The objective is to achieve the client needs by complementing the neighborhood with a Prairie Style structure influenced first by Frank Lloyd Wright with numerous projections of porches and overhangs casting shadows in the summer and more warming light in the winter. The use of brick and wood and/or plaster along with contemporary window treatment are the materials of choice along with a lush landscape of plants and landscape lighting to make a rich setting in day and night. The beautiful newly developed pool sets off a South Texas yard landscaped for low maintenance and informality resulting in a pleasant atmosphere for client and passersby.

The new 2-story residence is placed within the buildable area and its massing fits within the allowable looming standard height, Lot Coverage and FAR standards as set by zoning. The new structure will be approximately 28'0" tall and includes an attached 2-car garage, set 37'0" back from the property line and is oriented toward E. Oakview Place.

## EXISTING CONDITIONS

- The existing cottage structure to be demolished is a 1-story single-family residence and stands approximately 20'0" in height and has an attached 1-car garage that faces E. Oakview Place. It sits 56'0" from the front property line.
- There is an existing pool and stone deck and equipment pad that meet all setback requirements and are to remain. A construction fence is to be installed around the pool for the duration of construction.
- The alley is prone to flooding and vehicular access from alley into a garage is not ideal. The proposed garage has a flared driveway to maximize distance from the existing pool.
- An existing 29" Oak tree located in the back yard, is to remain and be protected throughout construction. The proposed design wraps around the tree, and in order to give the tree enough clearance, the structure's footprint is pushed to the 30' front yard setback.

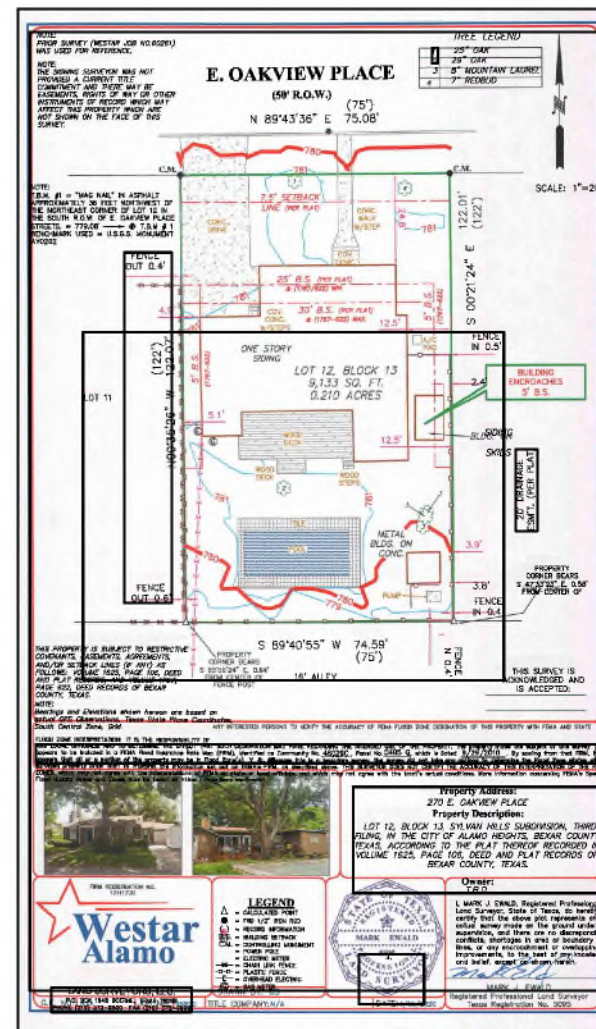
## PRECEDENCE -

20 non-conforming covered parking within block from our observation  
Of the 26 residences on E. Oakview between Vanderhoeven and N. New Braunfels Ave, only 6 properties appear to meet the zoning requirements for parking. 11 properties have garages or carports facing E. Oakview and measure less than 50' back from property line, as measured from the San Antonio GIS interactive zoning map. And 8 have garages or carports that appear to meet the required setback but are oriented toward the street. 1 property does not provide covered parking.

## VARIANCES REQUESTED

- none

We sincerely believe this project will enhance the neighborhood with its elegant detailing and style. We prefer to save the tree and existing pool and therefore, hope you consider granting us a variance for the location and orientation of the garage.



## NOT FOR CONSTRUCTION

Property of Mason Rös Architecture LLC  
Not for Construction. For Review,  
Bidding and Quotation Purposes only.  
Contractor Responsible for Verification  
of Site Conditions and Quantities.

DATE	REVISION
02.03.2020	Preliminary Plan Review
04.06.2018	Plan Review Submittal
04.30.2020	Board of Adjustments
05.20.2020	Board of Adjustments - Rev1
06.29.2020	Architecture Review Board

## CONSULTANTS

A-1 ENGINEERING, LLC  
1006 Vance Jackson, San Antonio, TX 78201  
210-591-6629 joseph@ae-engineering.com

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MICHAEL WATSON, AIA  
9237 Chockley Road, New Orleans, LA 70138  
www.masonros.com 504.230.8407

KOLAR RESIDENCE  
270 E. OAKVIEW PLACE  
SAN ANTONIO, TX 78209

Project number: 190615  
Date: 06.27.2020

## PROJECT DESCRIPTION & LAND SURVEY

A100  
SCALE: AS NOTED AS SHOWN  
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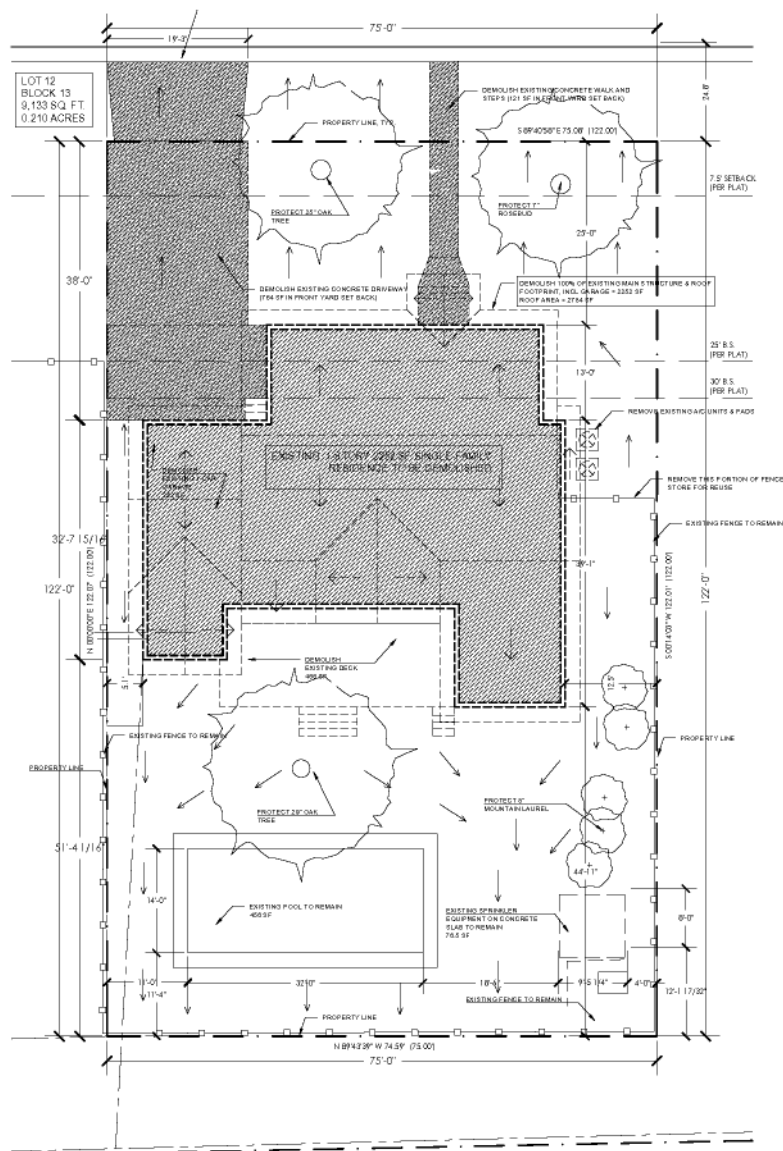


PROJECT DESCRIPTION / 100 YEAR FLOOD MAPPING (BEXAR CAD map)

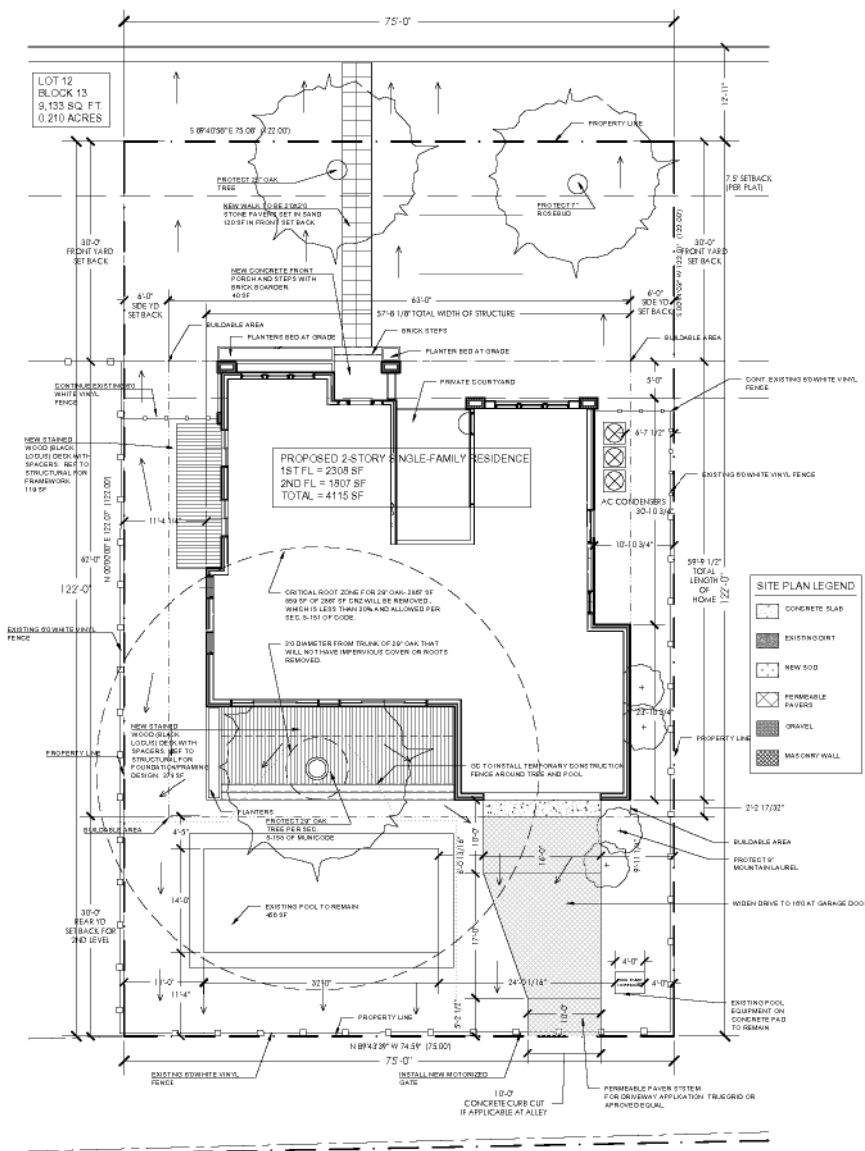
LAND, TREE AND TOPOGRAPHY SURVEY

scale: 1/16" = 1'-0"





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



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

SCALE AS NOTED 1/8" = 1'-0"





10  
102  
EXISTING STRUCTURE - NORTH



9  
102  
EXISTING STRUCTURE - NORTHEAST



8  
102  
EXISTING STRUCTURE - NORTH



7  
102  
EXISTING STRUCTURE - NORTH



6  
102  
EXISTING STRUCTURE - WEST



5  
102  
EXISTING STRUCTURE - WEST



4  
102  
EXISTING STRUCTURE - EAST



3  
102  
EXISTING STRUCTURE - SOUTH



2  
102  
EXISTING STRUCTURE - SOUTH



1  
102  
EXISTING STRUCTURE - SOUTH



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05.20.2020 Board of Adjustments - Rev2  
06.29.2020 Architecture Review Board

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**KOLAR RESIDENCE**  
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SAN ANTONIO, TX 78209

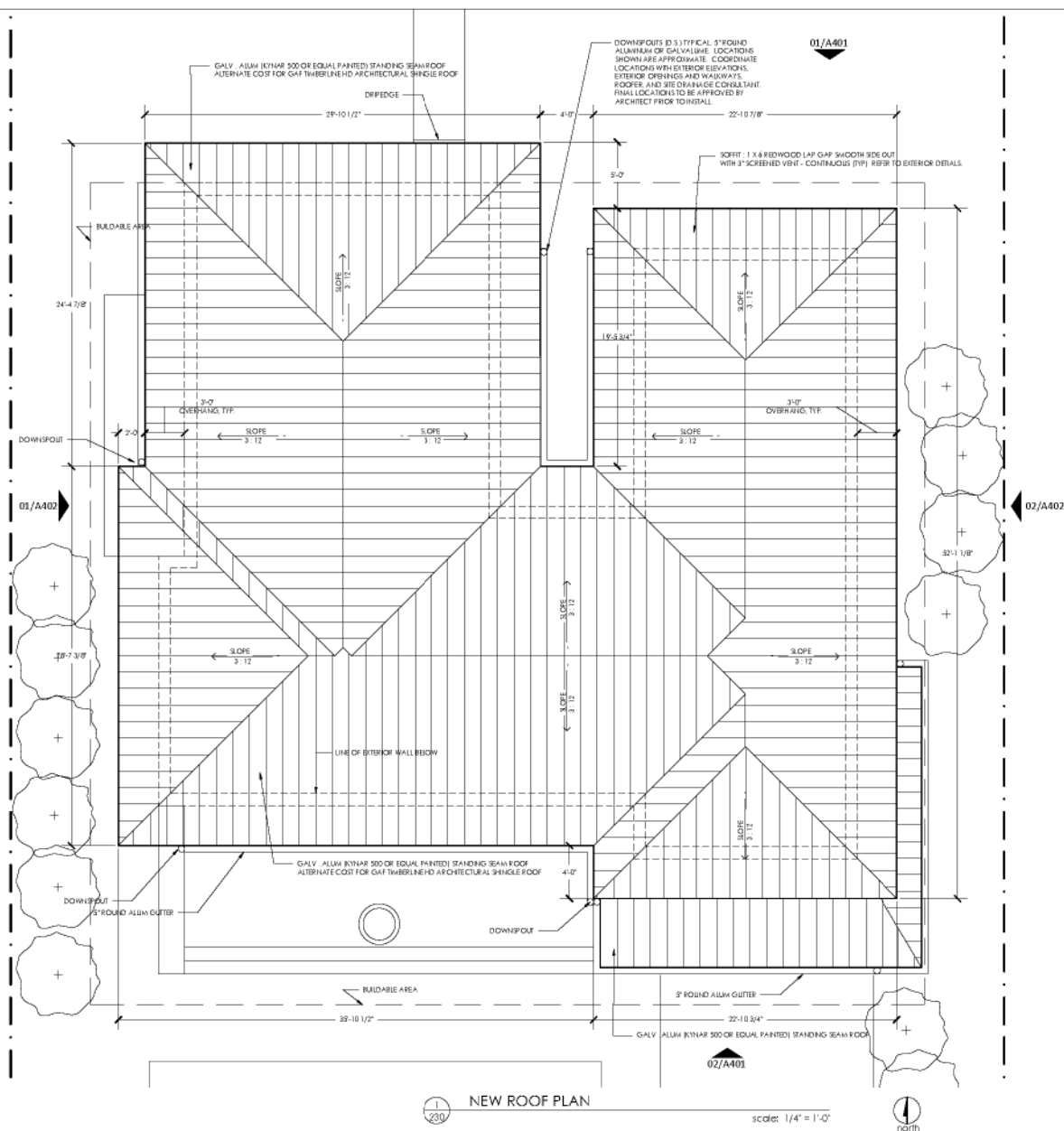
Project number: 190611  
Date: 06.21.2020

**PHOTOGRAPHS OF  
EXISTING STRUCTURE**

**A102**

SCALE: AS NOTED NTS  
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KOLAR RESIDENCE  
270 E. OAKVIEW PLACE  
SAN ANTONIO, TX 78209

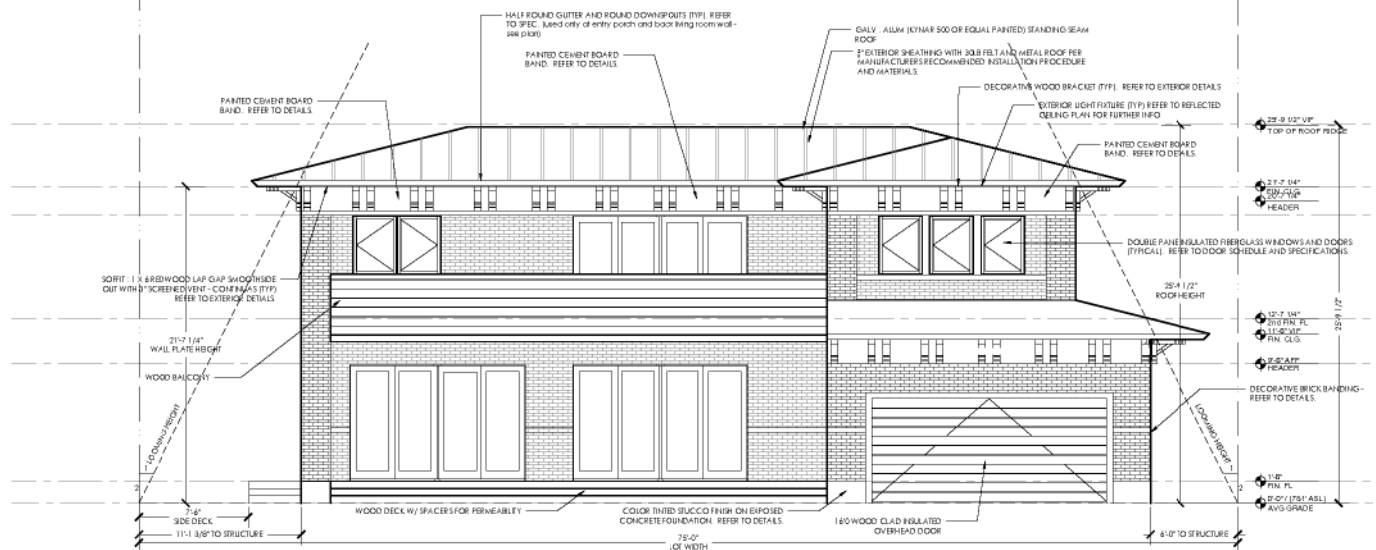
Project number.	190815
Date	06.29.2020

NEW ROOF PLAN

A230

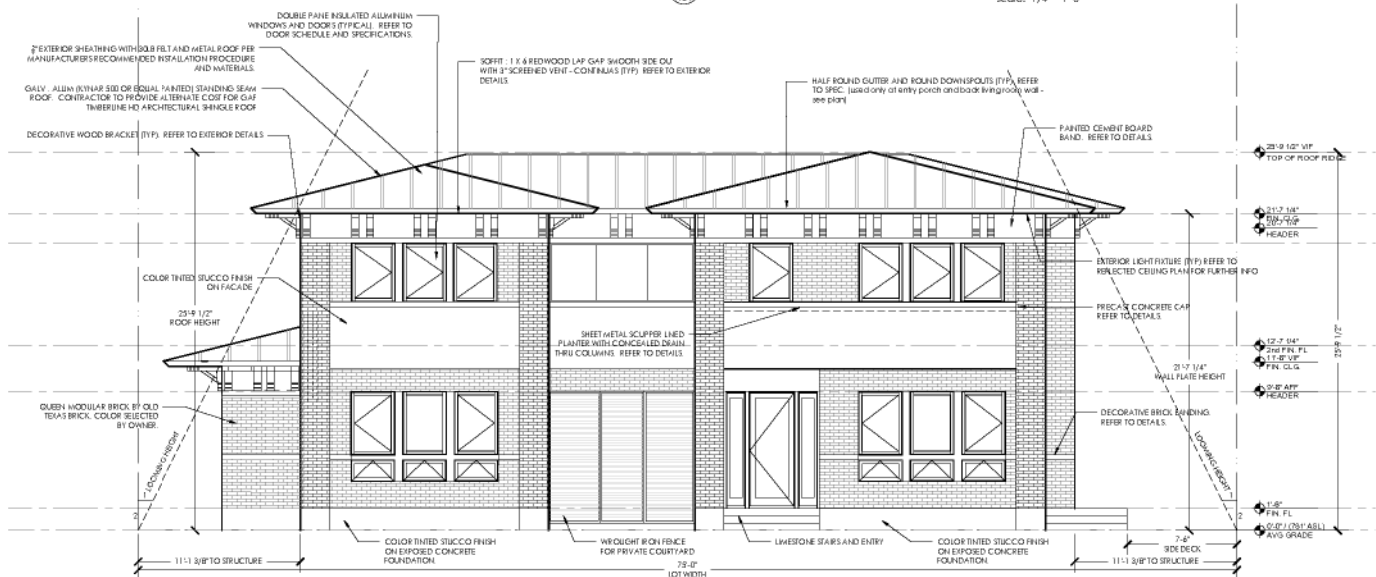
SCALE AS NOTED 1/4" = 1'-0"

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EXTERIOR ELEVATIONS - SOUTH

scale: 1/4" = 1'-0"



EXTERIOR ELEVATIONS - NORTH

scale: 1/4" = 1'-0"

- NOTES
1. ALL BRICK TO BE QUEEN BRICK SIZE. COLOR SELECTION BY OWNER.
  2. STAINED WOOD (COLOR BY OWNER) TO BE RAISED IN THE HORIZONTAL DIRECTION AND FLUSH IN THE VERTICAL JOINT.
  3. REGARDING DECKS AT 1ST FLOOR: WOOD DECKS AT REAR AND REAR OF HOUSE TO BE SEALED AN STAINED OF COLOR TO BE DETERMINED BY OWNER. WOOD DECKS TO BE SPACED WITH NAIL HEAD WIDTH SO ALL DRAINAGE TO BE THROUGH DECK TO GROUND.
  4. CONSTRUCTION FENCE TO BE INSTALLED BETWEEN HOUSE CONSTRUCTION AND POOL AREA. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND ORDINANCES.
  5. ALL TREES AND PLANTING TO REMAIN TO BE PROTECTED DURING CONSTRUCTION PER ZONING CODE.
  6. NO LUNCH DEBRIS TO BE LEFT AFTER END OF CONSTRUCTION DAY WITH GENERAL CLEANUP TO OCCUR DAILY.
  7. LANDSCAPE LIGHTING TO BE INSTALLED BY LANDSCAPE CONTRACTOR. LOCATION OF ELECTRICAL OUTLETS FOR LIGHTING TO BE COORDINATED BY GENERAL CONTRACTOR.
  8. DRIVEWAY AND WALKS TO BE POURED LAST AFTER WALL OR HOUSE CONSTRUCTION CLOSE TO COMPLETION AND HEAVY CEMENT AND DELIVERY TRUCKS ARE COORDINATED WITH DELIVERIES.
  9. FINAL FENCE LISTS TO BE COMPLETED BEFORE CONSTRUCTION FENCE PROTECTION POOL REMOVED.

NOT FOR CONSTRUCTION

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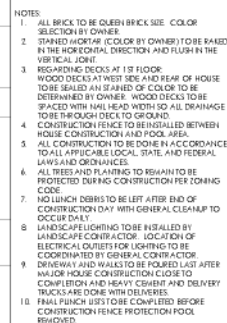
**KOLAR RESIDENCE**  
270 E. DAKVIEW PLACE  
SAN ANTONIO, TX 78209

Project number: 190811  
Date: 06.29.2020

EXTERIOR ELEVATION  
SOUTH / NORTH

A401

SCALE: AS NOTED 1/4" = 1'-0"  
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**KOLAR RESIDENCE**  
270E. OAKVIEW PLACE  
SAN ANTONIO, TX 78209

Project number.	190815
Date	06.29.2020

EXTERIOR ELEVATION  
WEST / EAST

**A402**  
SCALE AS NOTED 1/4" = 1'-0"  
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ACROSS E. OAKVIEW PLACE  
SINGLE-FAMILY RESIDENCE

ACROSS FROM PROJECT SITE  
EXISTING SINGLE-FAMILY RESIDENCE

ACROSS E. OAKVIEW PLACE  
EXISTING SINGLE-FAMILY HOME

EXISTING STREETScape - ACROSS THE STREET  
scale: N.T.S.

3  
403



ADJACENT EAST STRUCTURE  
SINGLE-FAMILY RESIDENCE

PROJECT SITE  
EXISTING SINGLE-FAMILY RESIDENCE  
TO BE DEMOLISHED,  
EXISTING FRONT FACING GARAGE NOT SET BACK PER ZONING.

ADJACENT WEST STRUCTURE  
EXISTING SINGLE-FAMILY HOME WITH FRONT FACING GARAGE NOT  
SET BACK PER ZONING.

SECOND STRUCTURE WEST OF PROJECT  
EXISTING SINGLE-FAMILY STRUCTURE WITH FRONT FACING GARAGE  
NOT SET BACK PER ZONING.

EXISTING STREETScape - ADJACENT PROPERTIES  
scale: N.T.S.

2  
403



ADJACENT EAST STRUCTURE  
SINGLE-FAMILY RESIDENCE

PROJECT SITE  
PROPOSED SINGLE-FAMILY RESIDENCE

ADJACENT WEST STRUCTURE  
EXISTING SINGLE-FAMILY HOME WITH FRONT FACING GARAGE NOT  
SET BACK PER ZONING.

SECOND STRUCTURE WEST OF PROJECT  
EXISTING SINGLE-FAMILY STRUCTURE

PROPOSED STREETScape  
scale: N.T.S.

1  
403

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**KOLAR RESIDENCE**  
270 E. OAKVIEW PLACE  
SAN ANTONIO, TX 78206

Project number: 190611  
Date: 06.21.2020

**EXISTING AND  
PROPOSED  
STREETScape  
A 403**

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