



CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

6116 BROADWAY

SAN ANTONIO, TX 78209

210-826-0516

Architectural Review Board Meeting

Tuesday, December 17, 2019 – 5:30 P.M.

6116 Broadway St – City Council Chambers

Case No. 788 F – 275 E. Oakview

Request of J. C. Cotton, owner, for the significance review of the existing main structure in order to demolish 88.07% of the existing roof, demolish 56.4% of all existing exterior facing walls, and demolish 34.7% of the existing street-facing façade and compatibility review of the proposed design in order to add to the existing main 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.



PROPOSED SCOPE OF WORK

275 E. OAKVIEW PL
LOT 27, BLK 20
OAK WOODS SUBDIVISION

DESCRIPTION OF PROPOSED WORK

The project involves expanding the existing structure from a two-bedroom, one-bathroom home to a 4 bedroom 3 ½ bath. The existing family room at the rear was poorly built addition lacking a proper foundation. It would be removed and a new version constructed in its place. A second level would be added to accommodate a larger bedroom and bathroom. However, the master suite will be situated on the first floor.

The front stoop is proposed to become a larger front porch while the single car garage will become usable interior square footage. A new double-car garage will be added in the back with alley access.

The exterior stucco finish will be carried throughout all additions and painted a cream white. Wood trim will be a soft brown, while the roof will be a grey composite shingle.

The landscape will remain much as it is now: an assortment of native plants tucked against the front porch and along the sidewalk. St. Augustine grass will be replenished in the front and back yards.

NEIGHBORHOOD COMPATABILITY

The project was designed to be especially compatible with surrounding homes as the same designs and exterior finishes as nearby homes were employed. The home is currently stucco and remain so on all sides. The grey composite roof is essentially the same color and style as the neighboring home. The addition of the 2nd story emulates the design practiced on the property next door as great consideration was given to overall scale, height, and mass.

The overall look of the property remains in line with properties found on the same and surrounding blocks. It is not overwhelming in size and utilizes the lot well.

Refer to Sheet #2 for proposed and existing lot coverages and floor area ratios.

Property Address: 275 Oakview Pl.
Original Architect:

Architecture Type:
Year Built:

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	8869		8869	
Main house footprint	1593		2743	
Front porch	22		120	
Side porch 1				
Side porch 2				
Rear porch			149	
Garage footprint	202		498	
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure (Garage)			29	
Other accessory structures				
Total (total lot coverage/lot area):	.20		.40 ✓	
Total Lot Coverage:	1817		3,539	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	8869		8869	
Main house: 1st floor	1593		2743	
Main house: 2nd floor			484	
Garage: 1st floor	202		498	
Garage: 2nd floor				
Other structures (unless exempted - see below) (Garage/Rear Cov. Patio)			178	
Total (total FAR/lot area):	.20		.44 ✓	
Total FAR:	1795		3903	
Height of Main Structure:	17'-2"		28'-0"	

*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: 275 E. Oakview Pl.

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	1817		3539	
Driveway/Parking Pad	563		87	
Walkways	1889		335	
Swimming Pool/Spa				
Other impervious cover: <u>Greenhouse/Front Patio</u>	85		82	
Total impervious surface cover (in this project):	4354		4043	
Total impervious surface cover <u>removed/existing</u> (in this project):			-311	
Total impervious surface cover <u>sq. ft. (proposed minus removed = net figure for this project)*</u>			-311	
Stormwater Development Fee*			-124.42	

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	2580		2580	
Footprint of any structure(s) <u>(Front Edge of House)</u>	23		23	
Driveway/Parking Pad	563			
Walkways	351		134	
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project	937		157	
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			-780	
Impervious surface cover <u>net proposed sq. ft. within front yard setback</u>			-780	
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts			107	

*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 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").



FRONT VIEW



RIGHT VIEW



REAR VIEW



LEFT VIEW

JA	10-30-19	REVISIONS
GK	11-25-19	RE-ISSUE

MSA

ARCHITECTURE
+
INTERIORS

RESIDENTIAL & COMMERCIAL
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A REMODEL FOR

MR.

J.C. COTTON

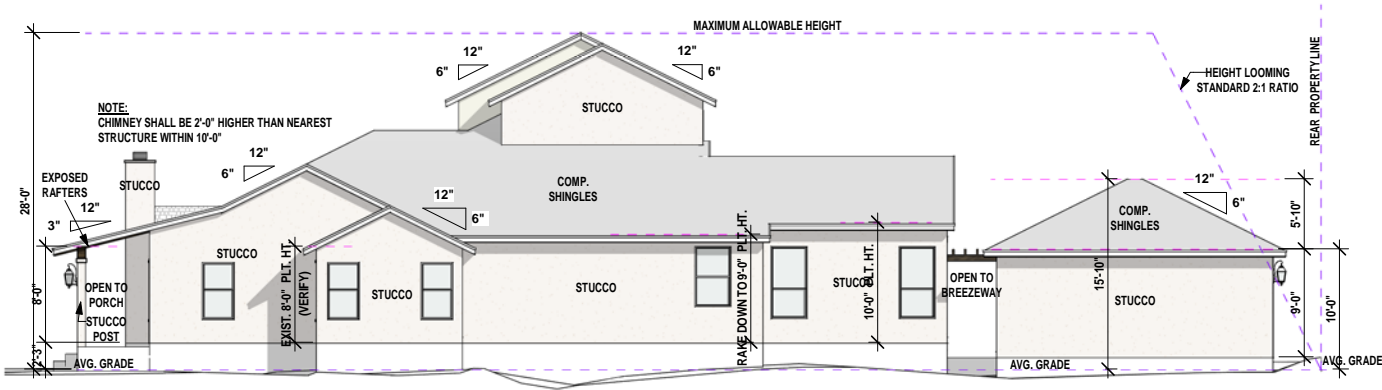
275 E. OAKVIEW PL.
LOT 27, BLK 20
ALAMO HEIGHTS

PROPOSED
ELEVATIONS

5

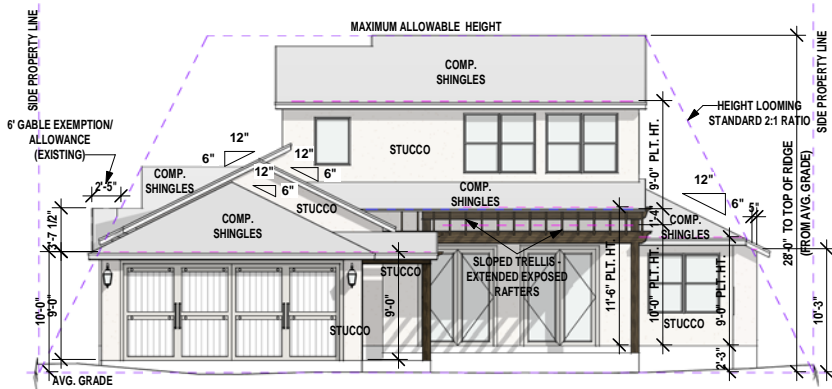
ADDITION

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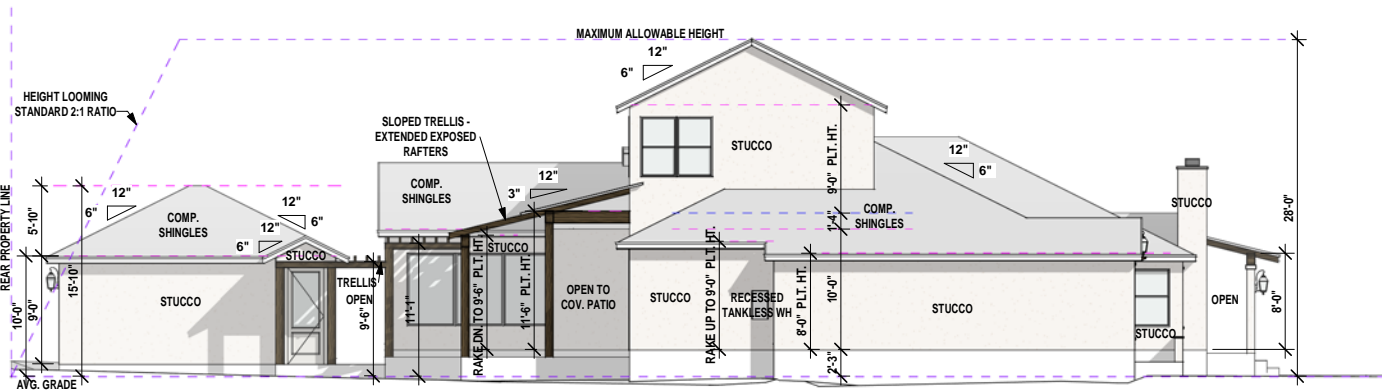
RIGHT ELEVATION PROPOSED

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



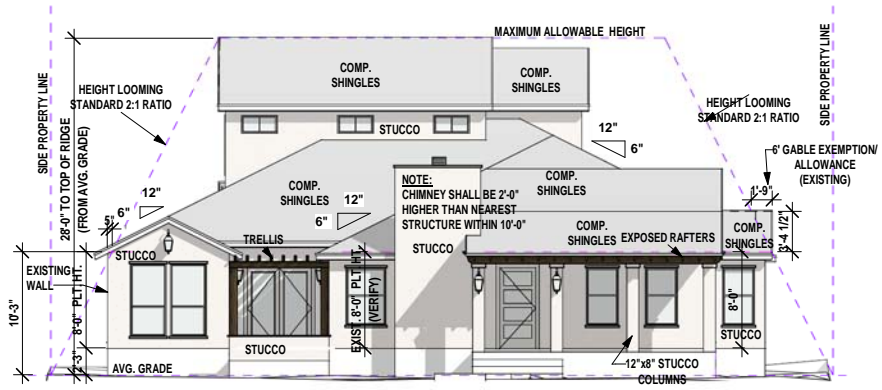
REAR ELEVATION PROPOSED

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



LEFT ELEVATION PROPOSED

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



FRONT ELEVATION PROPOSED

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

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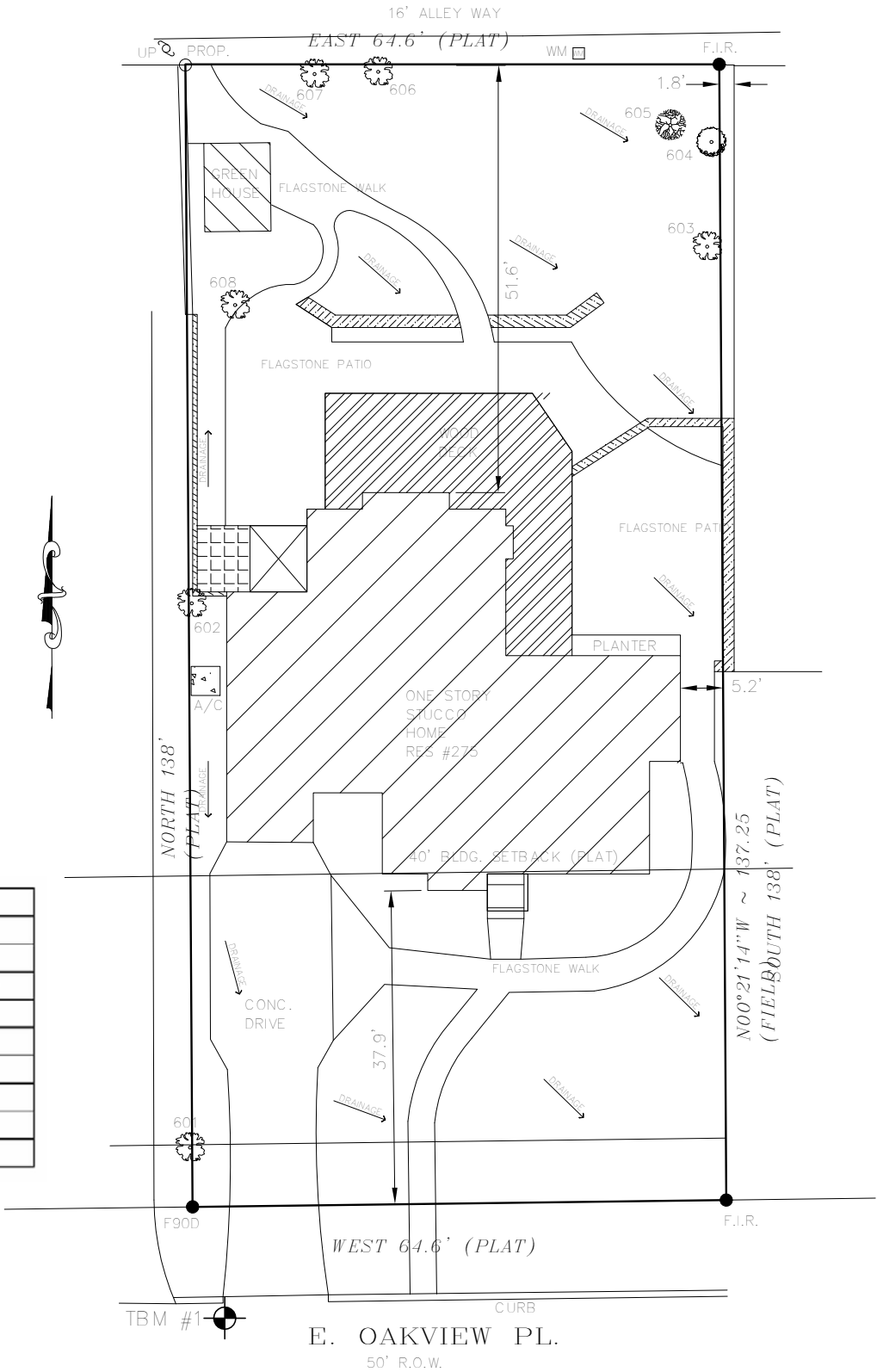
SITE PLANS

6

ADDITION

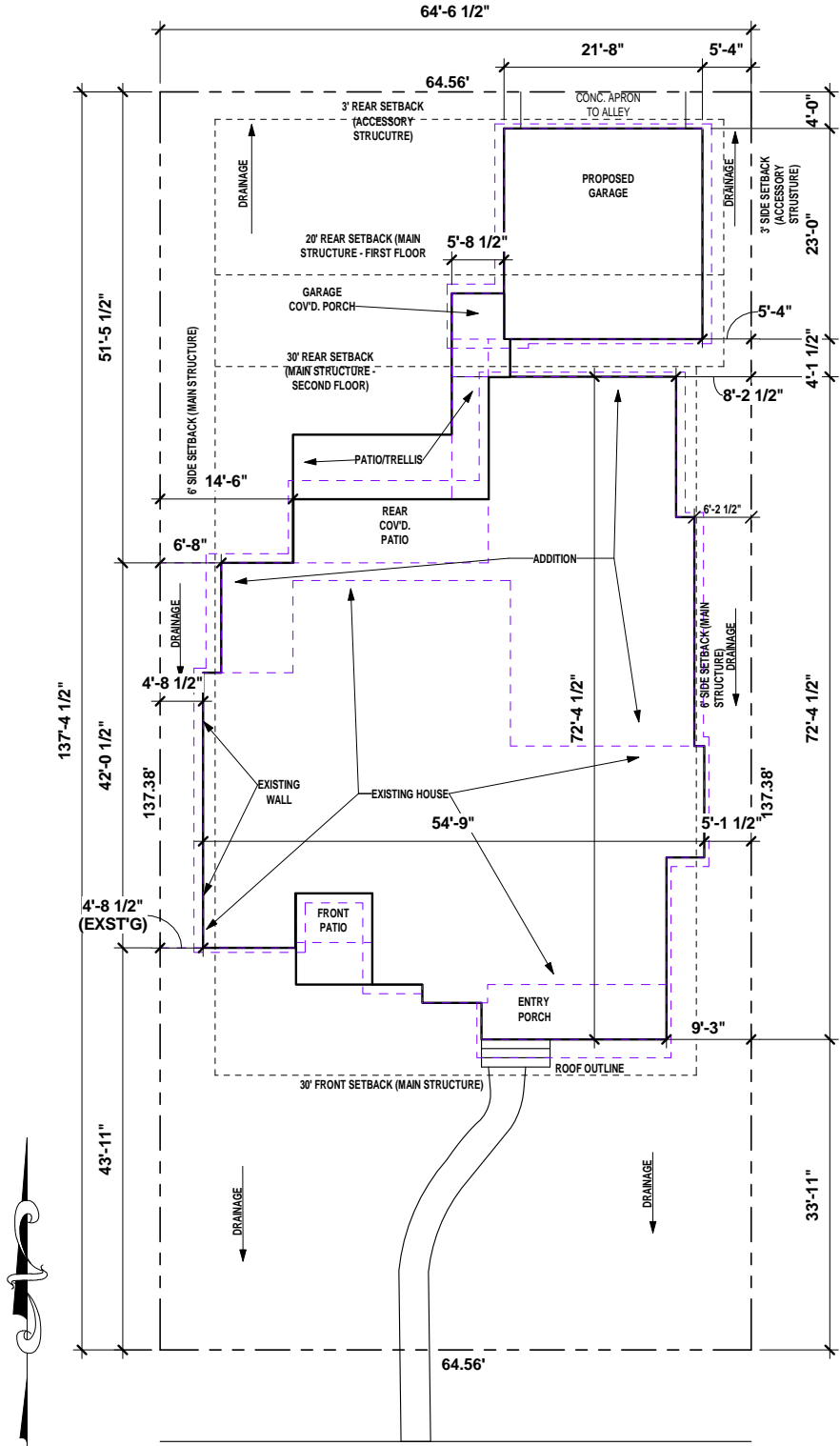
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TREE TABLE		
NO.	CALIPER (IN)	DESCRIPTION
601	12	CREPE MYRTLE
602	12	CREPE MYRTLE
603	13	CREPE MYRTLE
604	9	MULBRY
605	7	PINE
606	7	CREPE MYRTLE
607	7	CREPE MYRTLE
608	7	CREPE MYRTLE



SITE PLAN-EXISTING

SCALE: 1" = 20'



SITE PLAN - PROPOSED

SCALE: 1" = 20'



FRONT VIEW



REAR VIEW



FRONT RIGHT SIDE VIEW



REAR RIGHT SIDE VIEW



FRONT LEFT SIDE VIEW



REAR LEFT SIDE VIEW



STREET VIEW - EXISTING



STREET VIEW - PROPOSED HOUSE



STREET VIEW - OPPOSITE SIDE OF STREET

GK	3-27-19	PRELIMINARY
RS	04-16-19	D.D.'s
JT	05-22-19	D.D.'s CONT'D.
GB		
JA	07-23-19	SITE REVISION
JA	07-25-19	REVISIONS
JA	08-15-19	ISSUE SET
GK	9-18-19	REVISIONS
JA	10-30-19	REVISIONS
GK	11-25-19	RE-ISSUE



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LOT 27, BLK 20
ALAMO HEIGHTS

STREETSCAPE
VIEWS

#0 OF 7

ADDITION

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