



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

Architectural Review Board Meeting
April 20, 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 regular meeting scheduled **at 5:30 p.m. on Tuesday, April 20, 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. **Citizens/Board members and staff will enter City Hall by the rear entrance adjacent to the parking lot to be screened prior to entrance. Attendees must wear a facial covering (mask), 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. 839F – 203 Edgewood E

Request of Grady Collier Bashara of Collier Custom Homes, applicant, representing Duane & Karen Westerman, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 203 Edgewood E in order to demolish 100% of the existing single-family residence and accessory structure(s) and construct a new 2-story single-family residence with detached 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 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.



Collier Custom Homes LLC

999 E Basse Rd.
Ste. 180-430
San Antonio, TX 78209

TO: City of Alamo Heights
FROM: Collier Bashara
DATE: 04/06/2021
RE: Demolition and building Permit

To Whom It May Concern:

Collier Custom Homes LLC is applying for a demolition and construction permit for 203 E. Edgewood. The Westerman's, property owners, have designed a new home, which is in keeping with the traditions of the Alamo Heights community and complies with the building codes and standards.

Unfortunately, the Westerman's home, to which he grew up, has become dated, and an extensive repair/renovation is not an option.

Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "Collier Bashara", with a long, sweeping underline that extends to the right.

Collier Bashara

Property Address:	Architecture Type:
Original Architect:	Year Built:

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area				
Main house footprint				
Front porch				
Side porch 1				
Side porch 2				
Rear porch				
Garage footprint				
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):				
Total Lot Coverage:				
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area				
Main house: 1st floor				
Main house: 2nd floor				
Garage: 1st floor				
Garage: 2nd floor				
Other structures (unless exempted - see below)				
Total (total FAR/lot area):				
Total FAR:				
Height of Main Structure:				

***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:

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Total Impervious Cover Sq. Ft. for Stormwater Development Fee*				
Footprint of all structures				
Driveway/Parking Pad				
Walkways				
Swimming Pool/Spa				
Other impervious cover: _____				
Total impervious surface cover (in this project):				
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*				

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

*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").



NORTH ELEVATION - MAIN STRUCTURE

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

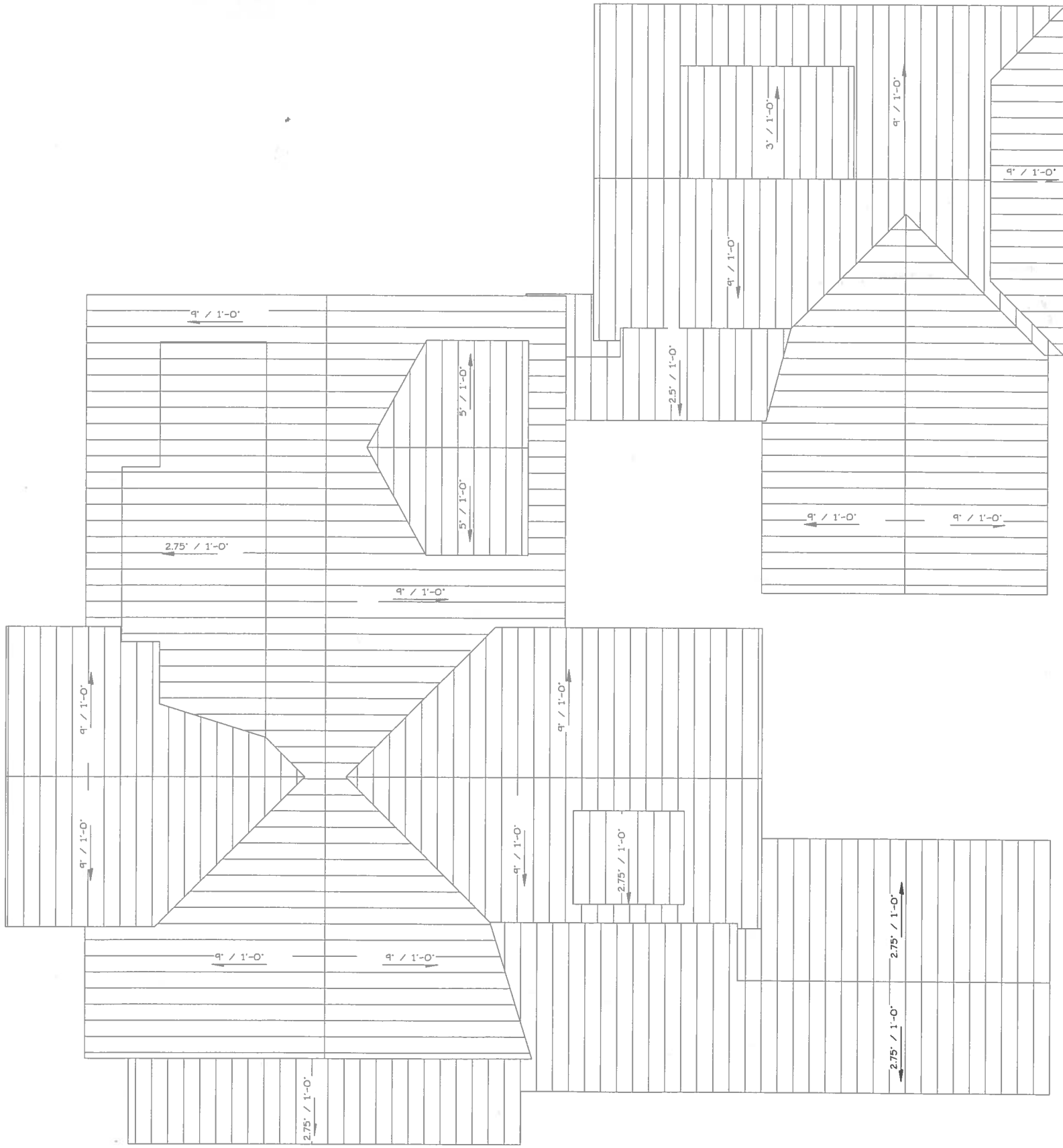


EAST ELEVATION - MAIN STRUCTURE

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

A New Residence for
THE WESTERMAN FAMILY

REVISION	D
DRAWN BY:	RLC
ISSUE DATE:	31
SHEET NO:	



ROOF PLAN

SCALE: 3/16" = 1'-0"

A New Residence for
THE WESTERMAN FAMILY

REVISION	DATE
DRAWN BY:	RLG
ISSUE DATE:	31 MA

SHEET NO:
A-12 OF



Southeast Bird's Eye View

203 EAST EDGEWOOD PLACE



EXISTING STREETScape PANORAMA



PROPOSED STREETScape PANORAMA



ACROSS FROM PROPOSED PROJECT