



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

Architectural Review Board Meeting
February 20, 2024 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, February 20, 2024 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 Meeting ID 868 0184 5240. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

Case No. 920F – 233 Harrison Ave

Request of Jack Uptmore of Uptmore Custom Homes, applicant, representing David Horne, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 233 Harrison Ave in order to demolish 100% of the existing main structure and construct a new 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 at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. Floorplans will not be available online. You may contact Michelle Ramos, Planner, at 210-882-1505 (mramos@alamoheightstx.gov) Dakotah Procell, Planner at 210-832-2239 (dprocell@alamoheightstx.gov) or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.

Property Address 233 Harrison Av. Architecture/Structure Type Traditional/wood frame
 Original Architect unknown Year Built 1927

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	7,627		7,627	
Main house footprint	2,115		2,088	
Front porch	84		226	
Side porch 1	0		0	
Side porch 2	0		0	
Rear porch	0		0	
Garage footprint	0		495	
Carport footprint	0		0	
Shed footprint	0		0	
Breezeways	0		0	
Covered patio structure	0		239	
Other accessory structures	0		0	
Total (total lot coverage/lot area):	2,199 / 7,627	/	3,048 / 7,627	/
Total Lot Coverage:	<u>28</u> %	<u> </u> %	<u>40</u> %	<u> </u> %
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	7,627		7,627	
Main house: 1st floor	2,115		2,088	
Main house: 2nd floor	0		1,139	
Garage: 1st floor	0		495	
Garage: 2nd floor	0		0	
Other structures (unless exempted - see below)			0	
Total (total FAR/lot area):	2,115 / 7,627	/	3,722 / 7,627	/
Total FAR:	<u>0.27</u>	<u>0. </u>	<u>0.48</u>	<u> </u> %
Height of Main Structure:	18'		30'	

***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 233 Harrison Avenue

	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	2,199		3,048	
Driveway/Parking Pad	1,230		481	
Walkways	79		86	
Swimming Pool/Spa (include decking/coping,equipment pad)	0		0	
Other impervious cover: <u>concrete patio</u>	106		0	
Total impervious surface cover (in this project):	1,808		3,606	
Total impervious surface cover <u>removed/existing</u> (in this project):			- 1,808	-
Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*			1,798	
Stormwater Development Fee*			\$	\$

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	1500		1500	A
Footprint of any structure(s)	233		149	
Driveway/Parking Pad	0		0	
Walkways	54		82	
Other impervious cover: <u>Concrete Patio</u>	106		0	
Impervious surface cover within front yard setback in this project	393		231	
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			393	-
Impervious surface cover net proposed sq. ft. within front yard setback			-162	B
Impervious surface cover net proposed % within front yard setback (net figure/front yard setback area)			B / A	B / A
			9 %	%

*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.

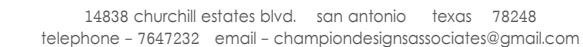
Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (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").



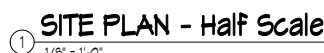
14838 churchill estates blvd. san antonio texas 78248
telephone - 7647232 email - championdesignsassociates@gmail.com

matthewchampion + matthewJ.champion

Uptmore Custom Homes

document date:
01/29/24
ob number:
0843FFR

Fr. 15



ALAMO HEIGHTS, AREA 1

LOT - 6 BLOCK - 60 C.B. - 4024

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championdesignsassociates

consulting building designers & planners

14838 churchill estates blvd. san antonio texas 78248
telephone - 7647232 email - championdesignsassociates@gmail.com

matthewchampion

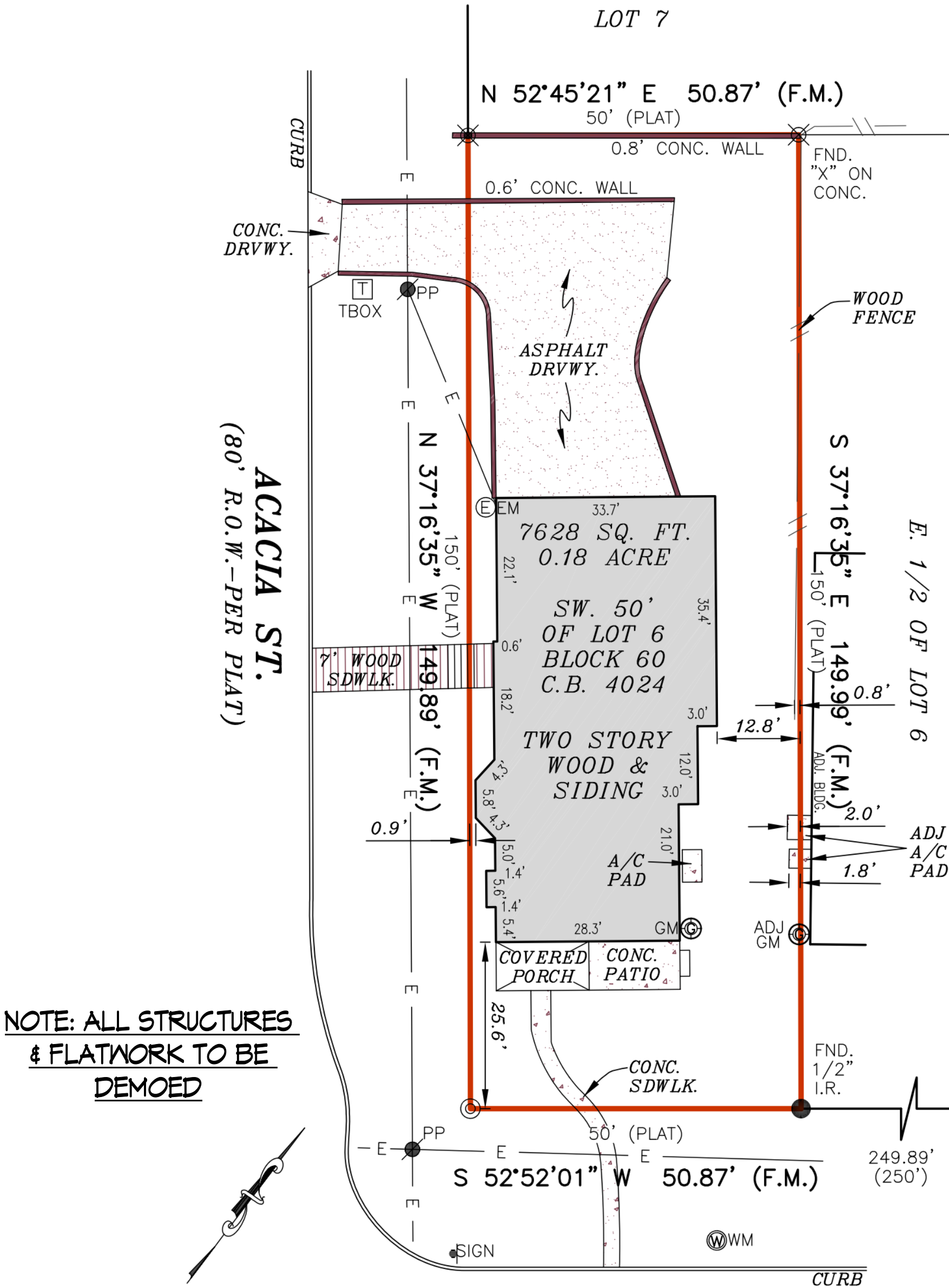
matthewj.champion

233 HARRISSON AVE.

Uptmore Custom Homes

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job number: 0843FFR

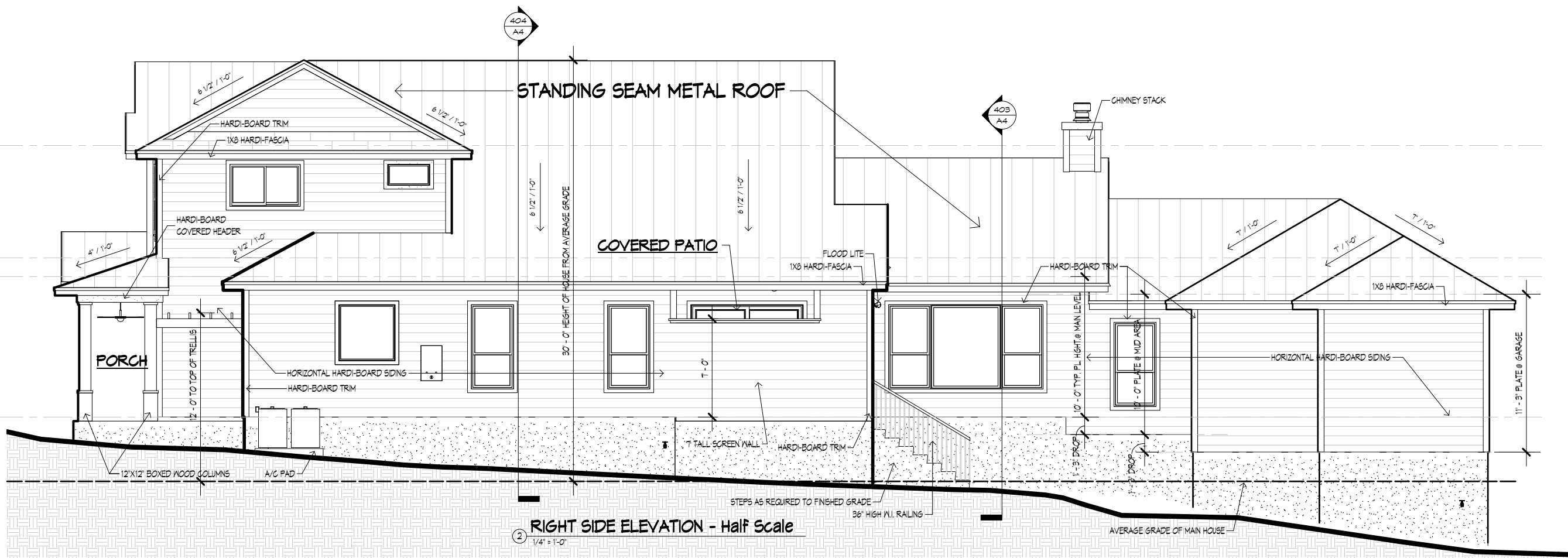
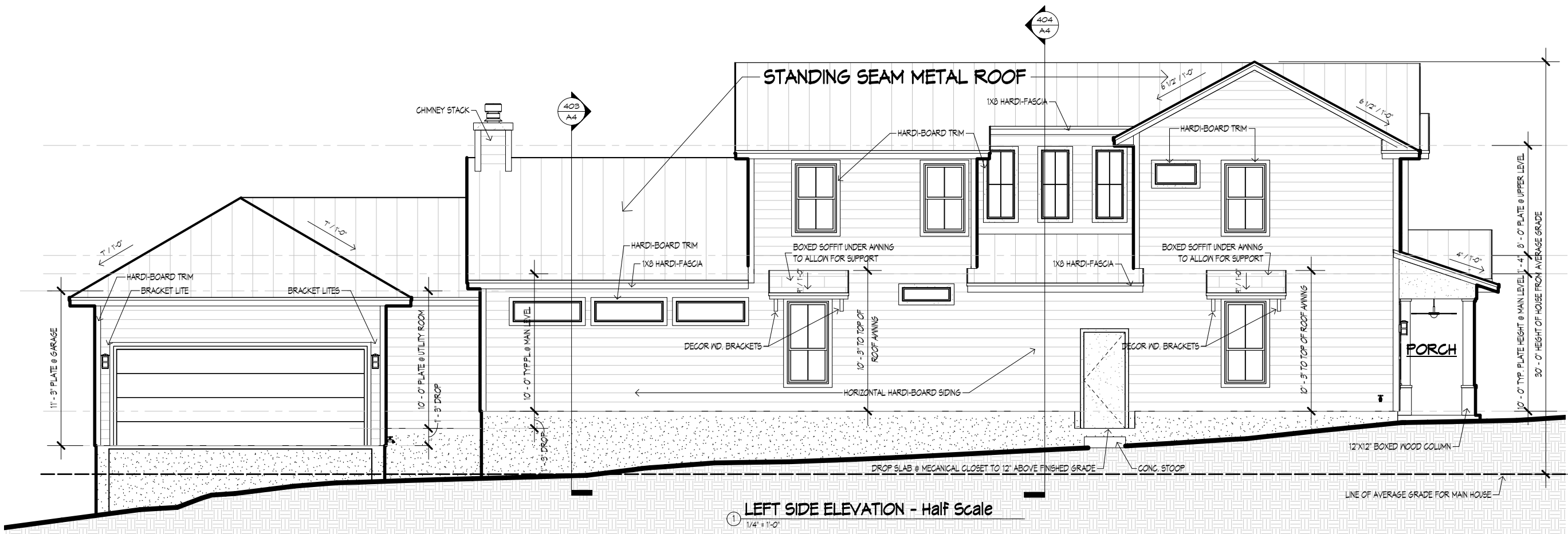
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SURVEYOR'S NOTE(S):

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champion design associates
consulting building designers & planners
14838 churchill estates Blvd. - san antonio, texas 78248
telephone - 7647232 email - championdesignassociates@gmail.com

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A3-2



Existing Streetscape



Proposed New Streetscape

233 Harrison Ave.



Existing Home



Homes Across Street