



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

**Board of Adjustment Meeting  
Wednesday, October 05, 2022 – 5:30 P.M.**

Take notice that a Regular City Council Meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, October 05, 2022, at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

**INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing is +1 346-248-7799 Meeting ID 893 9488 9735. 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. 2369 – 321 Argo**

Application of Jonathan Rodriguez of Vision Design Build representing Alexa & Sam Simpson, owners, requesting the following variance(s) in order to construct a 2<sup>nd</sup> story addition to the existing main structure at the property located at CB 4024, BLK 131, LOT 15, also known as 321 Argo, zoned SF-B:

1. A proposed chimney height of 36ft 4-inches exceeds the maximum height allowed of 34ft with bonus by 2ft 4-inches per Section 3-19(1)(b)
2. The proposed chimney exceeds the height looming standard on the west side by 31ft 8-inches with a proposed chimney height of 36ft 4-inches instead of the maximum 4ft 8-inches allowed based on a 2ft 4-inch side yard setback per Section 3-19(2)(a)
3. The proposed main structure exceeds the height looming standard on the west side by 15ft 8-inches with a proposed top of plate height of 20ft 10-inches instead of the maximum 5ft 2-inches allowed based on a 2ft 7-inch side yard setback per Section 3-19(2)(a)
4. A proposed 1ft 7-inch side yard setback to the eave/overhang instead of the minimum 5ft required per Section 3-82(3)(a) of the City's Zoning Code.

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](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 Eron Spencer, Planner, at [espencer@alamoheightstx.gov](mailto:espencer@alamoheightstx.gov) or 210-832-2239, Lety Hernandez, Director, at [lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov) or (210) 832-2250, and/or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

6-11-22

To City of Alamo Heights,

We have reviewed the proposed plans for renovation at 321 Argo Ave. and we support the permit application(s) in question.

Paul and Kate Bowers 713.907.7680 ; ptbowers@gmail.com  
323 Argo Ave.  
Alamo Heights, TX 78209

A handwritten signature in cursive script, appearing to read "Kate Bowers".A handwritten signature in cursive script, appearing to read "Paul Bowers".

To City of Alamo Heights,

We have reviewed the proposed plans for renovation at 321 Argo Ave.

A handwritten signature in black ink, appearing to read 'Mark & Kathleen Hebert', with a stylized, flowing script.

Mark and Kathleen Hebert  
315 Argo Ave.  
Alamo Heights, TX 78209

## Lot Coverage and FAR Calculation

	EXISTING (s.f.)	PROPOSED (s.f.)
<b>Lot Coverage - Including Porches</b>		
Lot Area	7500.00	7500.00
Main house footprint	1713.90	1546.30
Front Porch	178.50	178.50
Side Porch 1	0.00	0.00
Side Porch 2	0.00	0.00
Rear Porch	0.00	192.20
Garage footprint	412.00	412.00
Carport footprint	0.00	0.00
Shed footprint	0.00	0.00
Breeseeways	0.00	0.00
Covered patio structure	0.00	0.00
Other accessory structures	0.00	0.00
<b>Total lot coverage/lot area:</b>	<b>2304.40 / 7500.00</b>	<b>2329.00 / 7500.00</b>
<b>TOTAL LOT COVERAGE:</b>	<b>30.72%</b>	<b>31.05%</b>

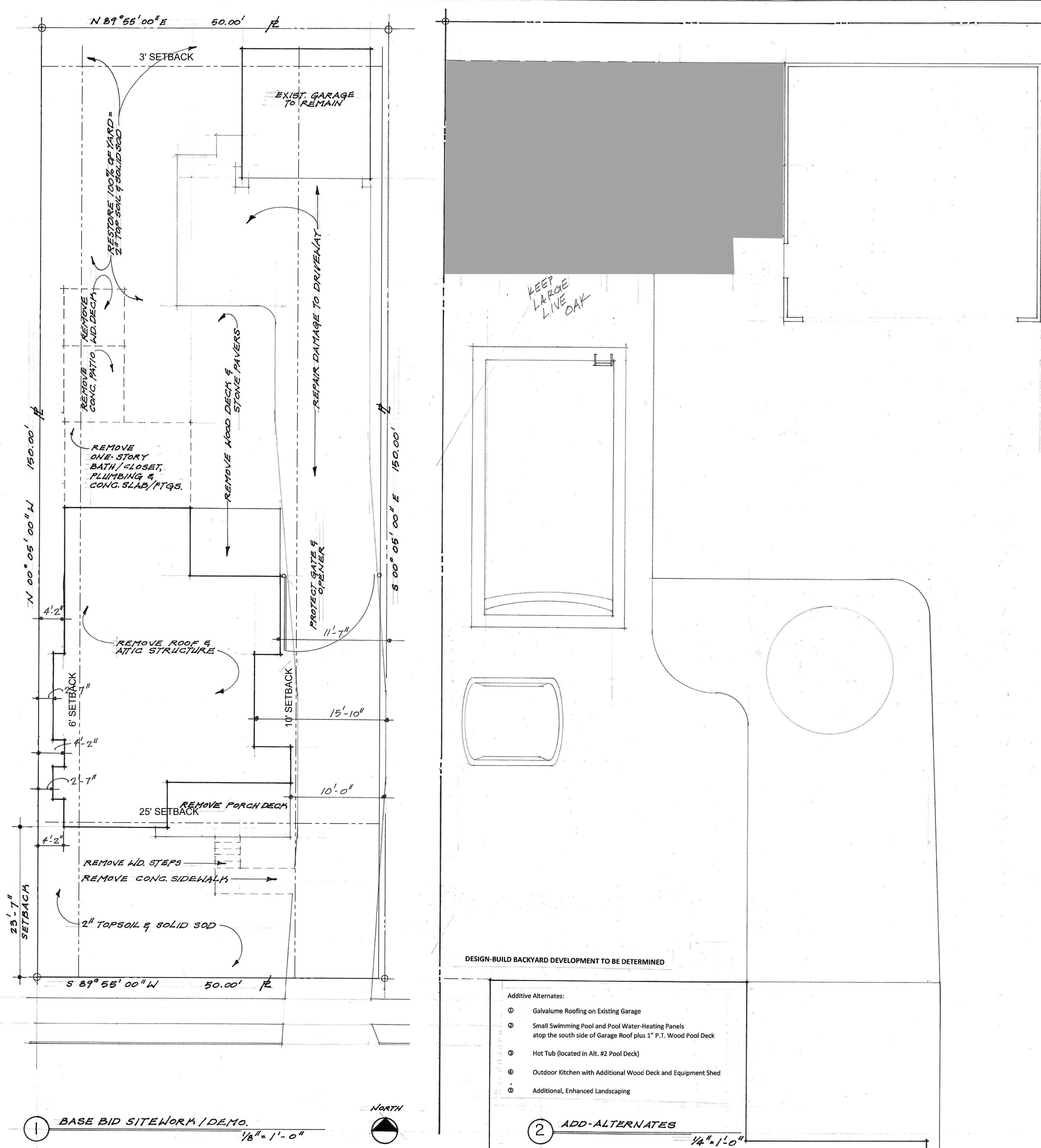
### Floor Area Ratio (FAR) - No Porches

Lot area	7500.00	7500.00
Main house: 1st floor	1373.90 !	1163.90 !
Main house: 2nd floor	255.00	1821.90 *
Garage: 1st floor	412.00	412.00
Garage: 2nd floor	0.00	0.00
Other structures (unless exempt)	0.00	0.00
<b>Total (total FAR/lot area):</b>	<b>2040.90 / 7500.00</b>	<b>3397.80 / 7500.00</b>
<b>TOTAL FAR:</b>	<b>27.20%</b>	<b>45.30%</b>

**Height of Main Structure:**

**! Included Staircase**

**\* Deducted Staircase**



- ADDITIVE ALTERNATES:
- ① Galvalume Roofing on Existing Garage
  - ② Small Swimming Pool and Pool Water-Heating Panels atop the south side of Garage Roof plus 1" P.T. Wood Pool Deck
  - ③ Hot Tub (located in Alt. #2 Pool Deck)
  - ④ Outdoor Kitchen with Additional Wood Deck and Equipment Shed
  - ⑤ Additional, Enhanced Landscaping

1 BASE BID SITEMARK / DEMO.  
1/8" = 1'-0"

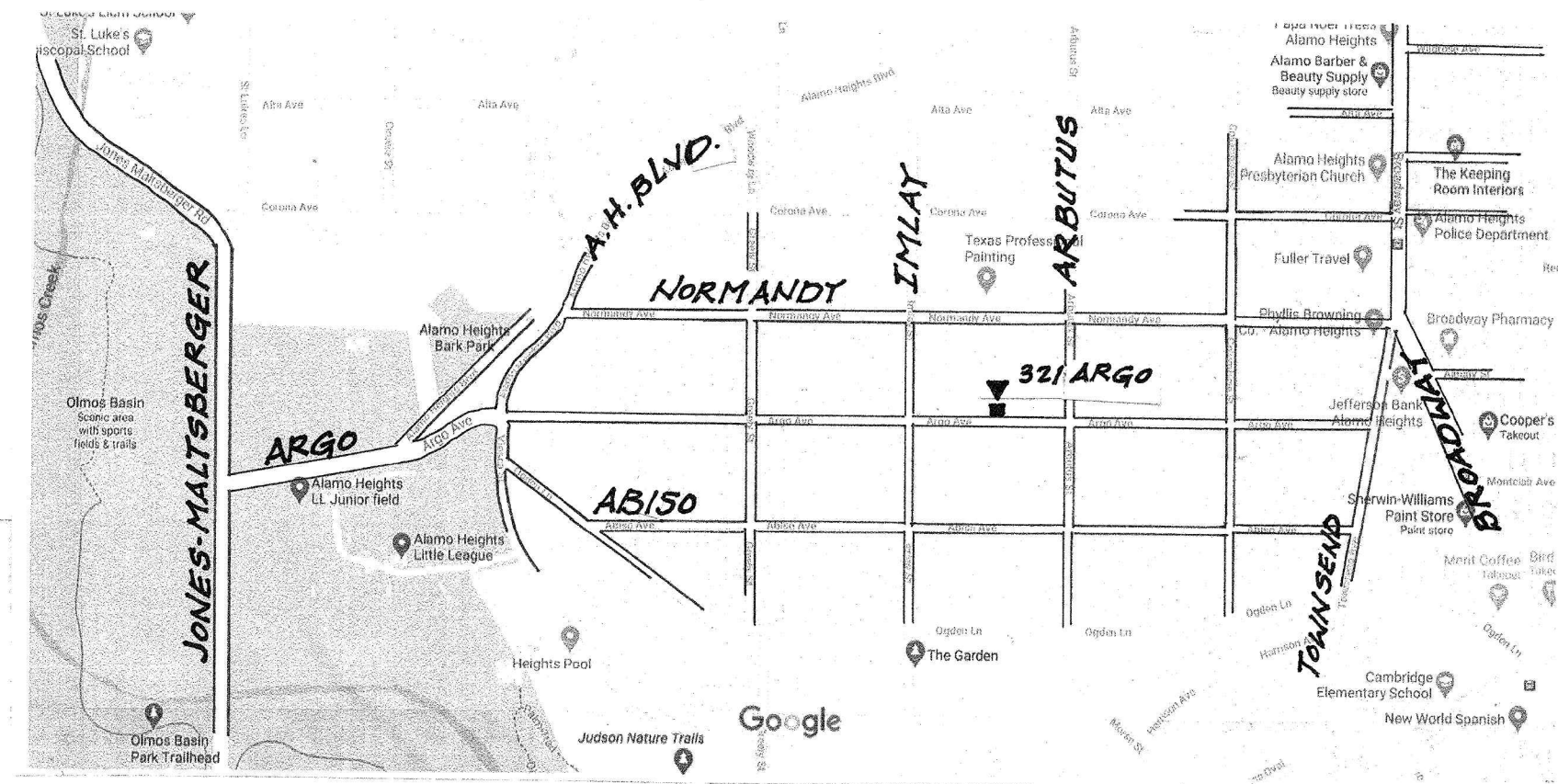
2 ADD-ALTERNATES  
1/4" = 1'-0"

### INDEX OF DRAWINGS

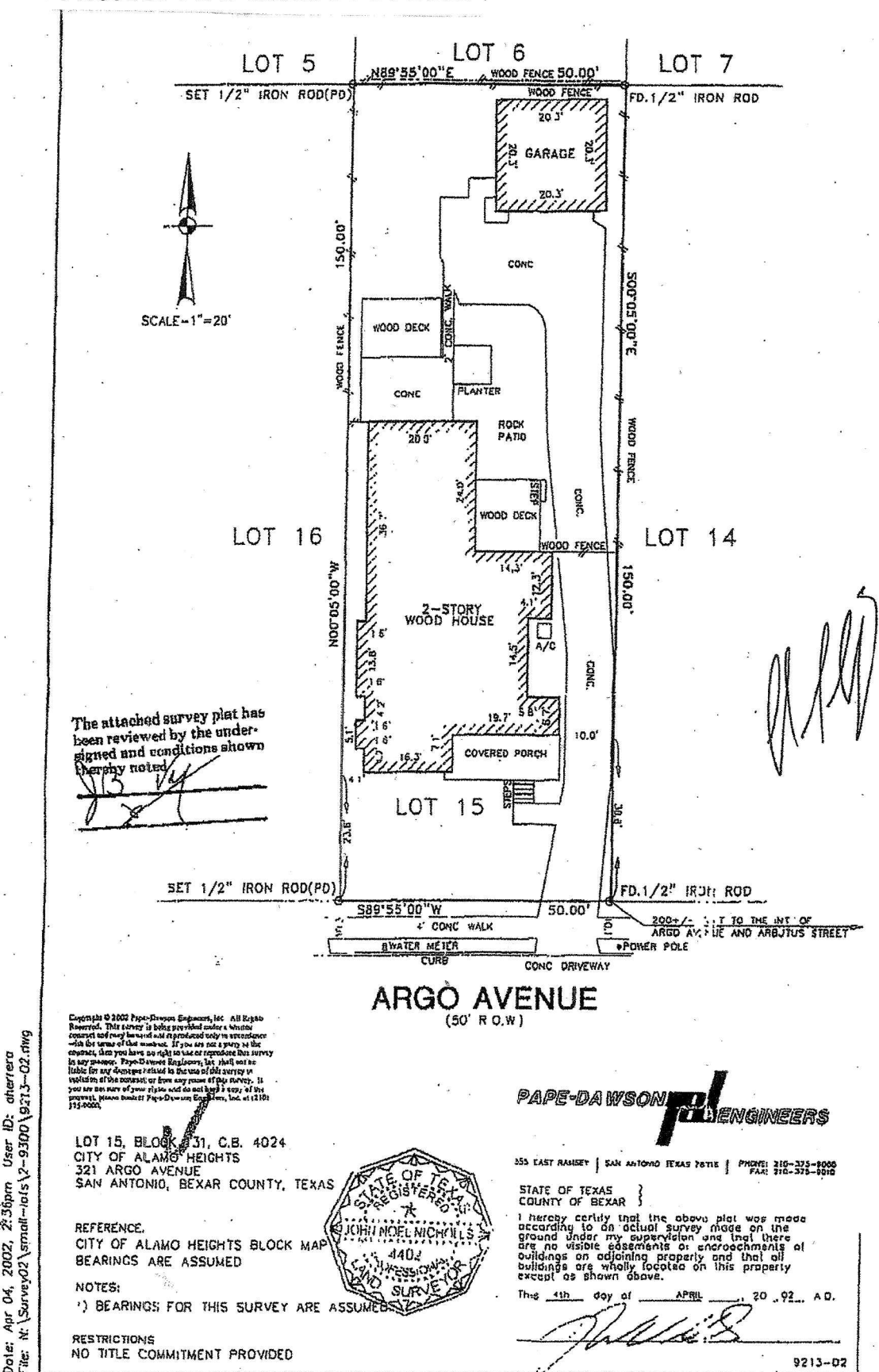
- A-1 Demolition, Alternates and Site Location
  - A-2 Floor Plans
  - A-3 Exterior Elevations
  - A-4 Roof Plan and 2nd Floor Reflected Ceilings
  - A-5 Interior Elevations and Room Finish Schedule
  - A-6 First and Second Floor Area Analysis (Lot Coverage and FAR Calculations)
  - S 1.1 Existing Floor Framing Plan and Structural Design Criteria
  - S 1.2 Second Floor Framing Plan
  - S 1.3 Roof Framing Plan
  - S 2.1 Structural Details
- Landscaping Site Plan dated 12-06-2020  
(Alternate Proposal; Not Final, For Pricing Only)

### PROJECT LOCATION

Google Maps 321 Argo Ave



### PROJECT PLAT dated 04-04-2020

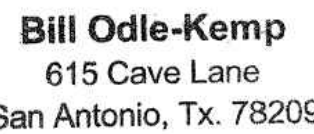


**Bill Odle-Kemp**  
615 Cave Lane  
San Antonio, Tx. 78209

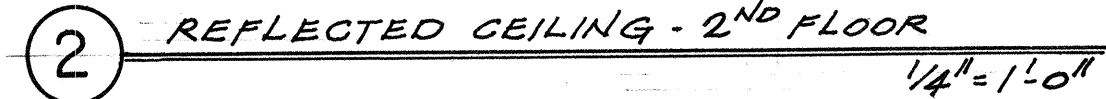
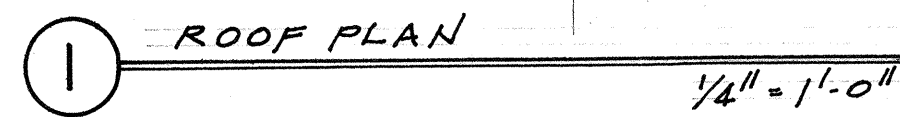
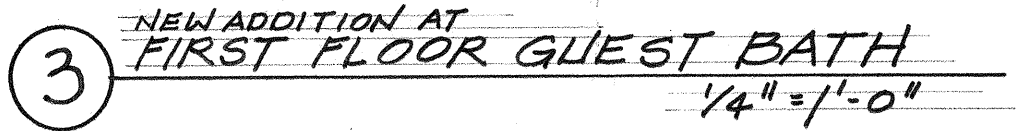
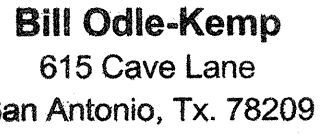
REMODELING and ADDITION for  
**Dr. & Mrs. Sam Simpson**  
321 ARGO AVE., ALAMO HEIGHTS, TEXAS 78209

**A-1**  
May 31, 2022  
ISSUED FOR CONSTRUCTION









REMODELING and ADDITION for  
**Dr. & Mrs. Sam Simpson**  
321 ARGO AVE., ALAMO HEIGHTS, TEXAS 78209

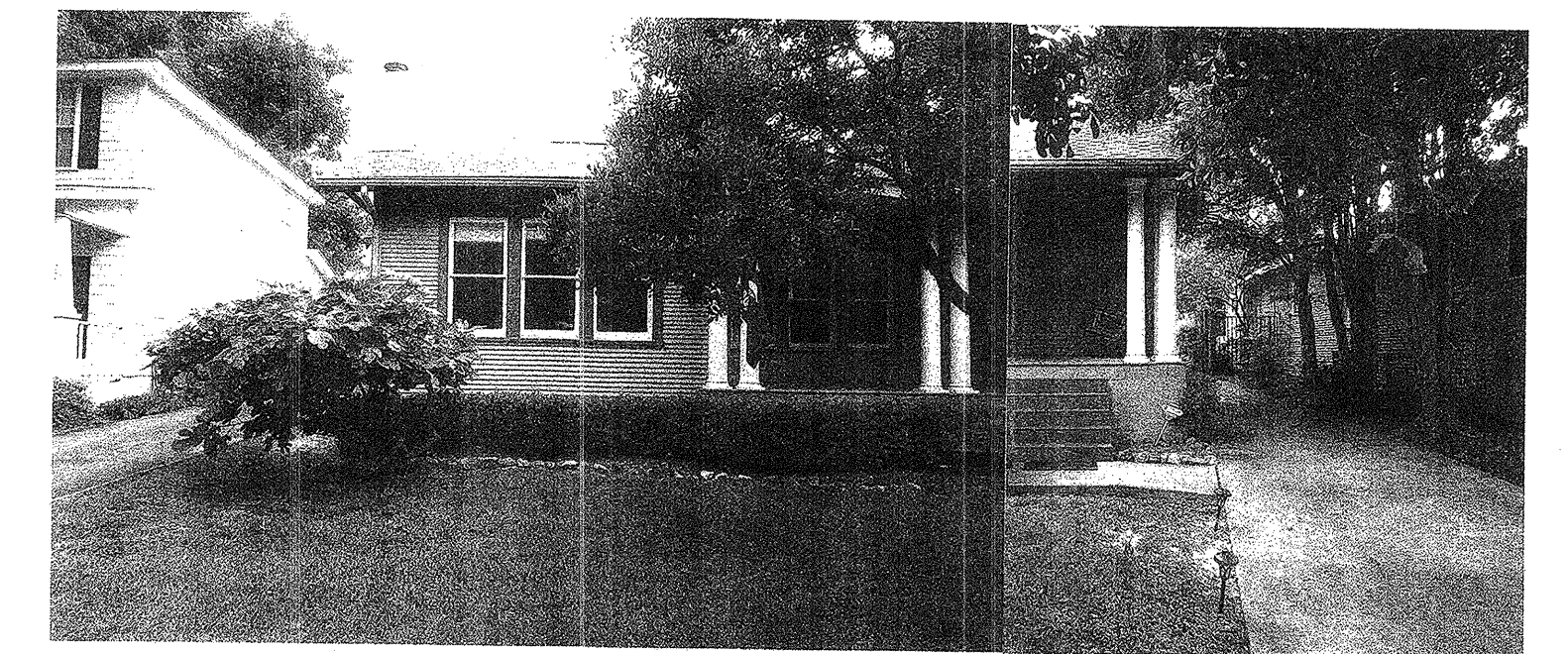


SIMPSON PROPERTY



NEXT-DOOR NEIGHBOR'S 10' DRIVEWAY

SIMPSON'S 10' DRIVEWAY



SIMPSON PROPERTY



NEXT-DOOR NEIGHBOR'S 10' DRIVE

SIMPSON'S 10' DRIVE

ARGO AVE.

Early Prelim - Addition and Remodel of  
321 Argo, Alamo Heights, Tx.  
for  
Dr. and Mrs. Sam Simpson

By  
Bill Odle-Kemp, Emeritus Architect  
615 Cave Lane, SAT 78209  
(704) 771-4223

10-09-2020  
Preliminary  
Not for Construction