



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

Architectural Review Board Special Meeting
November 30, 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 special meeting scheduled **at 5:30 p.m. on Tuesday, November 30, 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. **Per Governor’s Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to 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. 868F – 533 Normandy

Request of Myles Caudill of Caudill Homes, owner, for the compatibility review of the proposed main structure located at 533 Normandy in order to construct a new single-family residence with detached accessory 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 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, 2nd floor. You may also contact Eron Spencer (espencer@alamoheightstx.gov) or Lety Hernandez (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case.

Property Address: **533 NORMANDY**

Original Architect:

Architecture Type: **COTTAGE**

Year Built:

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	8500		8500	
Main house footprint	910		2194	
Front porch			106	
Side porch 1	70			
Side porch 2				
Rear porch				
Garage footprint	400		400	
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):	1380		2700	
Total Lot Coverage:	16.2		31.7	
Floor Area Ratio (FAR)**	Applicant		Applicant	
	Applicant	Staff	Applicant	Staff
Lot area	8500		8500	
Main house: 1st floor	910		2194	
Main house: 2nd floor			1138	
Garage: 1st floor	400		400	
Garage: 2nd floor				
Other structures (unless exempted - see below)	70			
Total (total FAR/lot area):	1380		3732	
Total FAR:	16.2		43.9	
Height of Main Structure:	12'-0"		AVG. 28'-5"	

*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: 533 NORMANDY

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	1380		2700	
Driveway/Parking Pad	750		PERVIOUS	
Walkways			PERVIOUS	
Swimming Pool/Spa				
Other impervious cover: _____				
Total impervious surface cover (in this project):	2130		0%	
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)*			Δ 570	
Stormwater Development Fee*				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	328		2472	
Footprint of any structure(s)			64	
Driveway/Parking Pad			DRIVEWAY/PARKING IS GRAVEL	
Walkways			"PERVIOUS"	
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project	328			
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			2.5%	

*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. 3-16) 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. 3-16, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").

Legend

Wood Fence

Chainlink Fence

Power Pole

Found Iron Rod

unless otherwise noted

Set Iron Rod With Cap

Marked "RFLS #5407"

unless otherwise noted

Calced Point Not Set

Recent Information

Electric Meter

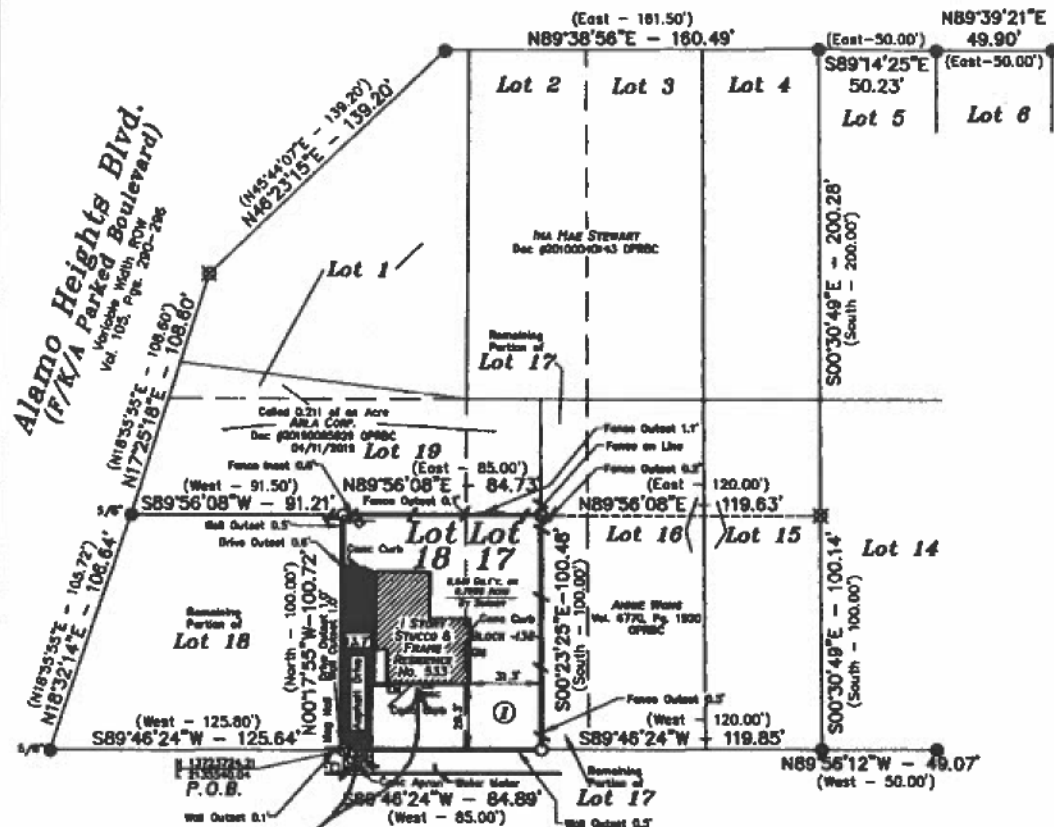
Gas Meter

Corona Ave.

50' ROW
Vol. 105, Pgs. 290-298



Scale: 1" = 50'
Page 1 of 3



Normandy Ave.

(F/K/A King Ave.)

50' ROW
Vol. 105, Pgs. 290-298

REMOVE RESIDENCE

+ DRIVE WAY

ALL OVER GROWTH

REMOVED IN FRONT

NO LIVING TREES REMOVED

SURVEY OF:

Being 8,531 square feet or 0.1958 of an acre of land
out of the South 100 feet of the West 30 feet of Lot 17
and the East 55 feet of Lot 18, Block 138, Alamo
Heights, in the City of Alamo Heights, Bexar County,
Texas, according to the Plat thereof recorded in Volume
105, Pages 290-298 Deed and Plat Records of Bexar
County, Texas and being that same tract of land described

In a deed to Maura Ellen Osborne recorded in Doc #98-
0181850 Real Property Records of Bexar County, Texas.

ADDRESS 533 Normandy Ave. (F/K/A 533 King Ave.)

BUYER La Pita Ventures, LLC

PREPARED BY:

TEXAS LAND SURVEYORS

475 CR 4175 Cranfills Gap, Texas 78637
(210) 845-4044 kashymee@yahoo.com
Firm No. 10194821

DATE PREPARED: 11/18/20

Job #20-180

I, R.P. Shelley, do hereby certify that this Map of Survey reflects
the results of an on-the-ground survey conducted by personnel
working under my supervision and to the best of my knowledge is
true and accurate and substantially complies with the Rules and
Regulations and Standards of Practice as adopted by the Texas
State Board of Professional Land Surveying.

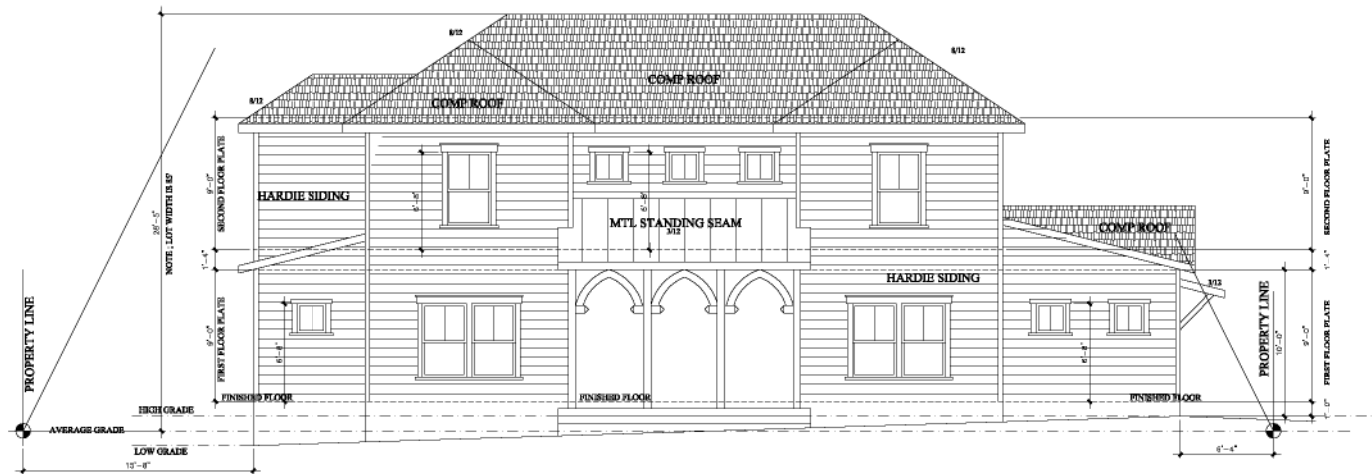


RPS Shelley

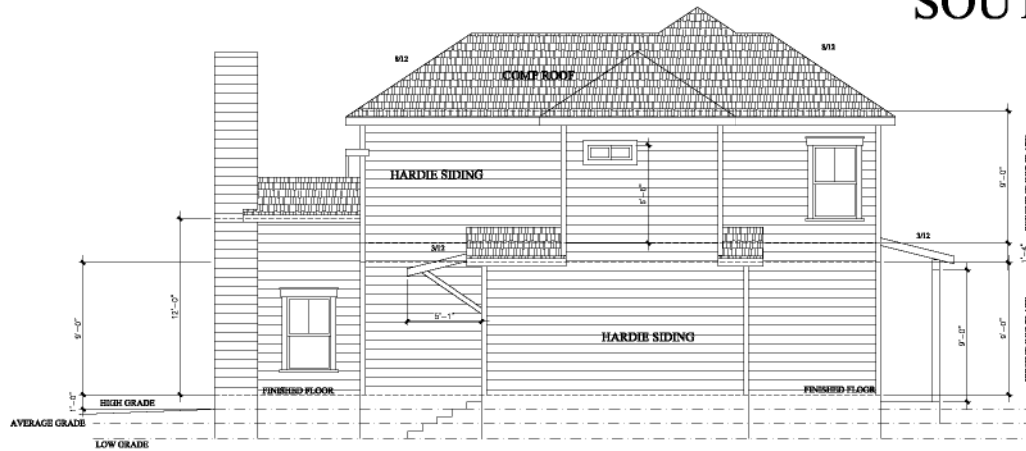
R.P. Shelley

R.P.L.S. NO. 4540

Drawn by: **ROS**
Checked by: **KAT**



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



M.A. CAUDILL
ARCHITECT
1100 N. DALLAS STREET, SUITE 100
DALLAS, TEXAS 75201
214.766.1100

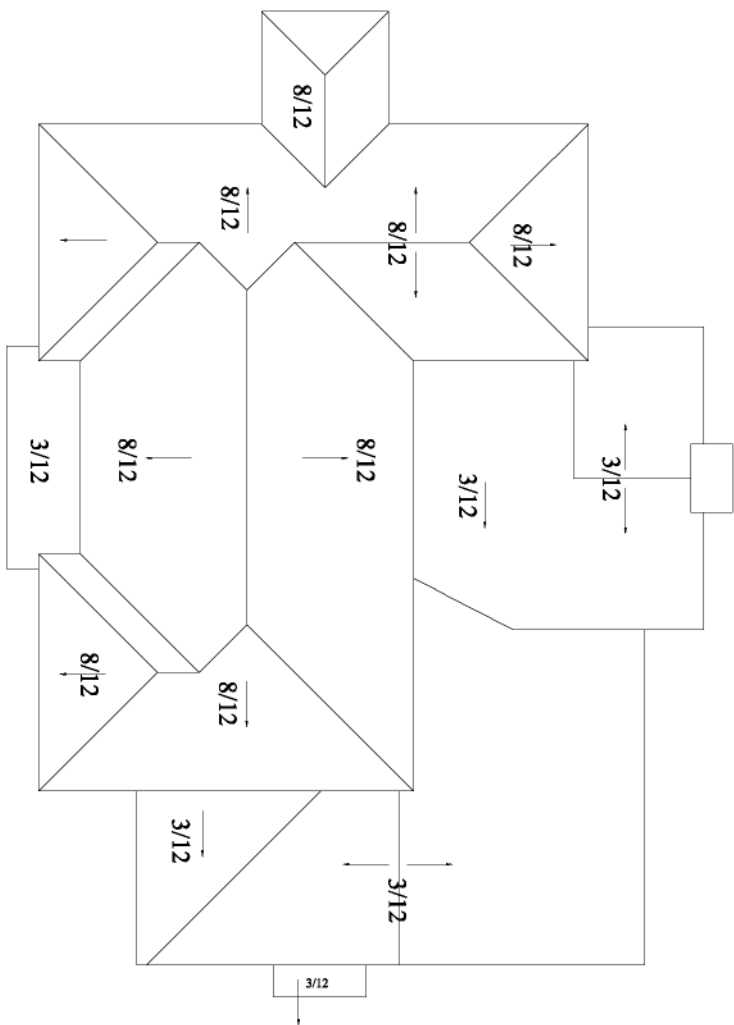
533 NORMANDY
ALAMO HEIGHTS, TX

DATE: 11/13/2021
BY: J. CAUDILL
CHECKED: J. CAUDILL
APPROVED: J. CAUDILL



11/13/2021 11:13:31 AM

A3



ROOF PLAN
1/4" = 1'-0"

SQFT TOTALS

3332 TOTAL A/C SQFT
AC SQFT DN = 2194 SQFT
AC SQFT UP = 1138 SQFT
GARAGE = 400 SQFT
ENTRY PORCH = 106 SQFT
MAIN SLAB = 2300 SQFT

CODE ANALYSIS
SQFT TOTALS

LOT SQFT= 8500 SQFT
TOTAL COVERED SQFT= 2700 SQFT
% LOT COVERAGE 2700 SQFT= 31.7 %
F.A.R.= 3838 SQFT =45%
DRIVE WAY = 1440 SQFT (EXISTING)



M.A. CAUDILL
ARCHITECT
1000 N. GARDEN
ALAMO, TEXAS 78002
512.298.1100

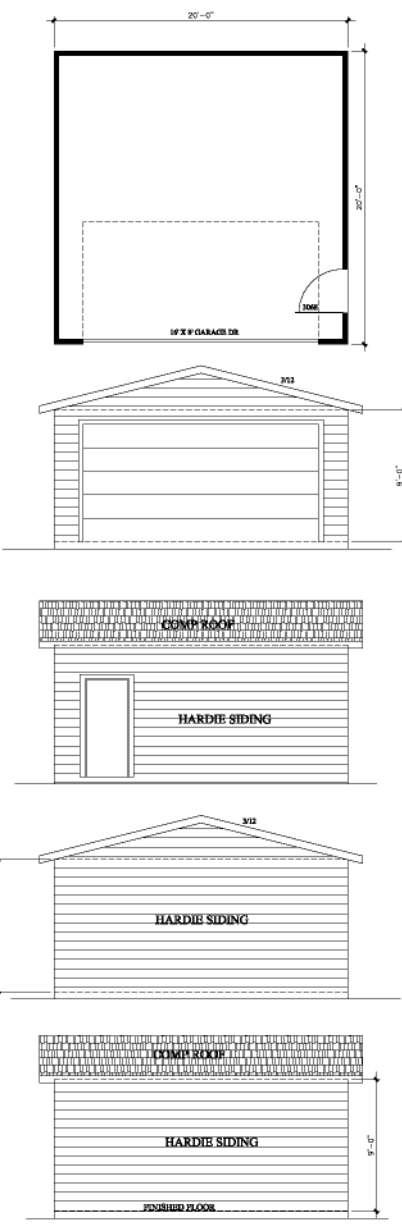
533 NORMANDY
ALAMO HEIGHTS, TX

DATE: 11/3/2021
DRAWN BY: J. M. JONES
CHECKED BY: M. A. CAUDILL



ALL RIGHTS RESERVED BY M.A. CAUDILL, INC.

A1



2 CAR GARAGE

1/4" = 1'-0"



M.A. CAUDILL
ARCHITECTS
1000 N. GULF BLVD.
SUITE 100
HOUSTON, TX 77028

533 NORMANDY
ALAMO HEIGHTS, TX

DATE	11/3/2021
BY	M.A. CAUDILL
CHECKED	
APPROVED	



QR CODE: 11/3/2021 11:11:53 AM

A2