



CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

6116 BROADWAY

SAN ANTONIO, TX 78209

210-826-0516

Architectural Review Board Meeting

Tuesday, November 19, 2019 – 5:30 P.M.

6116 Broadway St – City Council Chambers

Case No. 786 F – 309 Alta

Request of Theresa McFaul of Maivu Plumbing & Construction, applicant, representing Adam Smith, owner, for the significance review of the existing main structure in order to demolish 85% of the existing street-facing façade, demolish 63% of the existing roof, and for the compatibility review of the proposed design located at 309 Alta in order to add to the front and the rear of the existing residence 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 <https://www.slideshare.net/ahcitycouncil/2-706-ogden-web-packet> 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.

MAI *Vu*

PLUMBING & CONSTRUCTION

Cover Letter

Date: 9/30/19
Address: 309 Alta Ave.,
Alamo Heights TX 78209

To Whom It May Concern:

I would like to request a variance to have zero car parking instead of two, as required by a 3/2 dwelling. I would also like to request to build the rear deck closer to the back fence than the 20' minimum, as well as exceed the 40% total lot coverage amount. The rear deck would be 12' (left side) and 15' (right side) from the back fence once complete (the rear fence line runs at a slant). The 40% total lot coverage amount will only be exceeded by 2% to 42% total lot coverage. I am also requesting to encapsulate ~~93~~ 93% of the front of the property in order to add square footage to the front. The property's value and functionality would increase tremendously by adding square footage, and updating the property to a 3 bed / 2 bath.

The reason I am requesting these variances, is due to the hardship of the small size of the lot. The lot is .12 of an acre and does not meet the minimum size requirements for lots in this zoning district.

I thank you for your time and consideration in reviewing my request for these variances. Please let me know if you have any further questions.

Thank you,



Theresa McFaul
210-792-7401

(*93% encapsulation)

KOTI 634, LLC.
TRACT
VOL. 18565, PG. 862

MARY B. BARAD
0.172 ACRES
VOL. 14551, PG. 1841

176 SF WOOD DECK
UNCOVERED

A/C UNIT

427 SF ONE-STORY
ADDITION

KATHLEEN MCGRATH
TRACT
VOL. 6841, PG. 1349

1291 SF EXISTING
HOUSE

427 SF
ONE-STORY ADDITION

32 SF FRONT PORCH

S 89°53'29" W 50.08'
(50')

ALTA AVENUE
(50' R.O.W.)

NOTE:
ASSUMED BEARING BASIS (S89°59'00"W, 99.96') BEING THE
SOUTH LINE BETWEEN IRON RODS FOUND FOR LOTS 7 AND 8.

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR
SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 437, PAGE 5, AND VOLUME 787, PAGE 205,
AS AMENDED IN VOLUME 912, PAGE 510, DEED RECORDS, BEXAR COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0405 G, which is Dated 9/29/2010. By reading from that FIRM, it
appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special
Flood Hazard Areas and Zones may be found at <http://mac.fema.gov/portal>.



Property Address:

309 ALTA AVENUE

Property Description:

THE SOUTH 1/2 OF LOT 8, BLOCK 152, COUNTY BLOCK
4024, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS;
ACCORDING TO THE PLAT RECORDED IN VOLUME 105,
PAGES 290-296, DEED AND PLAT RECORDS, BEXAR
COUNTY, TEXAS.

Owner:
ADAM SMITH

FIRM REGISTRATION NO.
10111700

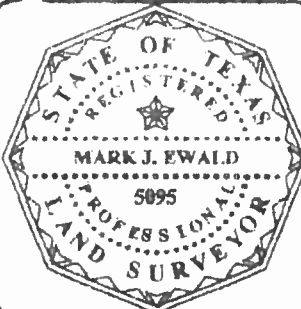
**Westar
Alamo**

LAND SURVEYORS, LLC.
P.O. BOX 1845 BOERNE, TEXAS 78008
PHONE (210) 372-9500 FAX (210) 372-8888

LEGEND

- △ = CALCULATED POINT
- = FND 1/2" IRON ROD
- () = RECORD INFORMATION
- D.S. = DWELLING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊙ = FND 1/2" IRON PIPE
- ⊕ = WATER METER
- = CHAIN LINK FENCE
- #— = WOOD FENCE
- E— = OVERHEAD ELECTRIC
- ⊙ = POWER POLE

DRAWN BY: AP/JB



I, MARK J. EWALD, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under my
supervision, and there are no discrepancies,
conflicts, shortages in area or boundary
lines, or any encroachment or overlapping of
improvements, to the best of my knowledge
and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO.

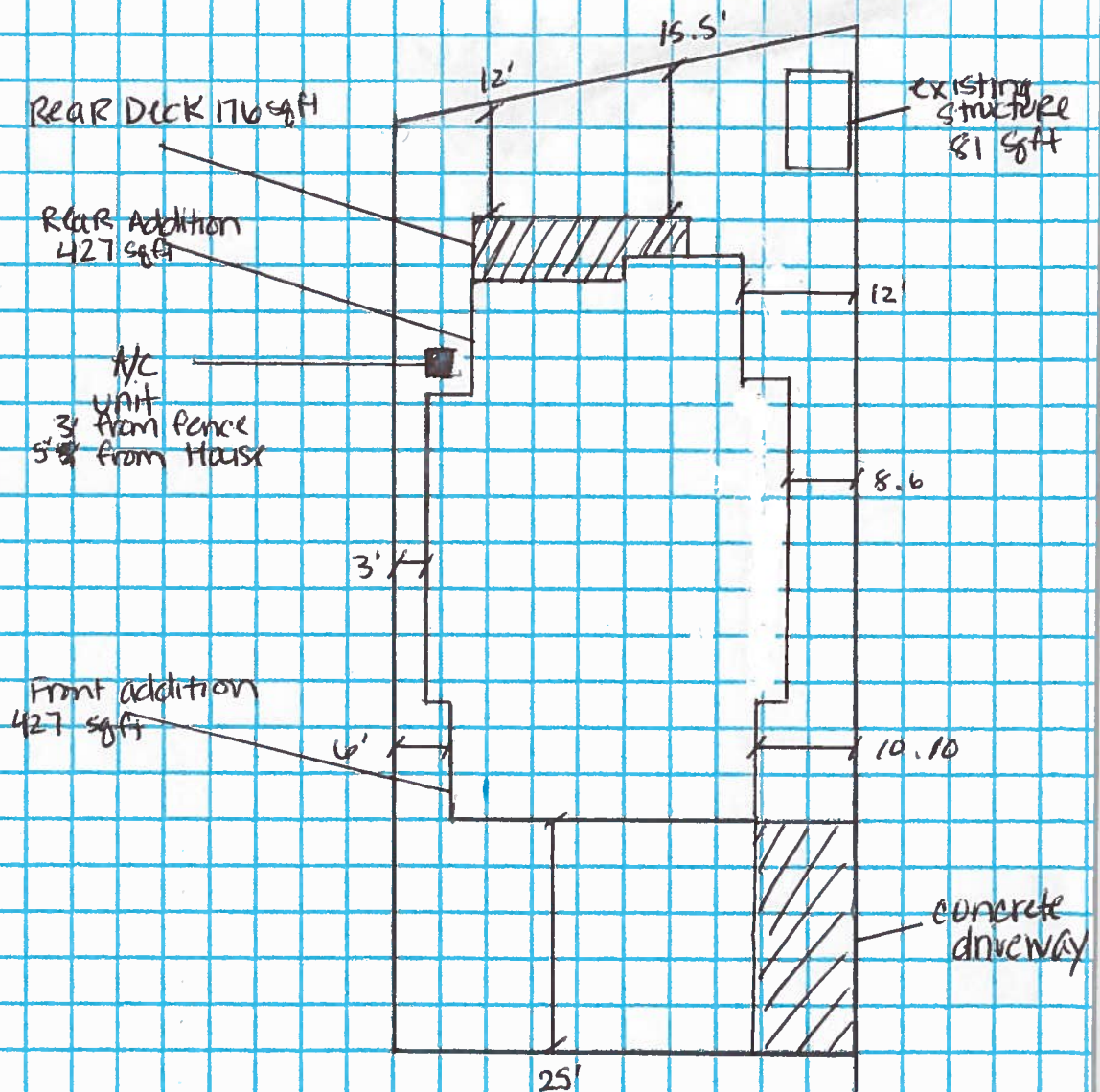
JOB NO.

TITLE COMPANY: MARATHON TITLE

DATE: 07/09/2019

309 AITA SITE PLAN

□ = 5'



Property Address: <u>309 Alta Ave</u>
Original Architect: <u>Unknown</u>

Architecture Type:
Year Built: <u>1936</u>

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	5383		5383	
Main house footprint	1291		2145	
Front porch	24		32	
Side porch 1				
Side porch 2				
Rear porch				
Garage footprint				
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures	81		81	
Total (total lot coverage/lot area):	1396/5383		2258/5383	
Total Lot Coverage:	26%		42%	
Floor Area Ratio (FAR)**	Applicant		Staff	
	Applicant	Staff	Applicant	Staff
Lot area	5383		5383	
Main house: 1st floor	1291		2145	
Main house: 2nd floor				
Garage: 1st floor				
Garage: 2nd floor				
Other structures (unless exempted - see below)	105		113	
Total (total FAR/lot area):				
Total FAR:	1396/5383		2258/5383	
Height of Main Structure:	26%		42%	

*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: 309 Alta Ave, Alamo Heights TX

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	1291		2145	
Driveway/Parking Pad				
Walkways				
Swimming Pool/Spa				
Other impervious cover: <u>shed + front porch</u>	105		shed 81 + porch 32 + deck 176 289	
Total impervious surface cover (in this project):	1396		2434	
Total impervious surface cover <u>removed/existing</u> (in this project):			1396	
Total impervious surface cover <u>sq. ft. (proposed minus removed = net figure for this project)*</u>			1038	
Stormwater Development Fee*				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	1250		1250	
Footprint of any structure(s)	0		0	
Driveway/Parking Pad	0		252.5	
Walkways	0		0	
Other impervious cover: _____	0		0	
Impervious surface cover within front yard setback in this project	0		252.5	
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			0	
Impervious surface cover net proposed <u>sq. ft. within front yard setback</u>			252.5	
Impervious surface cover proposed <u>within front yard setback</u>			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts			20.2%	

*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").

309 Alta
Across the street



Existing Subject property



309 Alta
Across the street



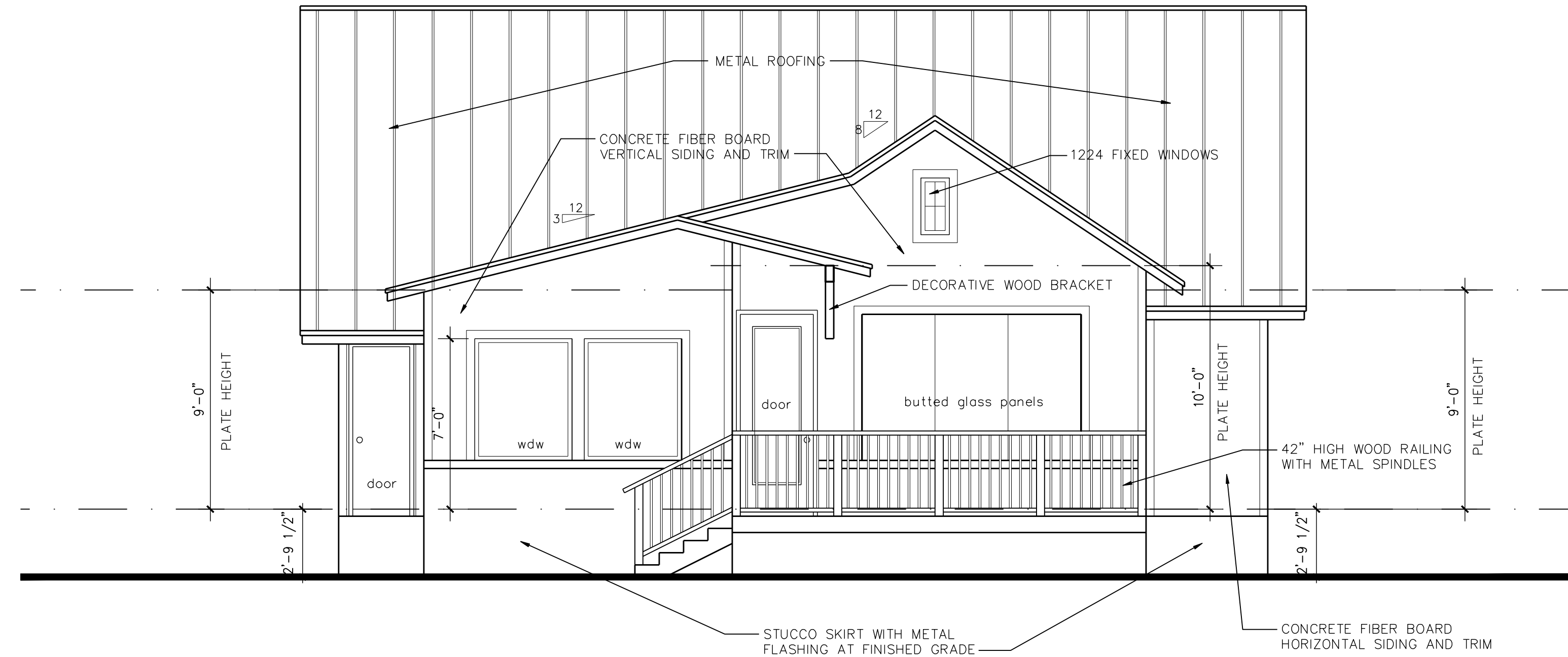
Proposed Subject property





FRONT ELEVATION

WORKING DRAWINGS SHALL NOT BE SCALED. CONTRACTOR AND /OR SUB-CONTRACTOR SHALL REVIEW AND VERIFY ALL NOTES AND MEASUREMENTS BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. VERIFY FOR CLARITY AND CONSULT CONTRACTOR OR FIELD MANAGER FOR ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS. GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE TO INSURE CONSTRUCTION OF PROJECT MEETS ALL LOCAL AND APPLICABLE CODES. THESE DRAWINGS ARE OF BUILDERS TYPE AND THE DESIGNER/DRAFTER OF THIS SET OF PLANS, HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR RELEASE OF LIABILITIES TO PROBLEMS AT THE JOB SITE IN REFERENCE TO SAID WORKING DRAWINGS.



REAR ELEVATION

SCALE: 1/8"=1'-0"



FRONT ELEVATION

SCALE: 1/8"=1'-0"

NOTE: 85% ENCAPSULATION OF
THE FRONT OF THE HOUSE

309 Alta Ave.

BEXAR COUNTY, TEXAS

MICHAEL CORTEZ
DESIGNER

2017 RELEASE UNDER E.O. 14176

(210) 860-6920

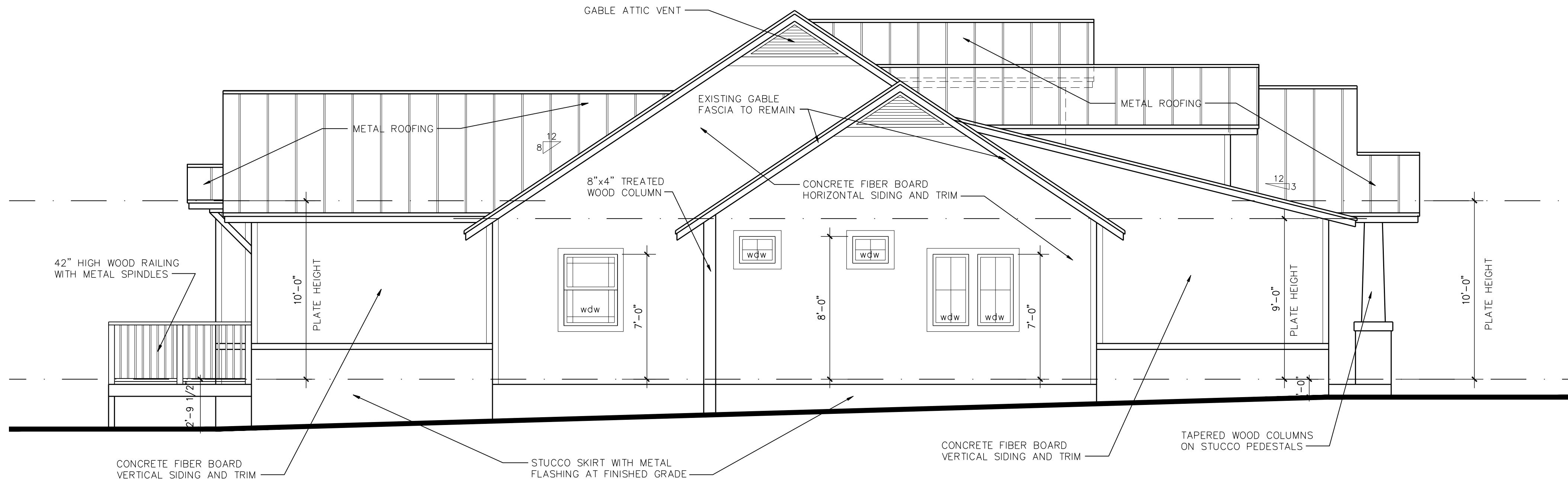
Everview Homes Plan 2157

DATE: 10-21-2019

SHEET

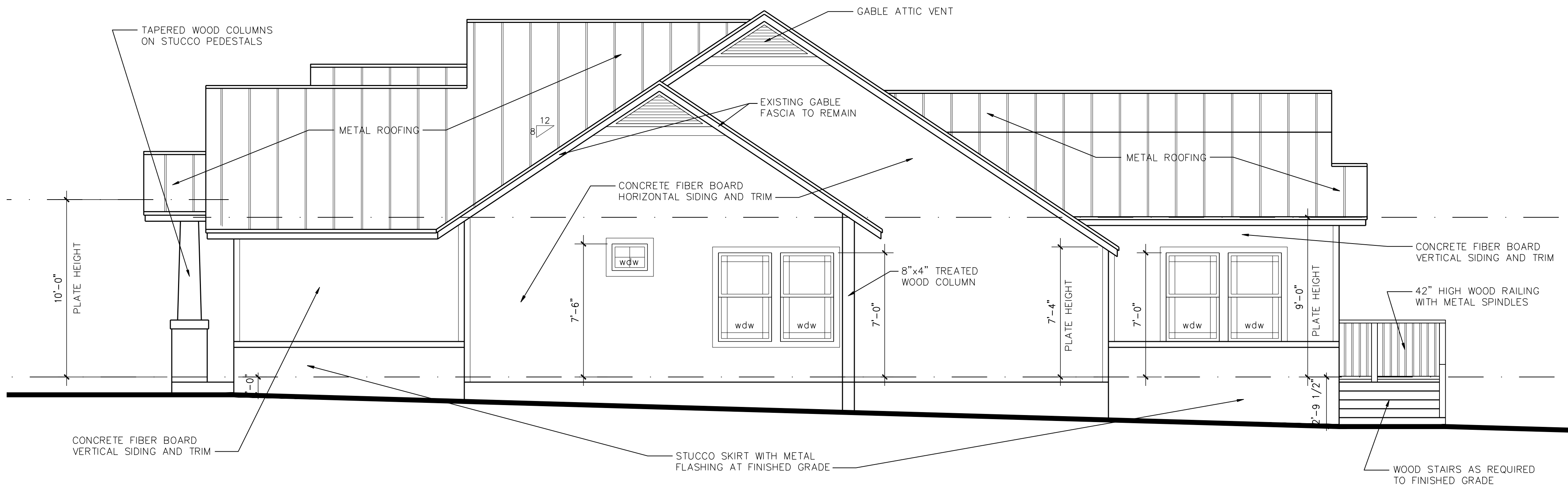
A-2

OF 5



LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"

WORKING DRAWINGS SHALL NOT BE SCALED. CONTRACTOR AND /OR SUB-CONTRACTOR SHALL REVIEW AND VERIFY ALL NOTES AND MEASUREMENTS BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. VERIFY FOR CLARITY AND CONSULT CONTRACTOR OR FIELD MANAGER FOR ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS. GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE TO INSURE CONSTRUCTION OF PROJECT MEETS ALL LOCAL AND APPLICABLE CODES. THESE DRAWINGS ARE OF BUILDERS TYPE AND THE DESIGNER/DRAFTER OF THIS SET OF PLANS, HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR RELEASE OF LIABILITIES TO PROBLEMS AT THE JOB SITE IN REFERENCE TO SAID WORKING DRAWINGS.

309 Alta Ave.

BEXAR COUNTY, TEXAS

MICHAEL CORTEZ

DESIGNER

(210) 860-6920

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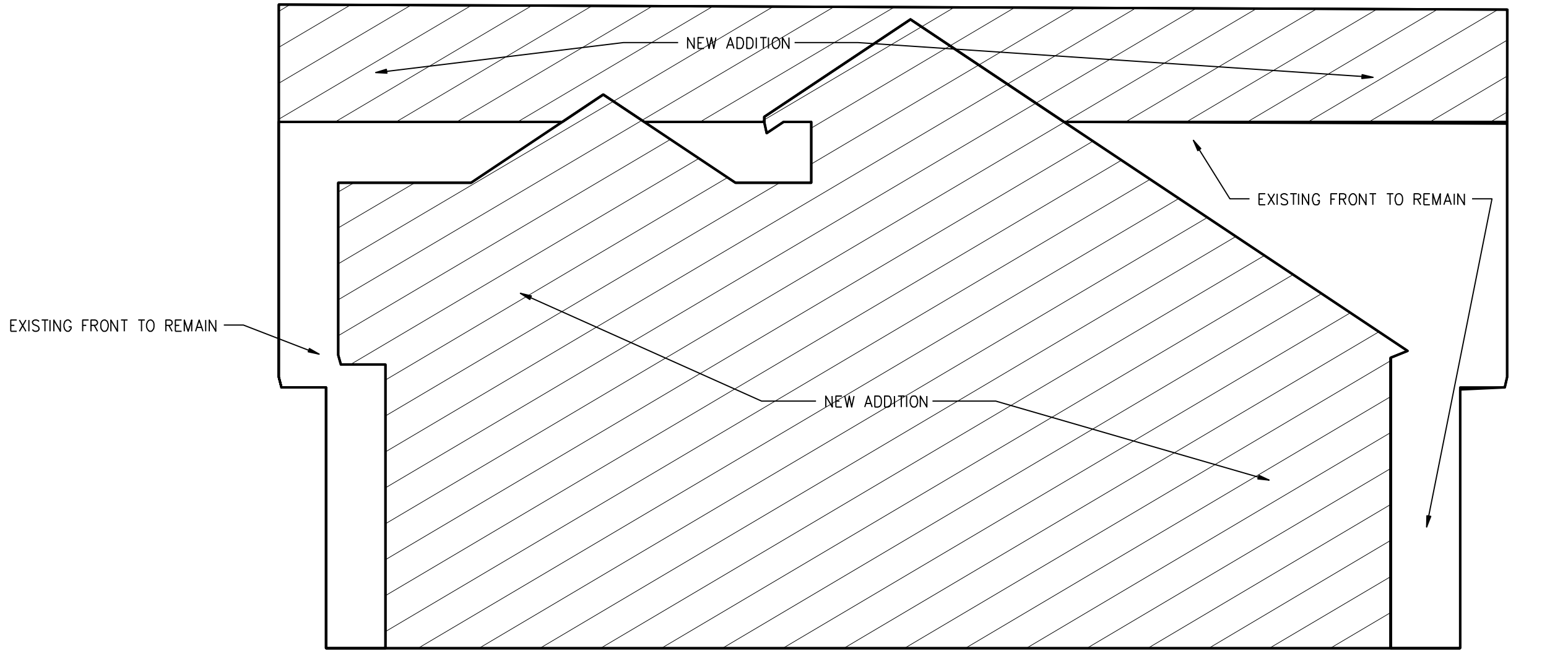
DATE: 10-21-2019

SHEET

A-3

OF 5

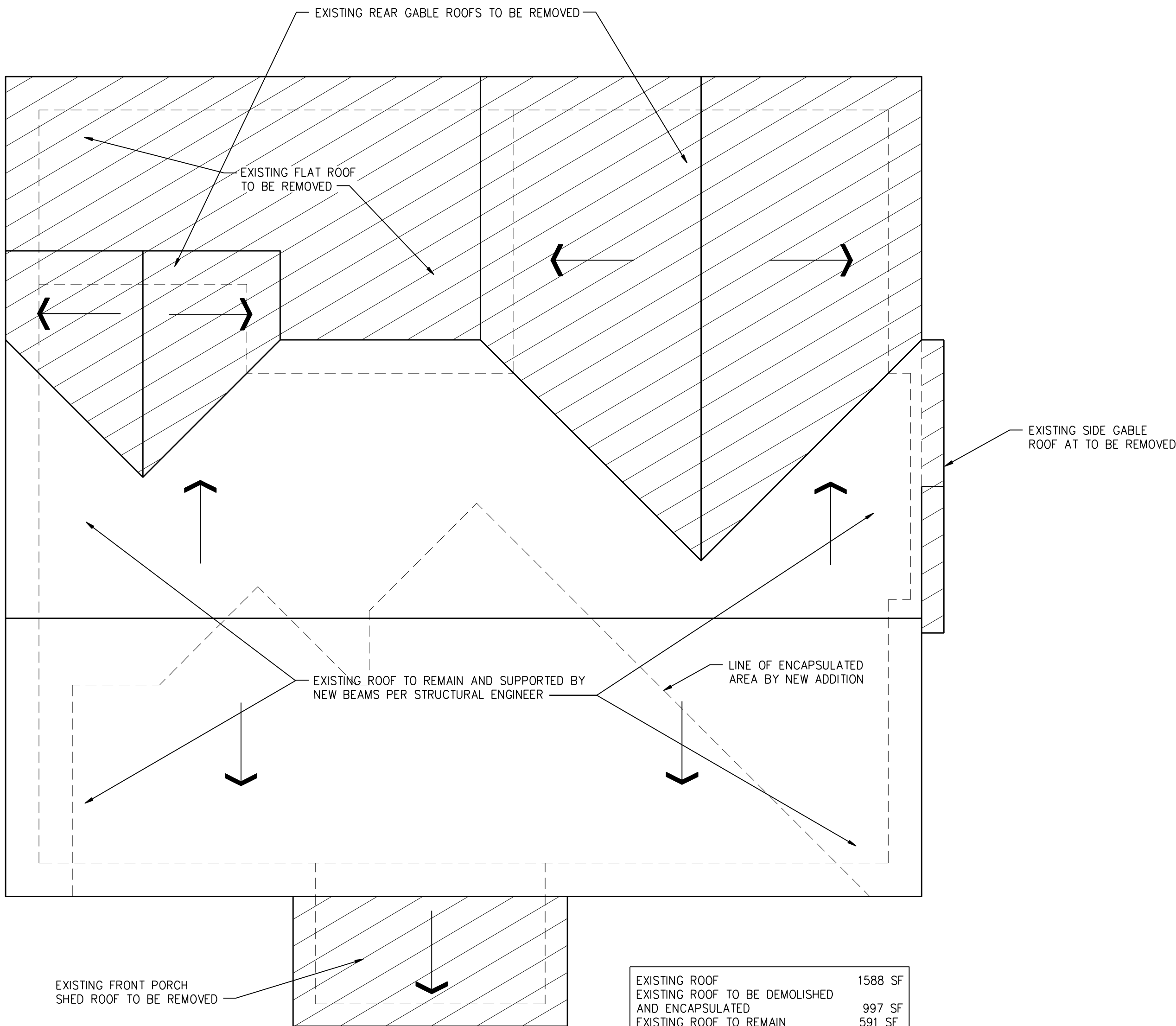
Everview Homes Plan 2157



FRONT ELEVATION - ENCAPSULATION

SCALE: 1/8"=1'-0"

EXISTING HOUSE FACADE 864 SF
EXISTING HOUSE TO BE ENCAPSULATED 711 SF
82% OF EXISTING HOUSE TO BE ENCAPSULATED

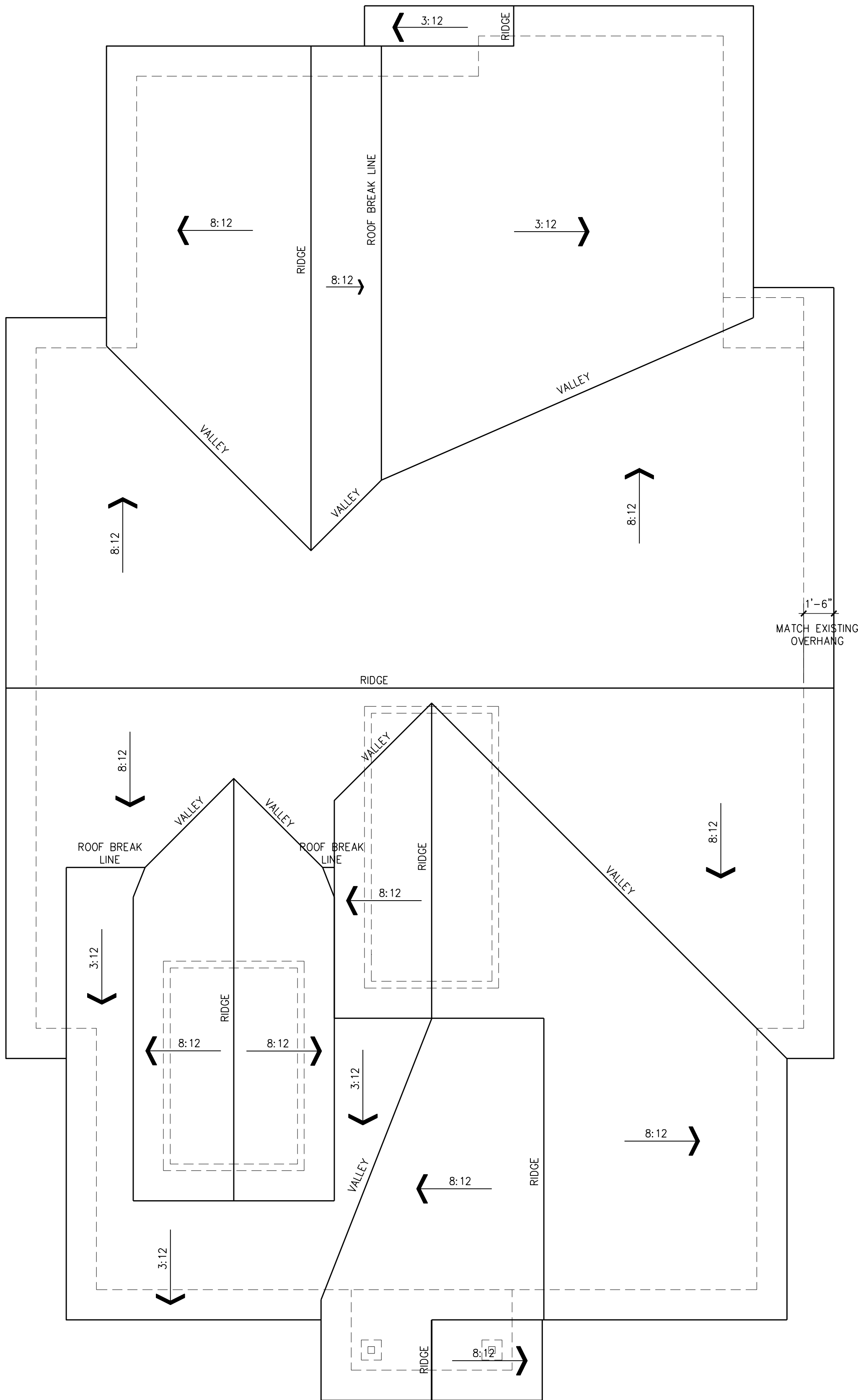


EXISTING ROOF PLAN - DEMOLITION

SCALE: 1/8"=1'-0"

EXISTING ROOF 1588 SF
EXISTING ROOF TO BE DEMOLISHED AND ENCAPSULATED 997 SF
EXISTING ROOF TO REMAIN 591 SF
37% OF EXISTING ROOF SHALL REMAIN

WORKING DRAWINGS SHALL NOT BE SCALED. CONTRACTOR AND /OR SUB-CONTRACTOR SHALL REVIEW AND VERIFY ALL NOTES AND MEASUREMENTS BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. VERIFY FOR CLARITY AND CONSULT CONTRACTOR OR FIELD MANAGER FOR ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS. GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE TO INSURE CONSTRUCTION OF PROJECT MEETS ALL LOCAL AND APPLICABLE CODES. THESE DRAWINGS ARE OF BUILDERS TYPE AND THE DESIGNER/DRAFTER OF THIS SET OF PLANS, HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR RELEASE OF LIABILITIES TO PROBLEMS AT THE JOB SITE IN REFERENCE TO SAID WORKING DRAWINGS.



ROOF PLAN

SCALE: 1/8"=1'-0"

309 Alta Ave.

BEXAR COUNTY, TEXAS

MICHAEL CORTEZ
DESIGNER

(210) 860-6920

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Everview Homes Plan 2157

DATE: 10-21-2019
REVISION DATE: 10-24-2019

SHEET

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OF 5