



## CITY OF ALAMO HEIGHTS

6116 BROADWAY

SAN ANTONIO, TEXAS 78209

210-822-3331

FAX 210-822-8197

### **NOTICE OF PUBLIC HEARINGS**

**The City of Alamo Heights Planning and Zoning Commission** will hold a public hearing on **Monday October 1, 2018 at 5:30 p.m.** for consideration of a request for approval of a specific use permit (SUP) application for the property at 423 Argyle, legally known as Lot 260, Block 26, County 4024, in the City of Alamo Heights, Bexar County, Texas in order to construct off-street parking area. The site plan also must be approved by the City Council. The City Council of the City of Alamo Heights will conduct another Public Hearing on **November 13, 2018 at its regular Council Meeting at 5:30 P.M.** to consider the recommendations of the Planning and Zoning Commission regarding the SUP. Both Public Hearings will be held in the OF Alamo Heights City Council Chambers 6116 Broadway, Alamo Heights, Texas 78209.

(Attached Document)

The Argyle Club

934 Patterson Avenue

San Antonio, TX 78209

Texas Biomedical Research, on behalf of the Argyle, desires to provide additional parking and storage solutions at the west side of the Argyle at 423 Argyle Avenue. The new parking lot will consist of twenty-six standard size parking spaces and two ADA spaces, providing a total of twenty-eight additional parking spaces off Argyle Avenue.

Additionally, new storage and a kitchen support structure are to be placed at the south west corner of the main Argyle building to replace the temporary storage units currently on site.

Thank you.

Property Address 423 Argyle Avenue Architecture/Structure Type N/A  
Original Architect N/A Year Built N/A

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	91,040 sqft		91,040 sqft	
Main house footprint	13,766 sqft		N/A	
Front porch	1,028 sqft		N/A	
Side porch 1	N/A		N/A	
Side porch 2	N/A		N/A	
Rear porch	N/A		N/A	
Garage footprint	N/A		N/A	
Carport footprint	N/A		N/A	
Shed footprint	N/A		N/A	
Breezeways	412 sqft		N/A	
Covered patio structure	N/A		N/A	
Other accessory structures	1,363 sqft		2983 sqft	
Total (total lot coverage/lot area):	16,157/ 91040	/	2983 / 91040	/
Total Lot Coverage:	17 %	___ %	3 %	___ %
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	91,040 sqft		91,040 sqft	
Main house: 1st floor	13,766 sqft		N/A	
Main house: 2nd floor	8,250 sq ft		N/A	
Garage: 1st floor	N/A		N/A	
Garage: 2nd floor	N/A		N/A	
Other structures (unless exempted - see below)	1,363 sqft		2983 sqft	
Total (total FAR/lot area):	16,157/ 91,040	/	/	/
Total FAR:	0.17	0.____	0.03	____ %
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 in 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](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-2 "Definitions")



Property Address 423 Argyle Avenue

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	17,880		19,500	
Driveway/Parking Pad	31,668		42,286	
Walkways	2,647		3,322	
Swimming Pool/Spa	N/A		N/A	
Other impervious cover: <u>existing patio</u>	2,475		N/A	
Total impervious surface cover (in this project):	54,670		65,108	
Total impervious surface cover <u>removed/existing</u> (in this project):			-	-
Total impervious surface cover <u>sq. ft.</u> (proposed minus removed = net figure for this project)*			10,438	
Stormwater Development Fee*			\$	\$

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	7,267			A
Footprint of any structure(s)	N/A		N/A	
Driveway/Parking Pad	2,600		N/A	
Walkways	52		N/A	
Other impervious cover: _____	N/A		N/A	
Impervious surface cover within front yard setback in this project	2,652			B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			N/A	-
Impervious surface cover net proposed <u>sq. ft.</u> within front yard setback			0 sq ft	
Impervious surface cover proposed <u>within front yard setback</u>			B / A	B / A
			____ %	____ %

\*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.

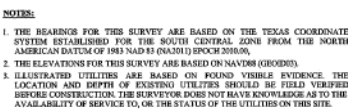
Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (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](http://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").








**LEGEND**

FD.	FOUND
L.R.	1/2" IRON ROD
(PD)	PAPE-DAWSON CAP
BW	BOTTOM OF WALL
TW	TOP OF WALL

















































Point Table	
Point	Tree Description
1032	18° PCN
1056	13° CB
1079	29° OKA
1080	33° OKA
1094	17° OKA
1099	24° ELM
1100	10° CB
1194	17° ELM
1309	9° ELM
1310	10° CB
1340	14° HK
1341	12° HK
1342	20° ELM
1343	23X16X12° OKA
1344	21° OKA
1345	13° HK
1346	8° CHINESE PLUM
1347	10° HK
1348	9° HK
1349	12° CB
1350	11° ELM
1351	10° ELM
1352	9° OKA
1353	16° ELM
1356	7° ELM
1360	9° ELM
1361	13° ELM
1362	23X20° OKA
1364	14° ELM
1365	8° HK
1419	16° ELM
1428	16° PCN
1429	13° LIGUSTRUM
1430	7° LIGUSTRUM
1431	8° PCN
1432	8° LIGUSTRUM
1433	11° HK
1434	17° PCN
1435	11° HK



SYMBOL LEGEND	
	BUILDING (HIGHLIGHT)
	BOLLARD
	DWP: DRAIN METAL PLATE
	SANITARY SEWER CLEANOUT
	EBOX: ELECTRIC BOX
	ET: ELECTRIC TRANSFORMER
	EM: ELECTRIC METER
	ESP: ELECTRIC SERVICE POLE
	GATE
	GAS METER
	2.5' G: 2.5'-FOOT GRADE INLET
	LAMP POST
	ADAPTORING/REPAIR/UTILITY SIGN WITH DISCRETION
	SANITARY SEWER MANHOLE
	SPV: SPRINKLER VALVE
	UP: UTILITY POLE
	UPT: UTILITY POLE W/TRANSFORMER
	WM: WATER METER
	WATER VALVE

TREE LEGEND		
	CB 6	6" CHERRY
	ELM 6	6" ELM
	HB 6	6" HACKBERRY
	QAK 6	6" OAK
	PCN 6	6" PECAN

### LINE LEGEND

			DIBBED WAVE FENCE
			CHAIN LINK FENCE
			POST & RAIL/LOG WAVE FENCE
			WOOD FENCE
			RESIDENT/INDUSTRIAL
			POTABLE WATER LINE
			IRRIGATOR WATER LINE
			GAS LINE
			SANITARY SEWER LINE
			SEWIR DRAIN LINE
			UNDERGROUND TELE-COMM LINE
			OVERHEAD TELE-COMM LINE
			OVERHEAD ELECTRIC
			UNDERGROUND FIBER OPTIC
			UNDERGROUND ELECTRIC
			RECYCLE WATER LINE

[illegible]

**PAPE-DAWSON  
ENGINEERS**

55 EAST RANNEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.373.7100  
FAX: 210.373.7101

TEAMS OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 479

**TREE AND TOPOGRAPHIC SURVEY**  
*THE ARGYLE*  
934 PATTERSON AVENUE  
SAN ANTONIO, TX 78209

JOB NO. 9171-14  
DATE JUNE 2014  
CHECKED AP DRAWN YV  
CIVIL JOB NO. \_\_\_\_\_  
REFERENCE: \_\_\_\_\_  
SHEET 1 OF 1

PROJECT NAME: THE ARGYLE

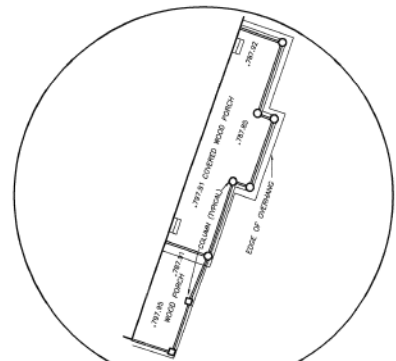
Date: Jun 23, 2014, 8:18am User ID: YBalmaceda  
 User: N: 50, email: 43.14-01005.0171-143.010171-143.010171



NOTES: 1) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BEAR COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 4802900400, D, DATED SEPTEMBER 29, 2010, THIS PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).  
2) ADDRESS: 934 PATTERSON  
3) SOME OF THE FEATURES SHOWN HEREON WERE TAKEN FROM AN EARLIER (2013) SURVEY OF THIS PROPERTY PREPARED BY OUR FIRM. AREAS WHICH WERE INDICATED TO BE OF SPECIFIC CONCERN WERE FIELD CHECKED.

REFERENCES:  
SOURCE: DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS  
VOLUME 105, PAGES 4-10  
PLAT OF ALAMO HEIGHTS  
SOURCE: DEED RECORDS OF BEAR COUNTY, TEXAS  
VOLUME 434, PAGE 191  
VOLUME 476, PAGE 385  
VOLUME 664, PAGE 498  
VOLUME 912, PAGE 510  
RESTRICTIONS  
VOLUME 2929, PAGE 580  
PERPETUAL EASEMENT  
VOLUME 2929, PAGE 581  
EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS  
VOLUME 3813, PAGE 213  
WARRANTY DEED WITH VENDOR'S LIEN  
VOLUME 6997, PAGE 287  
WARRANTY DEED (0.341 ACRES)  
SOURCE: OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS  
VOLUME 2584, PAGE 753  
BOUNDARY LINE AGREEMENT  
VOLUME 13407, PAGE 1693  
WARRANTY DEED WITH VENDOR'S LIEN (0.188 ACRES)  
VOLUME 14059, PAGE 1071  
ADMINISTRATION DEED (0.259 ACRES)

SCALE 1" = 20'  
0' 10' 20' 40'  
BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, (NAD 83).  
ELEVATIONS ARE BASED ON NGS DATUM (NGVD88)



UPPER DECK DETAIL  
SEE THE ACCOMPANYING DRAWING WHICH SHOWS EXACT LOCATION OF THESE IMPROVEMENTS.

0.2599 ACRE TRACT  
(VOLUME 14790, PAGE 1155)

0.259 ACRE TRACT  
(VOLUME 14059, PAGE 1071)

0.341 ACRE TRACT  
(VOLUME 6997, PAGE 287)

0.188 ACRE TRACT  
(VOLUME 13407, PAGE 1693)

0.86 ACRE TRACT  
(VOLUME 1448, PAGE 0979)

PART OF BLOCK 26  
(VOLUME 3813, PAGE 213)

PATTERSON (100' RIGHT-OF-WAY)  
(VOLUME 105, PAGES 4-10)

ARGYLE (50' RIGHT-OF-WAY)  
(VOLUME 105, PAGES 4-10)

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.  
THIS 28th DAY OF DECEMBER 2017 A.D.  
THOMAS C. HABERER  
REGISTERED PROFESSIONAL LAND SURVEYOR #4350

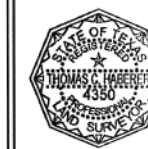
Northstar Land Surveying, Inc.

9033 Aero St., Suite 105

San Antonio, Texas 78217

(210) 826-6228

TBPLS FROM REGISTRATION NO. 10183947







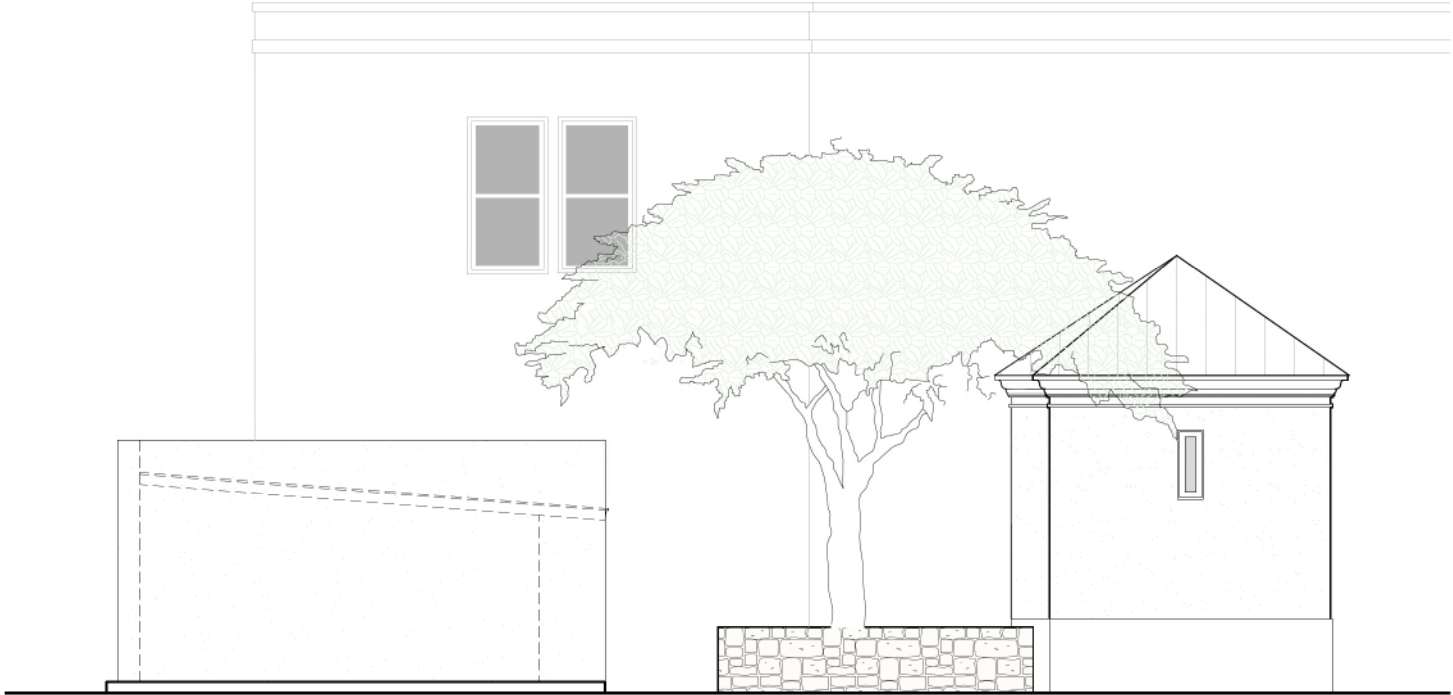
2 View Looking East

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



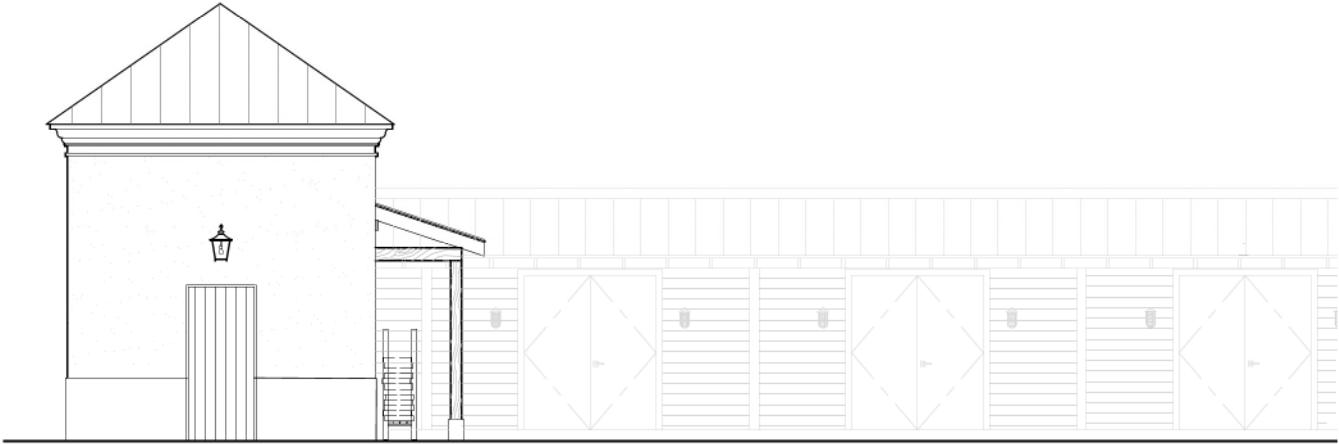
1 Street View Looking North

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



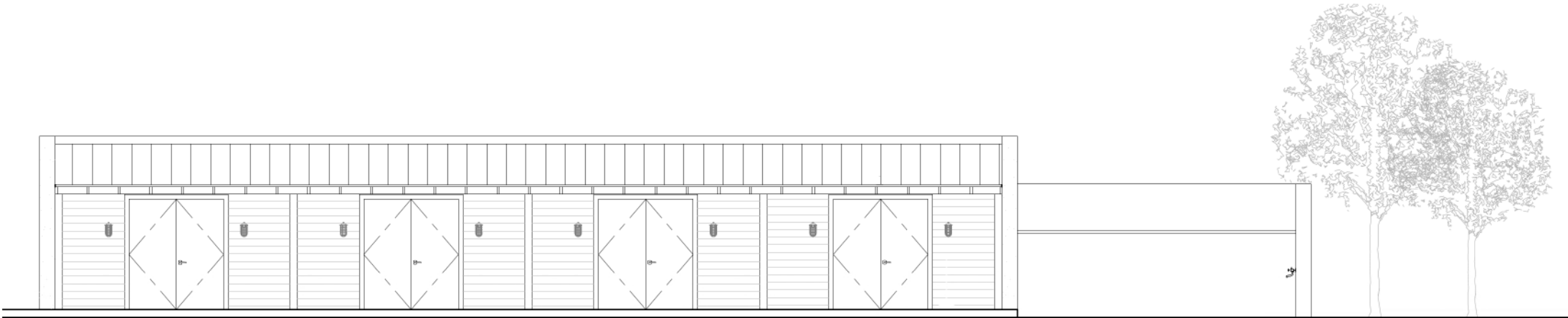
1 Exterior Elevation - Supplementary Storage

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



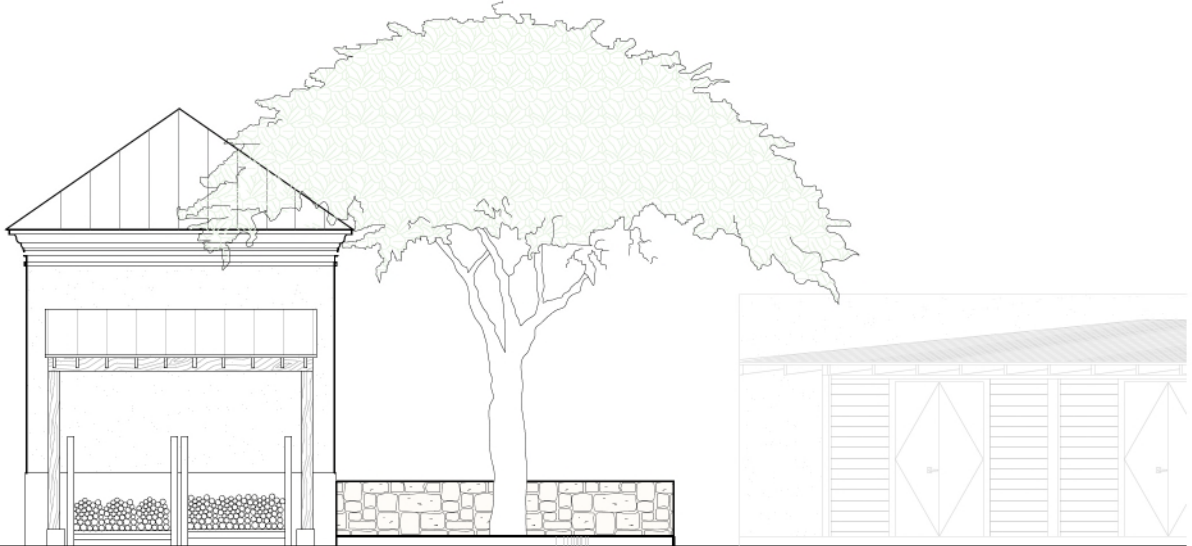
2 Exterior Elevation - Supplementary Storage

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



3 Exterior Elevation - Supplementary Storage

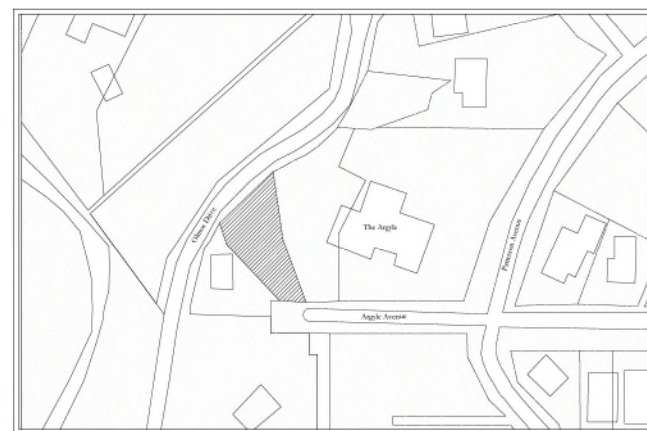
Scale: 1/8" = 1' -0"



4 Exterior Elevation - Supplementary Storage

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





**LEGAL DESCRIPTION**

PROPERTY ADDRESS 423 Argyle Avenue  
Alamo Heights, TEXAS 78209

BEING 11,058SQ. FT.  
BEING LOTS 260  
BLOCK 26, OF CITY BLOCK 4024  
IN THE CITY OF  
ALAMO HEIGHTS  
BEXAR COUNTY, TEXAS 78209

### TOPOGRAPHY LEGEND

EXISTING TOPOGRAPHY

EXISTING TOPOGRAPHY
PROPOSED TOPOGRAPHY

ABANDONED TOPOGRAPHY



## 1 Proposed Service Parking & Storage Plan

Scale: 1"=40'-0"



**The Argyle**  
423 Argyle Avenue  
San Antonio, Texas 78209

Site Plan

Don McDonald, Architect AIA Ltd.  
2121 North Main Avenue  
San Antonio, Texas 78212  
(210) 735-9722

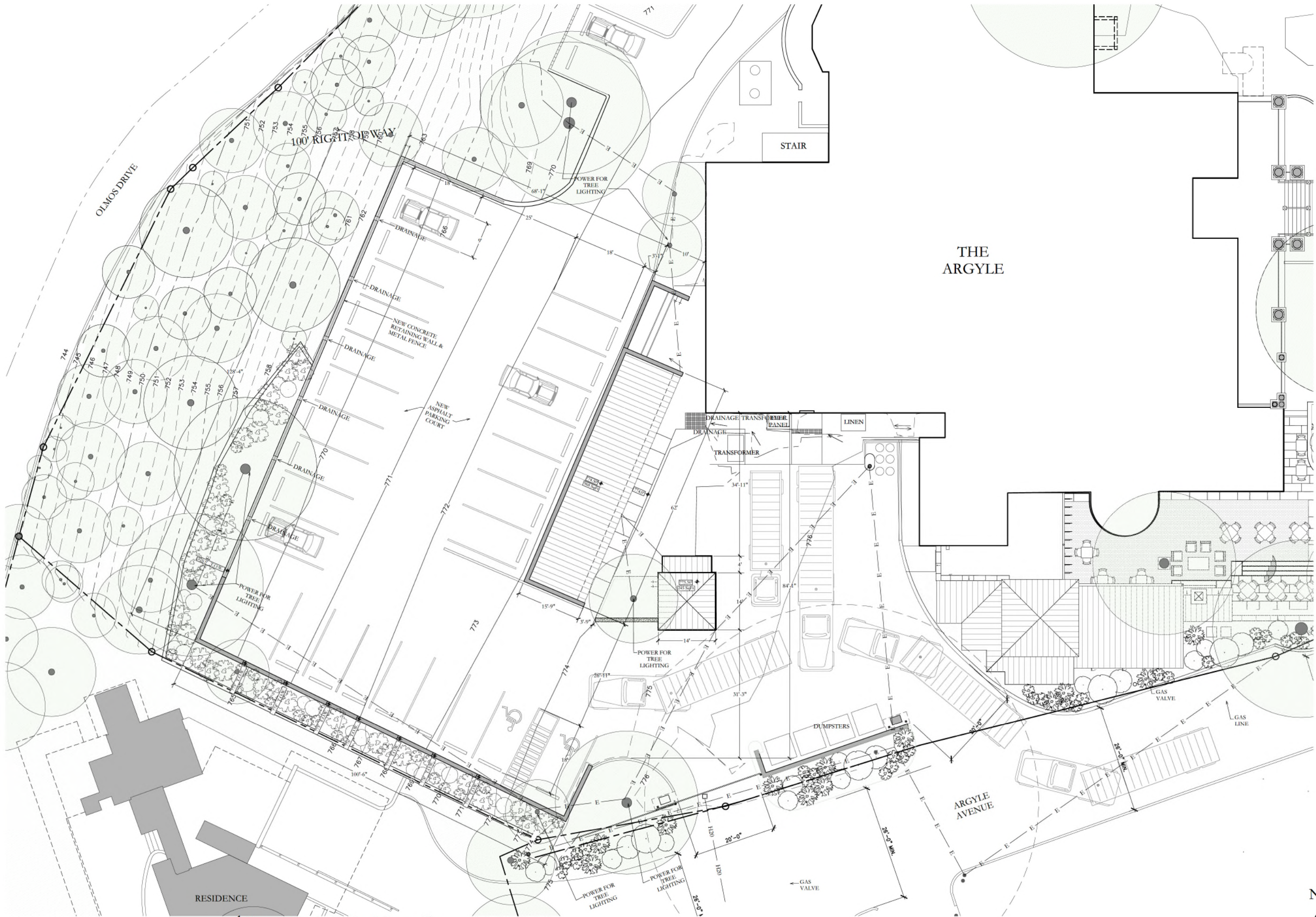
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09.11.2018

## A1.1

LD





1 Proposed Service Parking & Storage Plan

Scale: 1"=20'-0"



The Argyle 423 Argyle Avenue San Antonio, Texas 78209		Site Plan	Don McDonald, Architect AIA Ltd. 2121 North Main Avenue San Antonio, Texas 78212 (210) 735-9722
09.11.2018 <b>A1.2</b> LD			