



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. 783 F – 602 Alamo Heights

Request of Cooper Boddy of Cooper & Dewar Properties, owner, for the compatibility review of the proposed main structure located at 602 Alamo Heights in order to 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 <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.

Cooper & Dewar Properties

Cooper Boddy

1027 Austin Hwy, Suite130

San Antonio, TX 78209

210-445-0815

10-21-2019

City of Alamo Heights

Board of Adjustments and Architectural Review Board

6116 Broadway Development Services

210-826-0516

Case for 602 Alamo Height Blvd

Board of Adjustments and Architectural Review Board:

I am requesting that the front setback on the three-cornered lot at Imlay, Alta and fronting on 602 Alamo Height Blvd be changed from a 30' setback to a 20' front setback in order to conform to the rest of the houses on the block.

Overview-

- New ground up construction on a recently demolished house
- The average height of the two story single family home would be no more than 30'.6"
- The architectural design of the home will be traditional and the exterior will be stucco
- The home is designed as a two story 3,900 Sf 5-bedroom house with a master bedroom downstairs and a rear entry garage utilizing the existing curb cut on Alta

Thanks and if you need any further discussion please call me anytime.

Cooper Boddy (210-445-0815) or email me at Cooper@Colglazier.com



Property Address 602 AH Blvd Architecture/Structure Type Stucco / Traditional
 Original Architect NA Year Built New

Lot Coverage*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Lot area	11861		11861	
Main house footprint	2744		2553	
Front porch	8		18	
Side porch 1				
Side porch 2				
Rear porch			631	
Garage footprint			655	
Carport footprint	485			
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):	3237, 11861	/	3857, 11861	/
Total Lot Coverage:	27.2 %	%	32.5 %	%
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	11861		11861	
Main house: 1st floor	2752		2553	
Main house: 2nd floor			1367	
Garage: 1st floor			655	
Garage: 2nd floor				
Other structures (unless exempted - see below)	485		649	
Total (total FAR/lot area):	3237, 11861	/	5224, 11861	/
Total FAR:	0.272	0.440		%
Height of Main Structure:			30'-6"	

*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 602 AH Blvd

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	3237		3857	
Driveway/Parking Pad	671		710	
Walkways	1232		130	
Swimming Pool/Spa				
Other impervious cover: _____				
Total impervious surface cover (in this project):	5140		4697	
Total impervious surface cover <u>removed/existing</u> (in this project):			5140	-
Total impervious surface cover <u>sq. ft.</u> (proposed minus removed = net figure for this project)*			- 443	
Stormwater Development Fee*				\$

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	4289		1399	A
Footprint of any structure(s)	1519			
Driveway/Parking Pad				
Walkways	62		130	
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project	1581		130	B
Impervious surface cover <u>removed/existing</u> within front yard setback in this project			1581 - 1581	-
Impervious surface cover net proposed <u>sq. ft.</u> within front yard setback			- 1451	
Impervious surface cover proposed within front yard setback			B / A	B / A
			9.2%	%

*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)

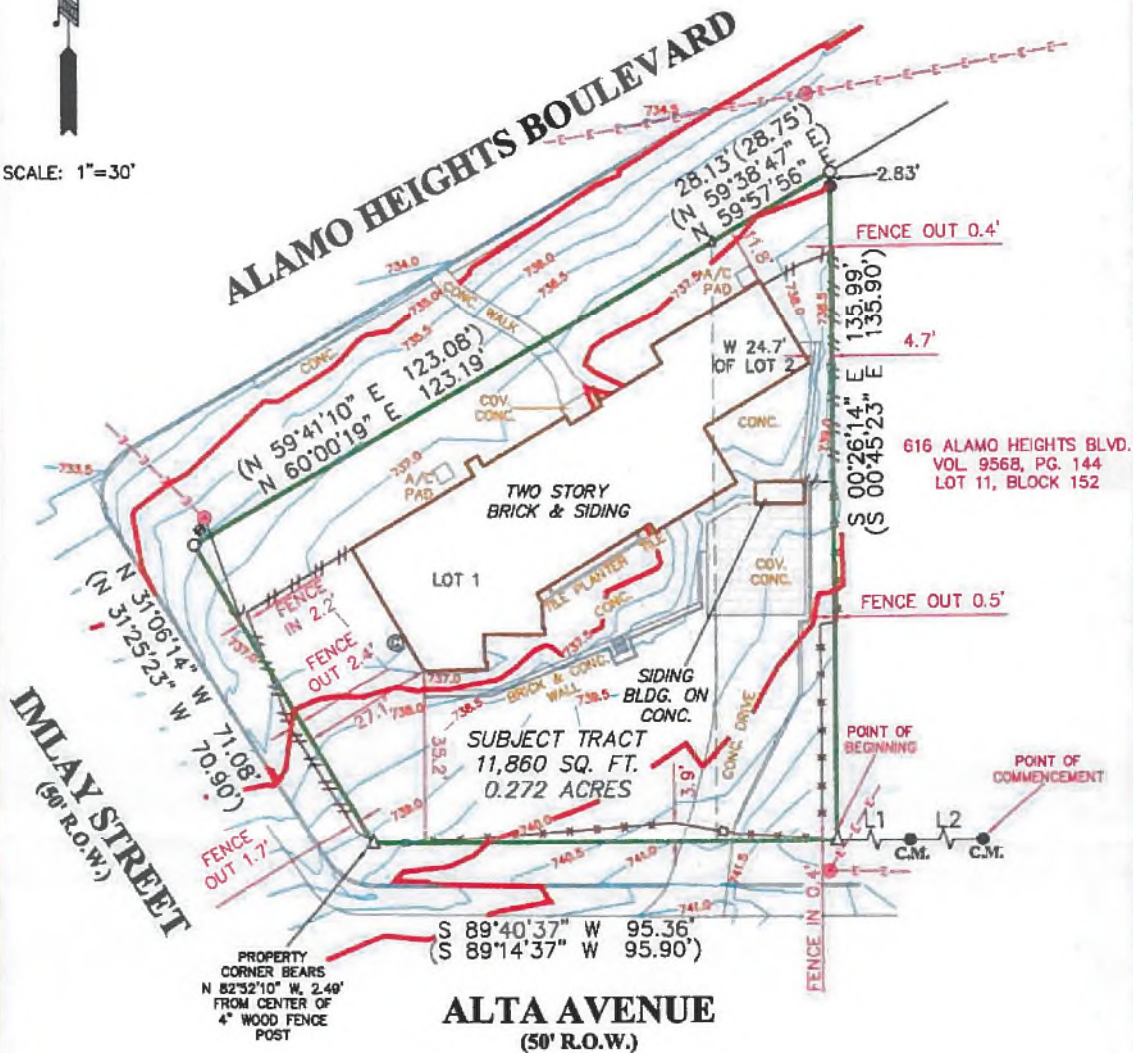
Impervious cover. Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds 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").

NOTE:
T.B.M. #1 = "600 NAIL" ON POWER POLE APPROXIMATELY 3 FEET
NORTHEAST OF THE WEST CORNER OF THIS SURVEY AT THE
INTERSECTION OF ALAMO HEIGHTS BOULEVARD AND IMLAY STREET. =
737.01' ——— T.B.M. #1

LINE	BEARING	DISTANCE
L1	S 89°40'37" W (S 89°14'37" W)	149.93' (150.00')
L2	S 89°40'37" W (S 89°14'37" W)	75.05' (75.00')

SCALE: 1"=30'



NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 105, PAGE 290, MAP AND
PLAT RECORDS, VOLUME 437, PAGE 5, VOLUME 476, PAGE 385, VOLUME 787, PAGE
205, AND VOLUME 912, PAGE 510, DEED RECORDS OF BEXAR COUNTY, TEXAS.

NOTE:
Bearings & Elevation Info. shown hereon are based on actual GPS Observations,
Texas State Plane Coordinates, South Central Zone, Grid.

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. 480282, Panel No. 0405 C, which is Dated 9/29/2010. By scaling 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, this 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 <https://www.fema.gov/portal>.



Property Address:
602 ALAMO HEIGHTS BOULEVARD
Property Description:

Being 0.272 more or less, consisting of all of Lot 1 and a portion of Lot 2, block 152,
Alamo Heights, situated in the City of Alamo Heights, Bexar County, Texas, according to
the map or plat thereof recorded in Volume 105, Page 290, Deed and Plat Records of Bexar
County, Texas, and being that same tract described in Warranty Deed with Vendor's Lien
recorded in Volume 9517, Page 839, Official Public Records of Bexar County, Texas, said
0.272 acres being more particularly described by notes and bounds attached hereto.

Owner:
T.B.O.

I, MARK J. EWALD, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents my
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
Registered Professional Land Surveyor
Texas Registration No. 5095

FORM REGISTRATION NO.
10111700
Westar
Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1843 BOERNE, TEXAS 78008
PHONE (210) 372-9500 FAX (210) 372-9999

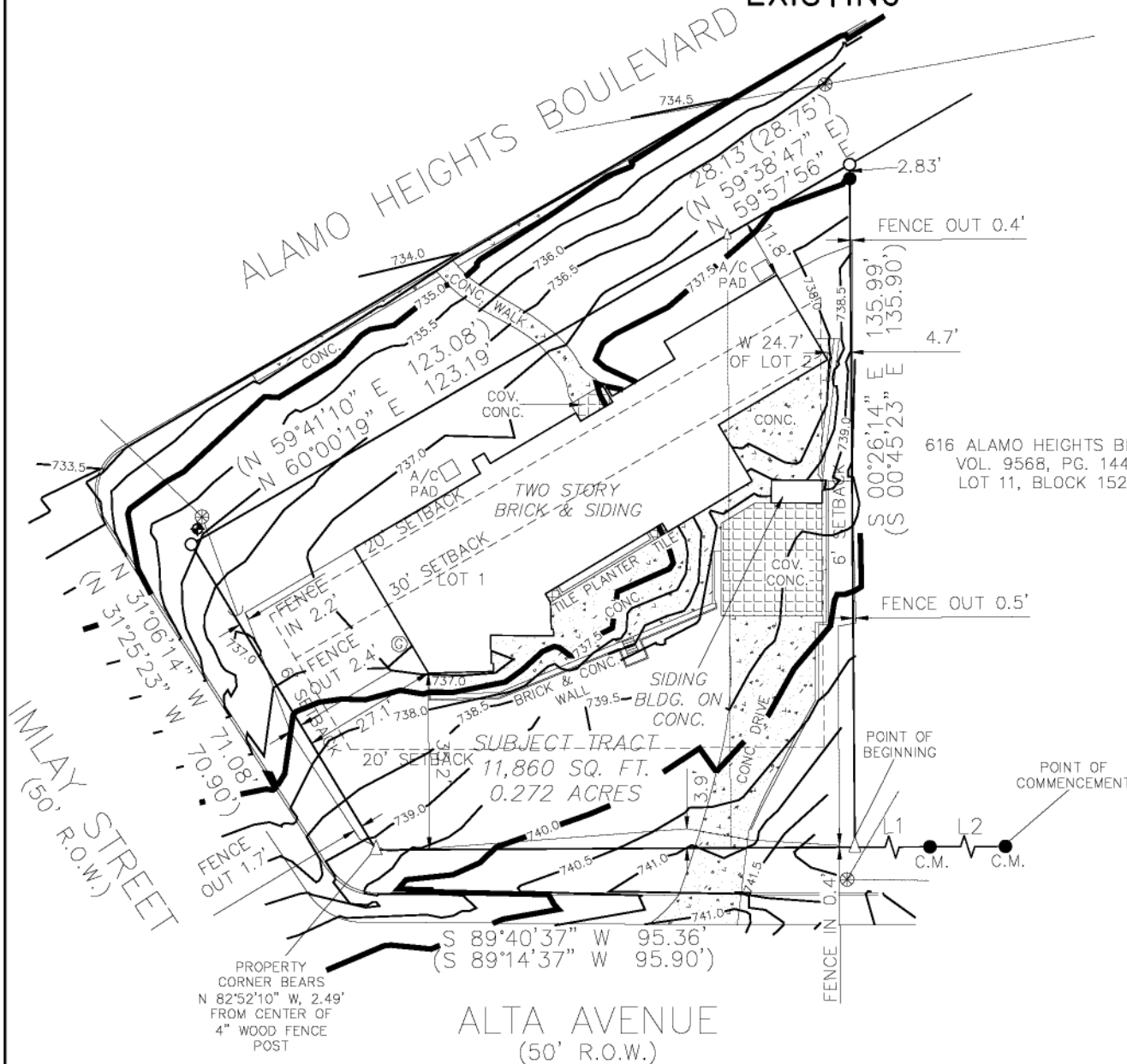
LEGEND
- CALCULATED POINT
- SET 1/2" IRON ROD
- FND 1/2" IRON ROD
- RECORD INFORMATION
- BUILDING SETBACK
- C.M.
- CONTROLLING MONUMENT
- POWER POLE
- GUY WIRE
- GAS METER
- WIRE FENCE
- WOOD FENCE
- METAL FENCE
- OVERHEAD ELECTRIC



G.F. NO. 527-48-430011802830-08 JOB NO. 90739 TITLE COMPANY: CHICAGO TITLE DATE: 7/1/2019

ALAMO HEIGHTS BOULEVARD HOUSE

EXISTING



SUBJECT TRACT
11,860 SQ. FT.
0.272 ACRES

Property Address:
602 ALAMO HEIGHTS BOULEVARD
Property Description:

Being 0.272 more or less, consisting of all of Lot 1 and a portion of Lot 2, block 152, Alamo Heights, situated in the City of Alamo Heights, Bexar County, Texas, according to the map or plat thereof recorded in Volume 105, Page 290, Deed and Plat Records of Bexar County, Texas, and being that same tract described in Warranty Deed with Vendor's Lien recorded in Volume 9517, Page 639, Official Public Records of Bexar County, Texas, said 0.272 acres being more particularly described by notes and bounds attached hereto.

616 ALAMO HEIGHTS BLVD.
VOL. 9568, PG. 144
LOT 11, BLOCK 152

NOTE:
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NOTE:
T.B.M. #1 = "60D NAIL" ON POWER POLE APPROXIMATELY 3 FEET NORTHEAST OF THE WEST CORNER OF THIS SURVEY AT THE INTERSECTION OF ALAMO HEIGHTS BOULEVARD AND IMLAY STREET. = 737.01' → T.B.M. #1

LINE	BEARING	DISTANCE
L1	S 89°40'37" W (S 89°14'37" W)	149.93' (150.00')
L2	S 89°40'37" W (S 89°14'37" W)	75.05' (75.00')

LEGEND

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- ⊙ = GAS METER
- ✕ = WIRE FENCE
- = WOOD FENCE
- ⊞ = METAL FENCE
- E— = OVERHEAD ELECTRIC

THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

ALAMO HEIGHTS BLVD HOUSE
SCALE: 1" = 10'-0"

PERMIT SET

CLIENT: COOPER & DEWEY PROPERTIES, LLC
ADDRESS: 602 ALAMO HEIGHTS BOULEVARD
CITY/STATE: SAN ANTONIO, TX 78209

FILE: BODDY12-2
DATE: 15 JUL 19
DRAWN BY: PAT
REVISIONS:

SHEET

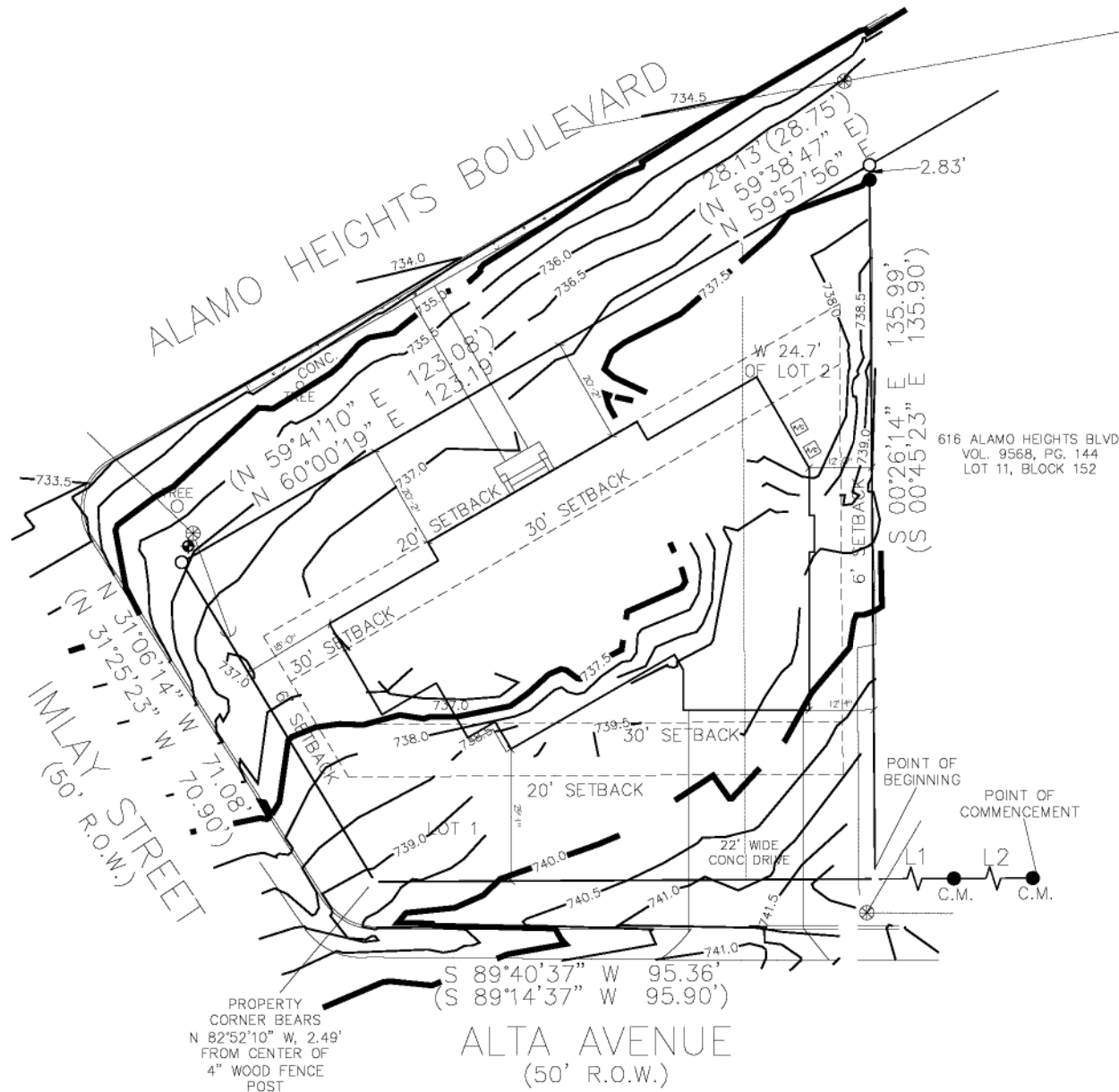
OF 752

PT CUSTOM
DESIGNS

28991 HWY WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

ALAMO HEIGHTS BOULEVARD HOUSE

PROPOSED



SUBJECT TRACT
11,860 SQ. FT.
0.272 ACRES

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616 ALAMO HEIGHTS BLVD.
VOL. 9568, PG. 144
LOT 11, BLOCK 152

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- = WIRE FENCE
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- = METAL FENCE
- = OVERHEAD ELECTRIC

THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

ALAMO HEIGHTS BLVD HOUSE
SCALE: 1" = 10'-0"

PERMIT SET

CLIENT: COOPER & DEWEY PROPERTIES, LLC
ADDRESS: 602 ALAMO HEIGHTS BOULEVARD
CITY/STATE: SAN ANTONIO, TX 78209

FILE: BDDY12-2
DATE: 15 JUL 19
DRAWN BY: PAT
REVISIONS:

SHEET
OF

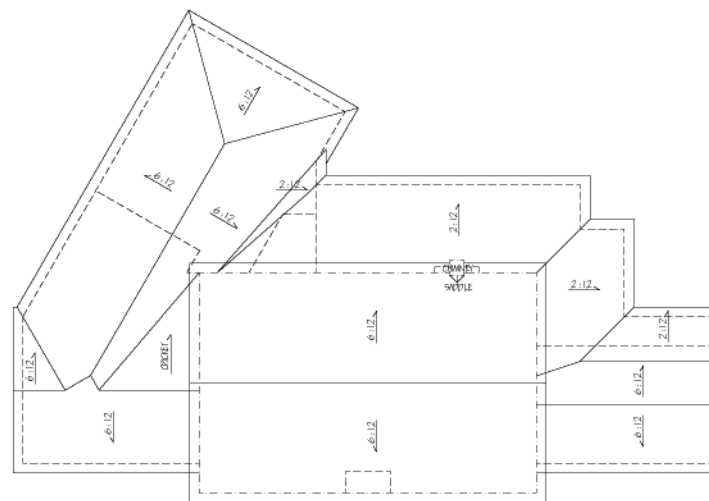
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DESIGNS

280991 IHD WEST, STE 280 BOERNE, TX 78006 (210) 698-7806



FIRST FLOOR ROOF



ALL DIMENSIONS TO BE 1" - 4" (UNLESS OTHERWISE NOTED)

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

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ALAMO HEIGHTS BLVD HOUSE
SCALE: 1/4" = 1'-0"

PERMIT SET

CLIENT: COOPER & DEWER PROPERTIES, LLC
ADDRESS: 602 ALAMO HEIGHTS BOULEVARD
CITY/STATE: SAN ANTONIO, TX 78209

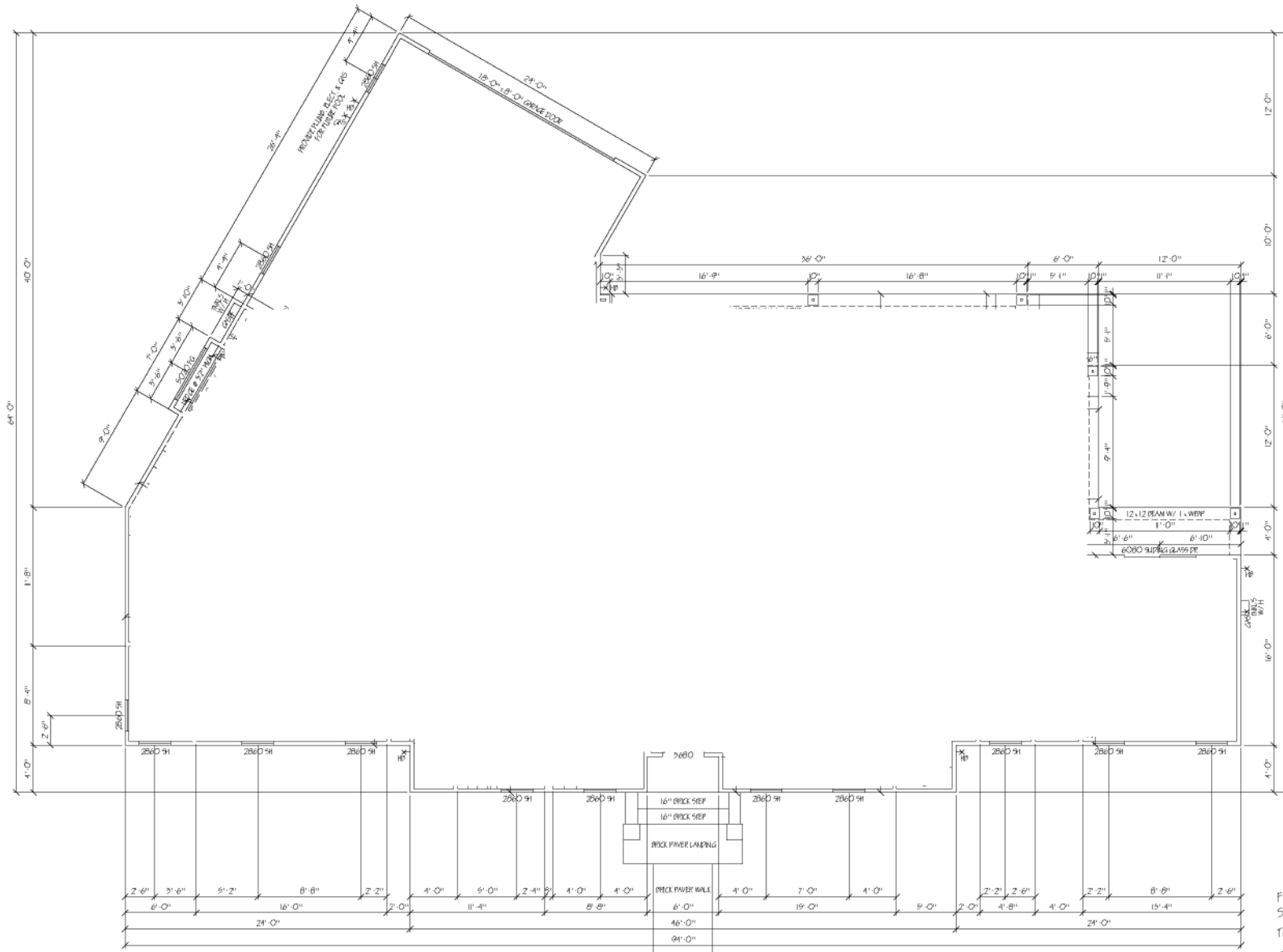
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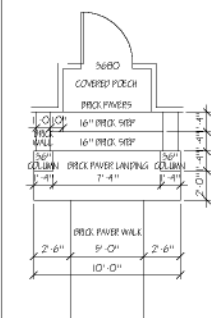
FIRST FLOOR PLAN

FNL FLOOR AREA RATIO
 GROSS FLOOR AREA 5224 SF
 SQUARE FOOTAGE OF LOT 11,864 SF
 FAR (ALLOWABLE .45) .440 = 44%

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FIRST FLR. LIVING	2555 SF
SECOND FLR. LIVING	1367 SF
TOTAL LIVING	3920 SF
GARAGE	655 SF
ENTRY PORCH	18 SF
COVERED PATIO	631 SF

ALAMO HEIGHTS BLVD HOUSE
 SCALE: 1/4" = 1'-0"



FRONT PORCH & STOOP

PERMIT SET

CLIENT: COOPER & DEWEY PROPERTIES, LLC
 ADDRESS: 602 ALAMO HEIGHTS BOULEVARD
 CITY/STATE: SAN ANTONIO, TX 78209

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 DATE: 15 JUL 19
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 REVISIONS:



REAR ELEVATION



FRONT ELEVATION

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ALAMO HEIGHTS BLVD HOUSE
SCALE: 1/4" = 1'-0"

PERMIT SET

CLIENT: COOPER & DEWEY PROPERTIES, LLC
ADDRESS: 602 ALAMO HEIGHTS BOULEVARD
CITY/STATE: SAN ANTONIO, TX 78209

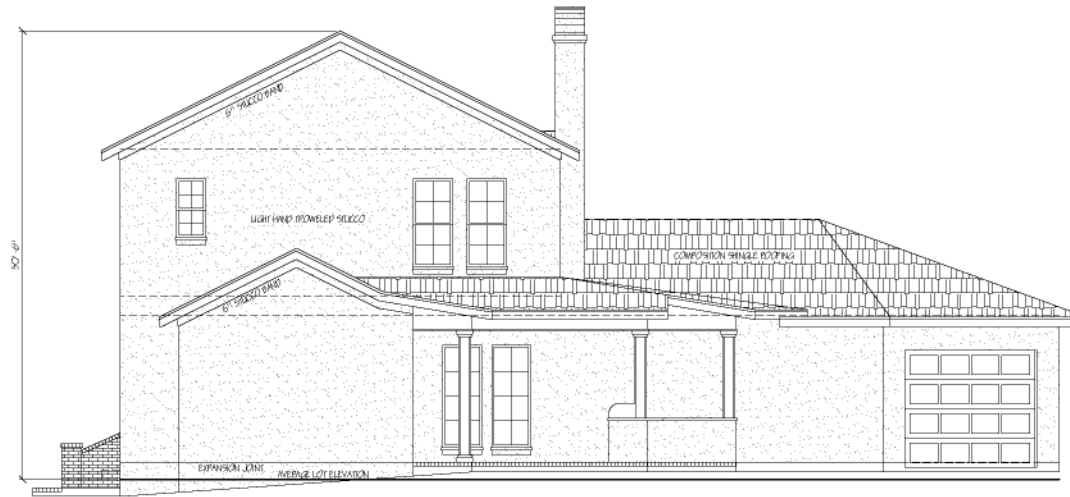
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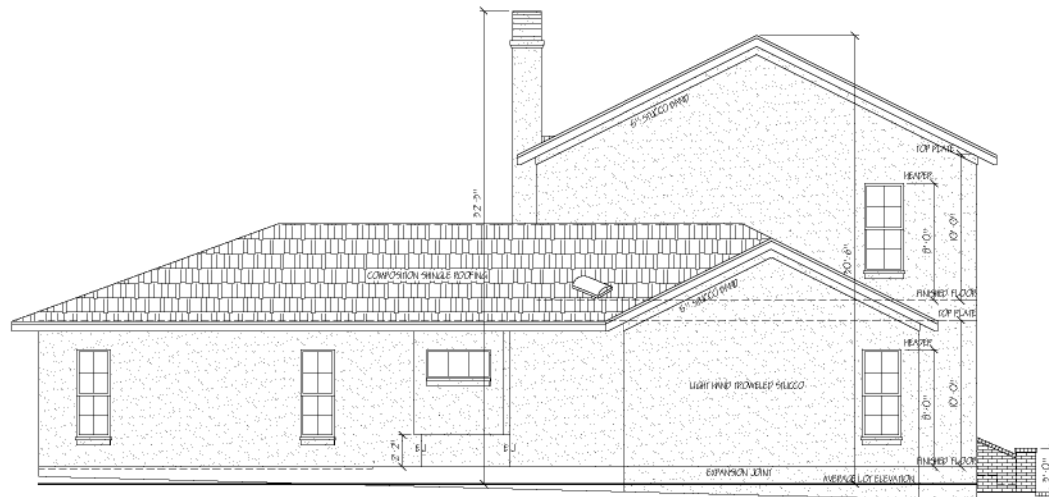
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DESIGNS

28991 HWY WEST, STE 280 BOERNE, TX 78006 (210) 698-7806



RIGHT ELEVATION



LEFT ELEVATION

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ALAMO HEIGHTS BLVD HOUSE
SCALE: 1/4" = 1'-0"

PERMIT SET

CLIENT: COOPER & DEWEY PROPERTIES, LLC

ADDRESS: 602 ALAMO HEIGHTS BOULEVARD

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DESIGNS**
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REVISIONS:

SHEET
OF
752



LOOKING FROM ALAMO HEIGHTS BLVD TO THE SUBJECT PROPERTY - 602 AH BLVD



SIDE OF PROPERTY AT IMLAY STREET FACING THE SUBJECT PROPERTY - 602 AH BLVD



REAR OF THE PROPERTY ON ALTA STREET LOOKING AT SUBJECT PROPERTY - 602 ALAMO HEIGHTS BLVD

602 ALAMO HEIGHTS BLVD.



EXISTING BLOCK FACE ELEVATION



PROPOSED BLOCK FACE ELEVATION



Alta Avenue - back of subject property - Frontal view



Alta Avenue - behind subject property



Alamo Heights Blvd. - across the street from subject property

602 ALAMO HEIGHTS BLVD.



EXISTING BLOCK FRONT REAR ELEVATION



PROPOSED BLOCK FRONT REAR ELEVATION