



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

**Architectural Review Board Special Meeting
Tuesday, February 20, 2018 – 5:30 P.M.
6116 Broadway St – City Council Chambers**

Case No. 695 F – 934 Patterson

Request of John A Oberman, President, applicant for The Argyle, representing Texas Biomedical Research Institute, owner, for the final design review of the proposed extension to the existing South Terrace off of Argyle Ave to accommodate a new structure off of Argyle Ave located at 934 Patterson under Chapter 2 Administration for Architectural Review.

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. Any recommendation will be forwarded to the City Council for final review. 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* (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>), at the Community Development Services Department (6116 Broadway St), or you may contact Lety Hernandez (lhernandez@alamoheightstx.gov), Eli J Briseno (ebriseno@alamoheightstx.gov), Jason B Lutz (jlutz@alamoheightstx.gov), or our office at (210) 826-0516 for additional information.

***Plans will not be available online for all case types and floor plans will not be available online.**

(Attached Document)

The Argyle Club

934 Patterson Avenue

San Antonio, TX 78209

Texas Biomedical Research, on behalf of the Argyle, desires to extend the existing South Terrace off of Argyle Avenue to accommodate a new structure off of Argyle Avenue.

Property Address: 934 Patterson Ave
Original Architect: N/A

Architecture Type:
Year Built: 1891

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	87,720 SF		87,720 SF	
Main house footprint	13,760 SF		13,760 SF	
Front porch	1,034 SF		1,034 SF	
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		33 SF	
Breezeways	n/a		n/a	
Covered patio structure	180 SF		323 SF	
Other accessory structures	1,205 SF		660 SF	
Total (total lot coverage/lot area):	16,179/ 87,720 SF		1,016/ 87,720 SF	
Total Lot Coverage:	.184		.011	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	87,720 SF		87,720 SF	
Main house: 1st floor	13,760 SF		n/a	
Main house: 2nd floor	9,554 SF		n/a	
Garage: 1st floor	n/a		n/a	
Garage: 2nd floor	n/a		n/a	
Other structures (unless exempted - see below)	1,205 SF		1,093 SF	
Total (total FAR/lot area):	23,314 /87,720 SF		1,093 /87,720 SF	
Total FAR:	.26		.01	
Height of Main Structure:	47'- 8"		25'- 3"	

***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: 934 Patterson 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	15,145 SF		660 SF	
Driveway/Parking Pad	28,055 SF		n/a	
Walkways	2,621 SF		350 SF	
Swimming Pool/Spa	n/a		n/a	
Other impervious cover: <u>Patio</u>	1,880 SF		2,665 SF	
Total impervious surface cover (in this project):	47,701 SF		3,675 SF	
Total impervious surface cover <u>removed/existing</u> (in this project):			3,675 SF	
Total impervious surface cover <u>sq. ft.</u> (proposed minus removed = net figure for this project)*			3,675 SF	
Stormwater Development Fee*				

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	6,872 SF			
Footprint of any structure(s)	15,145 SF		660 SF	
Driveway/Parking Pad	28,055 SF		n/a	
Walkways	2,621 SF		n/a	
Other impervious cover: <u>Patio</u>	1,880 SF		2,665 SF	
Impervious surface cover within front yard setback in this project	2,621 SF		298 SF	
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			298 SF	
Impervious surface cover proposed <u>within front yard setback</u>			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts				

*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.

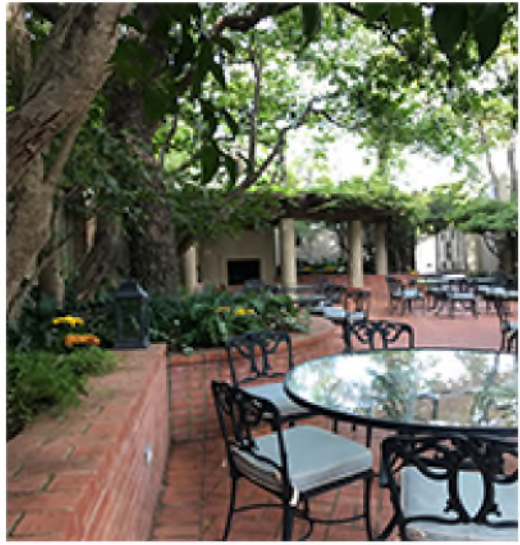
Exemptions. The following real property, only, shall be exempt from the provisions of this section:

- (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.

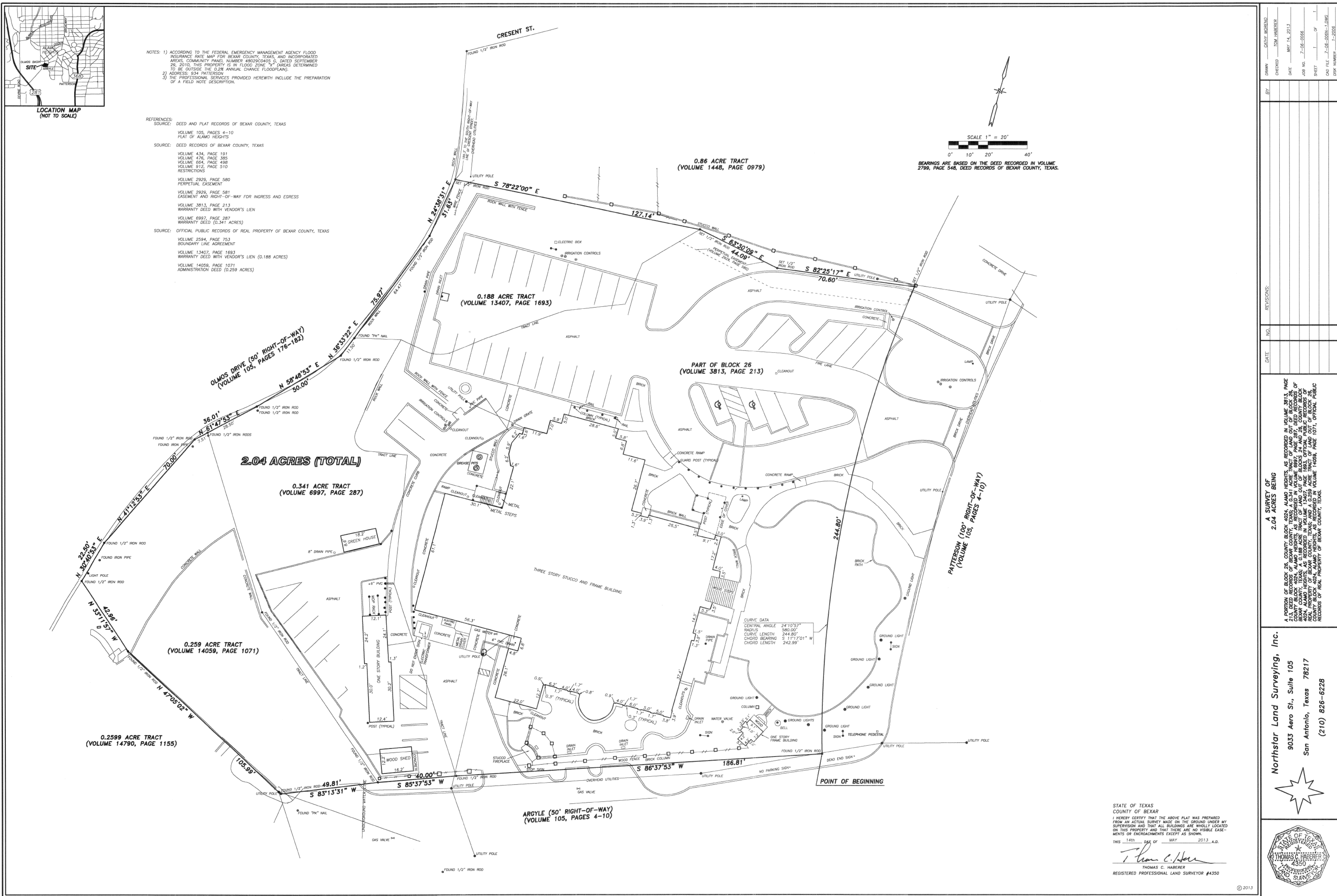
City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").

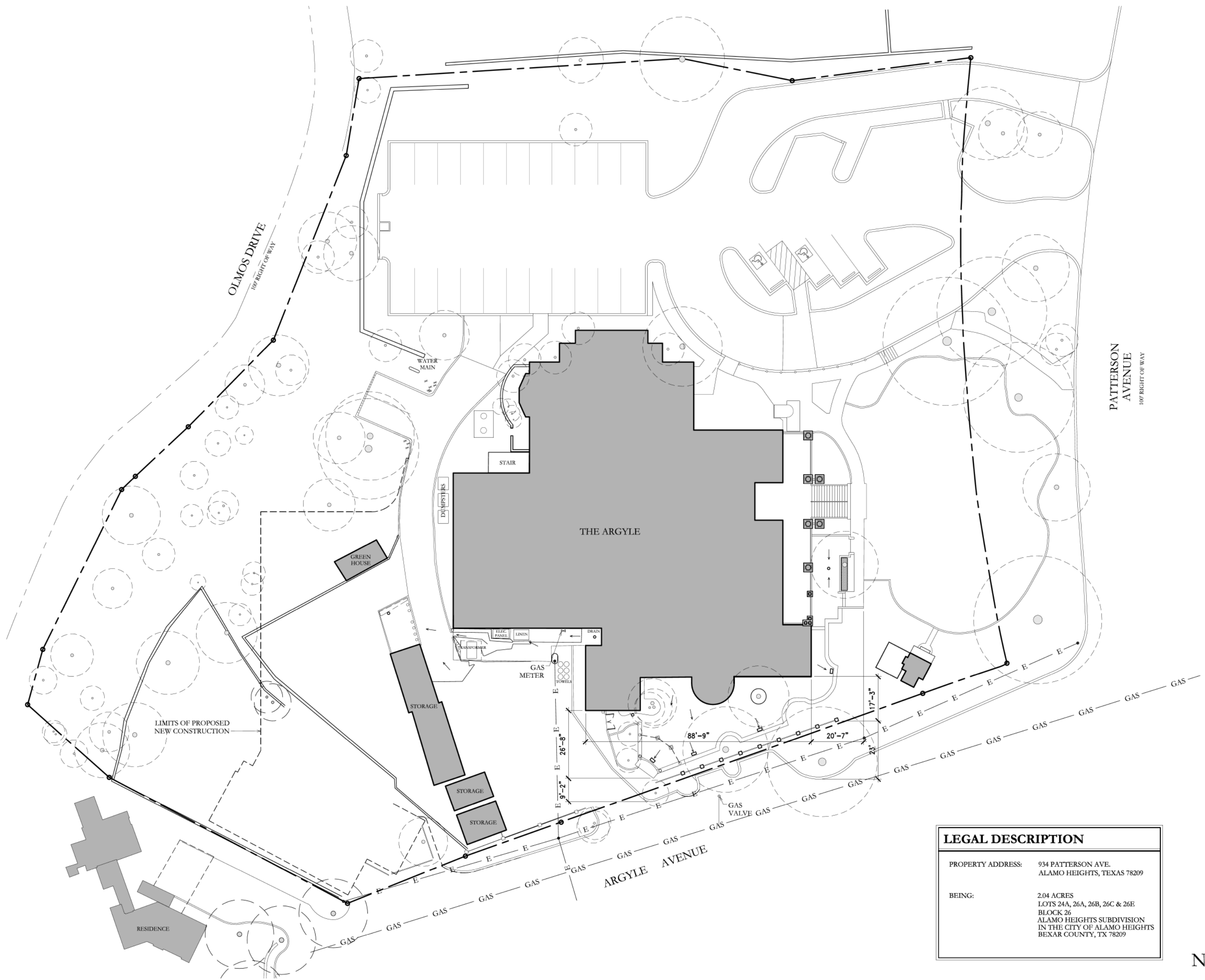


THE ARGYLE - EXISTING INTERIOR PATIO



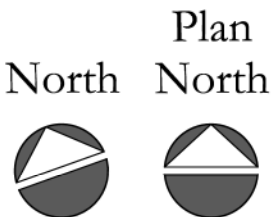
THE ARGYLE - EXISTING EXTERIOR SOUTH PATIO & SERVICE ENTRY





1 As BUILT SITE PLAN

SCALE: 1"=20'-0"



LEGAL DESCRIPTION	
PROPERTY ADDRESS:	934 PATTERSON AVE. ALAMO HEIGHTS, TEXAS 78209
BEING:	2.04 ACRES LOTS 26A, 26B, 26C & 26E BLK 2 & 26 ALAMO HEIGHTS SUBDIVISION IN THE CITY OF ALAMO HEIGHTS BEXAR COUNTY, TX 78209

The Coates - Kelso Terrace

934 Patterson Ave.
San Antonio, Texas 78209

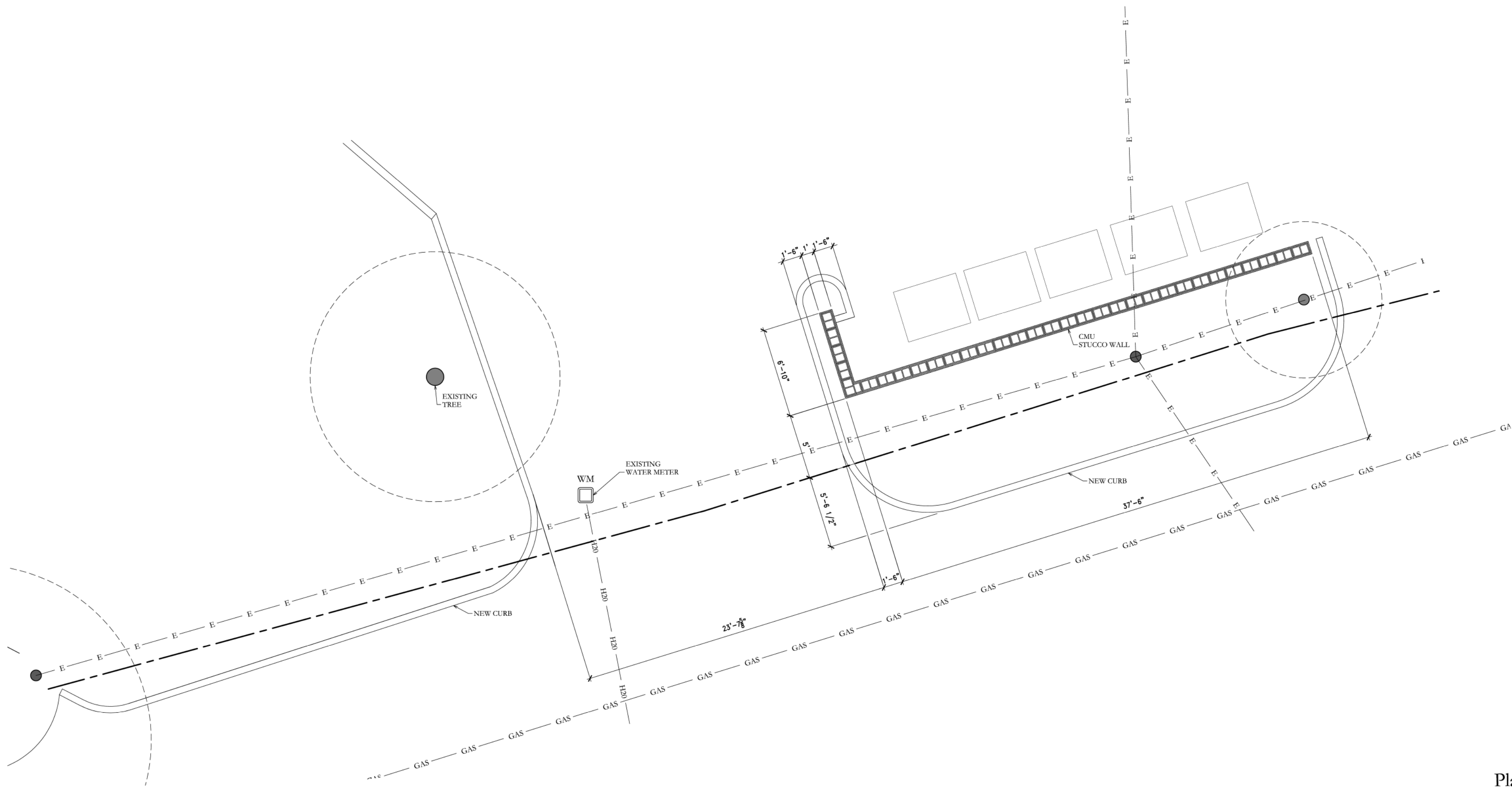
As Built Site Plan

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

11/30/2017

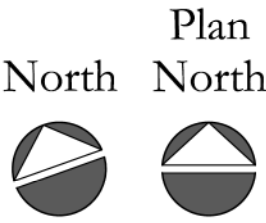
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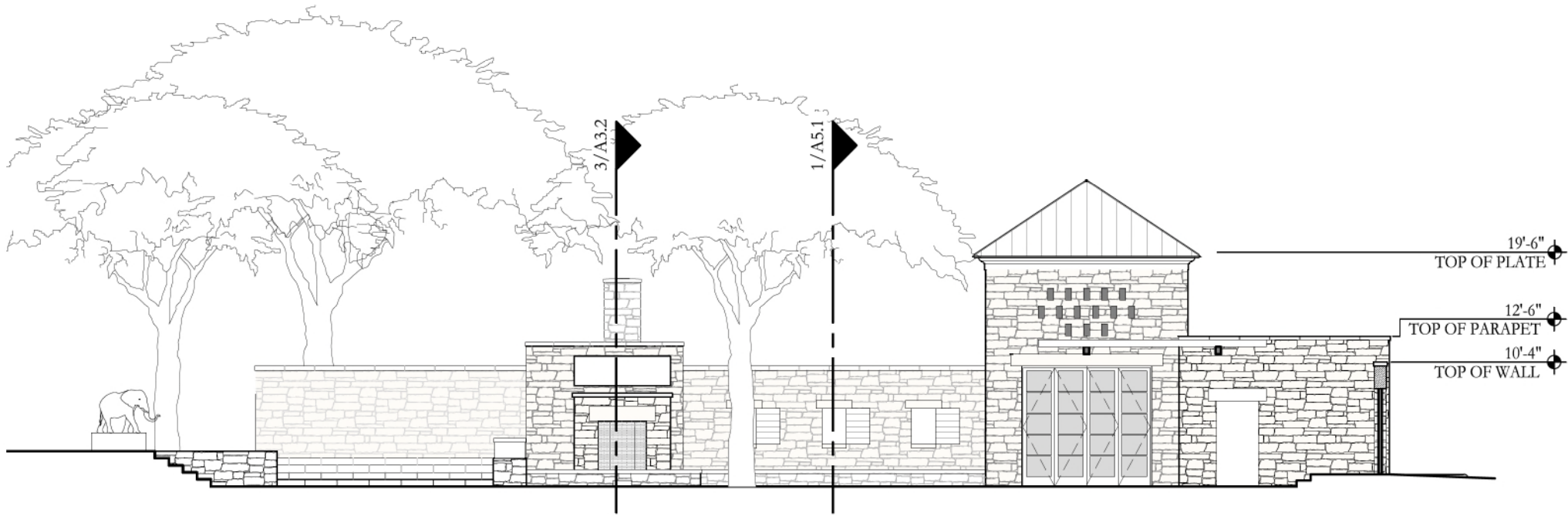
BB



I ENLARGED SITE PLAN (BASE ALTERNATE)

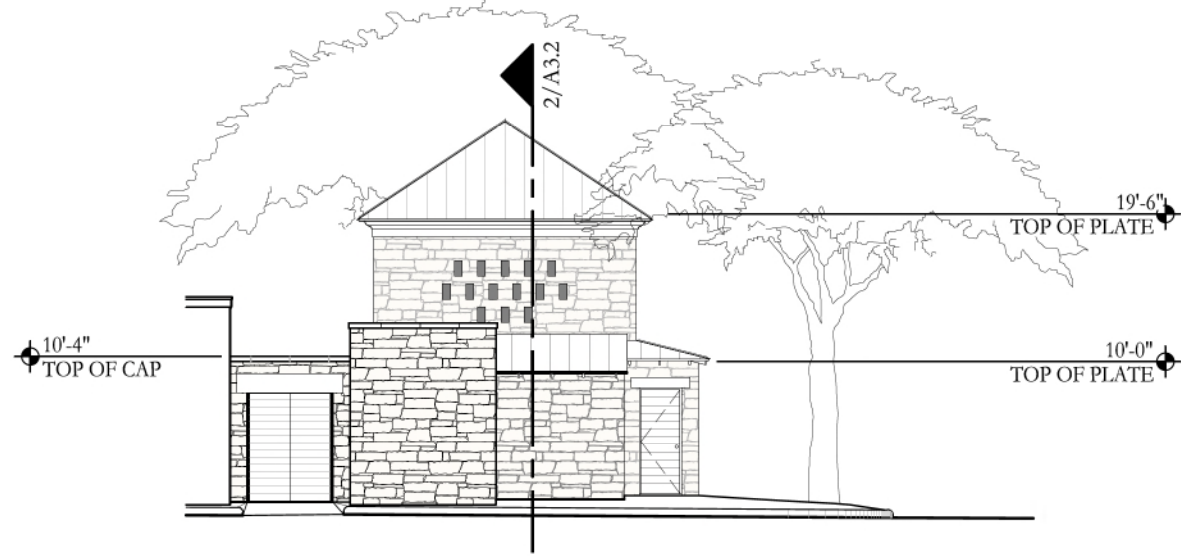
SCALE: 1/4"=1'-0"





1 TERRACE ELEVATION NORTH

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



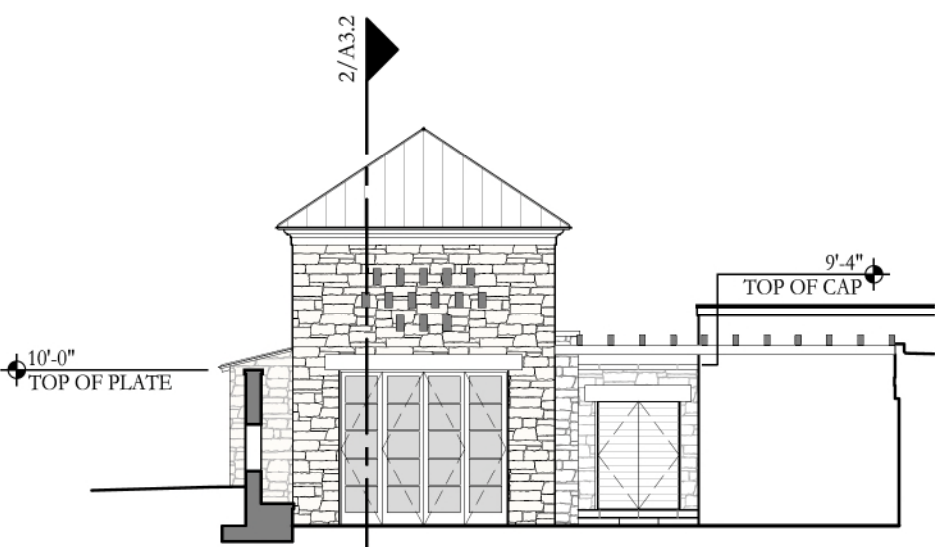
2 TERRACE ELEVATION WEST

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



3 TERRACE ELEVATION SOUTH

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



4 TERRACE ELEVATION EAST

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