



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

**Board of Adjustment Meeting
Wednesday, July 01, 2026 – 5:30 P.M.**

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, July 01, 2026, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 2477 – 514 Patterson Ave

Application of Cameron Smith of Smithdish Architecture, applicant, representing Mary Herff, owner, requesting the following self-identified variance(s) in order to install a porte-cochère on the property located at **CB 4024 BLK 21 LOT 2A AND N 31.6 FT of 3A**, also known as **514 Patterson Ave**, zoned SF-A:

1. The attached porte-cochère is located to the front of the front façade of the main structure instead of being set back eighteen (18) feet from the front façade as required per Section 3-21 of the City's Zoning Code.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

PROJECT ADDRESS: 514 Patterson Ave, Alamo Heights, TX 78209

LEGAL DESCRIPTION: CB 4024 BLK 21 LOT 2A AND N 31.6 FT OF 3A

CURRENT LAND USE: Single Family Residence

PROPERTY OWNER'S NAME: Mary Herff (address is same as above)

PROPERTY OWNER'S PHONE NUMBER & EMAIL: 210-724-2113

APPLICANT'S NAME & ADDRESS: Cameron Smith
smithdish architecture
307 Blanco Rd
San Antonio, TX 78212

APPLICANT'S PHONE NUMBER & EMAIL: 210-625-2440

APPLICANT IS REQUESTING PERMISSION TO:

Add a new porte cochere to the existing main house, attached to the south facade, on the driveway side.

INTENTION OF THE SCOPE OF THE WORK:

To replace an existing parking structure behind the house that does not meet the minimum dimensions for current covered parking spaces. Relocating the parking to the south side of the site will allow the removal of a significant amount of impervious cover within the rear yard and protect existing trees.

APPLICABLE ZONING: Section **3-21** of the City of Alamo Heights zoning code, Required Off Street Parking -

(4) Porte-cocheres are governed as accessory structures and can meet the two (2) covered parking spaces requirement if all of the following requirements are met:

- A. Must meet parking dimension requirements between structural supports;
- B. Must be permanently attached to the main structure;
- C. Must be open on three (3) sides;
- D. Three-foot side setback (two-foot eave/overhang setback);
- E. Maximum twenty-foot ridge height;
- F. 2:1 Height looming applies (maximum ten-foot exempt from height looming);
- G. Must be set back eighteen (18) feet from the front facade;
- H. Roof materials shall match the existing materials on the main structure;
- I. Structural supports must be clad to match the existing exterior wall/column finish materials of the main structure.

REQUEST FOR VARIANCE RELATIVE TO ABOVE REQUIREMENTS:

Items A-F, H & I requirements will be met by the design.

Item G requirement cannot be met due to the following constraints of the site

1. A heritage tree (Oak, DBH of 24") and its low-hanging branches pose a limitation to setting the porte cochere 18' back from the front facade.

Other unique aspects of the house and site:

1. Due to an irregular lot shape, the main house does not conform to the minimum 30' front yard setback. However, a 30' easement at the street yields a perceived front yard depth of more than 50'.
2. The south facade of the house has a width of 22'-4", limiting the surface for attaching the porte cochere structure to the house.

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Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	SURVEY 10,956	10,956	Footprint of all structures	2,837	3,288
Main house: 1st floor*	1,965	1,965	Driveway/Parking Pad (<i>applicant proposes significant reduction</i>)	2,391	465
Main house: 2nd floor	1,275	1,275	Walkways	1,071	811
Front porch* OPEN ON 3 SIDES, N/A	0	0	Swimming Pool/Spa N/A	0	0
Side porch* N/A	0	0	Other impervious cover: N/A	0	0
Rear porch* N/A	0	0	Total Impervious Cover:	6,299	4,564
Garage/Carport: 1st floor*	CARPORT 336	PORTE COCHERE 440	Stormwater Development Fee:		
Garage: 2nd floor N/A	0	0	Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed* N/A	0	0	Front yard setback area	2,781	2,781
Breezeway* N/A	0	0	Footprint of any structure(s)	302	470
Covered patio structure*	0	SCREENED PORCH 336	Driveway/Parking Pad	344	80
Other accessory structures*	GUEST HOUSE 375	GUEST HOUSE 375	Walkways N/A	0	0
Total Square Footage:			Other impervious cover: N/A	0	0
Total Lot Coverage*:	24.4%	28.4%	Total Impervious Cover within Front Yard Setback:	646 (23%)	550 (20%)
Total FAR:	36%	40%			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		



514 Patterson Front Elevation



514 Patterson Front Elevation from Driveway



514 Patterson Southwest Corner of House at Driveway



514 Patterson South Elevation



514 Patterson East Facade Viewed from Rear Yard



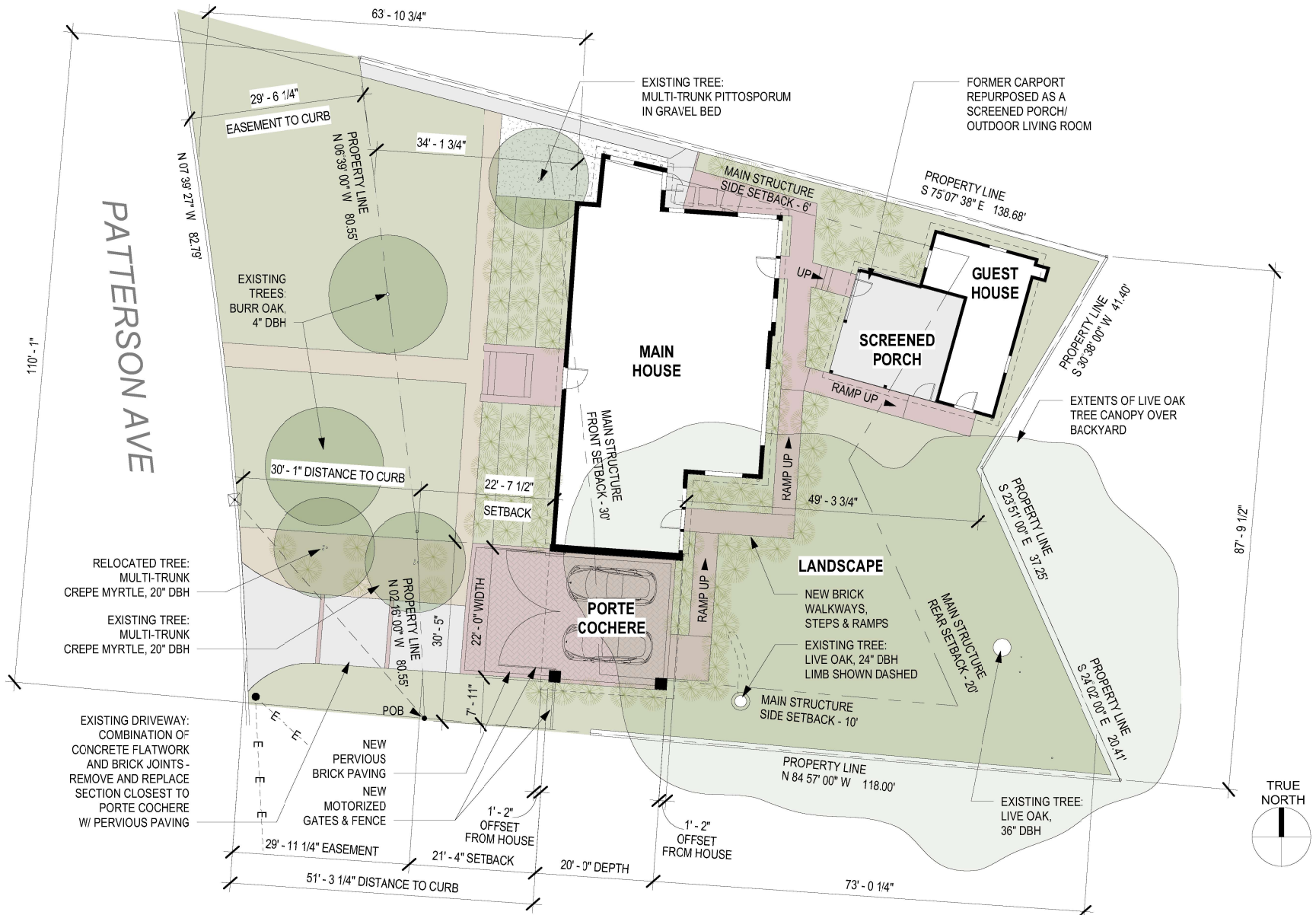
514 Patterson South Elevation of Existing Carport & Guest House (Main House shown to Left)

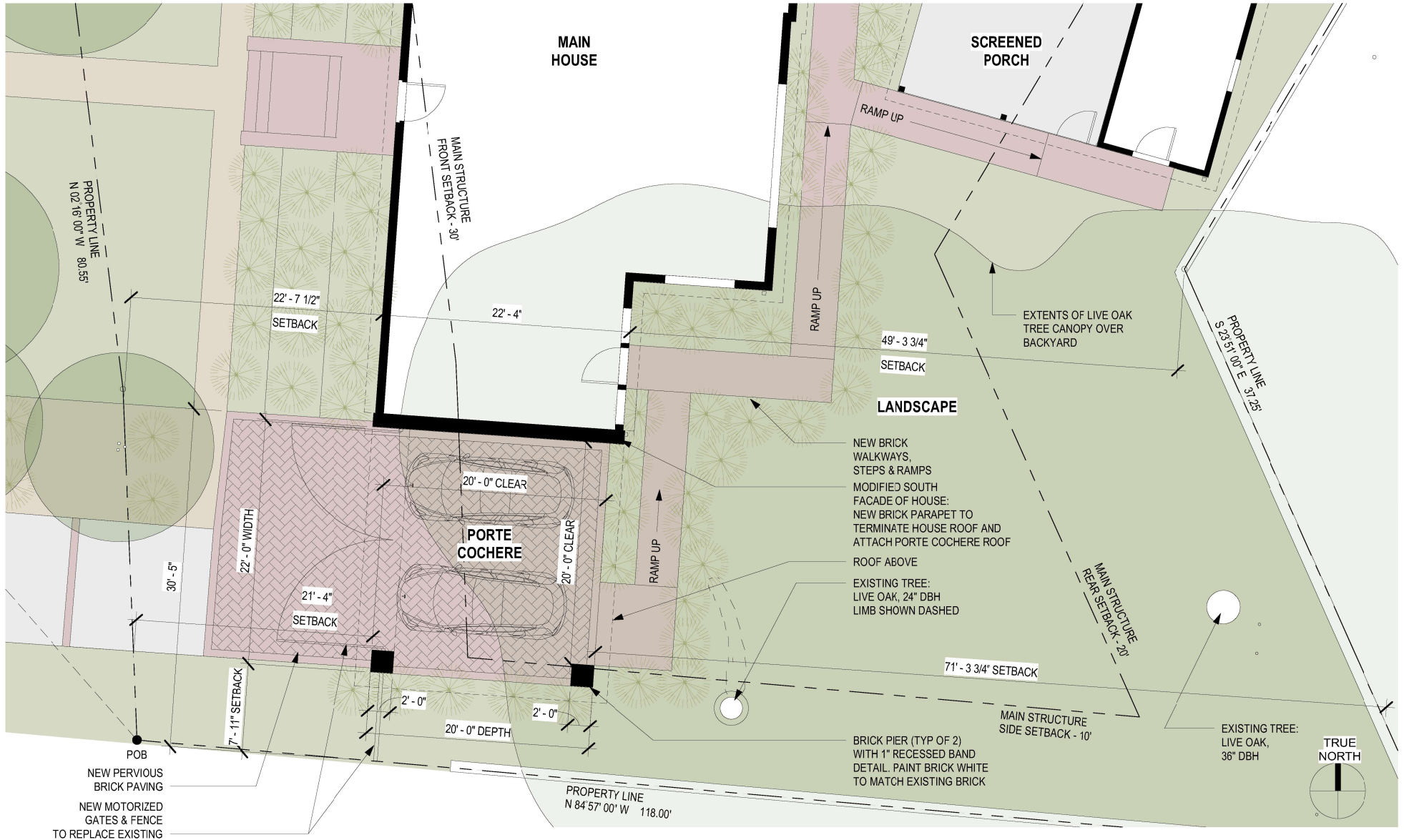


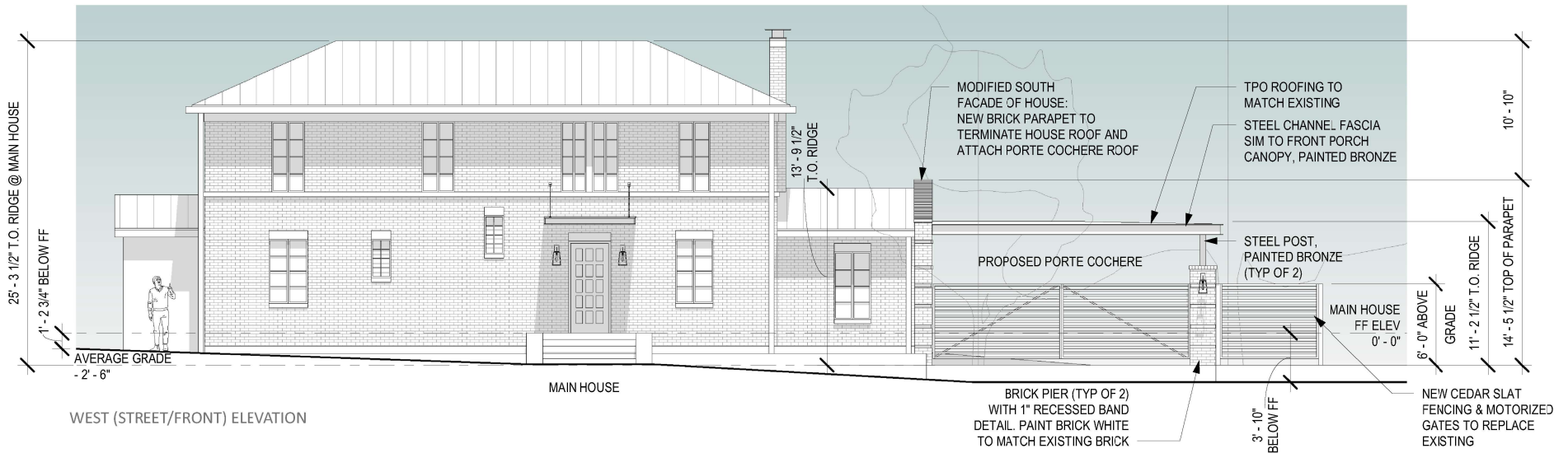
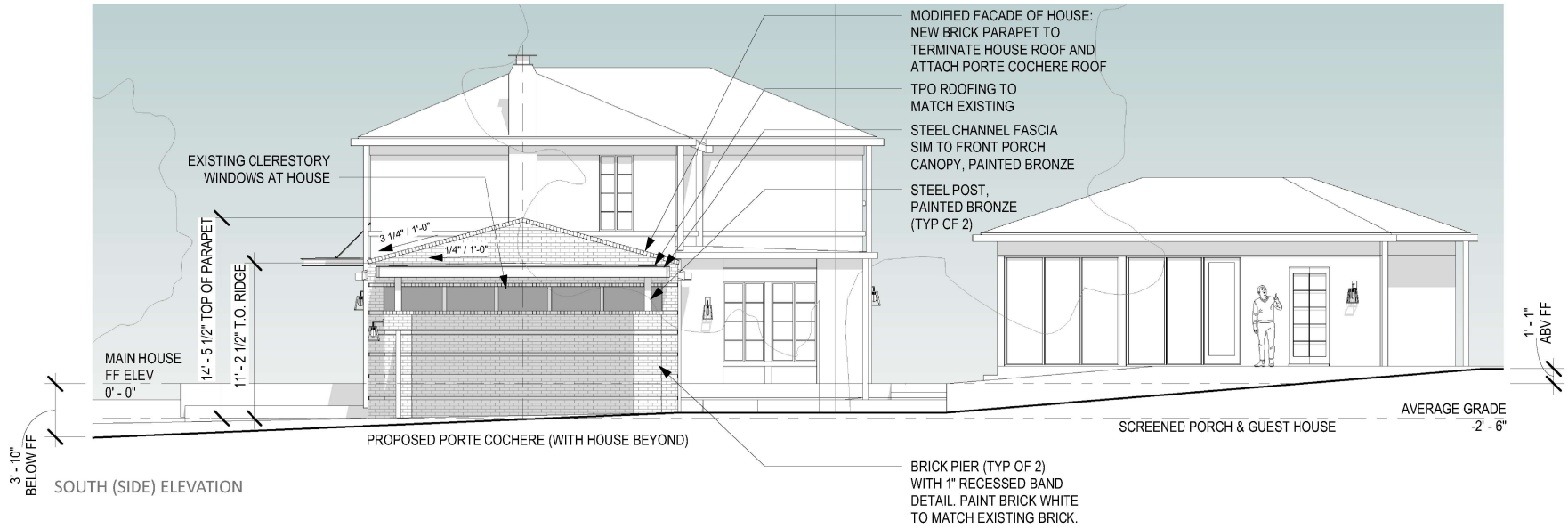
514 Patterson Rear Yard, View to West Showing Oak Tree Arching over Driveway

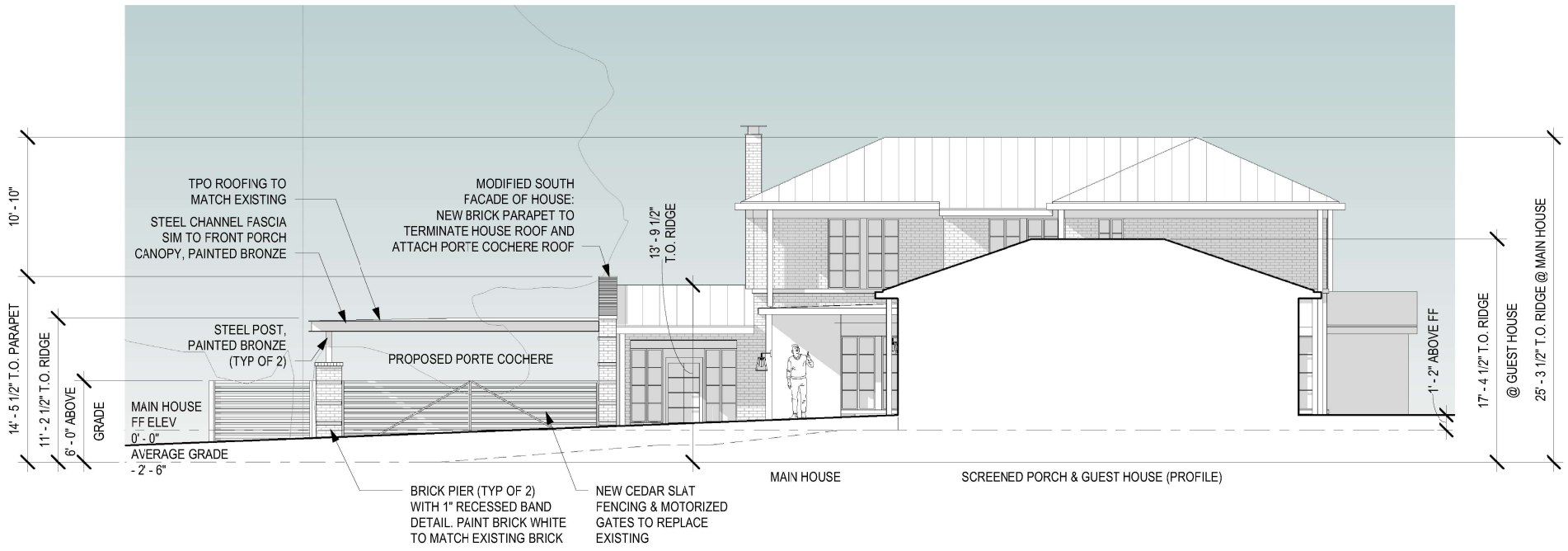


514 Patterson View to South from Existing Carport









EAST (REAR) ELEVATION





