



## ARCHITECTURAL REVIEW BOARD

### AGENDA

**-REVISED-**

**-RESULTS-**

February 21, 2012

The Architectural Review Board will hold its regularly scheduled monthly meeting at 6120 Broadway in the Council Chambers on Tuesday, February 21, 2012, in Alamo Heights, Texas, at 5:30 p.m., to consider the following:

#### A. CALL MEETING TO ORDER

#### B. APPROVAL OF MINUTES – January 17, 2012 – **Approved**

#### C. SIGNS

Case No. 410 S            6104 Broadway C4, permanent signage for Go Baby Go – **Approved**

Case No. 418 S            1001 Townsend Ave, permanent signage for Cambridge Elementary School  
– **Approved**

#### D. FINAL REVIEW

Case No. 404 F            Request of Lowell Tacker, OCO Architects, for the final design review of the proposed building and site renovations at Cambridge Elementary School located at 1001 Townsend Ave. – **Recommended approval as presented with the following comments by the Board: 1) the condensation from the HVAC units be addressed (taken into a drain or elsewhere other than be discharged onto ground); and 2) the south retaining wall be addressed in its current degraded state and add a child barrier on the wall to preclude children from passing in front of the buses; to be heard at 2/27/12 City Council meeting**

#### E. SIGNIFICANCE & PRELIMINARY REVIEW

Case No. 414 P            Request of James Callaway, owner, for the significance review of the existing main structure and preliminary review of the proposed replacement structures located at 330 Westover Rd under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure at 322 Westover Rd (the property is currently being replatted from 322 & 330 Westover Rd into one lot to be called 330 Westover Rd and was approved by City Council on 1/9/12). – **Recommended approval; to be heard at 2/27/12 City Council meeting**

#### F. SIGNIFICANCE & COMPATIBILITY REVIEW

Case No. 415 F            Request of James Rahe, Sage Architecture Inc, for the significance review of the existing main structure and compatibility review of the proposed two-story addition located at 171 E Oakview Pl under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing structure's

roof. – **Recommended approval; to be heard at 2/27/12 City Council meeting**

Case No. 416 F

Request of David and Amy Doyle, owners, represented by Richard Garison, Shelly Home Company, for the significance review of the existing main structure and compatibility review of the proposed main replacement structure located at 318 Blue Bonnet Blvd under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

– **Recommended approval; to be heard at 2/27/12 City Council meeting**

## **G. COMPATIBILITY REVIEW**

Case No. 417 F

Request of Lyndsay Thorn, THORN+GRAVES, for the compatibility review of the proposed, accessory structure located at 333 Encino Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order construct a two-story accessory structure. – **Continued to an upcoming meeting, and the plans are to address the following: 1) engineered stormwater drainage on the site; 2) clarity in finished building heights and final grades; and 3) a landscape plan (indicate removal of driveway, finished floor at alley and alley's substance).**

## **H. ADJOURNMENT**

### **DISABILITY ACCESS STATEMENT**

This meeting site is wheelchair accessible. The accessible entrance is located at 6120 Broadway. Accessible visitor parking spaces are located adjacent to the rear entrance of the Council Chambers and the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

### **CERTIFICATE**

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, on February 10, 2012, at 11:00 a.m.

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Jennifer Reyna, TRMC  
City Secretary



**City of Alamo Heights Architectural Review Board Meeting**  
**Tuesday, February 21, 2012 – 5:30 P.M.**  
**6120 Broadway – City Council Chambers**

**NOTICE OF SIGNIFICANCE & PRELIMINARY REVIEW**  
**HEARING – 330 Westover Rd – Case No. 414 P**

Request of James Callaway, owner, for the significance review of the existing main structure and preliminary review of the proposed replacement structures located at 330 Westover Rd under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure at 322 Westover Rd (the property is currently being replatted from 322 & 330 Westover Rd into one lot to be called 330 Westover Rd and was approved by City Council on 1/9/12).

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 February 21, 2012, ARB meeting to confirm any future meeting dates.*

Plans may be viewed online\* ([www.alamoheightstx.gov/publicnotices](http://www.alamoheightstx.gov/publicnotices)), at the Planning and Development Services Department (6116 Broadway), or you may contact Nathan Lester ([nlester@alamoheightstx.gov](mailto:nlester@alamoheightstx.gov)), Teresa Forsberg ([tforsberg@alamoheightstx.gov](mailto:tforsberg@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.



Amezquita Peters, architects

01.27.2012 Via email: Hand delivery  
City of Alamo Heights  
Architectural Review Board  
6116 Broadway  
Alamo Heights, Texas 78209

**RE: Demolition Review, Structural Significance and Preliminary Plan Review**

Dear Members of the Architectural Review Board:

I am pleased to submit Documents for your Consideration of the Demolition of an Existing Residence at 322 Westover and construct an Addition to the Existing Residence at 330 Westover, Alamo Heights, Texas.

The site is has been approved for a Replat of Two SFA properties into One SFA property.

The Proposed Scope of Work is to Demolish the Existing Two Story Residence and an Existing Pool at 322 Westover.

We are also Proposing to Construct a 1686 S.F. Addition to the Existing Residence at 330 Westover. The Addition will consist of a Three Car Garage, Office and an Exercise Room. A guest 1584 S.F. Guest Quarters is also proposed along with a 644 S.F. Wine Room. All Proposed Structures will be one story in Height.

The Existing Lot Coverage is 25.14%. The Proposed Lot Coverage is 30.60%.

The Existing Floor Area Ratio is .329 and the Proposed Floor Area Ratio is .411.

The Existing Height is 32' and the Proposed Heights are 19' at the garage, 16' at the Guest Quarters and 14' at the Wine Room.

I Thank You for your Consideration of this Demolition and the Proposed Additions to this Property.

Sincerely,

**Robert A. Amezquita  
Principal**

~~515 Cosgrove  
1016 State Highway 46 East~~

San Antonio, Texas 78210  
Boerne, Texas 78006

p210.275.4559  
p210.781.3405

**FILE COPY**

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*Amezquita  
Designs  
studio*

515 Cosgrove  
San Antonio  
Texas 78210

Tel:  
210.275.4559

Email:

~~amezquita@yahoo.com~~

01-27-12 P 01:09 RCVD



**EXISTING BLOCK ELEVATION**

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**CALLAWAY  
ADDITION**

330 WESTOVER  
Alamo Heights, Texas

**ISSUED FOR  
DEMOLITION  
PERMIT**

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REVISED	DATE

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PROJECT NO.  
2011.099

---

DATE  
01.25.2012

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**PROPOSED BLOCK ELEVATION**



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515 Cosgrove  
San Antonio  
Texas 78210

Tel:  
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Email:

**CALLAWAY  
ADDITION**

330 WESTOVER  
Alamo Heights, Texas

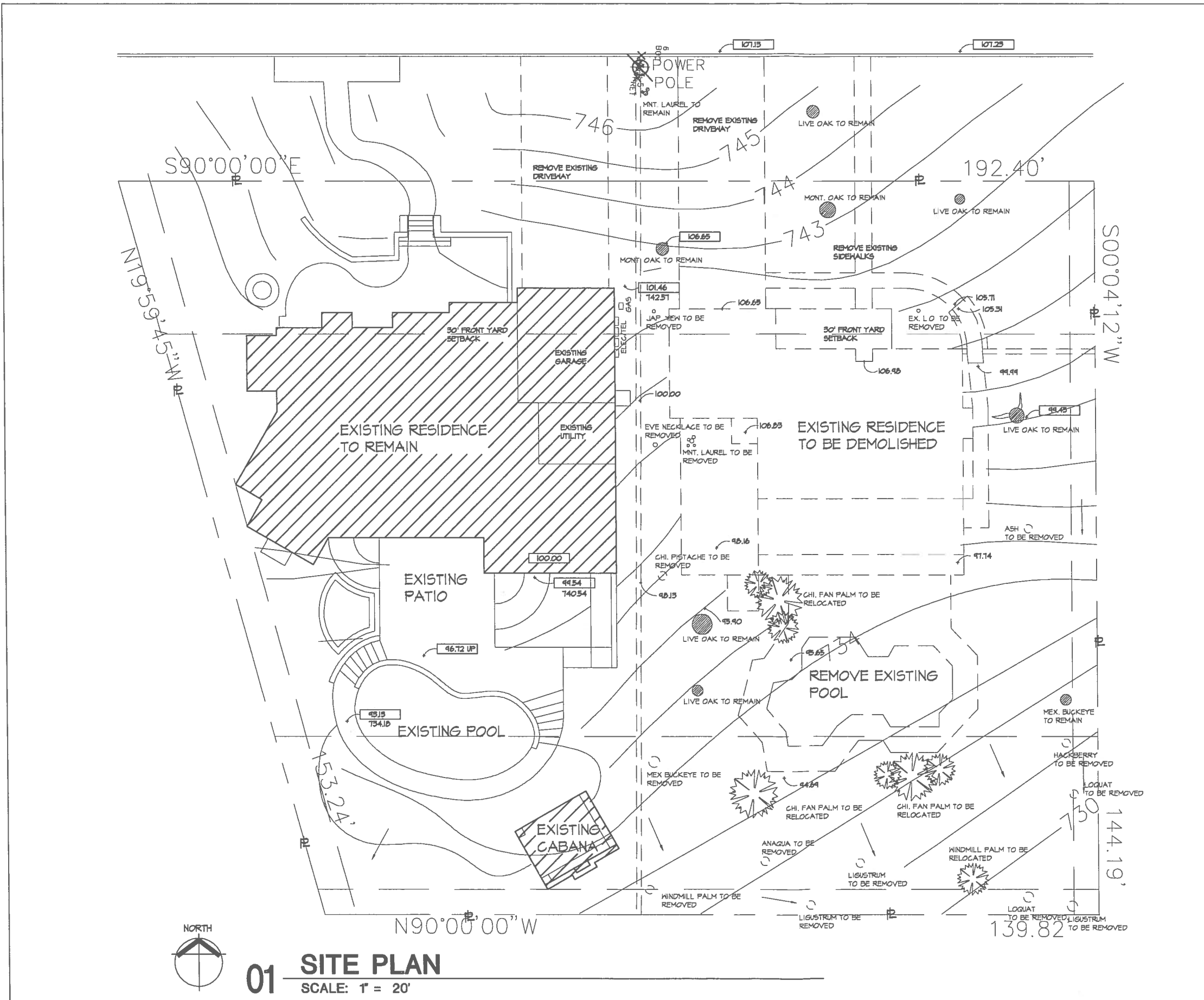
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DEMOLITION  
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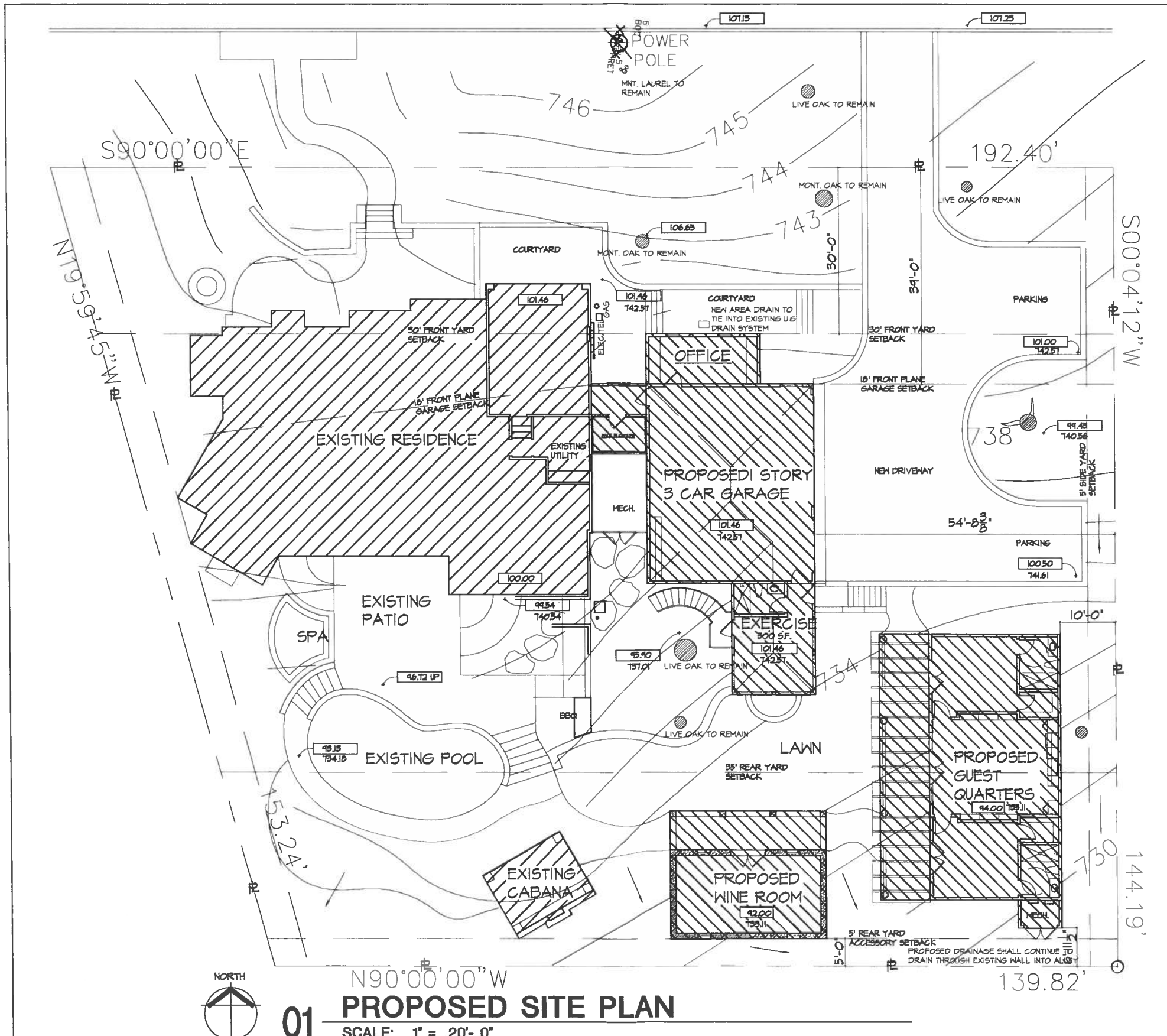
REVISED	DATE

PROJECT NO.  
2011.099

DATE  
01.25.2012

**DEMOLITION  
SITE PLAN  
D1.1**





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ADDITION**

330 WESTOVER  
Alamo Heights, Texas

ISSUED FOR  
DEMOLITION  
PERMIT

REVISED	DATE

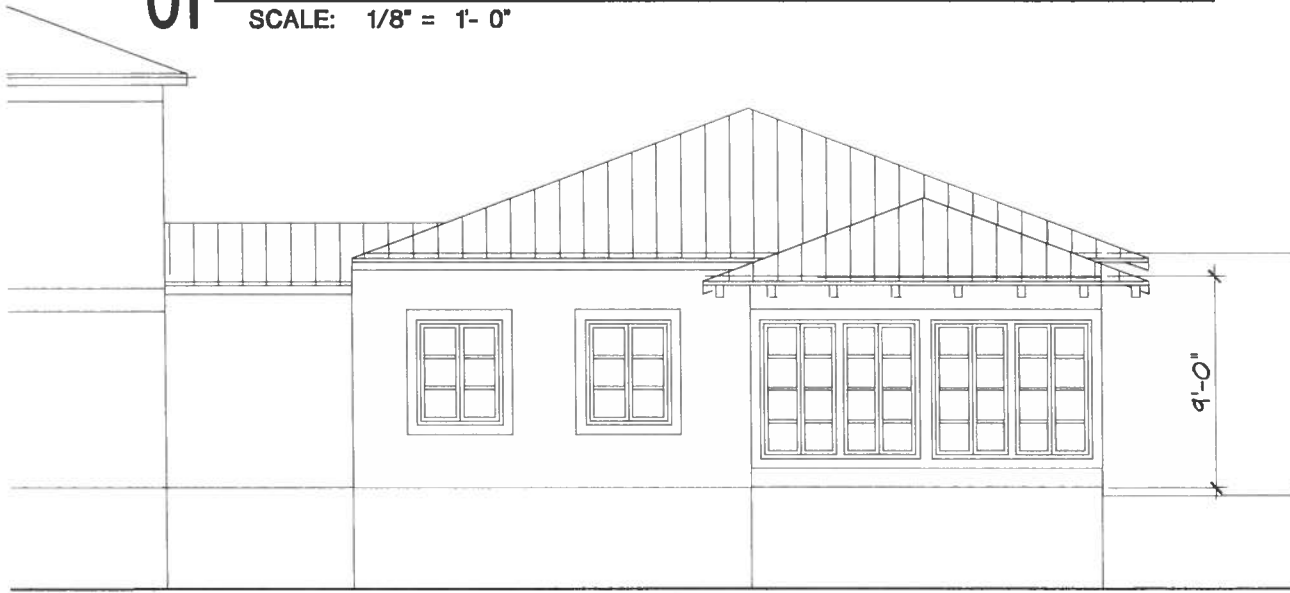
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DATE  
01.25.2012

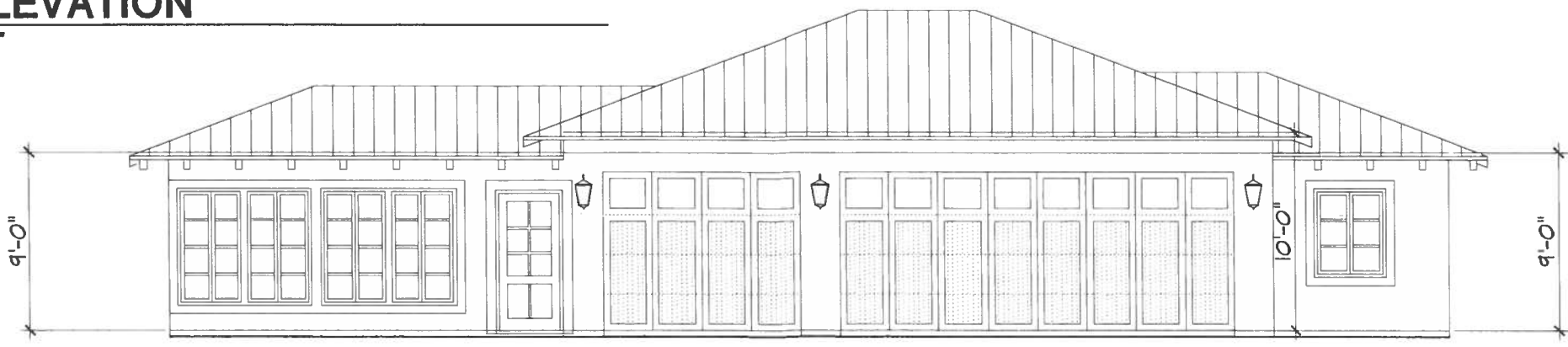
**PROPOSED  
SITE PLAN  
A1.1**



**01 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**03 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

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Email:



**CALLAWAY  
ADDITION**

330 WESTOVER  
Alamo Heights, Texas

ISSUED FOR  
DEMOLITION  
PERMIT

REVISED DATE

\_\_\_\_\_

PROJECT NO.  
2011.099

DATE  
01.25.2012

**EXTERIOR  
ELEVATIONS  
A5.1**

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**CALLAWAY  
ADDITION**

330 WESTOVER  
Alamo Heights, Texas

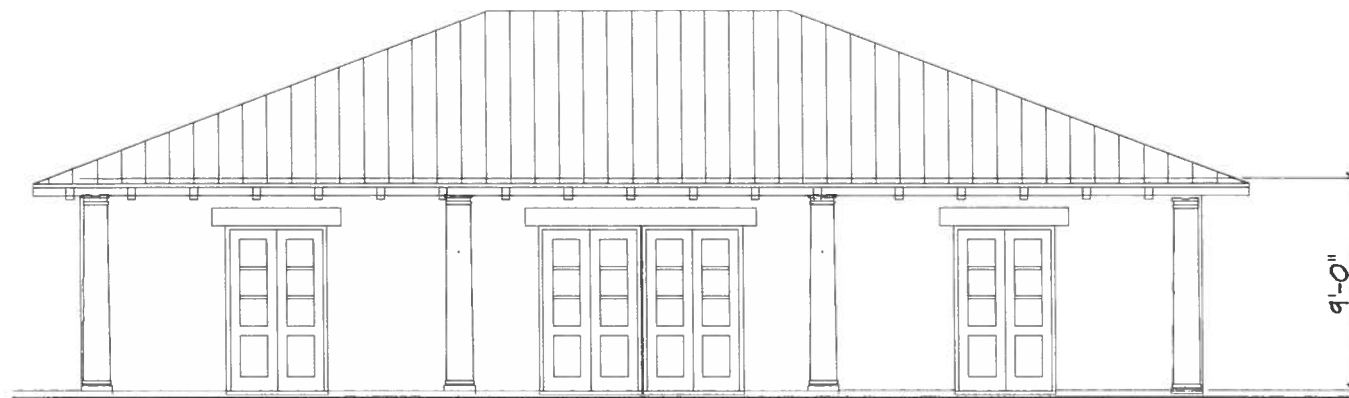
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PERMIT

REVISED \_\_\_\_\_ DATE \_\_\_\_\_

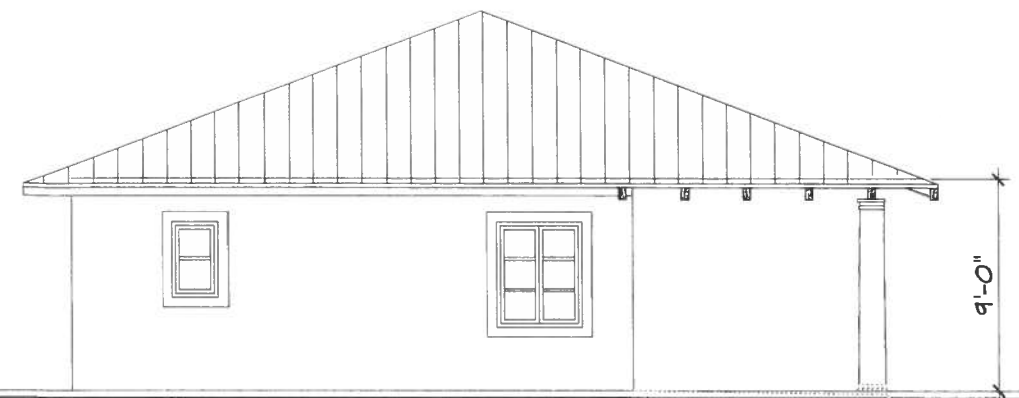
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2011.099

DATE  
01.25.2012

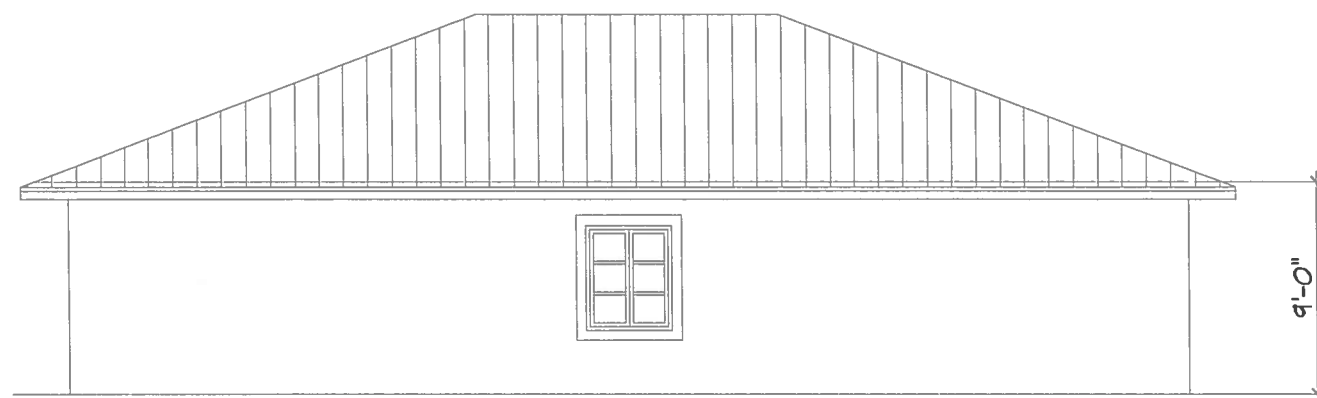
**EXTERIOR  
ELEVATIONS  
A5.2**



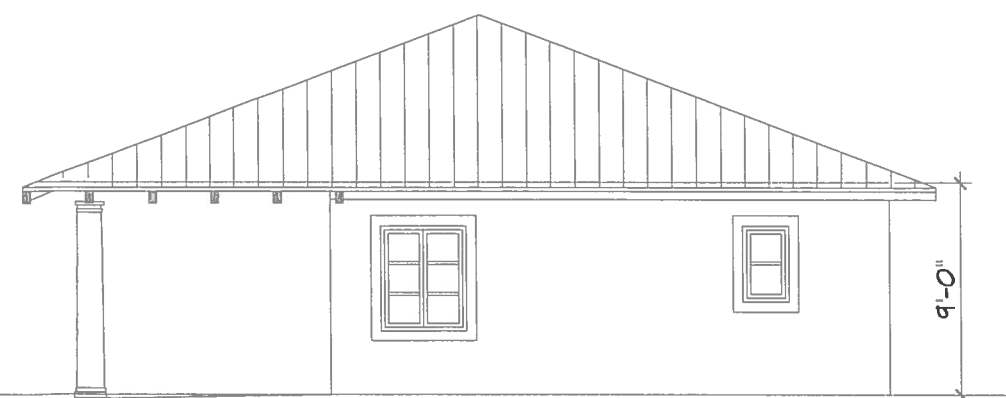
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SCALE: 1/8" = 1'-0"



**02 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**03 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**04 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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**CALLAWAY  
ADDITION**

330 WESTOVER  
Alamo Heights, Texas

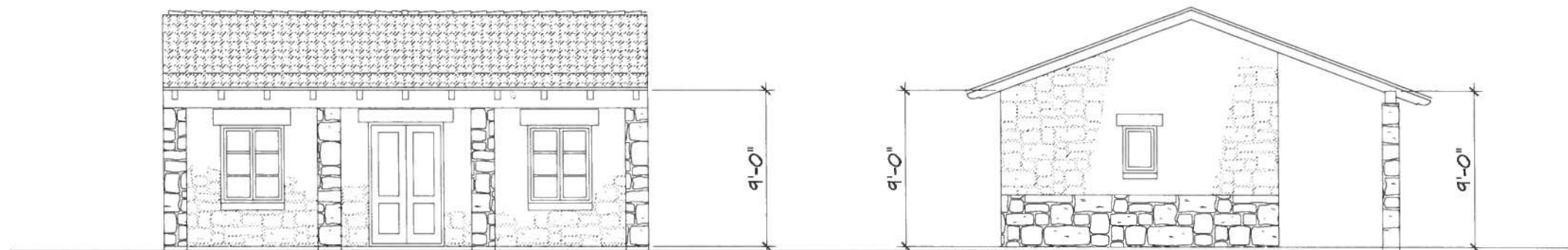
ISSUED FOR  
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PERMIT

REVISED DATE

PROJECT NO.  
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DATE  
01.25.2012

**EXTERIOR  
ELEVATIONS  
A5.3**



**05 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**06 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

