



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

Architectural Review Board Meeting
Tuesday, August 18, 2020 – 5:30 P.M.

In accordance with order of the Office of the Governor issued March 16, 2020, where he temporary suspended certain provisions of the Texas Open Meetings Act, take notice that a regular meeting scheduled **at 5:30 p.m. on Tuesday, August 18, 2020** will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”), to slow the spread of the Coronavirus (COVID-19), to consider and act upon any lawful subjects which may come before it. **There will be no public access to Alamo Heights Council Chamber.**

INSTRUCTIONS FOR TELECONFERENCE: The public toll-free dial-in number to participate in the telephonic meeting is 800-717-4201 and enter access number 3446107#.

Case No. 807 F – 125 Primrose

Request of Mauze Construction Corp., applicant, representing RJS & KGS Management Ice Trust, owner, for the significance review of the existing main structure located at 125 Primrose in order to demolish 100% of the existing residence and accessory structure(s) 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* (<http://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 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.

July 21, 2020

City of Alamo Heights

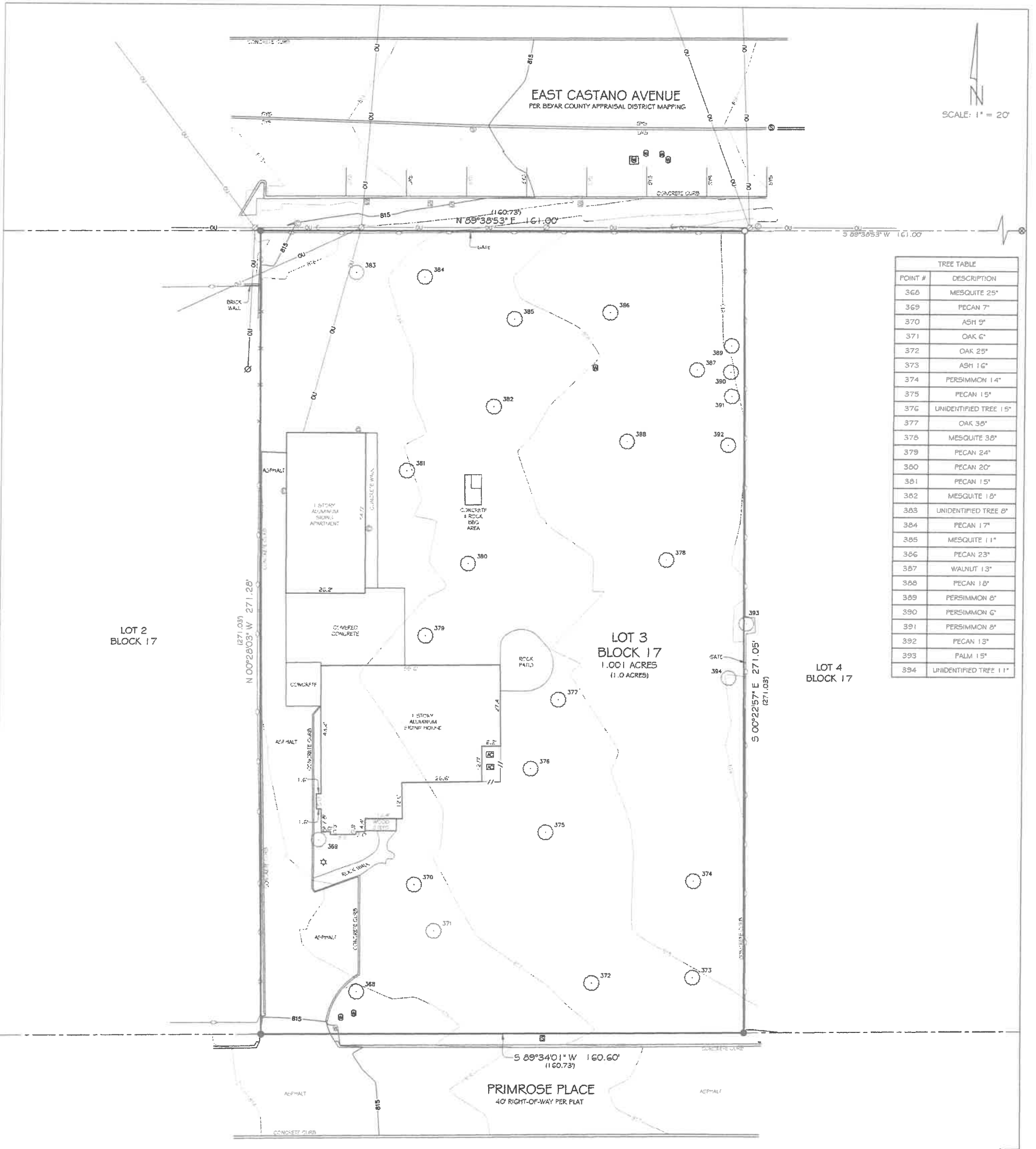
Re: Demolition of structure at 125 Primrose

A family with five children has purchased the property at 125 Primrose Place to build their forever home. They relocated to San Antonio from Austin, and are currently residing in Terrell Hills. The family's decision to move to San Antonio was greatly influenced by the lifestyle, community and schools that the Alamo Heights area had to offer. Since moving to San Antonio, they quickly identified Primrose Place as the perfect street to be able to build a one story family home. They are excited that they were able to purchase the property on Primrose Place to give them this opportunity. There are multiple one-story homes on the street and in the area, and the design of their new home is in alignment with the surrounding homes.

Attached is an updated demolition permit application for the structure at 125 Primrose including the survey and pictures of existing structures. Areas to be demolished are indicated. Trees to be removed are identified on page A1.1 as well as the species and size of each tree.

Sincerely,


David Mauze, President
Mauze Construction Corp.



TREE TABLE	
POINT #	DESCRIPTION
366	MESQUITE 25"
369	PECAN 7"
370	ASH 9"
371	OAK 6"
372	OAK 25"
373	ASH 16"
374	PERSIMMON 14"
375	PECAN 15"
376	UNIDENTIFIED TREE 15"
377	OAK 38"
378	MESQUITE 38"
379	PECAN 24"
380	PECAN 20"
381	PECAN 15"
382	MESQUITE 18"
383	UNIDENTIFIED TREE 8"
384	PECAN 17"
385	MESQUITE 11"
386	PECAN 23"
387	WALNUT 13"
388	PECAN 18"
389	PERSIMMON 8"
390	PERSIMMON 6"
391	PERSIMMON 8"
392	PECAN 13"
393	PALM 15"
394	UNIDENTIFIED TREE 11"

Topographic and tree survey showing Lot 3, Block 17 in Blue Bonnet Hills Homesites recorded in Volume 642, Page 106, Deed and Plat Records, Bexar County, Texas.

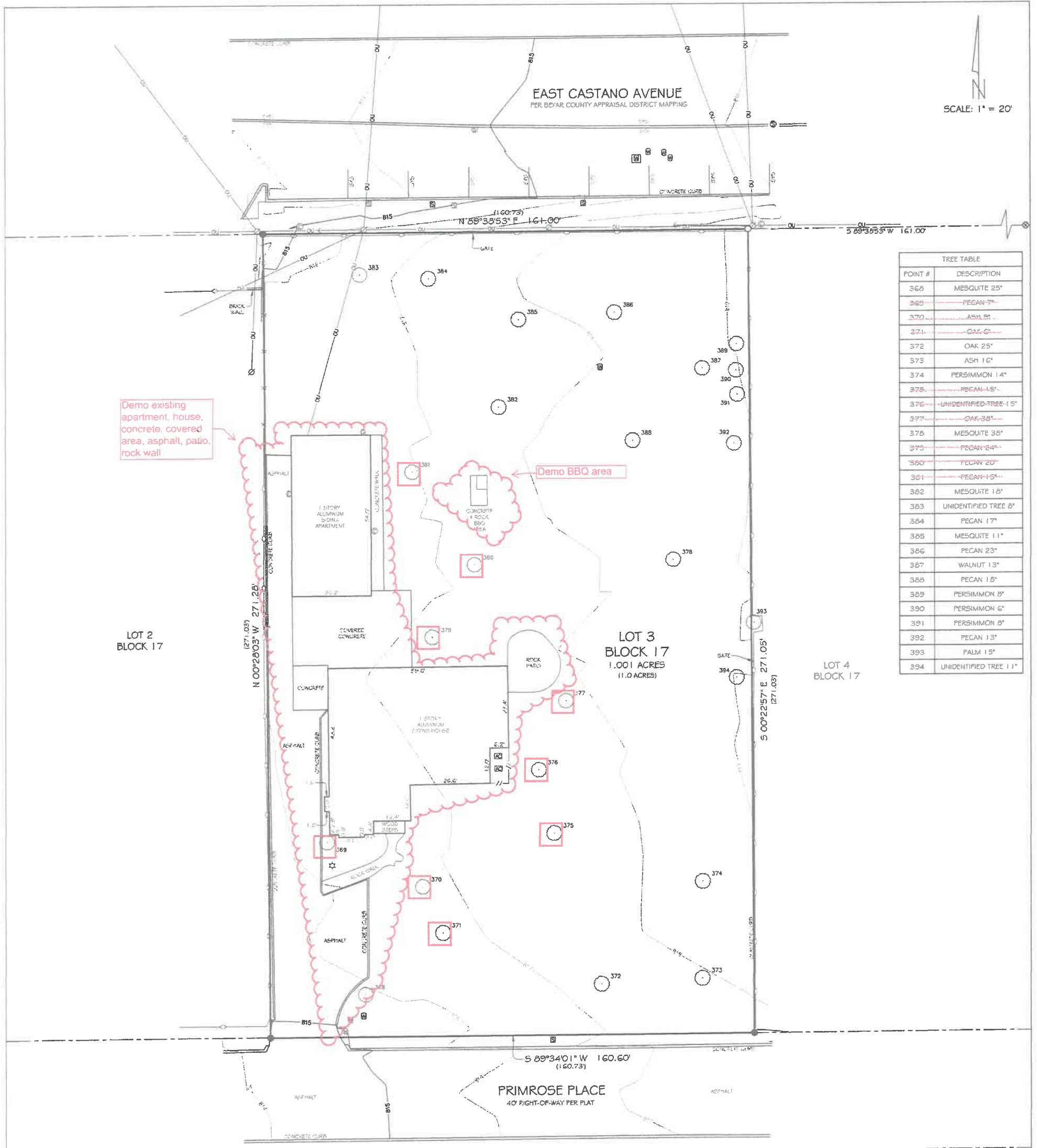
NOTES

- 1) HORIZONTAL DATUM - TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83
- 2) VERTICAL DATUM - NAVD83
- 3) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE DISTANCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING ANY UNDERGROUND UTILITY, PLEASE CONTACT THE APPROPRIATE AGENCY.
- 4) TREE SYMBOLS ARE SHOWN HEREIN FOR INFORMATION AND NOT TO SCALE.
- 5) ADDRESS: 125 PRIMROSE PLACE
- 6) FENCES NEAR THE BOUNDARY LINE MEASURED AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
- 7) ASSIGNING PROPERTY INFORMATION SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, PLAT RESTRICTIONS, DEED RESTRICTIONS AND ZONING ORDINANCES, IF ANY, SHOULD BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, LANDOWNERS, CITY AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.

LEGEND

- SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- RECORDED CALL PER VOLUME 642, PAGE 106, DEED AND PLAT RECORDS
- SOLID YELLOW PAINT STAKE
- SIGN
- LIGHT POLE
- ELECTRIC METER
- AIR RAC
- WATER METER
- WATER VALVE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- GAS METER
- UTILITY POLE WITH 3/4" WIRE
- OVERHEAD UTILITIES
- CHAIN-LINK FENCE
- WIRE FENCE
- WOOD FENCE

PFEIFFER LAND SURVEYING
 918 ADLER STREET
 BOERNE, TX 78006
 830-249-3385
 FIRM NO. 1019761



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Demo existing apartment, house, concrete, covered area, asphalt, patio, rock wall

Demo BBQ area

LOT 2
BLOCK 17

LOT 3
BLOCK 17
1.001 ACRES
(1.0 ACRES)

LOT 4
BLOCK 17

Topographic and tree survey showing Lot 3, Block 17 in Blue Bonnet Hills Homesites recorded in Volume 642, Page 106, Deed and Plat Records, Bexar County, Texas.

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- NOTES:**
- 1) HORIZONTAL DATUM: TEXAS STATE PLAIN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83
 - 2) VERTICAL DATUM: NAVD83
 - 3) ALL APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO DETERMINE THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITIES. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 4) TREE SYMBOLS ARE SHOWN HEREON FOR REFERENCE AND NOT TO SCALE.
 - 5) ADDRESS: 125 PRIMOZE PLACE
 - 6) FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
 - 7) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
 - 8) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, PLAT RESTRICTIONS, DEED RESTRICTIONS AND ZONING ORDINANCES, IF ANY, SHOULD BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, LANDOWNERS, CITY AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.

- LEGEND**
- 5/8" 1/2" IRON ROD WITH AN ORANGE 1" PER 1/2" SWIVEL PLASTIC CAP
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - ALUMINUM CAIL PER WITH ME 7/4", FABR 1/2", DEED AND PLAT RECORDS
 - 3/8" 1/2" YELLOW PAINT STRIPE
 - 3/8" 1/2" STRIPE
 - LIGHT 1/2" DOT
 - ELECTRIC METER
 - AC PAD
 - WATER METER
 - WATER VALVE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - GAS METER
 - UTILITY POLE WITH 3/4" WIRE
 - OVERHEAD UTILITIES
 - CHAIN-LINK FENCE
 - WIRE FENCE
 - WOOD FENCE















125 Primrose Place
25 June 2020





125 Primrose Place
25 June 2020





125 Primrose Place
25 June 2020

