

ARB CASE NO. 971F  
233 HARRISON AVE  
SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-A
- East side between Acacia St and Morse St
- SF Residence w/ detached Garage



## SUMMARY

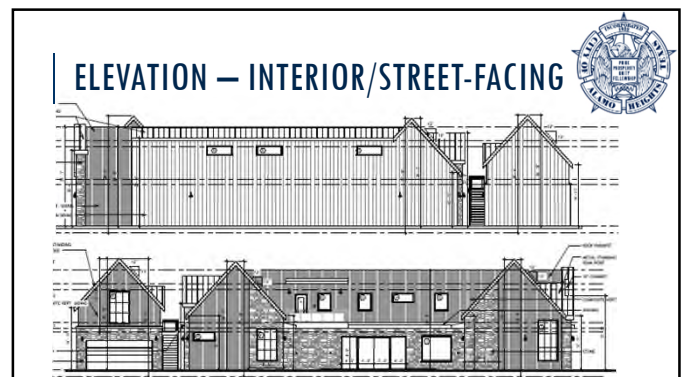
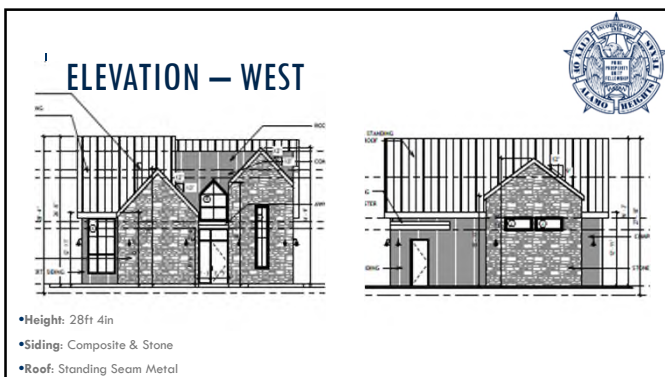
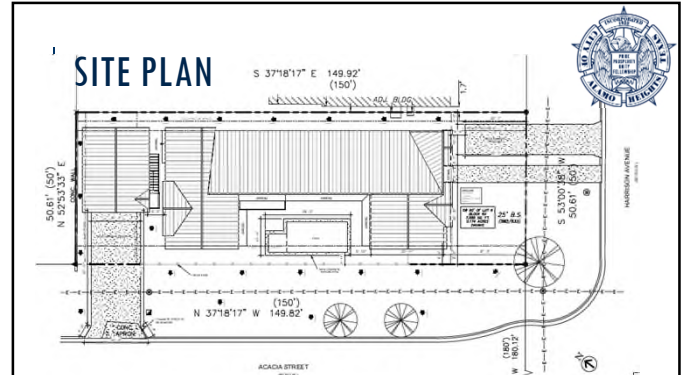
- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof

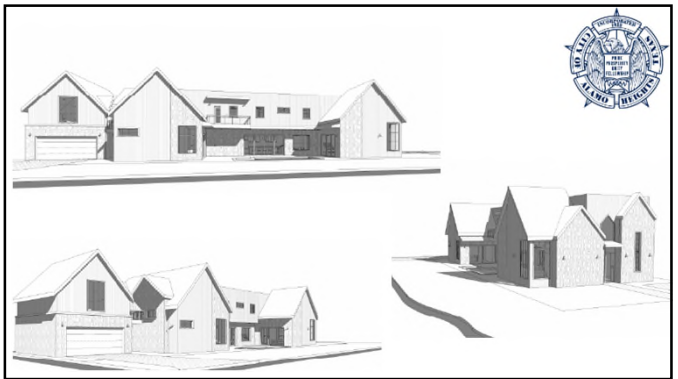
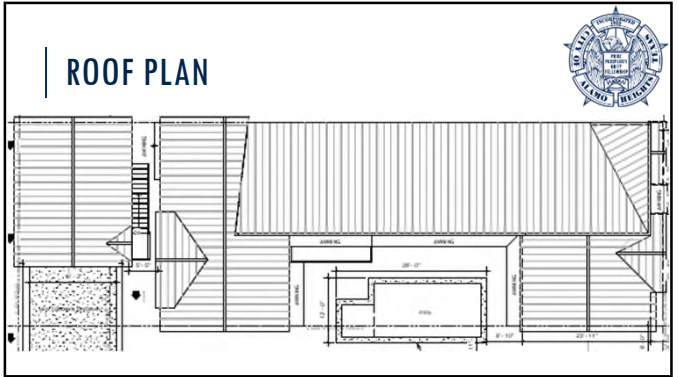
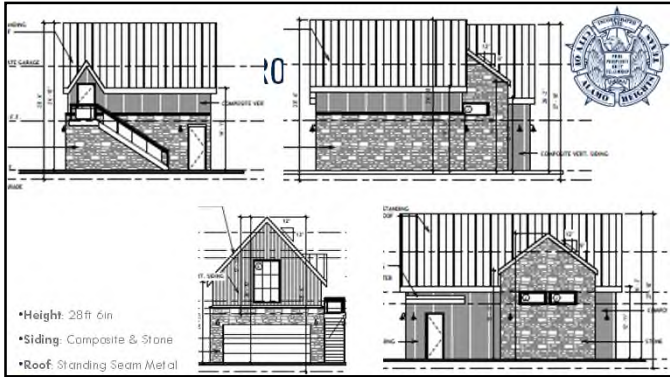


## BACKGROUND

- Demolition Review – 02/2024
  - Architectural Review Board declared main structure as not significant and recommended approval of the proposed design as compatible and was approved by City Council.
  - Demolition permit was issued – 06/2024
  - New design submitted by new applicant.







## POLICY ANALYSIS



- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the April 14, 2025 City Council meeting, pending recommendation from the board.

## PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
  - Support: (0)      Neutral: (0)
  - Oppose: (0)



ARB CASE NO. 972F  
305 CASTANO AVE

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-A
- North side, west of Nacogdoches Rd
- Additions

## SUMMARY

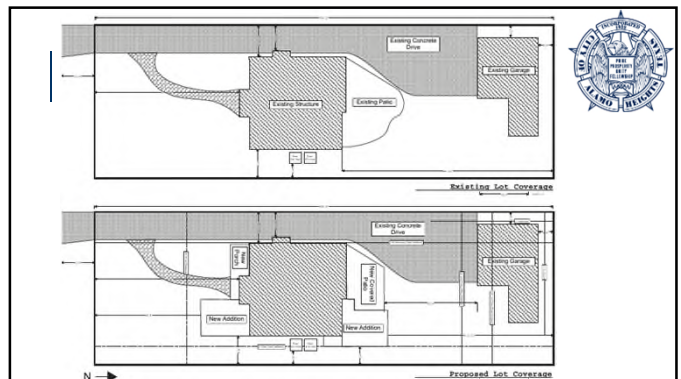
- Demolition Review
- Significance Review
  - Removal/encapsulation of more than 25% of the street-facing elevations – **39%**
  - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **63% of roof**
- Compatibility Review
  - Due to the amount of total or substantial destruction of the structure or portion thereof



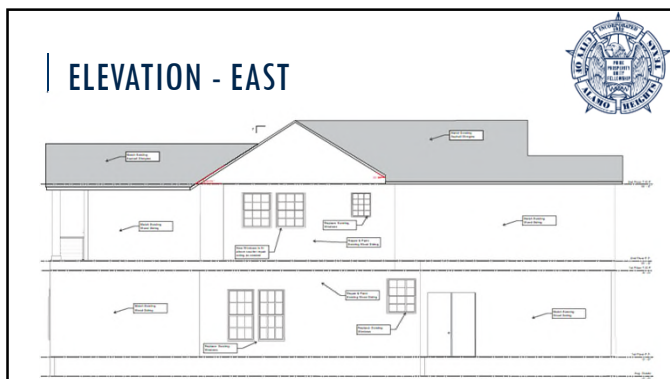
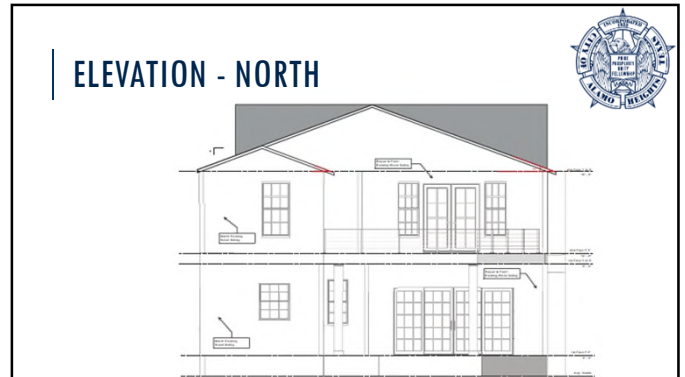
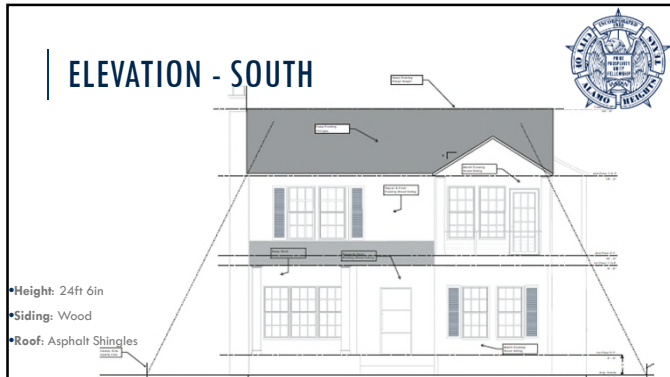
## EXISTING CONDITIONS



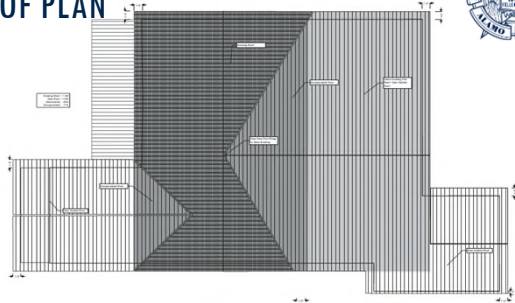
## EXISTING CONDITIONS – WEST/EAST







## ROOF PLAN



Lot Coverage* / FAR	Existing	New
Lot	7,500	7,500
Main house: 1st floor*	970	1,382
Main house: 2nd floor	996	1,332
Front porch*	15	100
Side porch*		
Rear porch*		
Garage/Carport: 1st floor*	491	491
Garage: 2nd floor		
Shed*		
Breezeway*		
Covered Patio Structure*		170
Other accessory structures*		
<b>Total Square Footage:</b>	<b>2,472</b>	<b>3,475</b>
<b>Total Lot Coverage*</b>	<b>1,476</b>	<b>2,143</b>
<b>Total FAR</b>	<b>2,472</b>	<b>3,305</b>



## SURROUNDING PROPERTIES



## POLICY ANALYSIS

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  - Oppose: (0)



ARB CASE NO. 967F, 975F, 976F, 977F, 978F  
137, 141, 149, 151, 159 BURR RD  
(SAN ANTONIO COUNTRY CLUB)

## FINAL REVIEW



## COMMUNITY DEVELOPMENT

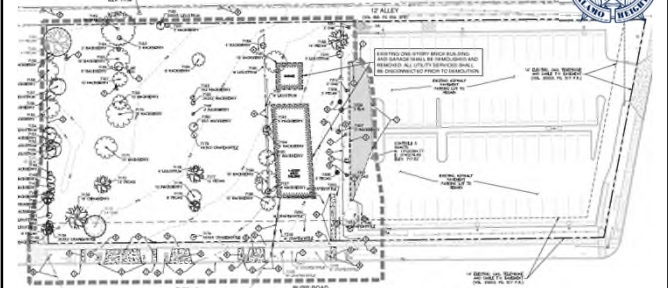
Presented by:  
Lety Hernandez  
Director

## PROPERTY

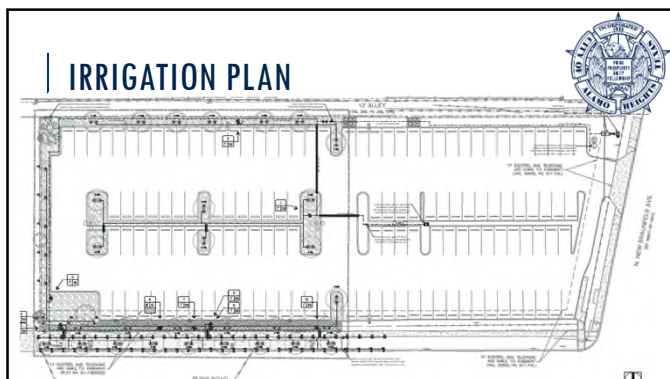
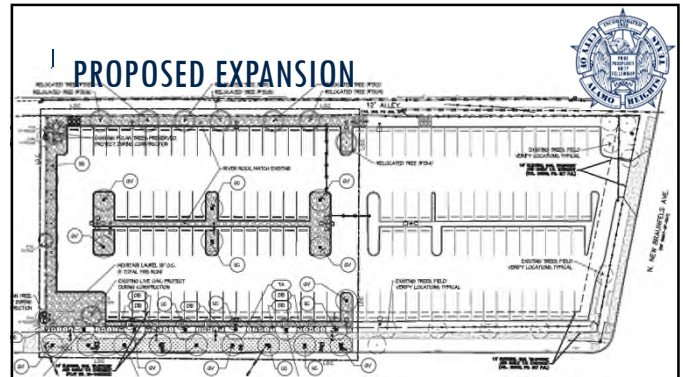
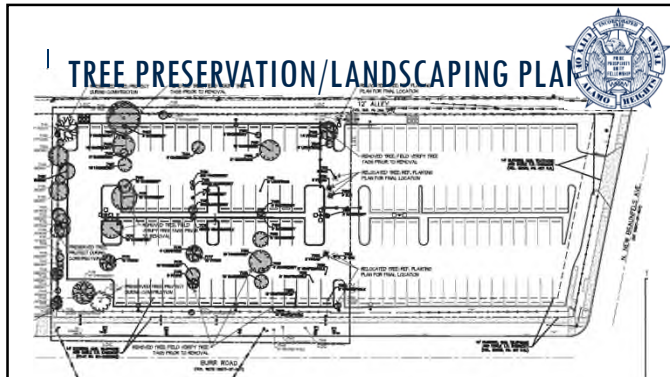


- MF-D/P
- North side, west of N New Braunfels
- Parking Expansion

## EXISTING & DEMOLITION PLAN







### POLICY ANALYSIS

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ARB CASE NO. 973F  
1001 TOWNSEND AVE  
(CAMBRIDGE ELEMENTARY)

FINAL REVIEW



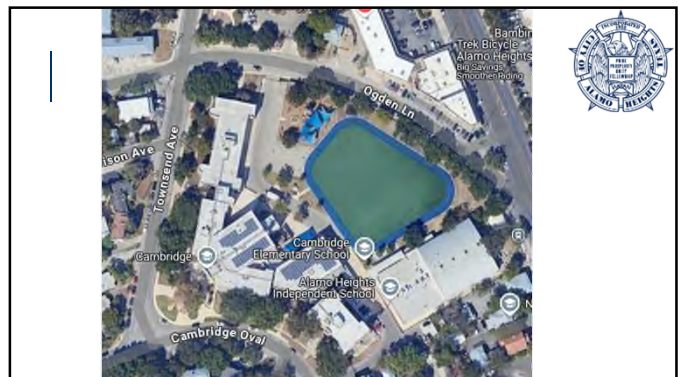
COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- Multi-Family Zoning District (MF-D)
- Townsend Ave between Cambridge Oval and Ogden Ln
- Addition & Renovation to Cambridge Elementary



EXISTING CONDITIONS



EXISTING CONDITIONS

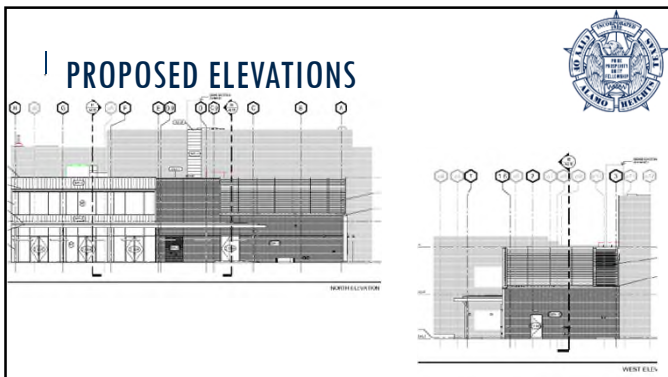
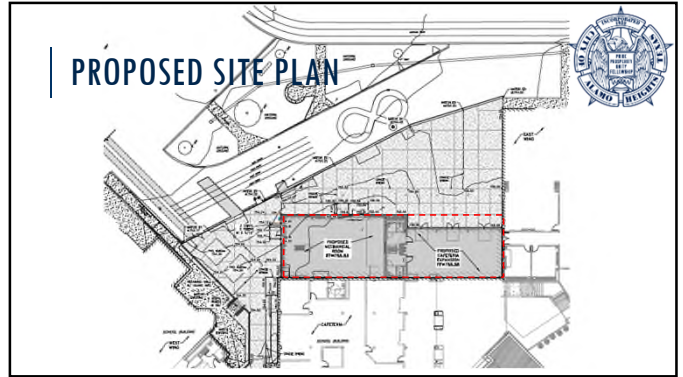
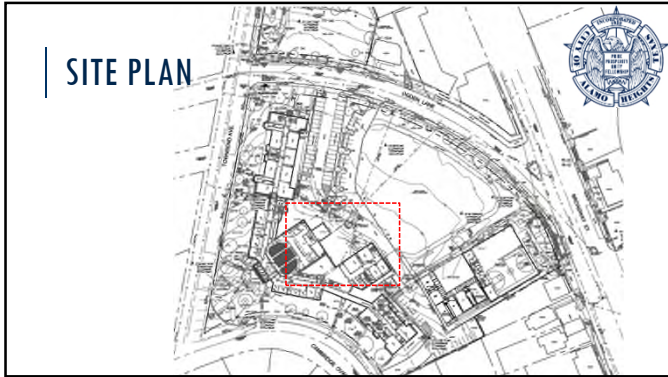


EXISTING CONDITIONS



EXISTING CONDITIONS





## POLICY ANALYSIS



- Technical and administrative reviews required to ensure compliance with current building and zoning code regulations.
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## ARB CASE NO. 974F 230 JONES MALTSBERGER (AH BASEBALL FIELD)

### FINAL REVIEW



COMMUNITY DEVELOPMENT

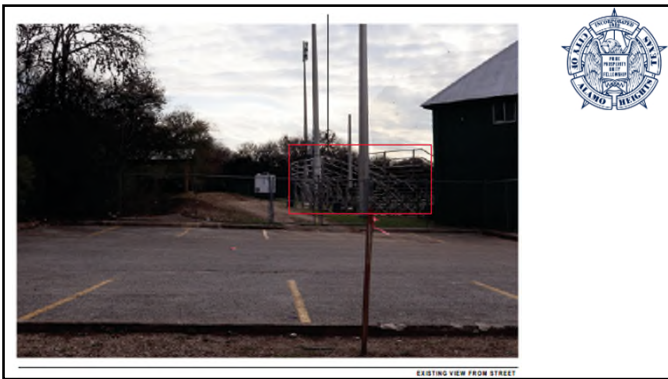
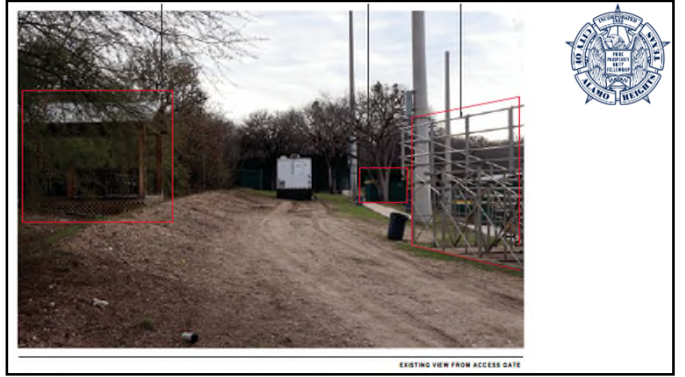
Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-A
- North side at Alamo Heights Blvd
- Replacement of Bleachers and Restroom Building









## EXISTING/PROPOSED VIEW



PROPOSED VIEW FROM STREET



EXISTING VIEW FROM STREET



## POLICY ANALYSIS

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  - Neutral: (0)

