

## COMPATIBILITY REVIEW



## COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY

347173	347174	347175	347176	347177		347178	
R. VISHNUSAN, DL							
347187	347188	347189	347190	347191	347192	347193	
347200	347201	347202	347203	347204	347205	347206	
M. SAKSHI, P.C.							
347213	347214	347215	347216	347217	347218	347219	
347226	347227	347228	347229	347230	347231	347232	
347238	347239	347240	347241	347242	347243	347244	



- SF-A
- North side, east of N New Braunfels
- SF Residence w/ Detached Garage



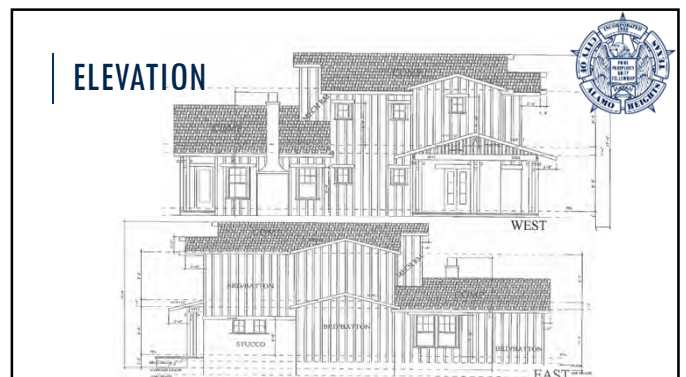
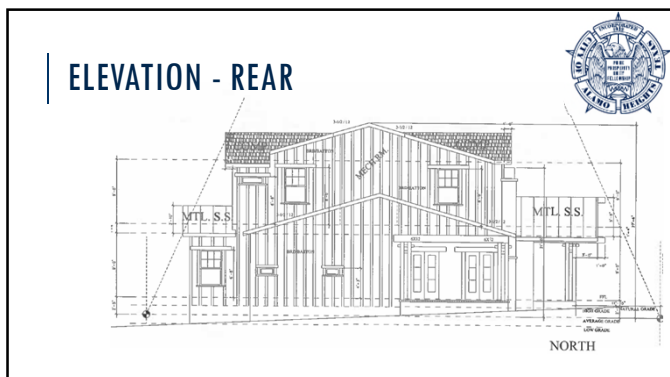
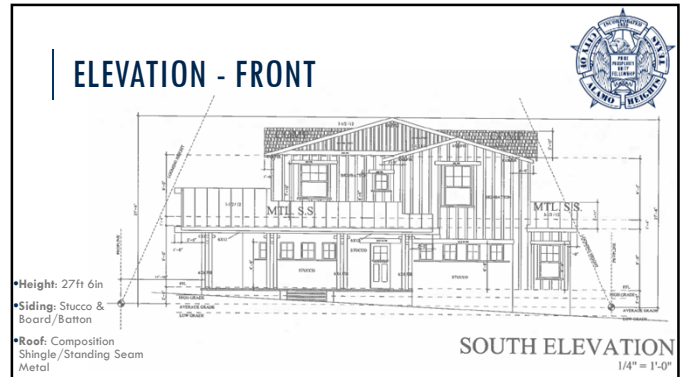
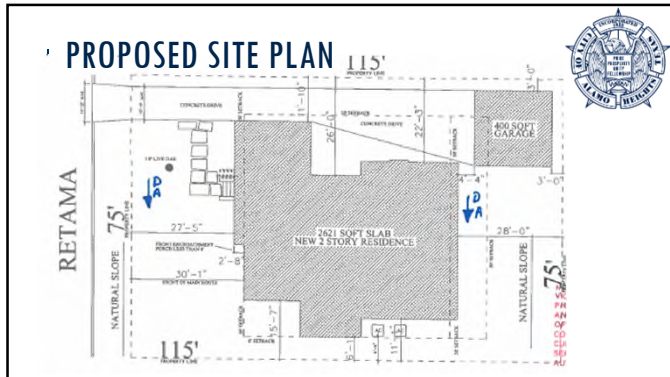
## SUMMARY

- Demolition Review
  - Significance Review
    - ARB – 02/20/2024
    - Council – 03/18/2024
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof

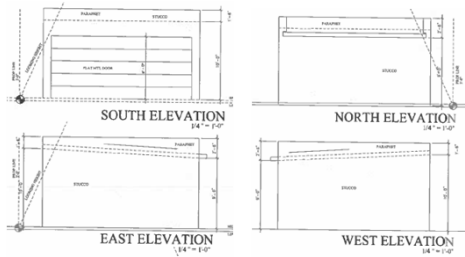


## EXISTING CONDITIONS



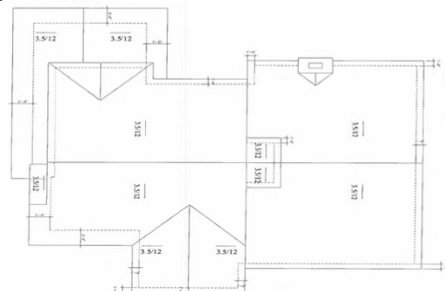


## ELEVATION — DETACHED GARAGE



- Height: 11ft 6in
- Siding: Stucco
- Roof: Composition Shingle/Standing Seam Metal

## ROOF PLAN



## LOT COVERAGE & FAR

Lot Coverage/FAR	Existing	Proposed
Lot Area	8625.00	8625.00
Main House - 1st Fl	1868.00	2239.00
Main House - 2nd Fl		1076.00
Front Porch (Cov)	80.00	278.00
Side Porch (Cov)		
Rear Porch (Cov)		99.00
Garage - 1st Fl	296.00	400.00
Garage - 2nd Fl		
Carport		
Shed		
Breezeway		
Covered Patio		
Other Accessory		
Total Sq Ft	2244.00	4092.00
Total Lot Cov Sq Ft	2244.00	3016.00
Lot Cov Percentage	26.02%	34.97%
Total FAR Sq Ft	2164.00	3715.00
FAR Percentage	0.251	0.431

Existing	Proposed	Total Impervious
1948.00	3026.00	All Structures
1065.00	1060.00	Driveway/Parking Pad
178.00	132.00	Walkways
		Pool/Spa
		Other
3191.00	4208.00	Total Impervious
	1017.00	Sq Ft Increase/Decrease

Impervious Cover - Front Yard Setback Area		
2254.00	2254.00	Front Yard SB Area
	86.00	Footprint of Structures
	263.00	Driveway/Parking Pad
	132.00	Walkways
		Other
0.00	481.00	Total within Front Yd SB
0%	21%	Total Imp. Within Front Yard Setback Area

## SURROUNDING



## 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 May 27, 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. 979F  
630 TUXEDO AVE

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

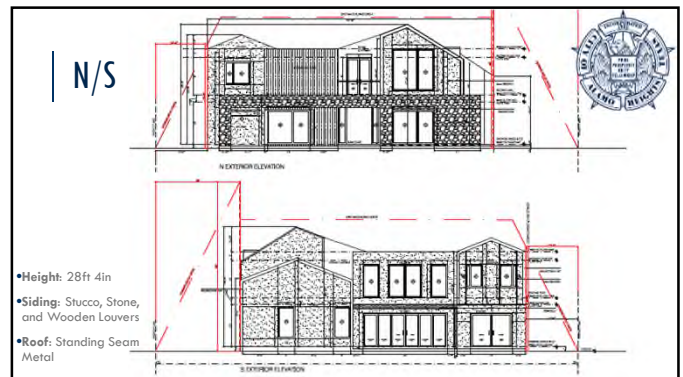
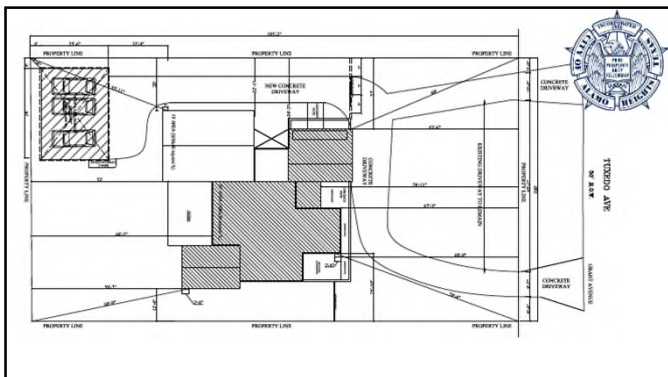
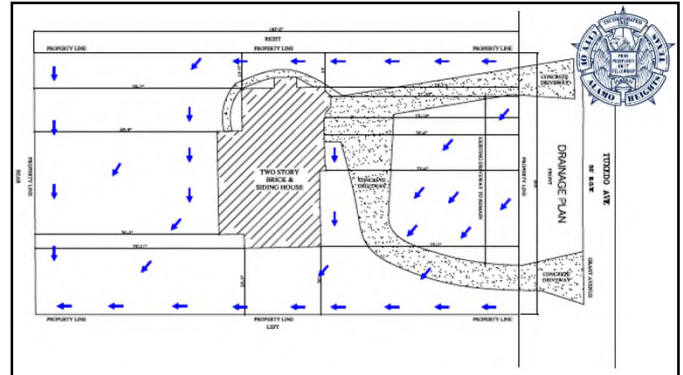
## PROPERTY



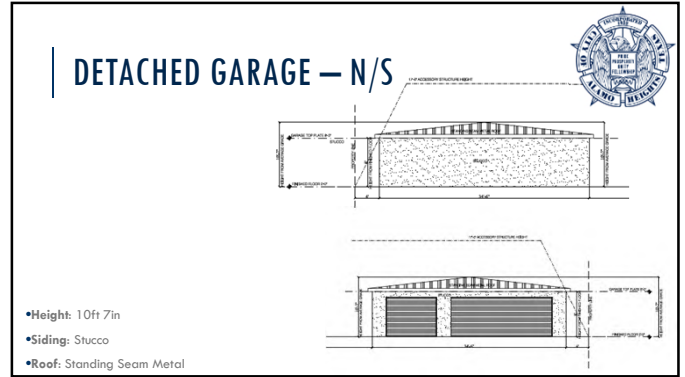
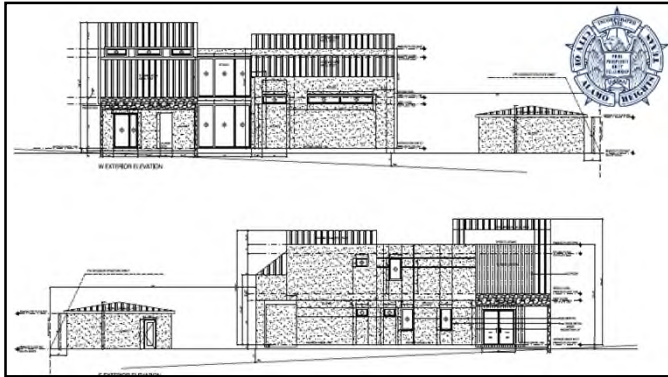
- SF-A
- South side of street east of Loveta St
- SF Residence w/ Detached Garage

## SUMMARY

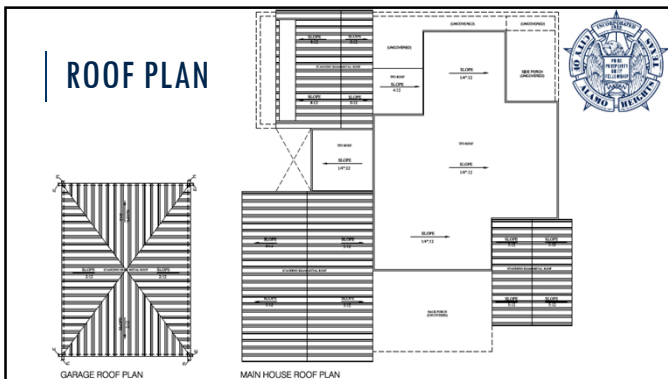
- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
    - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100%**
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof







- Height: 10ft 7in
- Siding: Stucco
- Roof: Standing Seam Metal



## PROPOSED



TREE LEGEND					TREE LEGEND				
TREE TAG #	DIAMETER	DESCRIPTION	NOTES	HERITAGE TREE	TREE TAG #	DIAMETER	DESCRIPTION	NOTES	HERITAGE TREE
3	38"	OAK	TREE TO REMAIN	YES	109	16"	OAK	TREE TO REMAIN	NO
9	47"	OAK	TREE TO REMAIN	YES	110	25"	OAK	TREE TO REMAIN	NO
15	27"	OAK	TREE TO REMAIN	YES	111	12"	OAK	TREE TO REMAIN	NO
20	26"	OAK	TREE TO REMAIN	NO	112	9"	OAK	TREE TO REMAIN	NO
34	12"	OAK	TREE TO REMAIN	NO	113	10"	OAK	TO REMOVE	NO
38	22"	OAK	TREE TO REMAIN	NO	114	13"	OAK	TO REMOVE	NO
50	24"	OAK	TO REMOVE	NO	115	16"	OAK	TREE TO REMAIN	NO
58	11"	OAK	TREE TO REMAIN	NO	116	15"	OAK	TREE TO REMAIN	NO
63	13"	OAK	TREE TO REMAIN	NO	117	10"	OAK	TO REMOVE	NO
68	6"	CHINA	TREE TO REMAIN	NO	118	19"	OAK	TREE TO REMAIN	NO
73	35"	OAK	TREE TO REMAIN	YES	119	21"	OAK	TREE TO REMAIN	NO
74	18"	OAK	TREE TO REMAIN	NO	120	16"	OAK	TREE TO REMAIN	NO
96	33"	OAK	TREE TO REMAIN	YES	121	14"	OAK	TREE TO REMAIN	NO
97	22"	OAK	TO REMOVE	NO	122	7"	OAK	TO REMOVE	NO
100	28"	OAK	TREE TO REMAIN	YES	124	18"	OAK	TO REMOVE	NO
101	21"	OAK	TREE TO REMAIN	NO	125	22"	OAK	TREE TO REMAIN	NO
108	19"	OAK	TO REMOVE	NO					

\*24" DBH OAK – HERITAGE SIZE

## POLICY ANALYSIS



### LOT COVERAGE CALCS.

ALLOWED: LOT COVERAGE 40%  
18484.72 X .40 = 7393.88 SF BUILDING FOOTPRINT

ACTUAL:  
BUILDING FOOTPRINT 3256 SF  
GARAGE 880 SF  
CONCRETE AC PAD 18 SF  
CONCRETE LANDING 178.77 SF  
CONCRETE DRIVEWAY 1237 SF  
WOOD SIDE PATIO 127.9 SF  
WOOD BACK PATIO 406.17 SF

TOTAL 6103.84 SF (33.02%)

### FLOOR AREA RATIO

MAIN HOUSE 1ST FLOOR 3256 SF  
MAIN HOUSE 2ND FLOOR 1684 SF  
GARAGE 880 SF

5820/18484.72 = 0.31 FAR

### FRONT YARD IMPERVIOUS COVER RATIO

FRONT YARD AREA 6347.9 SF  
FRONT CIRCULAR DRIVEWAY 1800.9 SF

## 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 May 27, 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. 980F  
132 NORMANDY AVE  
SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-B
- South side between Broadway St and Columbine St
- SF Residence w/ Detached Garage



## SUMMARY

- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
    - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of roof**
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof



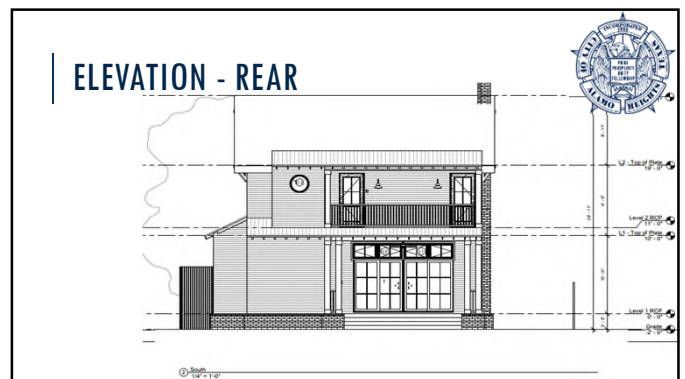
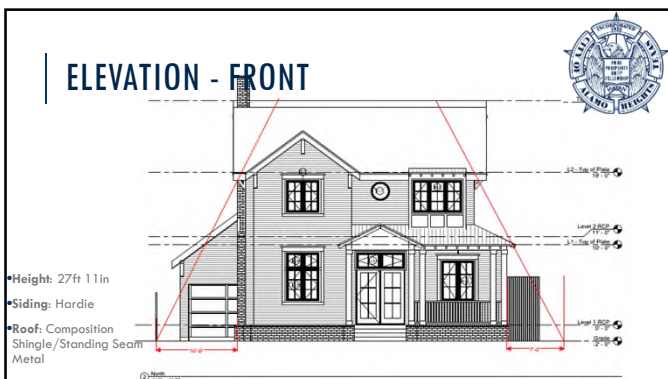
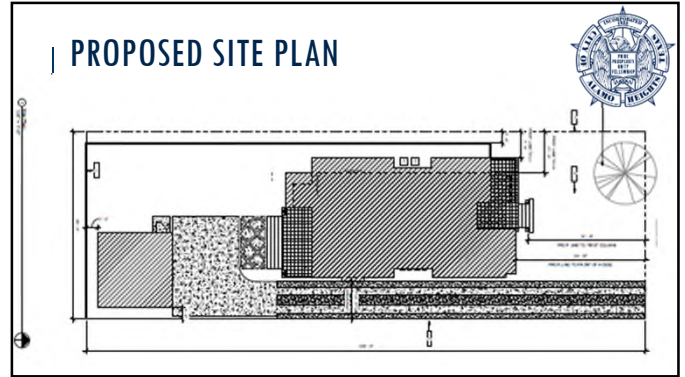
## EXISTING CONDITIONS



Front / North Elevation







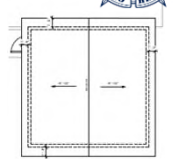
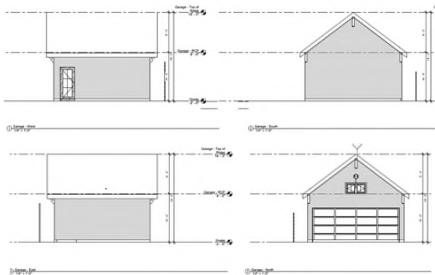
## ELEVATION - EAST



## ELEVATION - WEST

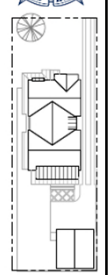
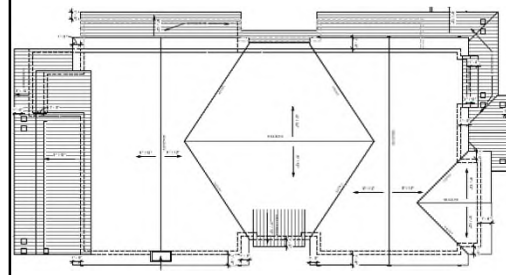


## ELEVATION — DETACHED GARAGE



- Height: 18ft 3in
- Siding: Hardie
- Roof: Composition Shingle

## ROOF PLAN



## LOT COVERAGE & FAR

	Existing	New	%		Existing	New
Lot	7500	7500		Footprint of all structures	1584	2334
Main house: 1st floor*	1248	1616		Driveway/Parking Pad	250	875
Main house: 2nd floor	0	1506		Walkways	80	80
Front porch*	72	155		Swimming Pool/Spa	0	0
Side porch*	0	0				
Rear porch*	192	0		<b>Total Impervious Cover:</b>	<b>1914</b>	<b>3289</b>
Garage/Carport: 1st floor*	264	403				
Garage - 2nd Flor	0	0				
Shed*						
Breezeway*						
Covered Patio Structure*		160				
<b>Total Square Footage:</b>	<b>1584</b>	<b>3840</b>				
<b>Total Lot Coverage*</b>	<b>1584</b>	<b>2334</b>	<b>31%</b>			
<b>FAR</b>	<b>1248</b>	<b>3525</b>	<b>47.00%</b>			

Proposed height 27'-11"

## SURROUNDING PROPERTIES — 100 BLK



## SURROUNDING — 200/300 BLKS



## SURROUNDING PROPERTIES



## 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 May 27, 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. 981F  
630 W CASTANO AVE

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-A
- South side between Loveta St and Ciruela St
- Renovation & Addition



## SUMMARY

- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 25% of the street-facing elevation – **31%**
    - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **34% of roof**
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof



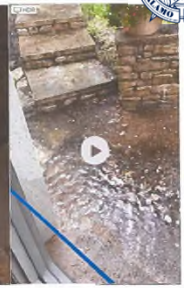
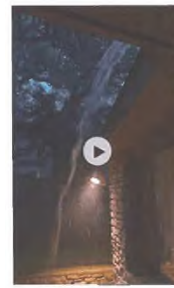
## EXISTING CONDITIONS

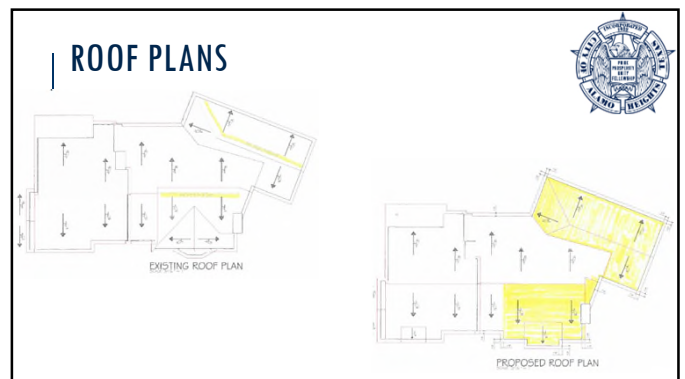
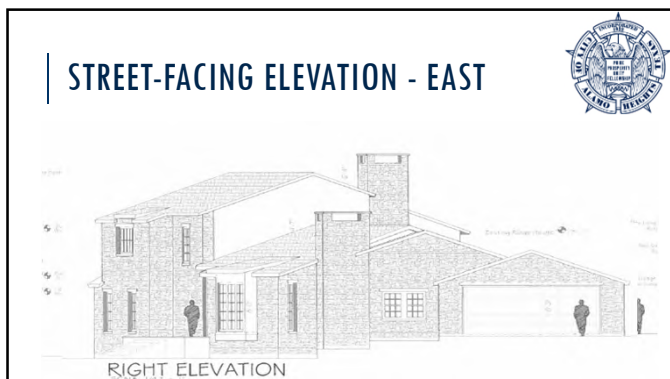
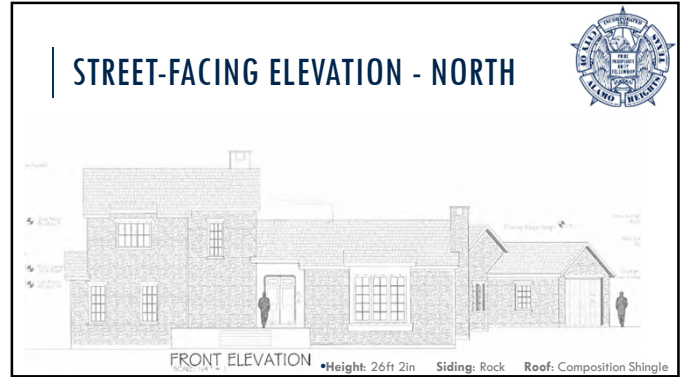
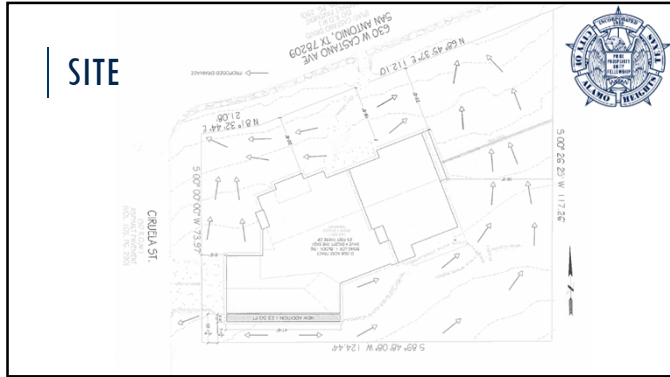


## EXISTING CONDITIONS



## EXISTING CONDITIONS









**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 May 27, 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. 983F  
5800 BROADWAY ST  
(CAMBRIDGE SHOPPING CENTER)

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

PROPERTY



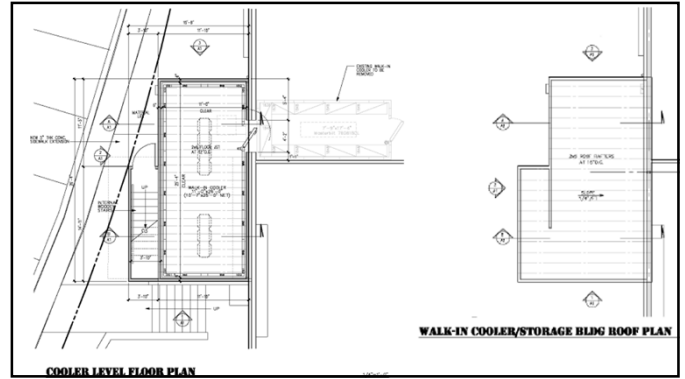
- Multi-Family Zoning District (MF-D)
- Townsend Ave between Cambridge Oval and Ogden Ln
- Addition & Renovation to Cambridge Elementary



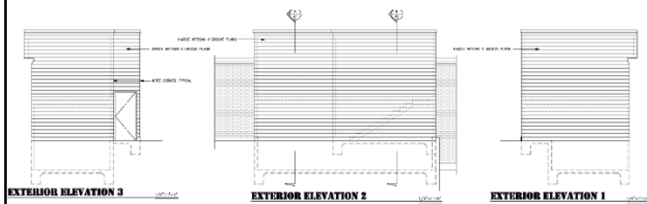
EXISTING CONDITIONS



## EXISTING CONDITIONS



## PROPOSED ELEVATIONS



Height: 15ft 4in (Street-Facing)    Roof: (Unknown)    Siding: Hardie Artisan & Groove Plank



## PROPOSED RENDERING



## POLICY ANALYSIS



- Technical and administrative reviews required to ensure compliance with current building and zoning code regulations.
- The case is tentatively scheduled to be heard at the May 27, 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. 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



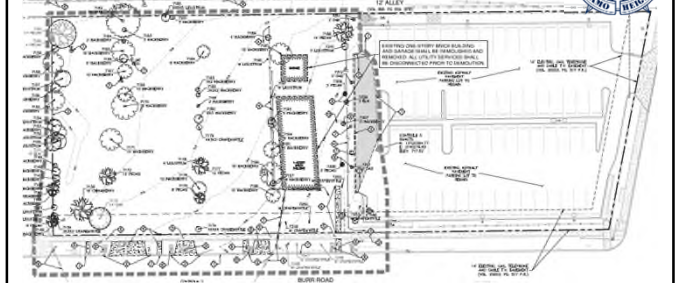
- MF-D/P
- North side, west of N New Braunfels
- Parking Expansion

## BACKGROUND

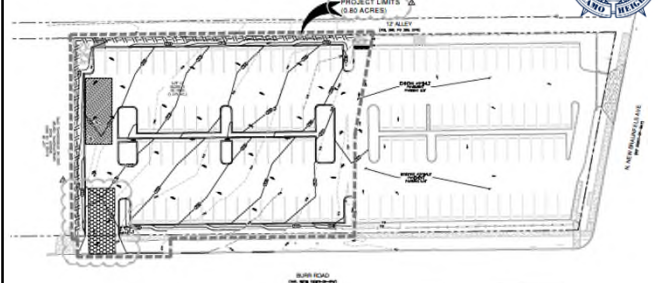
- **2023**
  - Rezone 153 Burr Rd from MF-D to P
  - Replat to combine 153, 157, & 159 Burr Rd
- **2024**
  - Rezone 137, 141, 149, 151 Burr Rd from MF-D to P (approved with conditions)
- **2025**
  - Replat to combine 137, 141, 149, 151, 159 Burr Rd (Plat pending recordation)



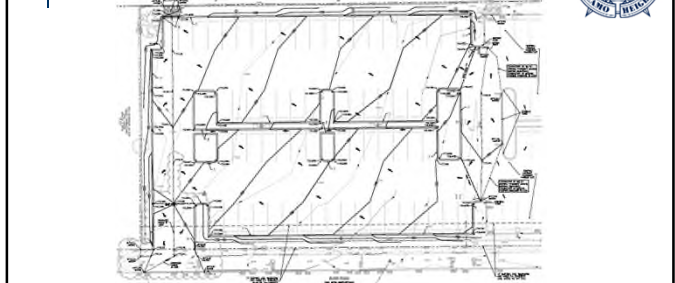
## EXISTING & DEMOLITION PLAN



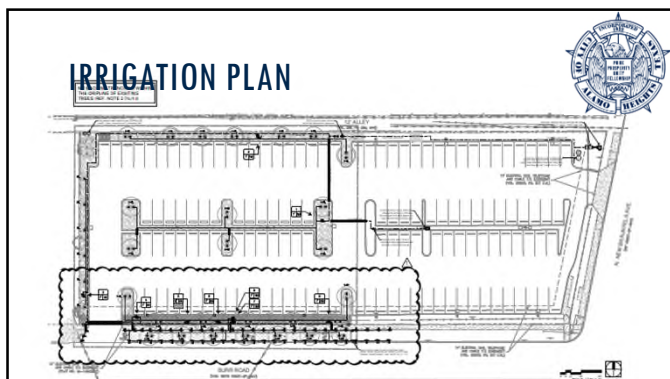
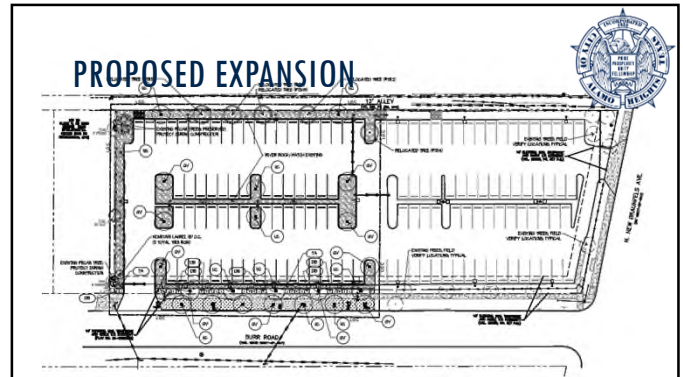
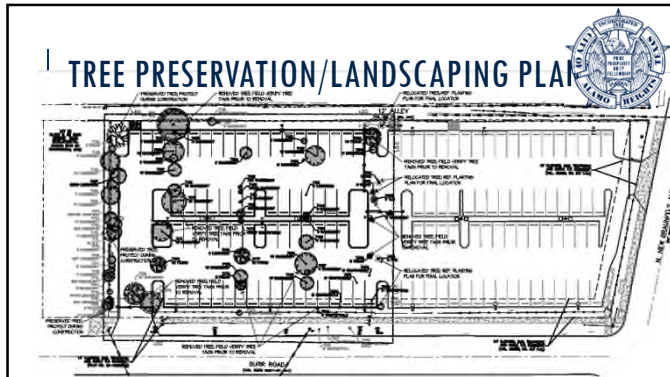
## STORM WATER POLLUTION PREVENTION



## GRADING AND DRAINAGE







### 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 March 27, 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: (16)      Neutral: (0)
  - Oppose: (0)

