

ARB CASE NO. 965F  
331 PRIMROSE PL

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

ARB CASE NO. 966F  
400 TORCIDO AVE

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-A
- East side between Argyle Ave & Grant Ave
- Partial Roof Demolition & Addition to SF Residence



## SUMMARY

- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **57.9% of roof**
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof



## BACKGROUND

- Board of Adjustment – 10/01/2024 (Self-Identified)
  - 1. A proposed 5-foot 6-inch second-story rear yard setback instead of the minimum 30 feet required per Section 3-16(1).
  - 2. The proposed exceeds the looming standard per Section 3-19(2)(a) of the City's Zoning Code.
  - 3. A proposed 26-foot 1-inch projection into the rear yard setback instead of the maximum 4 feet allowed per Section 3-83(1).



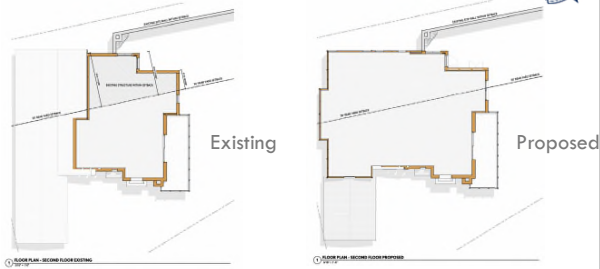
## SITE PLAN



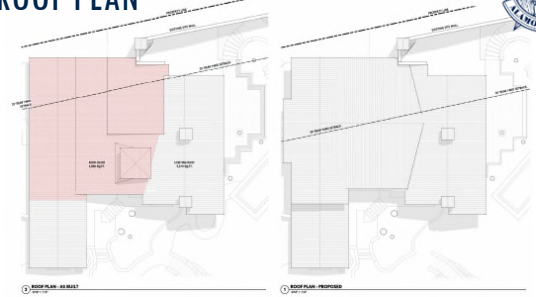
## PROPOSED SITE PLAN – GROUND FLOOR



## PROPOSED SITE PLAN — SECOND FLOOR



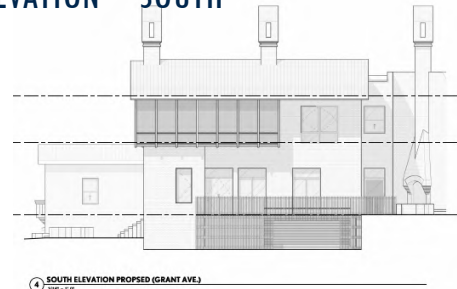
## ROOF PLAN



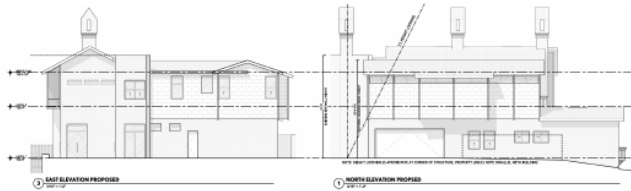
## ELEVATION — WEST



## ELEVATION — SOUTH



## ELEVATION — EAST & NORTH



## EXISTING STREETScape



TORCILLO DR - EXISTING BLOOFACE ELEVATION



GRANT AVE - EXISTING BLOOFACE ELEVATION

## PROPOSED

### LOT COVERAGE CALCULATIONS

LOT AREA	15,912 Sq.Ft.
EXISTING STRUCTURE FOOTPRINT	2,856 Sq.Ft.
<b>TOTAL EXISTING LOT COVERAGE Sq.Ft.</b>	<b>2,865 Sq.Ft.</b>
<b>TOTAL (total lot coverage/lot area)</b>	<b>17.95 %</b>

NOTE: NO CHANGE TO LOT COVERAGE

### FLOOR AREA RATIO CALCULATIONS

LOT AREA	15,912 Sq.Ft.
EXISTING STRUCTURE 1st FLOOR	2,780 Sq.Ft.
EXISTING STRUCTURE 2nd FLOOR	1,015 Sq.Ft.
EXISTING 2nd FLOOR SCREEN PORCH	229 Sq.Ft.
<b>TOTAL FAR Sq.Ft.</b>	<b>4,024 Sq.Ft.</b>
<b>TOTAL FAR - EXISTING (total FAR/lot area)</b>	<b>25.28</b>

LOT AREA	15,912 Sq.Ft.
PROPOSED STRUCTURE 1st FLOOR	2,780 Sq.Ft.
PROPOSED STRUCTURE 2nd FLOOR	1,960 Sq.Ft.
PROPOSED 2nd FLOOR SCREEN PORCH	229 Sq.Ft.
<b>TOTAL FAR Sq.Ft.</b>	<b>4,969 Sq.Ft.</b>
<b>TOTAL FAR - PROPOSED (total FAR/lot area)</b>	<b>31.23</b>

## 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 10, 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: (1)
  - Oppose: (0)
  - Neutral: (0)



ARB CASE NO. 969F  
211 KENNEDY AVE

## SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-A
- West side between St. Dennis Ave & Mayflower St
- 100% Demolition & New SF Residence w/ detached Garage

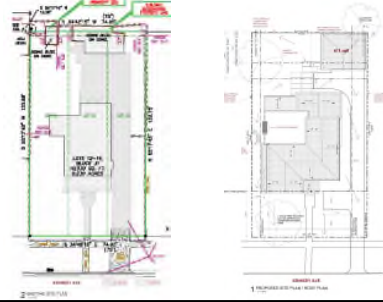
## SUMMARY

- 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

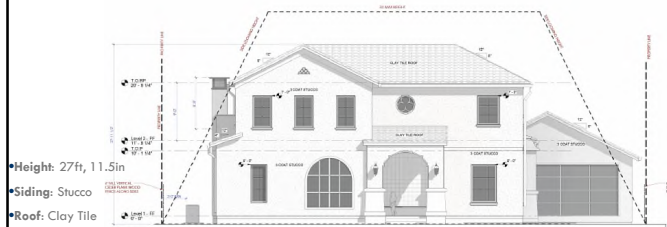
## EXISTING CONDITIONS



## EXISTING & PROPOSED SITE PLANS

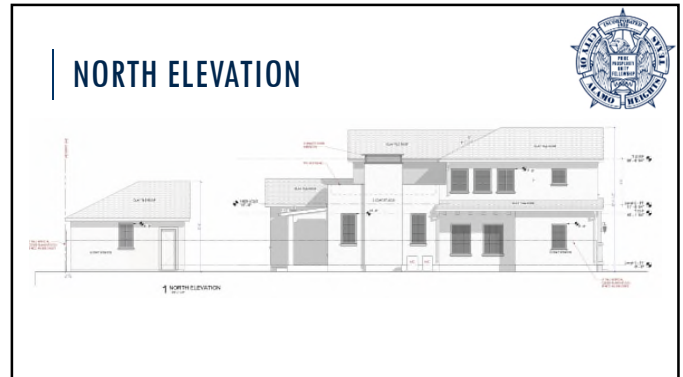
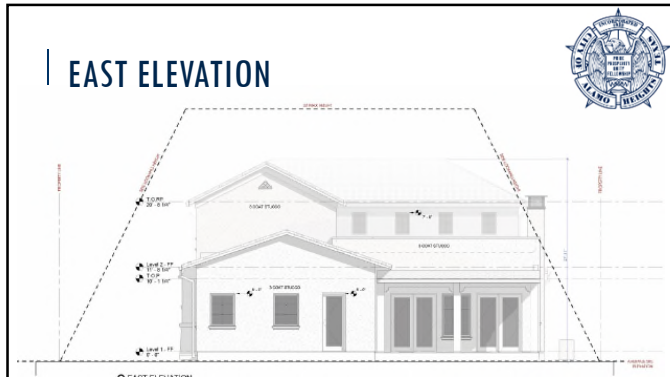


## WEST ELEVATION



## SOUTH ELEVATION





### PROPOSED

2535 FIRST FLOOR	LOT COVERAGE	ALLOWABLE 40%:	4012
1246 SECOND FLOOR	SITE		10030
110 FRONT PORCH	COVERAGE		3490
183 REAR PORCH	BUILDING COVERAGE		34%
572 GARAGE			
<b>4646 TOTAL</b>			

FLOOR AREA RATIO (FAR)	
Standard	.45
one story garage +.02	
adjusted	.47 = 4714 MAX

SITE	10030
TOTAL SQFT	4646
F.A.R.	.46



## 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 10, 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: (2)
  - Neutral: (0)
  - Oppose: (0)



ARB CASE NO. 970F  
250 VIESCA AVE  
(ALAMO HEIGHTS POOL)

FINAL REVIEW



COMMUNITY DEVELOPMENT

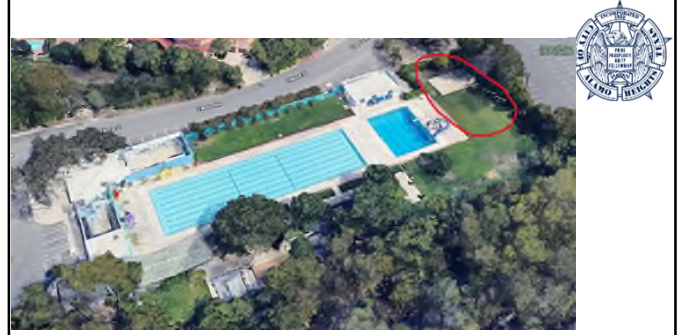
Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-B
- South side between Alamo Heights Blvd & Greely St
- Addition (3 Pickleball courts) & Dark Sky Compliant Lighting

## EXISTING CONDITIONS



## PROPOSED SITE PLAN

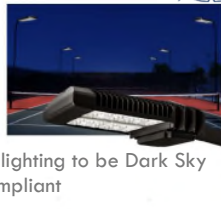


## PROPOSED SITE PLAN



- 60' x 60' Slab for Courts 2 & 3
- 34' x 64' Slab for Court 1

## EXAMPLES



- All lighting to be Dark Sky Compliant
  - Downward facing light modules
  - 18' poles (standard pole is 20')



## 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 February 24, 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: (2)      Neutral: (2)
  - Oppose: (5)



ARB CASE NO. 968P  
1001 TOWNSEND AVE  
(CAMBRIDGE ELEMENTARY)

PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



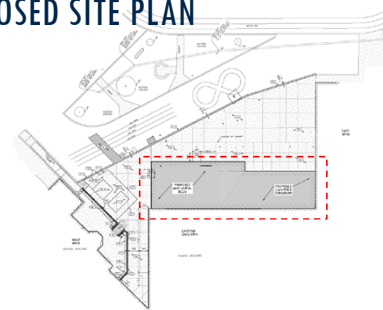
- Multi-Family Zoning District (MF-D)
- Townsend Ave between Cambridge Oval and Ogden Ln
- Addition & Renovation to Cambridge Elementary

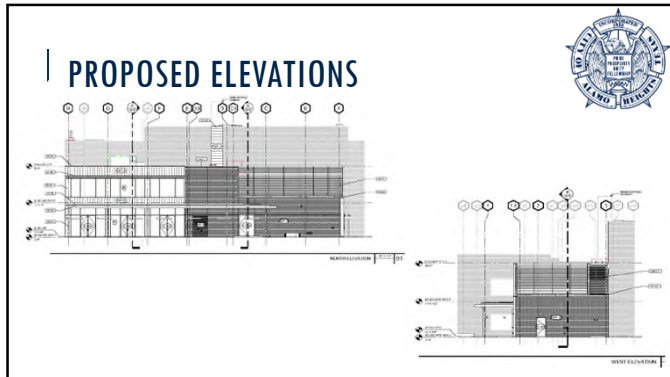


## EXISTING CONDITIONS



## PROPOSED SITE PLAN





## POLICY ANALYSIS

- Subject to Final Reviews by the Architectural Review Board and ultimate approval by Council
- Technical and administrative reviews of proposed elevations and landscaping plans will be required to ensure compliance with current building and zoning code regulations
- Scheduled to return before the ARB on March 18, 2025 to complete Demolition Review process pending receipt of application.

## PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
  - Support: (2)
  - Oppose: (2)
  - Neutral: (0)