

ARB CASE NO. 873F 820 CAMBRIDGE OVAL

COMPATIBILITY REVIEW

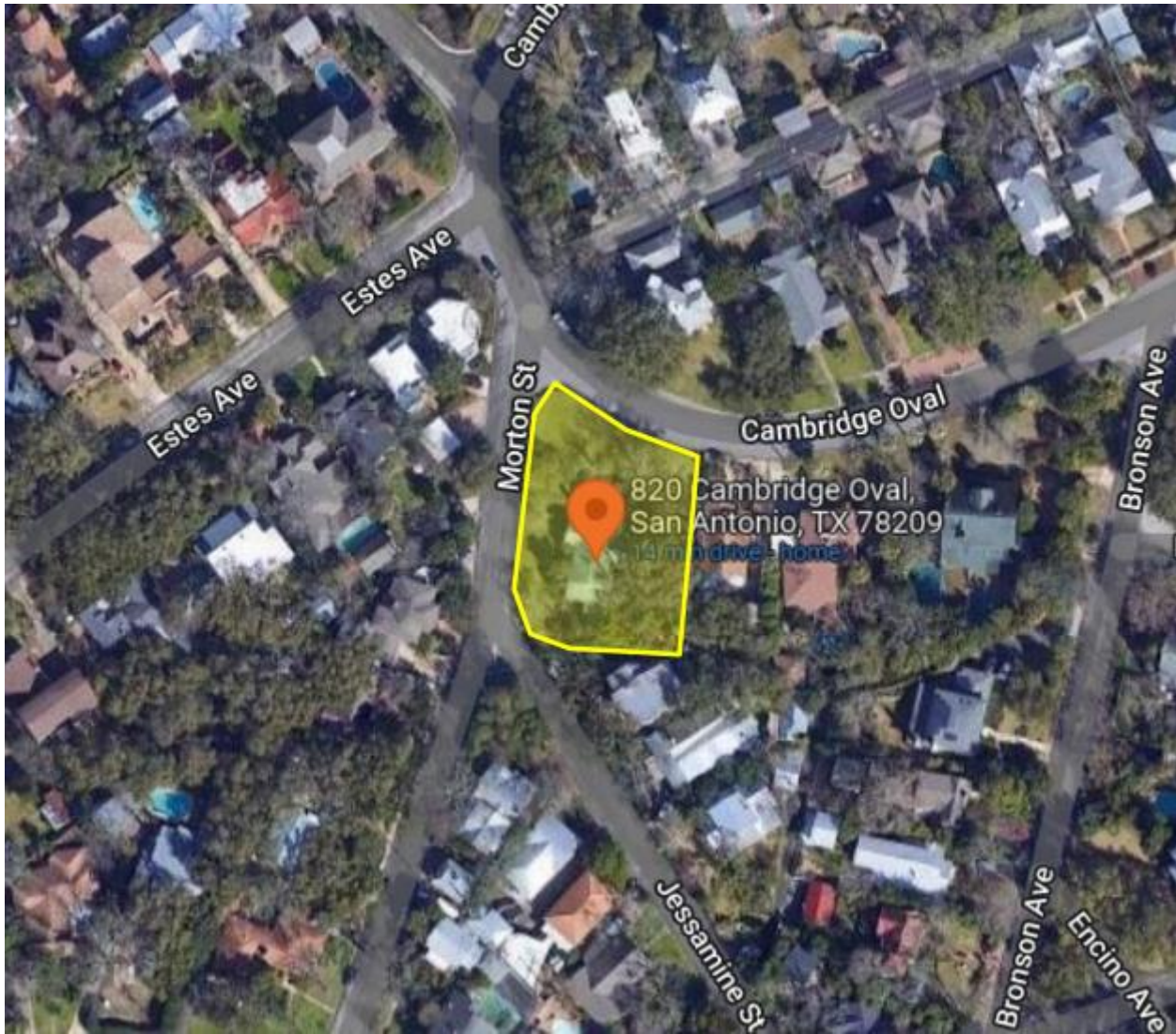


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Cambridge Oval
 - Corner Lot at intersection with Morton.
- New single-family residence with detached garage.



BACKGROUND

- Demolition Review
 - Significance Review
 - The Architectural Review Board considered the significance of the previous main structure and full demolition was approved by Council in January 2021.
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof



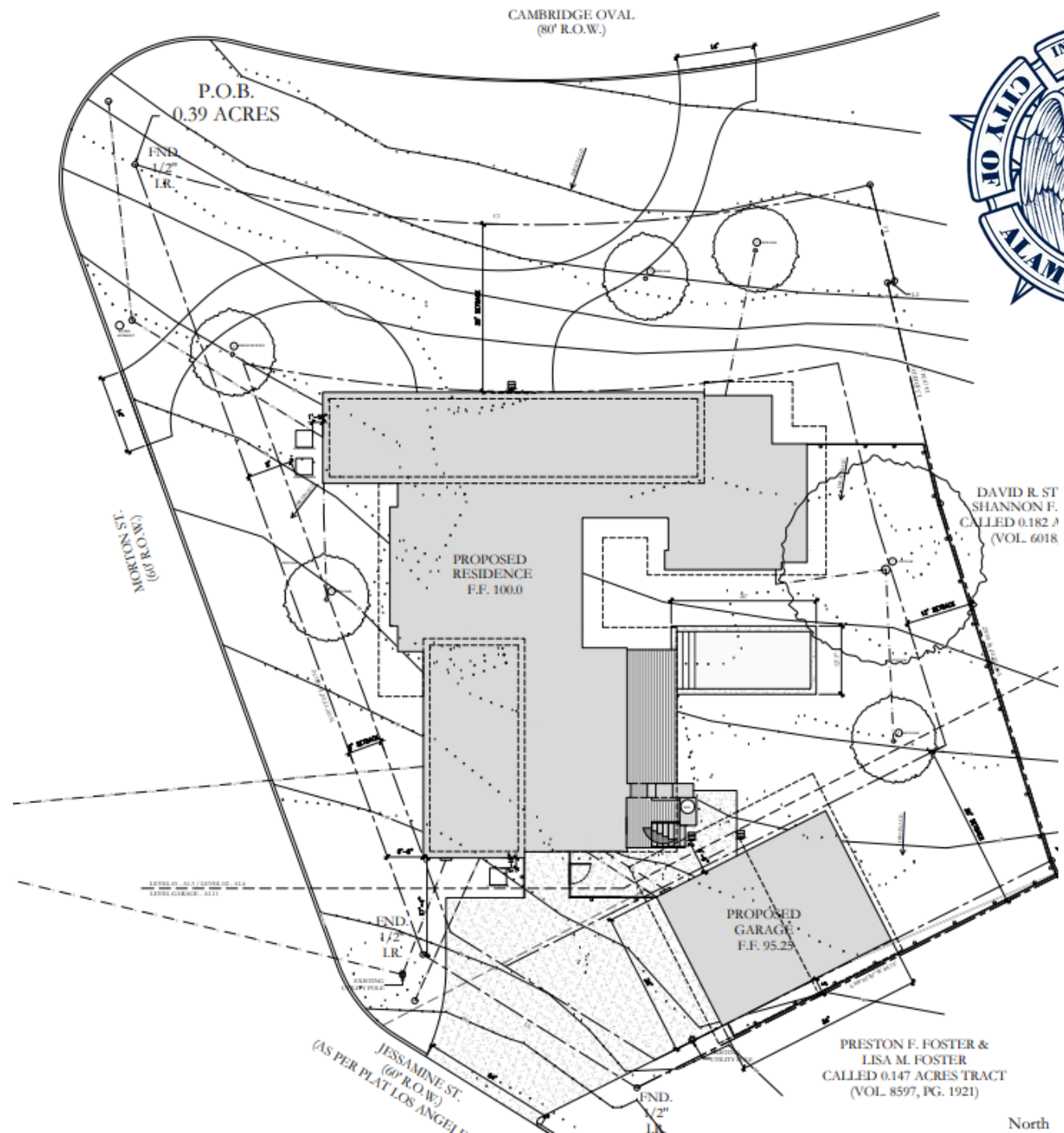
SITE PLANS

■ Main Structure

- Height – 26ft
- Siding – Combination of Limestone Rubble and Cedar Shingles

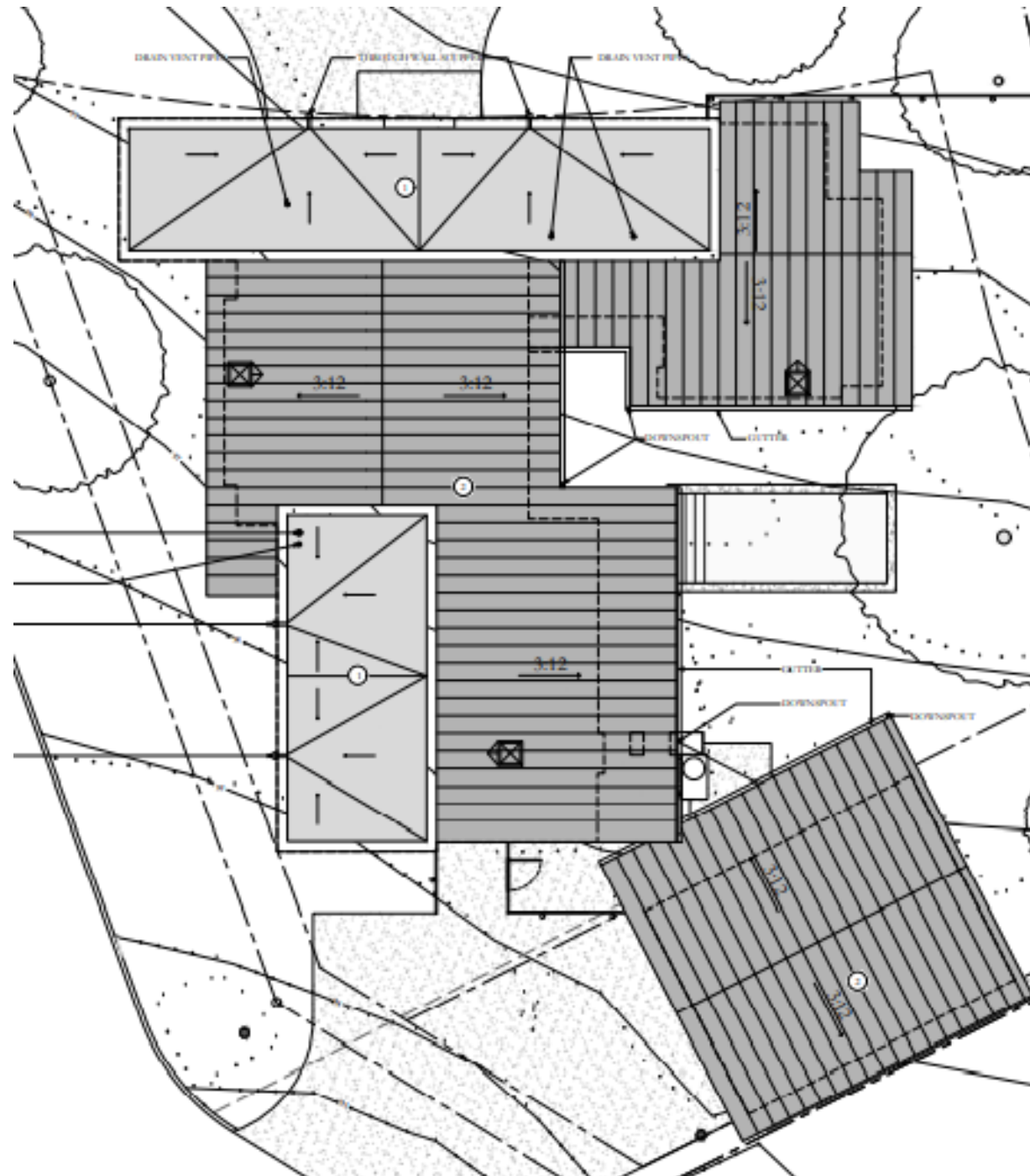
■ Detached Garage

- Height – 13ft 10-inches
- Siding – Cedar Shingles





ROOF PLAN



- Main Structure

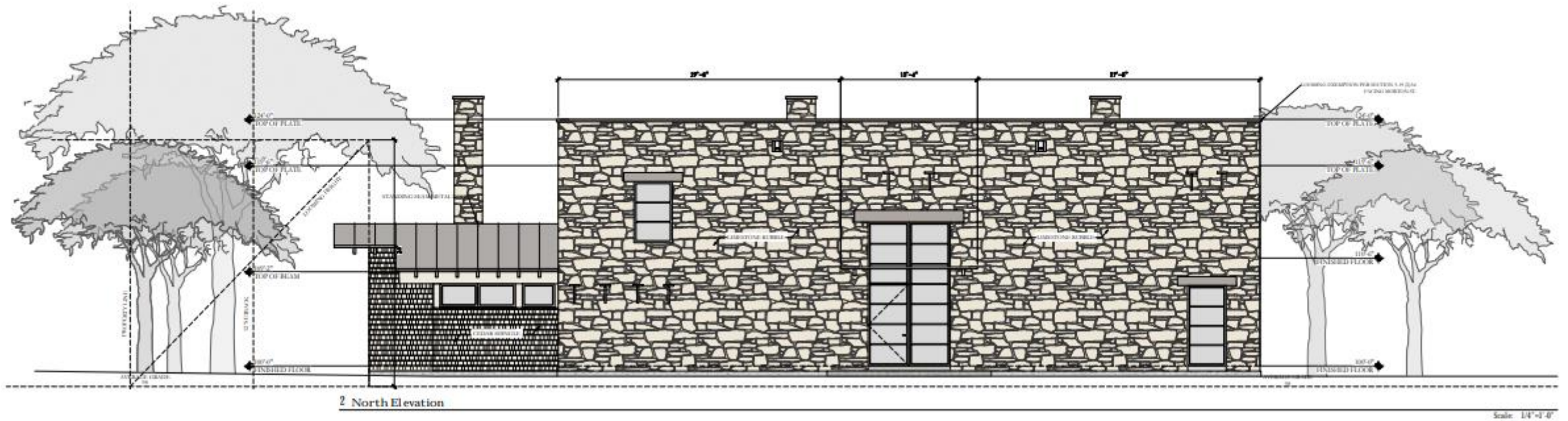
- Combination of TPO Roof Membrane and Standing Seam Metal

- Detached Garage

- Standing Seam Metal

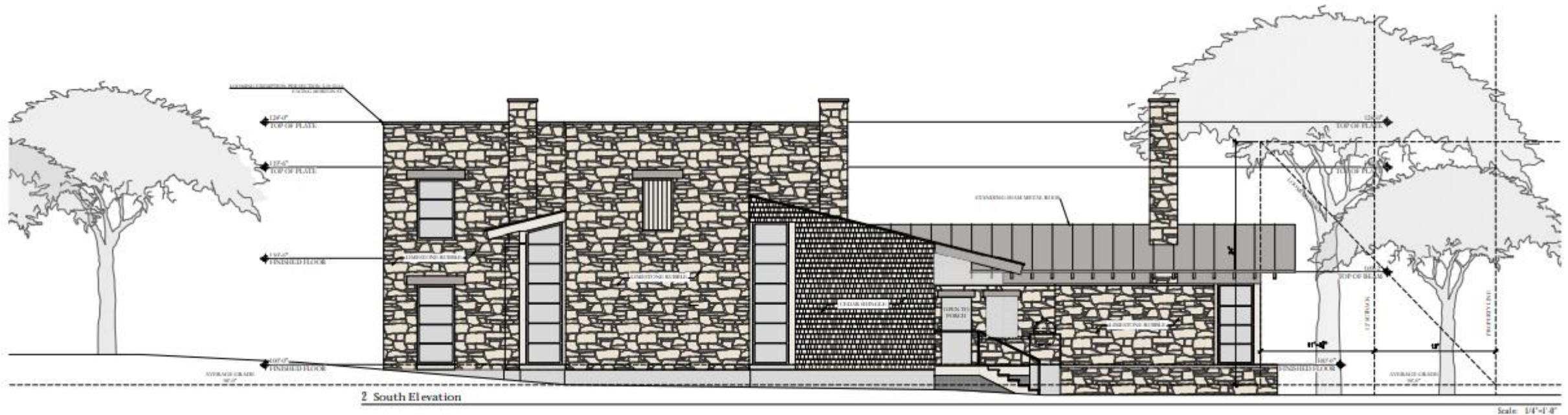


FRONT ELEVATION





REAR ELEVATION



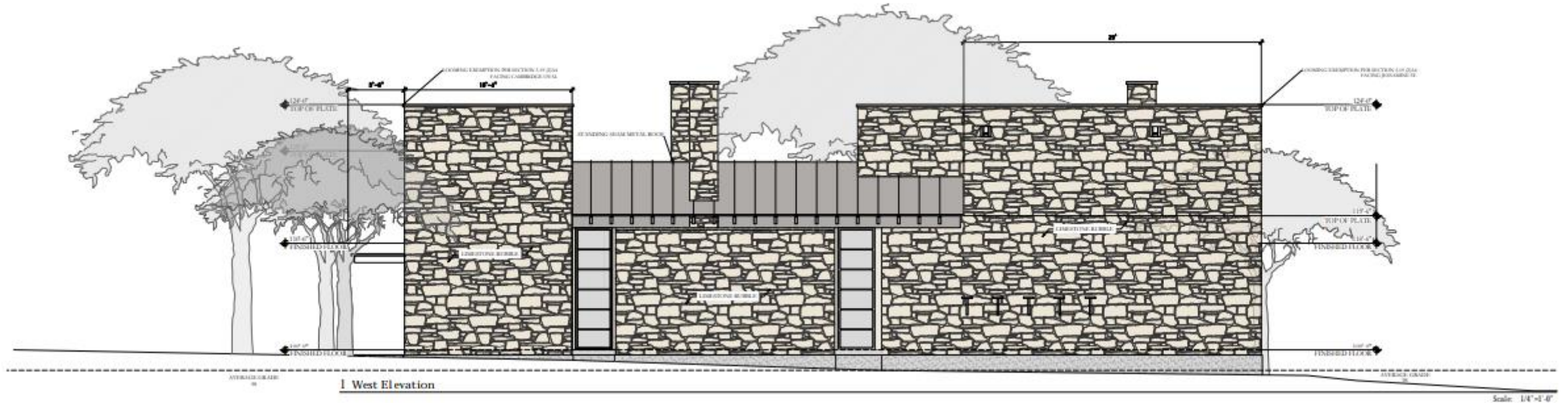


SIDE ELEVATION (INTERIOR)



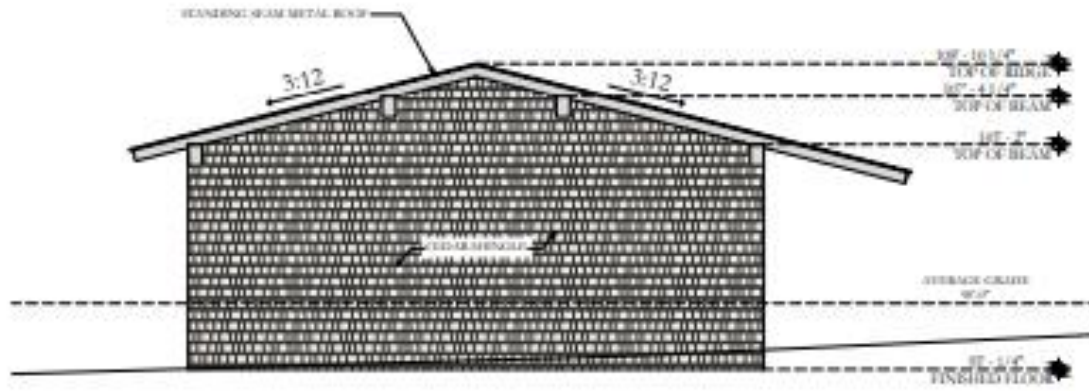


SIDE ELEVATION (STREET-FACING)



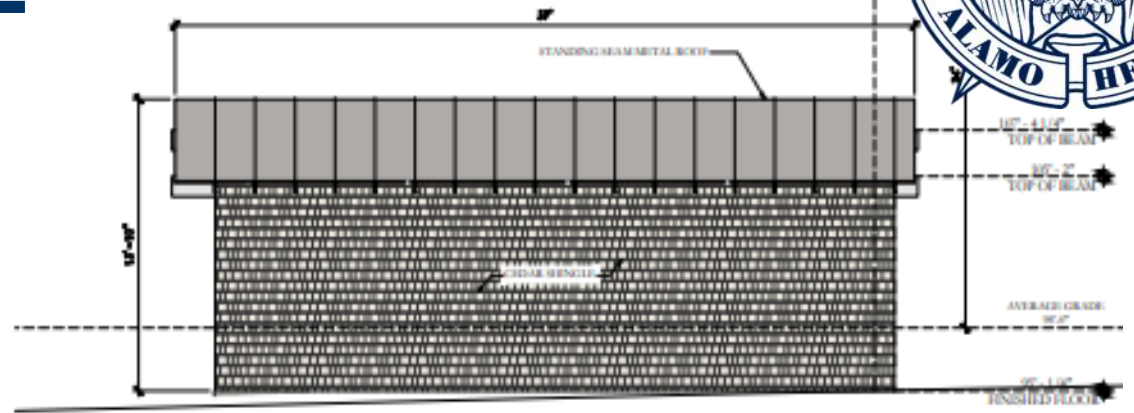


PROPOSED GARAGE

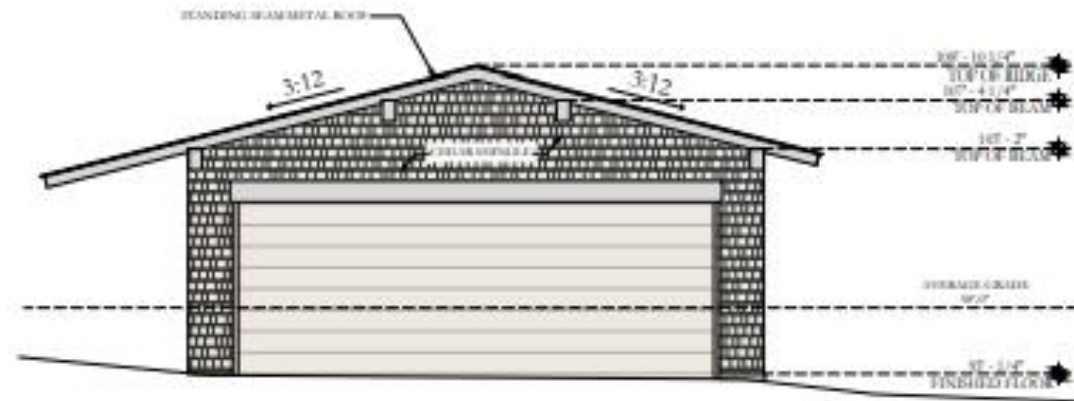


2 East Elevation

Scale: 1/4"=1'-0"

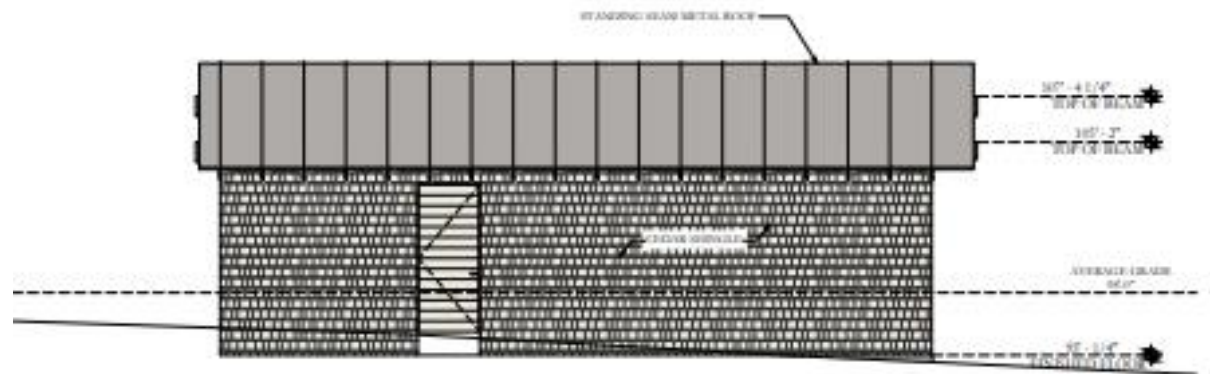


1 North Elevation



4 West Elevation

Scale: 1/4"=1'-0"



3 South Elevation

Scale: 1/4"=1'-0"



POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	17,169	17,169
Main House 1 st Floor*	2,608	4,084
Main House 2 nd Floor		899
Main House – Loft		
Garage/Carport – 1 st Floor*		928
Garage – 2 nd Floor		
Front Porch*		
Side Porch*		
Rear Porch*		520
Breezeway*		
Shed(s)*	342	
Total Square Footage	2,950sq ft	6,431
Lot Coverage* (max 40%)	2,950sq ft / 17.18%	5,532sq ft / 32.22%
FAR (max 45% w/out bonus)	2,608sq ft / 15.19%	5,911sq ft / 34.43%

FAR – max 49% allowed with Bonus

+2 – side or rear street/alley access

+2 – one-story garage



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (3) Neutral: (0)
 - Oppose: (0)

ARB CASE NO. 874F 301 ENCINO

SIGNIFICANCE & COMPATIBILITY REVIEW

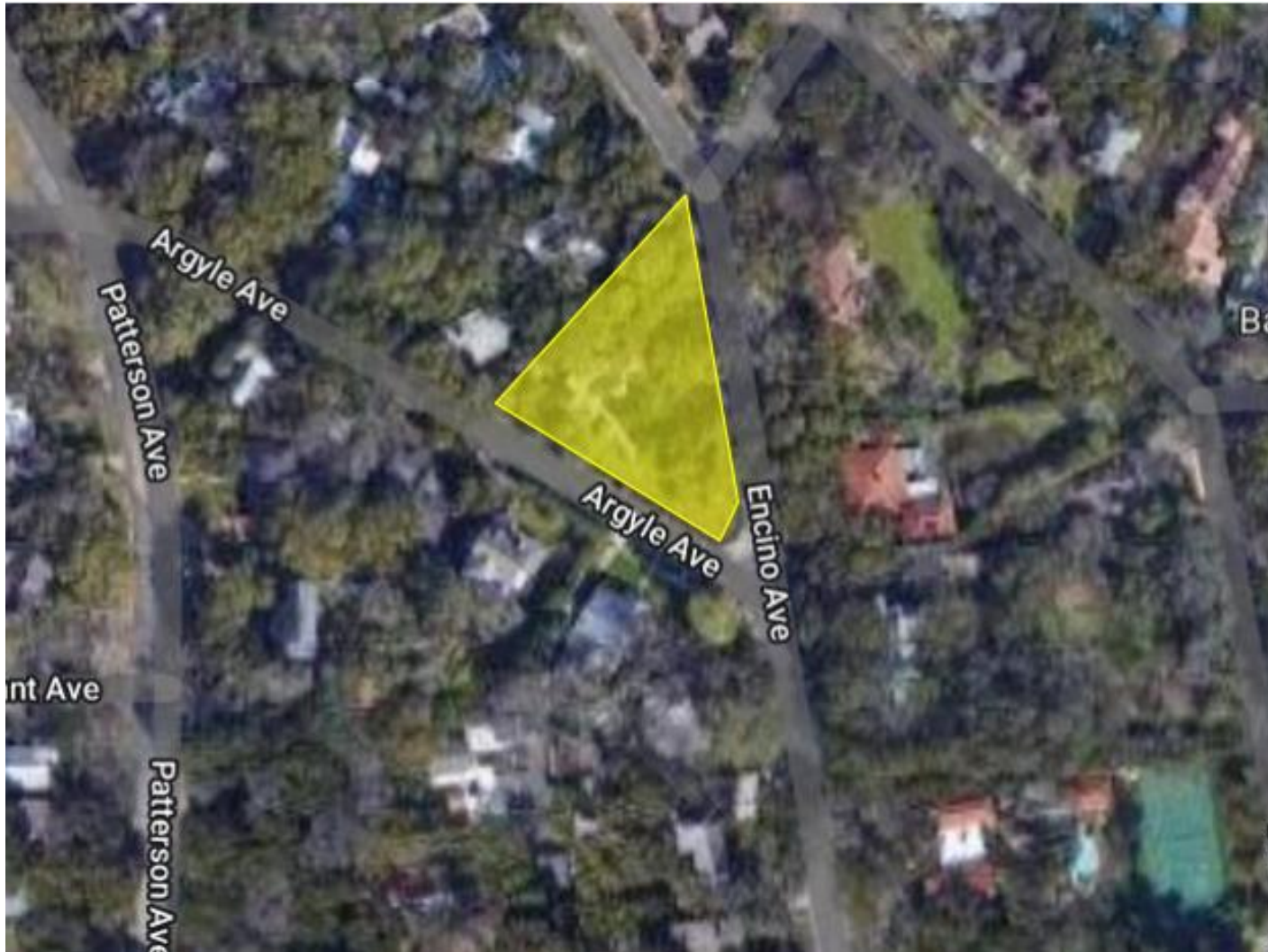


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Encino
 - West side at intersection of Argyle
- Addition and interior remodel to existing residence



BACKGROUND

- Demolition Review
 - Significance Review
 - Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked
 - Removal or encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs.

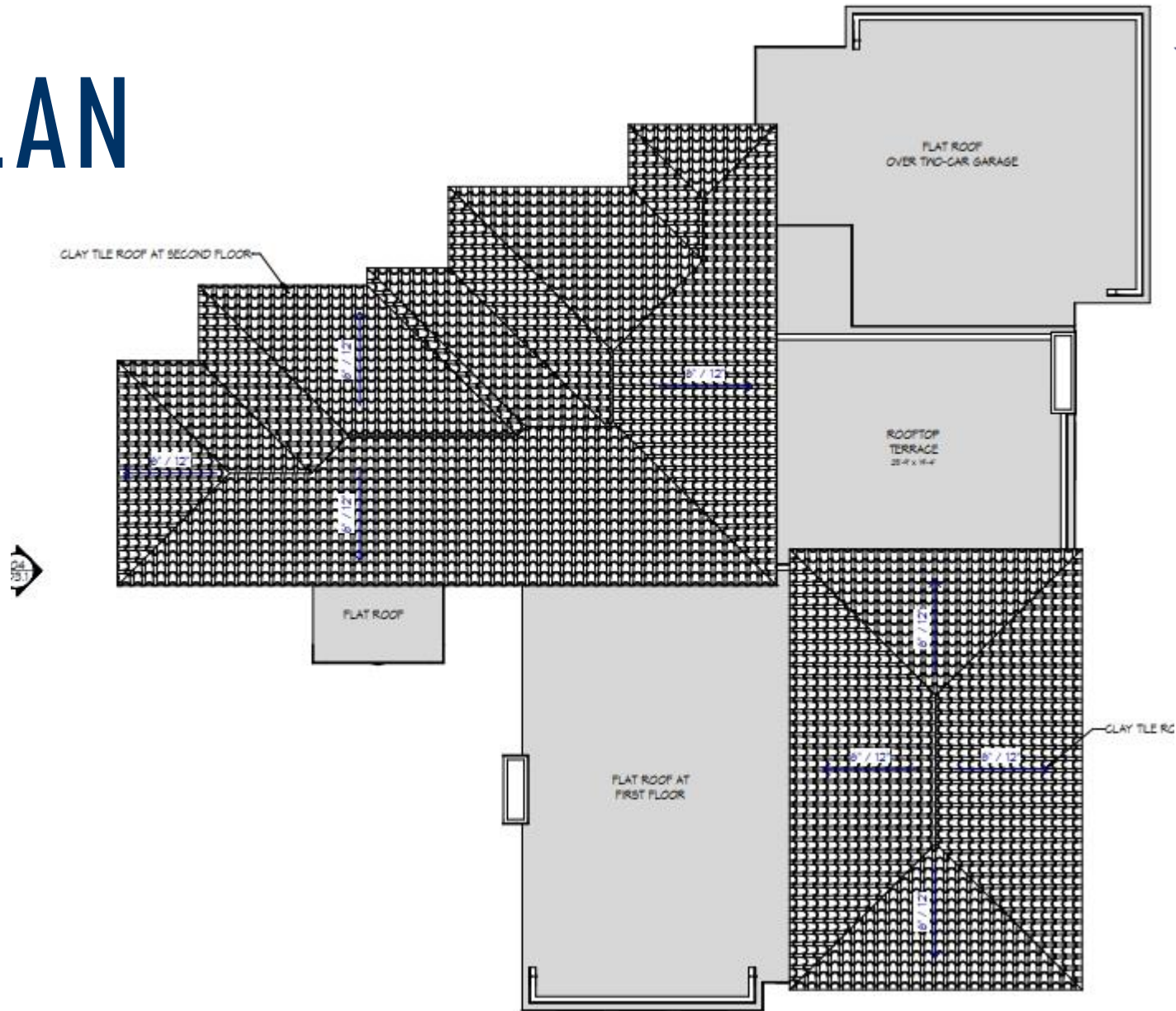


BACKGROUND

- Demolition Review
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof



ROOF PLAN



- Combination of TPO and Clay Tile in Terracotta Color



FRONT ELEVATION

1x17



- Height (Main)
 - 31 ft 1- $\frac{3}{4}$ inches
 - Stucco Siding



REAR ELEVATION





SIDE ELEVATION - ARGYLE



ATION - PLAN NORTH



SIDE ELEVATION - INTERSECTION





POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	18,243	18,243
Main House 1 st Floor*	2,521	4,631
Main House 2 nd Floor		1,264
Main House – Loft		
Garage/Carport – 1 st Floor*	420	833
Garage – 2 nd Floor		
Front Porch*	219	
Side Porch*	162	145
Rear Porch*		
Breezeway*		
Other		76
Total Square Footage	3,322sq ft	6,949sq ft
Lot Coverage* (max 40%)	3,322sq ft / 18.21%	5,609sq ft / 30.75%
FAR (max 45% w/out bonus)	2,941sq ft / 16.12%	6,728sq ft / 36.88%

FAR – max 50% allowed with Bonus

+4 – Preservation of fifty (50) percent of main structure

+2 – Side or rear street/alley access



EXISTING STREETScape - ENCINO

Encino Ave, facing East



251



243





PROPOSED STREETScape - ENCINO

Encino Ave, facing East



251



243





EXISTING STREETScape - ARGYLE

Argyle Ave, facing Southwest



218

134

144

150

Argyle Ave, facing Northeast



131

301 ENCINO AVE



PROPOSED STREETScape - ARGYLE

Argyle Ave, facing Southwest



218



134



144



150

Argyle Ave, facing Northeast



131



301 ENCINO AVE



STREETSCAPE



Southwest Elevation along Argyle Ave



South Elevation along the intersection of Argyle Ave & Encino Ave



East Elevation along Encino Ave



Southwest Elevation along Argyle Ave



South Elevation along the intersection of Argyle Ave & Encino Ave



East Elevation along Encino Ave



RENDERINGS



Front along Encino Ave



Front along Argyle Ave



Rear along Encino Ave



Rear along Argyle Ave



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ARB CASE NO. 876F 237 ARGO

COMPATIBILITY REVIEW (ACCESSORY)

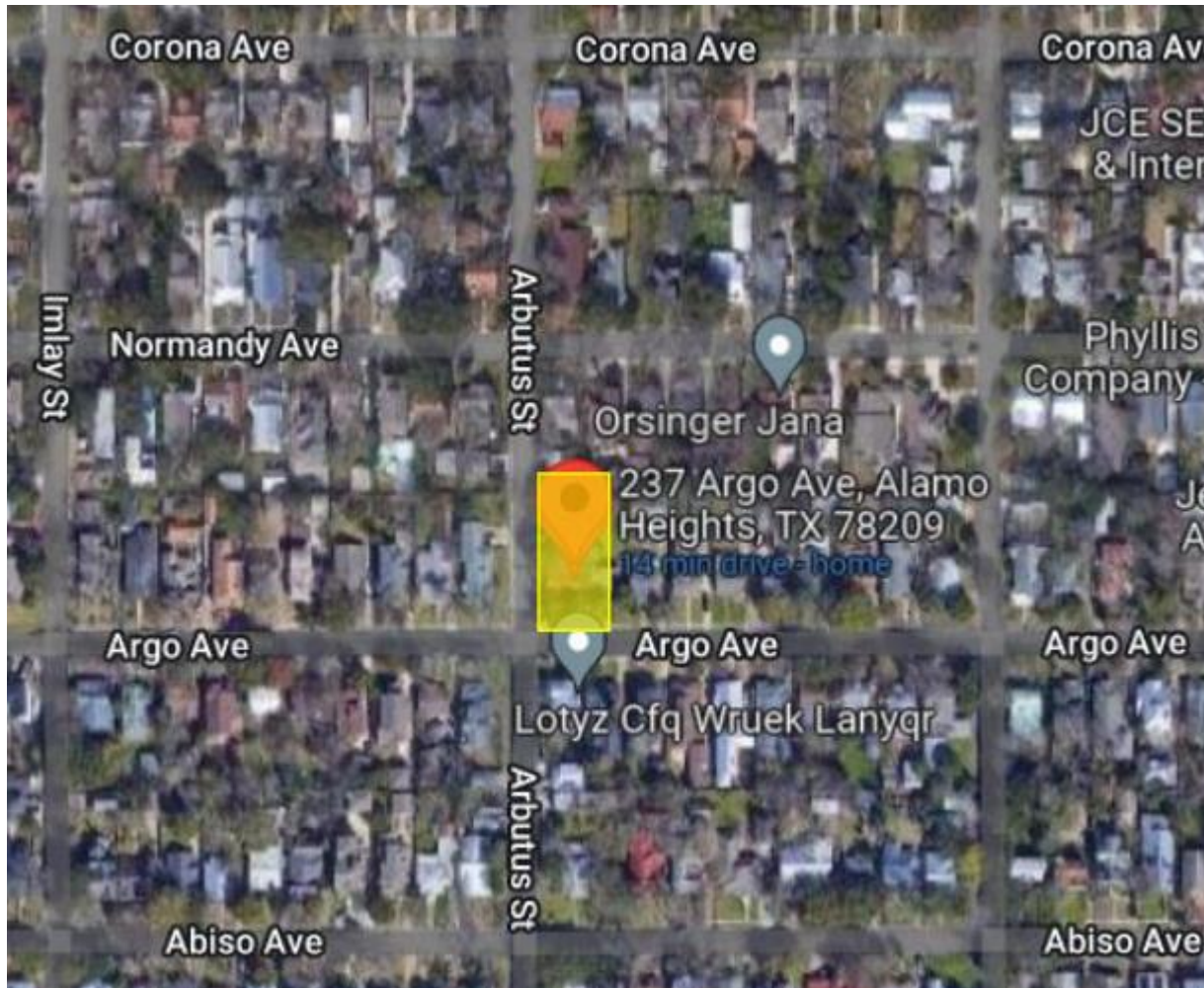


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



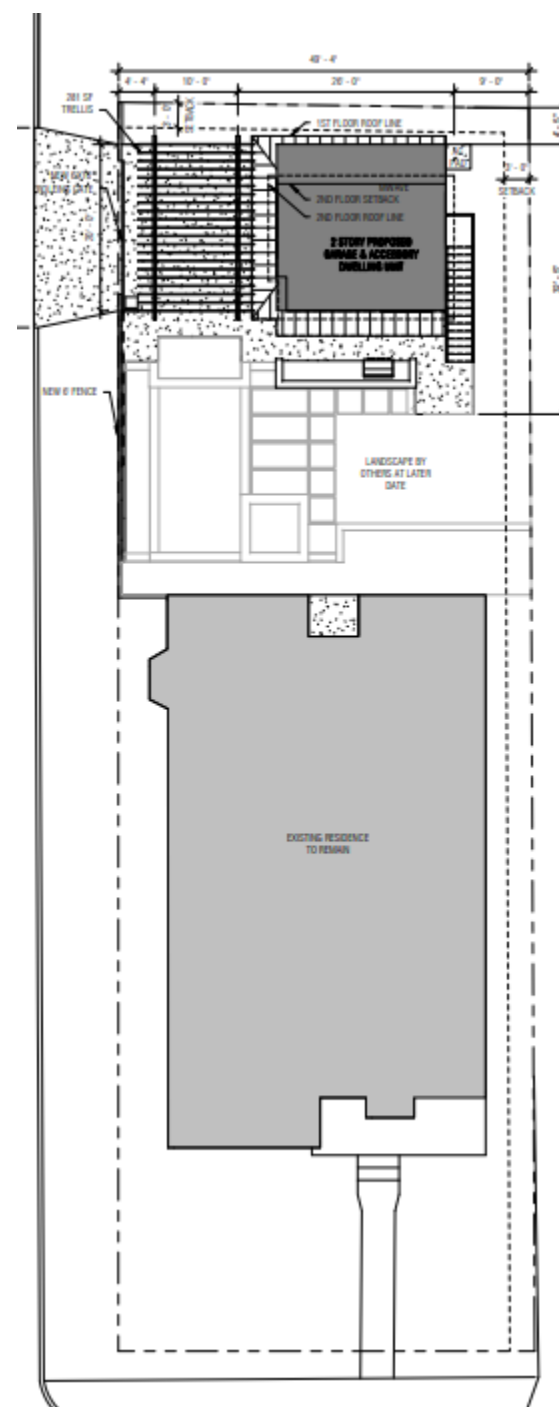
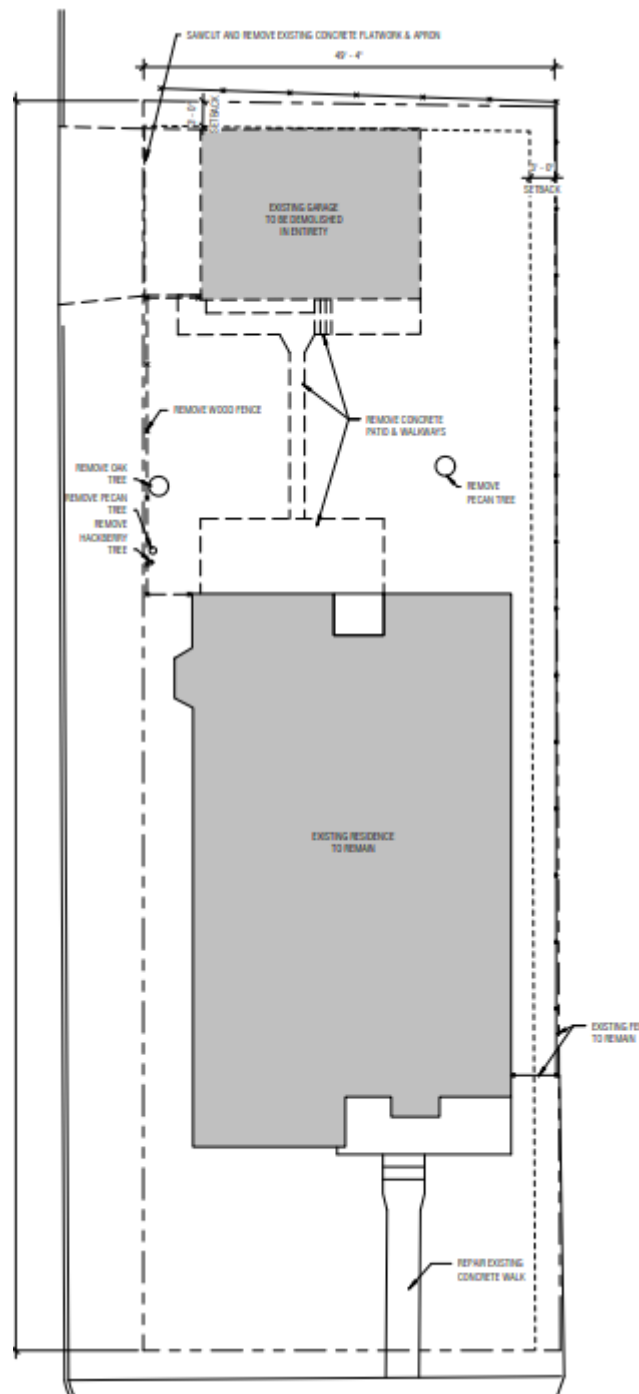
- SF-B
- Argo
 - North side at intersection of Arbutus
- 2-story Detached Garage

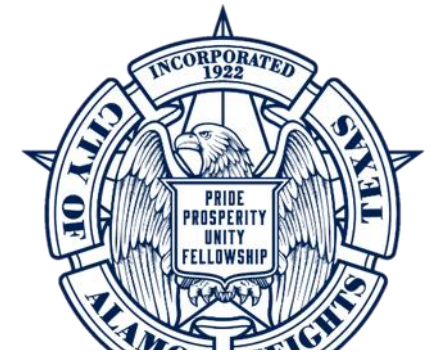


EXISTING CONDITIONS

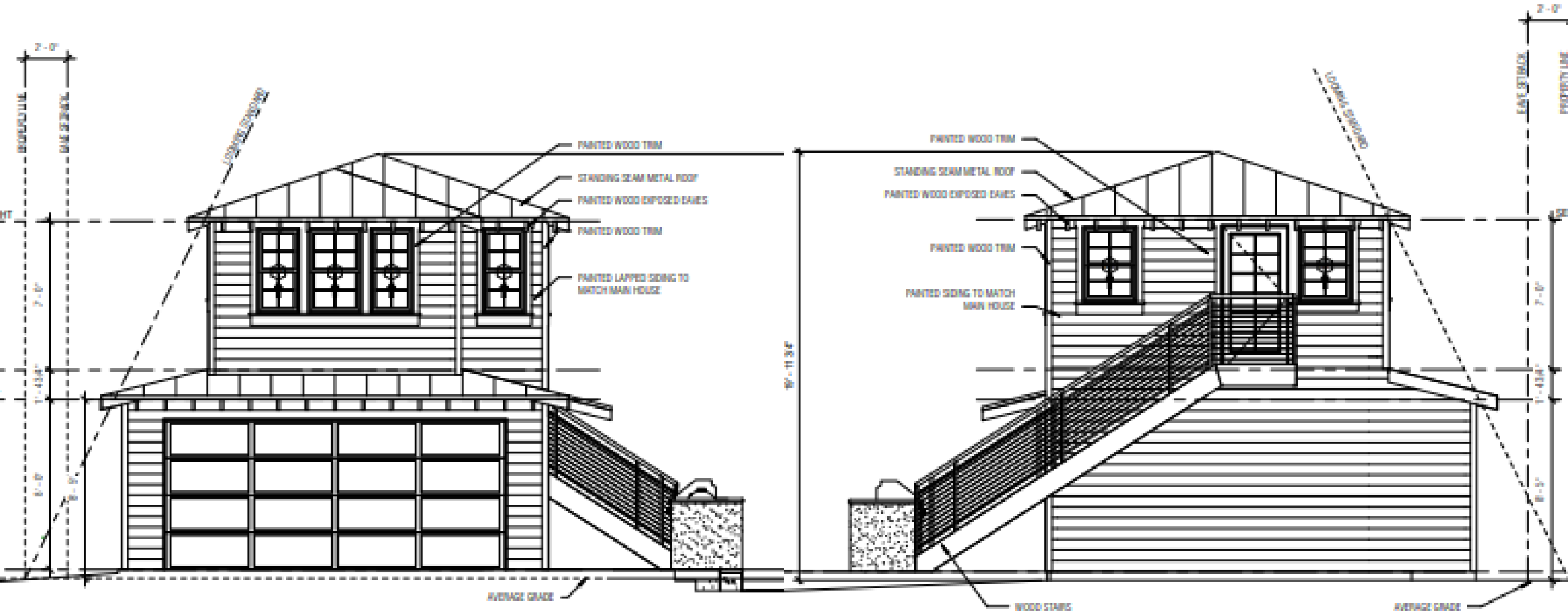


SITE PLAN



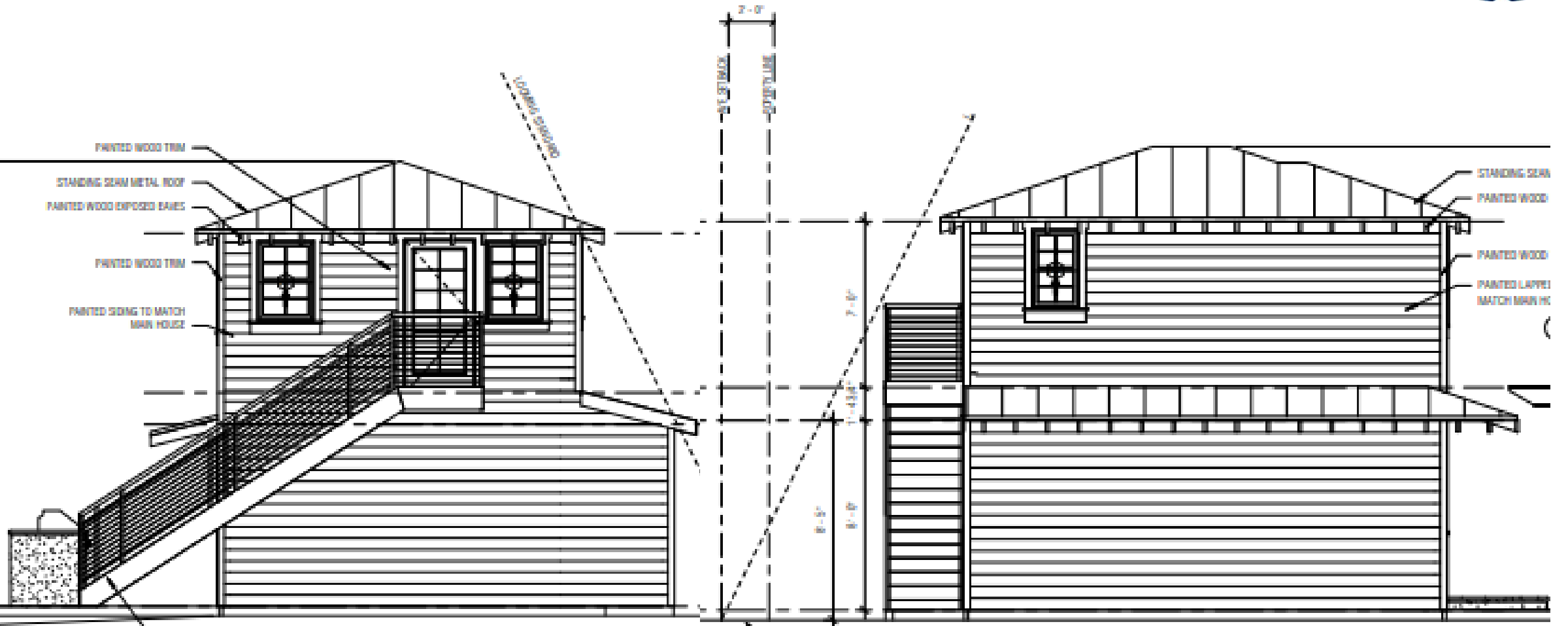


PROPOSED ELEVATIONS



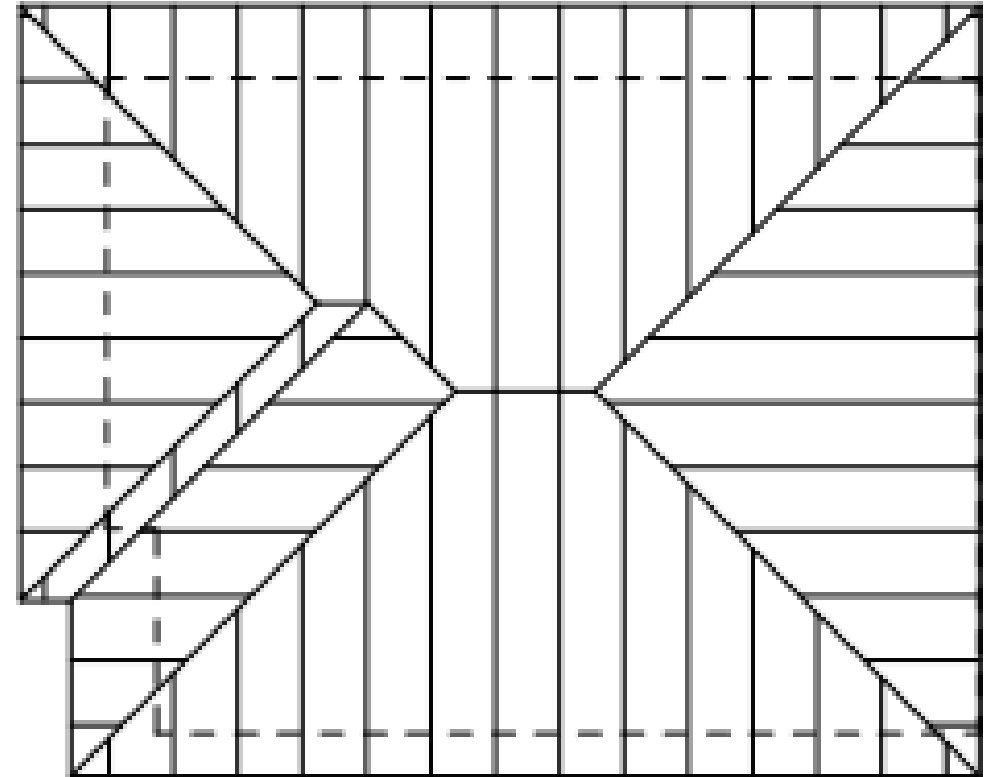
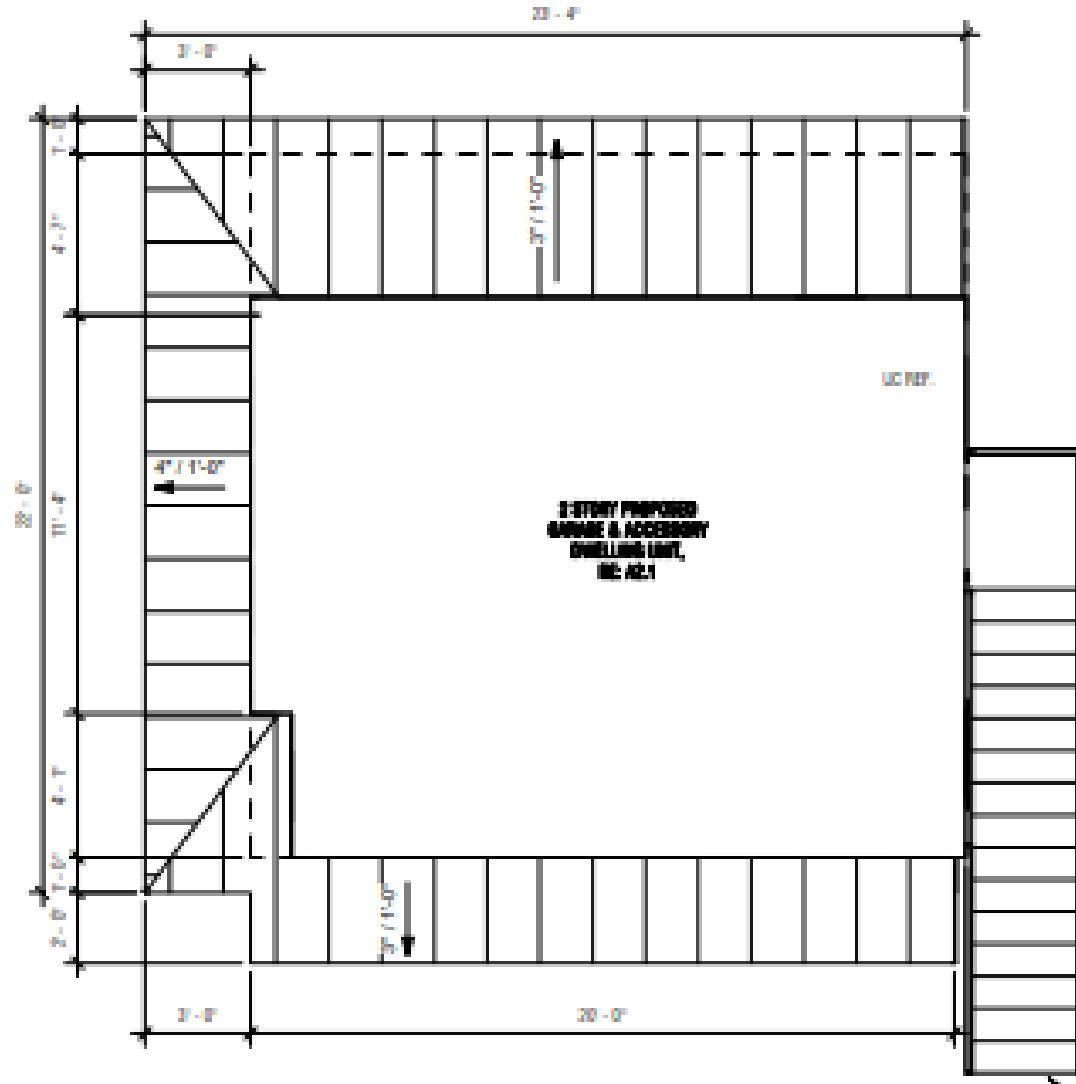


PROPOSED ELEVATIONS





ROOF PLAN





STREETSCAPE - GARAGE





POLICY ANALYSIS

- Demolition Review
 - Demolition of one-story detached accessory structures are exempt from significance review
 - Construction of two-story detached accessory structures are subject to compatibility review



POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7,440	7,440
Main House 1 st Floor*	2,415	2,415
Main House 2 nd Floor		
Main House – Loft		
Garage/Carport – 1 st Floor*	539	406
Garage – 2 nd Floor		319
Front Porch*	124	124
Side Porch*		
Rear Porch*		
Covered Patio*	30	30
Excluded - Trellis		(281)
Total Gross Square Footage	3,108sq ft	3,294sq ft
Lot Coverage* (max 40%)	3,108sq ft / 41.77%	2,975sq ft / 39.98%
FAR (max 45% w/out bonus)	2,954sq ft / 39.70%	3,140sq ft / 42.04%

FAR – max 49% allowed with Bonus

- +4 – Preservation of fifty (50) percent of main structure
- +2 – Side or rear street/alley access



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ARB CASE NO. 875F 111, 119, 131, & 135 KATHERINE

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



EXISTING CONDITIONS



- Katherine
 - East of Broadway
- MF-D Zoned
- New MF
 - 27 units
- Covered Parking
 - 51 onsite spaces



BACKGROUND

- City Council - Notice of Intent – June 14, 2021
- ARB - Preliminary Review – August 17, 2021
- P&Z - Rezone and Replat – September 07, 2021
 - City Council Action – September 13, 2021
- ARB – Demolition Review, Significance – September 21, 2021
 - City Council Action – September 27, 2021
- BOA – Request for five (5) variances – January 05, 2022
 - Tabled for February 02, 2022 – Denied 2, Granted 3
- ARB – Final Review – March 15, 2022
 - City Council pending ARB's recommendation – March 28, 2022



KATHERINE CT. - MULTI-FAMILY

SITE



PATTERSON AVE

TERRELL RD

HEB - CENTRAL MARKET

HARRIGAN CT

FAST-FOOD RESTAURANT

BROADWAY

N NEW BRAUNFELS AVE

ALLEY

RETAIL CENTER

111 119 181 135

KATHERINE CT.

UNIVERSITY OF THE INCARNATE WORD

BANK DRIVE-THRU


KATHERINE CT.
TOTAL LOT SIZE: 44,500 SF




KATHERINE CT. - MULTI-FAMILY










ZONING


LEGEND

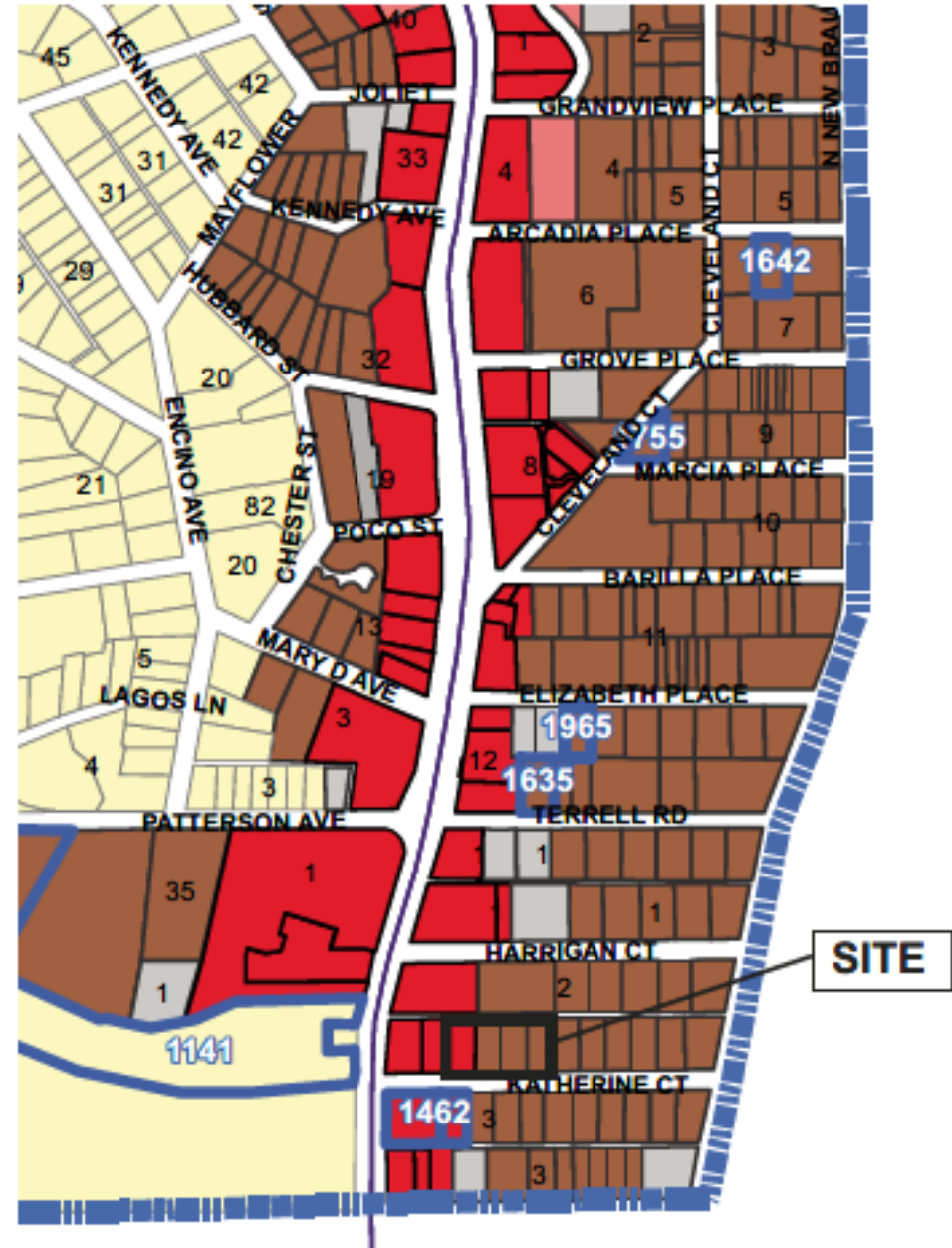
 Alamo Heights City Limits

 Active Specific Use Permit (SUP) & Ordinance #

Alamo Heights Zoning Districts

-  2F-C - Two Family
-  B-1 - Business District
-  B-2 - Business District
-  B-3 - Business District
-  MF-D - Multi-Family
-  O-1 - Office District
-  P - Parking
-  SF-A - Single Family
-  SF-B - Single Family



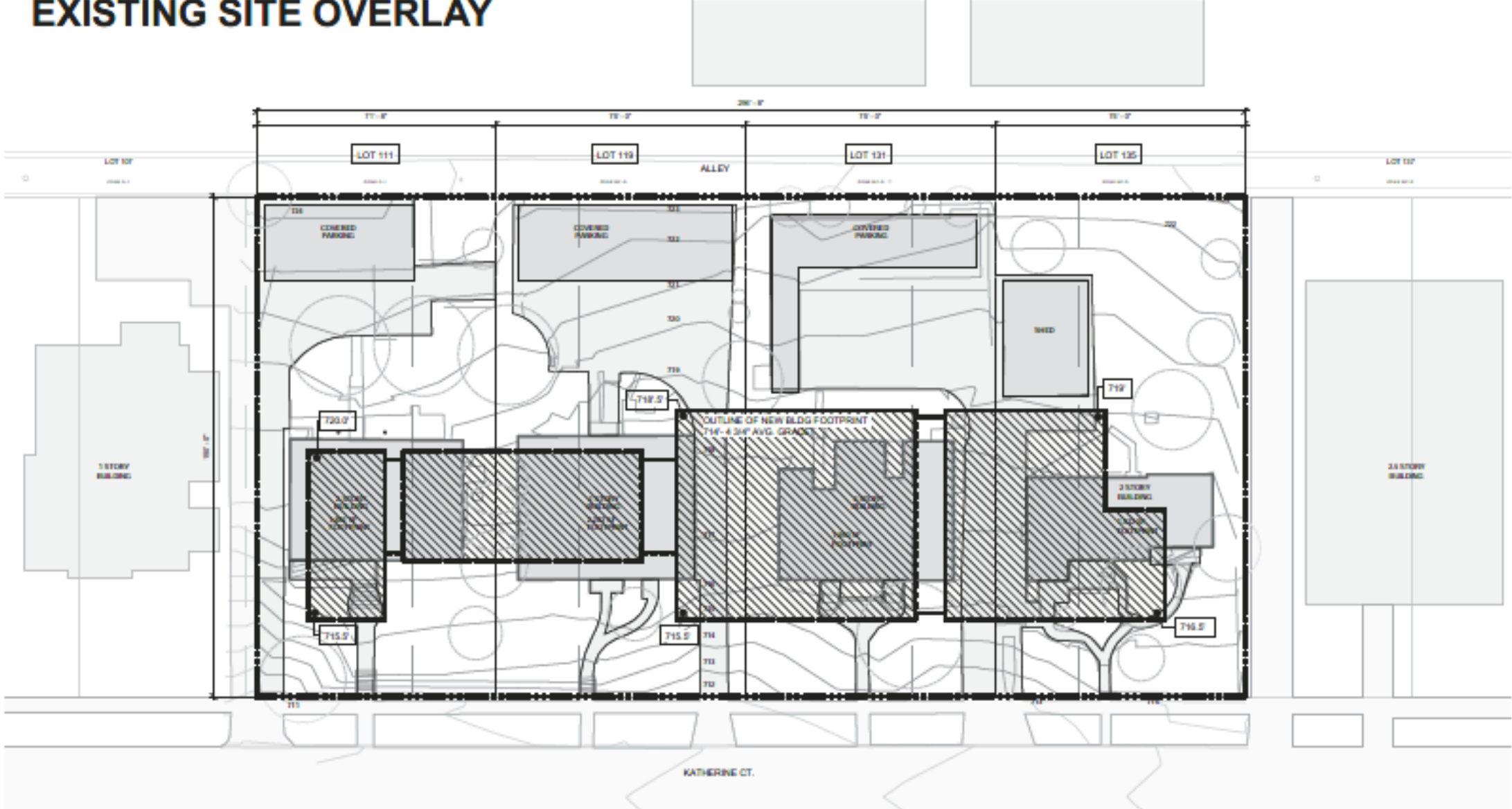


EXISTING SITE



KATHERINE CT. - MULTI-FAMILY

EXISTING SITE OVERLAY





KATHERINE CT. - MULTI-FAMILY



KATHERINE CT. - MULTI-FAMILY





KATHERINE CT. - MULTI-FAMILY



KATHERINE CT. - MULTI-FAMILY

shade trees



monterrey oak semi-evergreen



mexican sycamore deciduous



cedar elm deciduous



chinquapin oak deciduous



spanish dagger yucca evergreen



ornamental trees



palo verde deciduous



chitalpa deciduous



crepe myrtle deciduous



persimmon semi-evergreen



spineless prickly pear evergreen



groundcover



purple heart evergreen



bicolor iris perennial



silver ponyfoot evergreen



creeping rosemary evergreen



lantana perennial



grasses



miscanthus deciduous



firecracker evergreen



mexican feathergrass semi-evergreen



russian sage semi-evergreen



legend

- hummingbirds
- butterflies/pollinators
- fruit/seeds for birds/mammals
- attracts birds
- water needs
- nectar source
- sunlight needs



KATHERINE CT. - MULTI-FAMILY

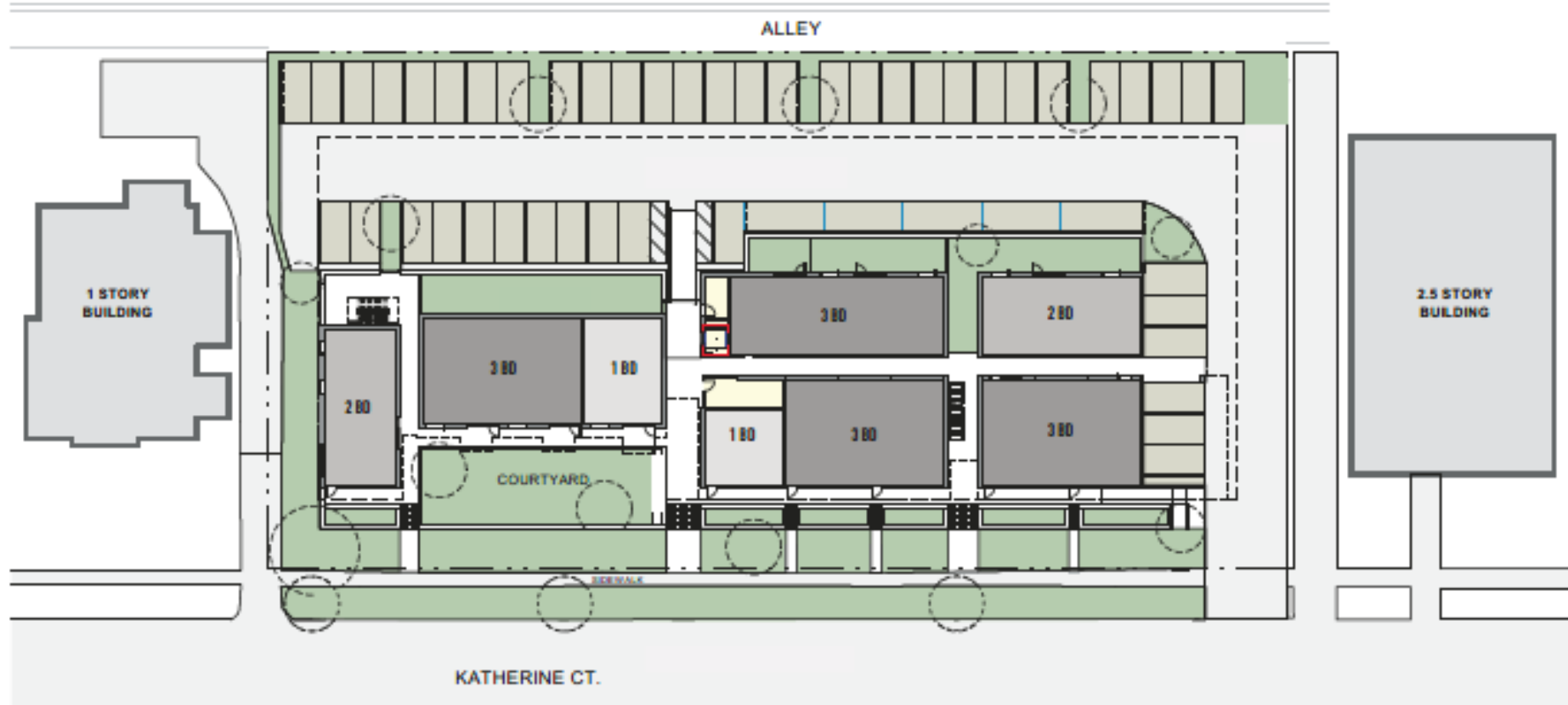


KATHERINE CT. - MULTI-FAMILY

FLOOR PLAN LEVEL 1

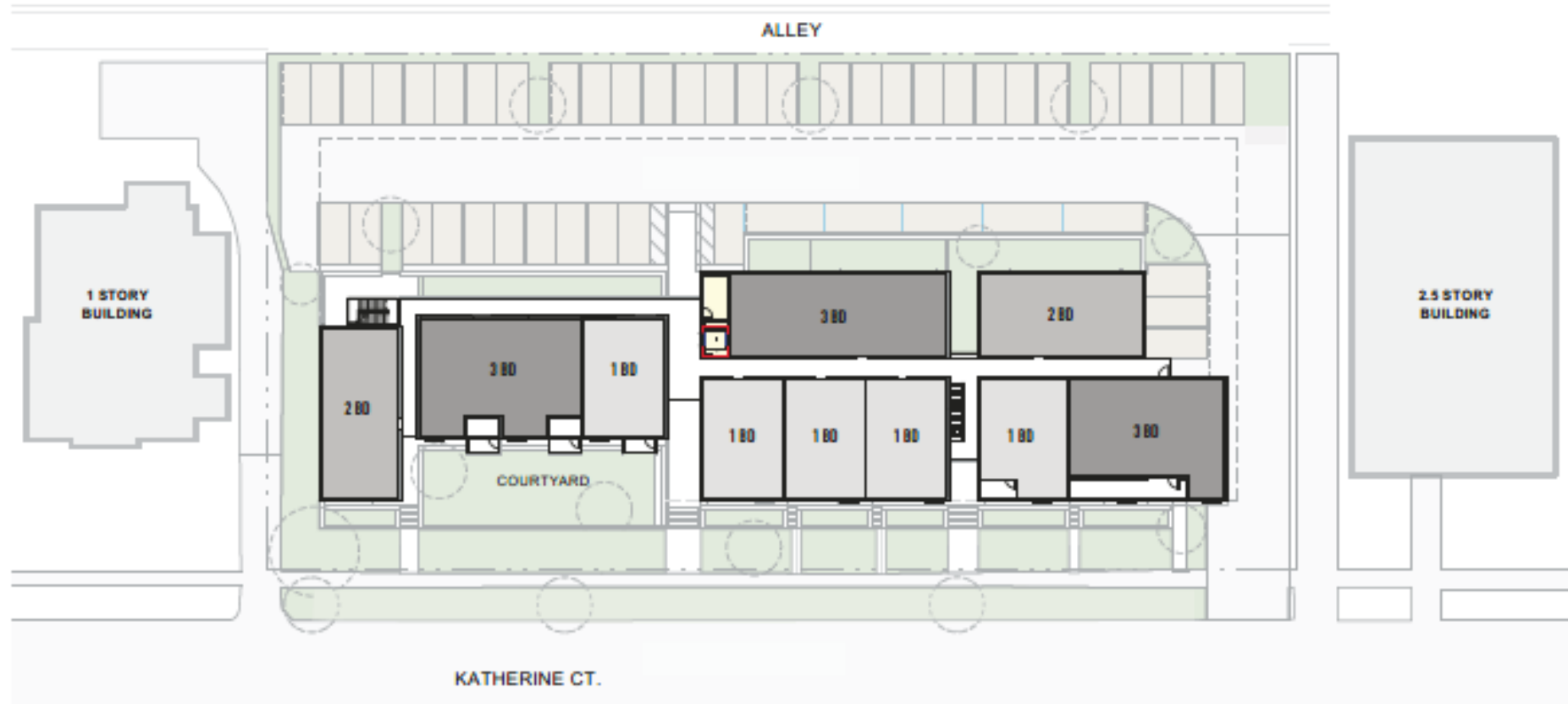


UNIT COUNT
LEVEL 1 UNITS: 8
TOTAL UNITS : 27 PER CODE
PARKING COUNT : 51 PER CODE



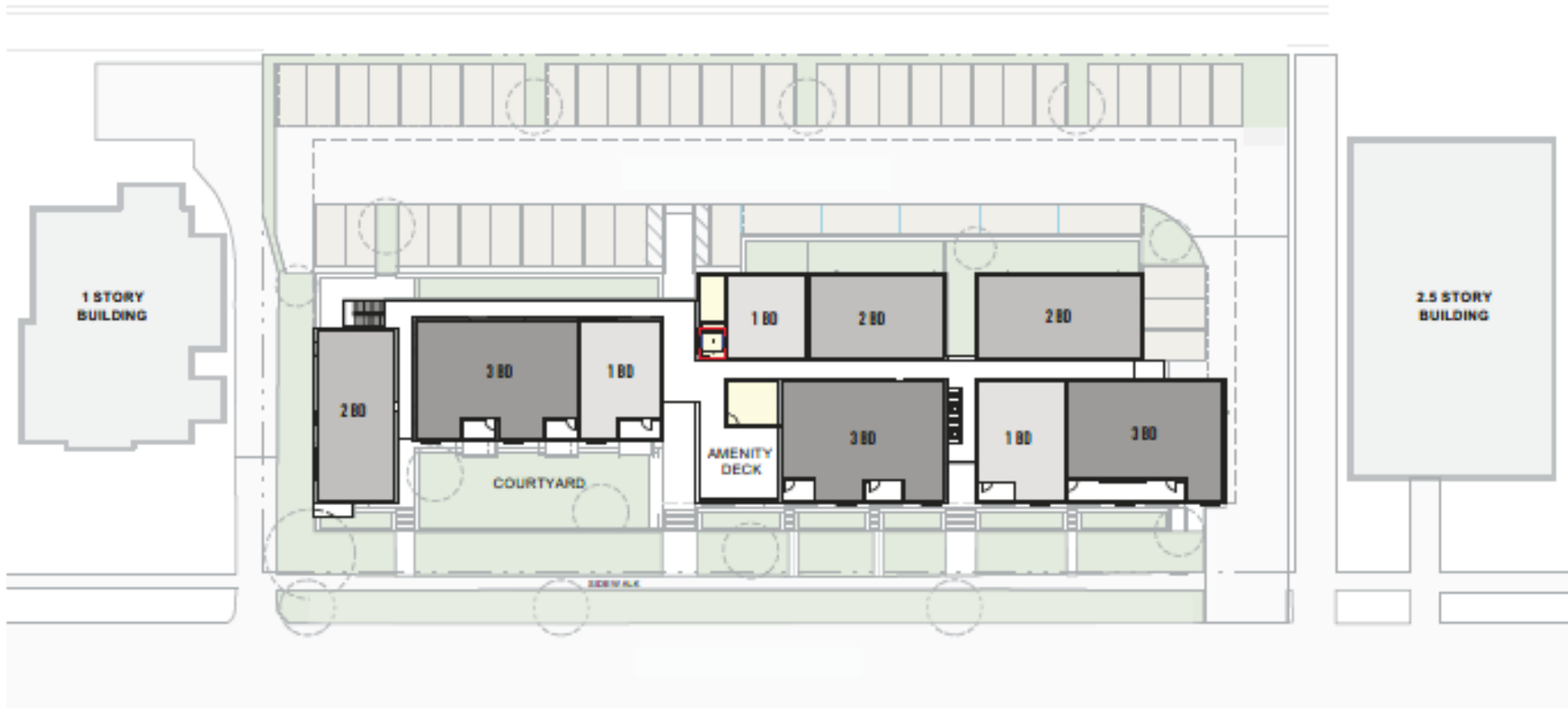
FLOOR PLAN LEVEL 2

UNIT COUNT
LEVEL 2 UNITS: 10
TOTAL UNITS : 27 PER CODE
PARKING COUNT : 51 PER CODE



FLOOR PLAN LEVEL 3

UNIT COUNT
LEVEL 3 UNITS: 9
TOTAL UNITS : 27 PER CODE
PARKING COUNT : 51 PER CODE



ELEVATIONS



FRONT ELEVATION



BACK ELEVATION

MATERIALS



SECTION



PARTIAL ELEVATION

MATERIALS



WOOD RAIN-SCREEN

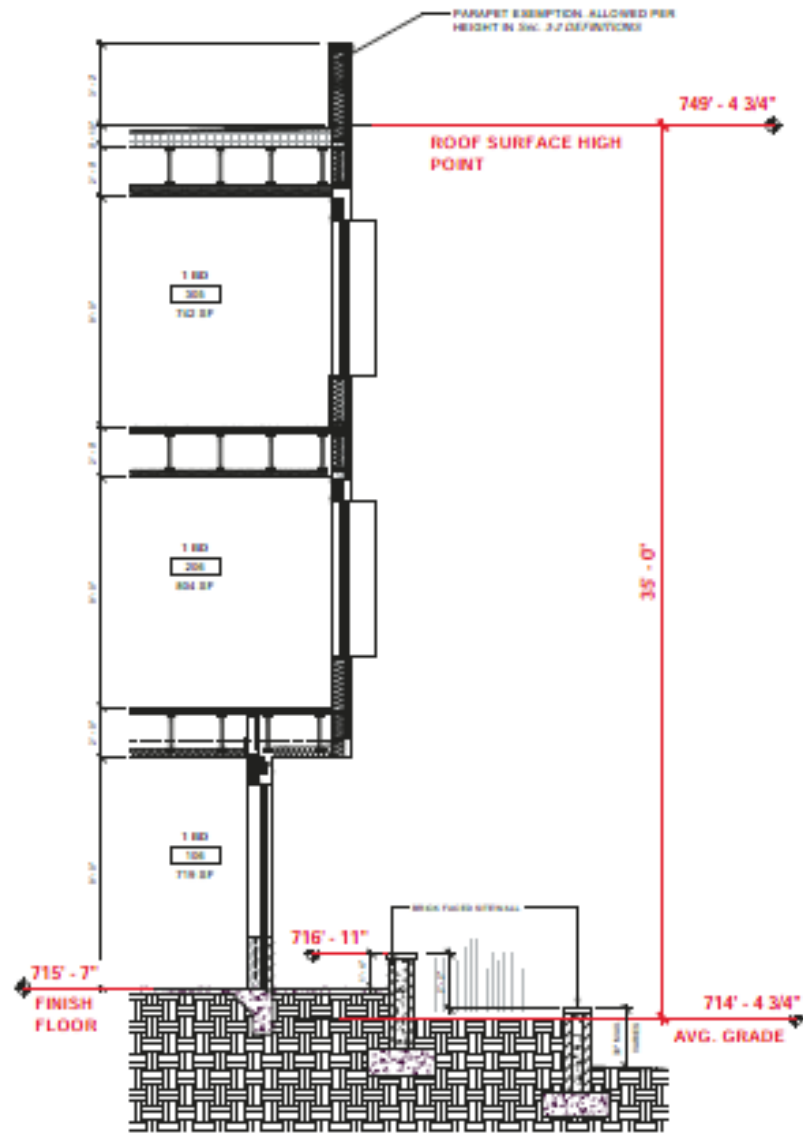


BRICK



METAL PANEL ACCENT

SECTION



WALL SECTION



KATHERINE CT. - MULTI-FAMILY



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