



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

Architectural Review Board Meeting
February 18, 2025 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, February 18, 2025 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 Meeting ID 868 0184 5240. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

Case No. 966F – 400 Torcido Dr

Request of Javier Alonso of Card and Company Architects PLLC, applicant, representing Spencer and Julianne Atkinson, owners, for the significance and compatibility review of the proposed design located at 400 Torcido Dr. to demolish 57.9% of the existing main structure’s roof in order to renovate and add to the existing single-family residence 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 at <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 contact Dakota Procell, Planner at 210-832-2239 (dprocell@alamoheightstx.gov) or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.

ARCHITECTURE REVIEW BOARD COVER LETTER

January 6th, 2025

City of Alamo Heights
Architecture Review Board
6116 Broadway Ave.
San Antonio, TX 78209

RE: ARB Submission
400 Torcido Dr
San Antonio, TX 78209

It is with careful consideration that we submit this ARB application before the Architecture Review Board for the property located at 400 Torcido Dr. This historically significant home, designed by architect Isaac Maxwell, was built in 1982 for the Schoenbaum family. The double wythe brick structure is carefully sited among heritage oaks, and features a number of light fixtures, doors, and details designed by the famed architect. The property was purchased by our clients, Spencer and Julianne Atkinson, with the intention of preserving the spirit of this significant home while also providing a respectful addition for their growing family.

For this project we are proposing a second floor addition over the existing footprint, located at the rear of the structure, and drawing from the existing details of the home. The intention with this proposed addition is to preserve the historic facade by locating the addition to the rear of the home, where it will minimize the visual impact on the facade and preserve the design intention of the home. Additionally, by limiting the addition to the existing footprint of the home we would not impact any site features, or heritage oaks. The proposed addition would be clad with flat lock metal siding, to differentiate the addition from the original structure through materiality. The scale and articulation of the addition draw on the existing structure, allowing it to tie into the existing home gracefully with respect to the original design intention.

We consider the proposed addition as appropriate and respectful to the original design while also providing additional space for the new owners. We respectfully request the Architecture Review Board to approve this addition allowing the home to serve the owners and Alamo Heights community well into the future. We thank you for your thoughtful consideration of this important matter.

Respectfully Submitted,

Javier D. Alonso Architect
Card and Company Architects PLLC

1/6/2025 1:30:57 PM

ATKINSON RESIDENCE

400 TORCIDO DRIVE
SAN ANTONIO, TX 78209
OWNER NAME

NOT FOR
CONSTRUCTIO

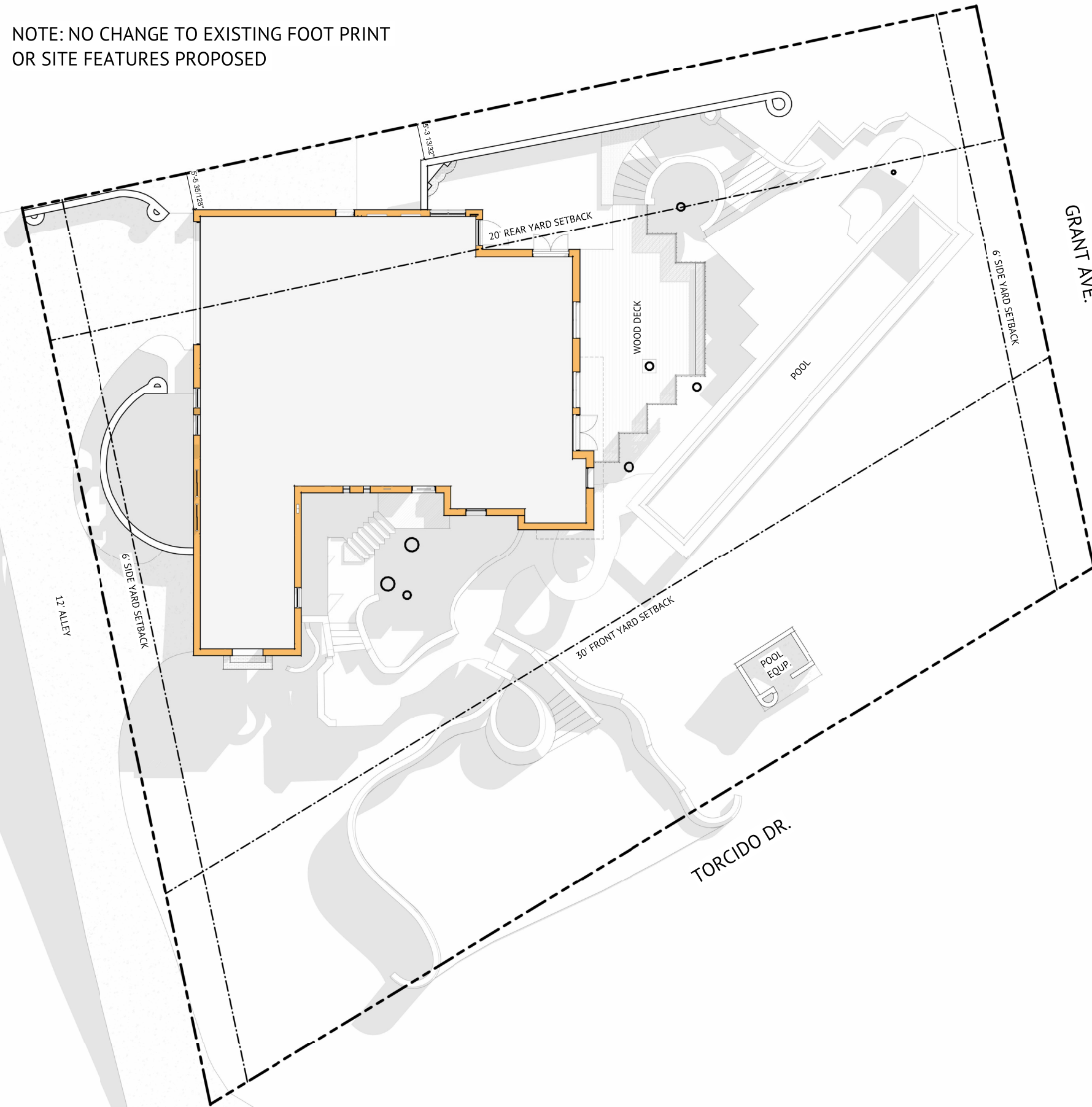
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ARB SET

ISSUED DATE
PROJECT NUMBER

01-06-2025
24030

NOTE: NO CHANGE TO EXISTING FOOT PRINT
OR SITE FEATURES PROPOSED



ALAMO HEIGHTS CALCULATIONS

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

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.
TOTAL FAR Sq.Ft.	4,024 Sq.Ft.
TOTAL FAR - EXISTING (total FAR/lot area)	25.28

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.
TOTAL FAR Sq.Ft.	4,969 Sq.Ft.
TOTAL FAR - PROPOSED (total FAR/lot area)	31.23

DEMO AREA CALCULATIONS	
EXISTING WEST ELEVATION (TORCIDO DR)	1,536 Sq.Ft.
WEST ELEVATION DEMO	92 Sq.Ft.
PERCENTAGE STREET FACING DEMO	5.9 %
EXISTING SOUTH ELEVATION (GRANT AVE.)	1,639 Sq.Ft.
SOUTH ELEVATION DEMO	64 Sq.Ft.
PERCENTAGE STREET FACING DEMO	3.9 %
EXISTING EAST ELEVATION	1,282 Sq.Ft.
EAST ELEVATION DEMO	249 Sq.Ft.
EXISTING NORTH ELEVATION	827 Sq.Ft.
NORTH ELEVATION DEMO	191 Sq.Ft.
TOTAL EXISTING WALL	5,284 Sq.Ft.
TOTAL EXTERIOR WALL DEMO	596 Sq.Ft.
PERCENTAGE EXTERIOR WALL DEMO	11.3 %
EXISTING STRUCTURE ROOF	3,270 Sq.Ft.
EXISTING STRUCTURE ROOF DEMO	1,896 Sq.Ft.
PERCENTAGE ROOF DEMO	57.9 %

TOTAL IMPERVIOUS COVER	
EXISTING FOOTPRINT OF STRUCTURE	--- Sq.Ft.
DRIVEWAYS & PARKING	--- Sq.Ft.
WALKWAYS & STAIRS	--- Sq.Ft.
OTHER (POOL, POOL EQUIPMENT, MECH)	--- Sq.Ft.
TOTAL EXISTING IMPERV. SUR. COVER	--- Sq.Ft.
IMPERVIOUS SURFACE COVER REMOVED	0 Sq.Ft.
NET IMPERVIOUS SURFACE COVER	0 Sq.Ft.
STORMWATER DEVELOPMENT FEE	\$0.00

NOTE: NO CHANGE TO IMPREVIOUS COVER

FRONT YARD SETBACK IMPERVIOUS COVER	
FRONT YARD SETBACK AREA	--- Sq.Ft.
DRIVEWAYS / PARKING PAD	--- Sq.Ft.
WALKWAYS / STAIRS	--- Sq.Ft.
OTHER: POOL EQUIPMENT	--- Sq.Ft.
TOTAL EXISTING IMPERV. SUR. COVER	--- Sq.Ft.
PERCENTAGE IMPERVIOUS COVER	--- %

NOTE: NO CHANGE TO FRONT YARD IMPREVIOUS COVER

ATKINSON RESIDENCE

400 TORCIDO DRIVE
SAN ANTONIO, TX 78209

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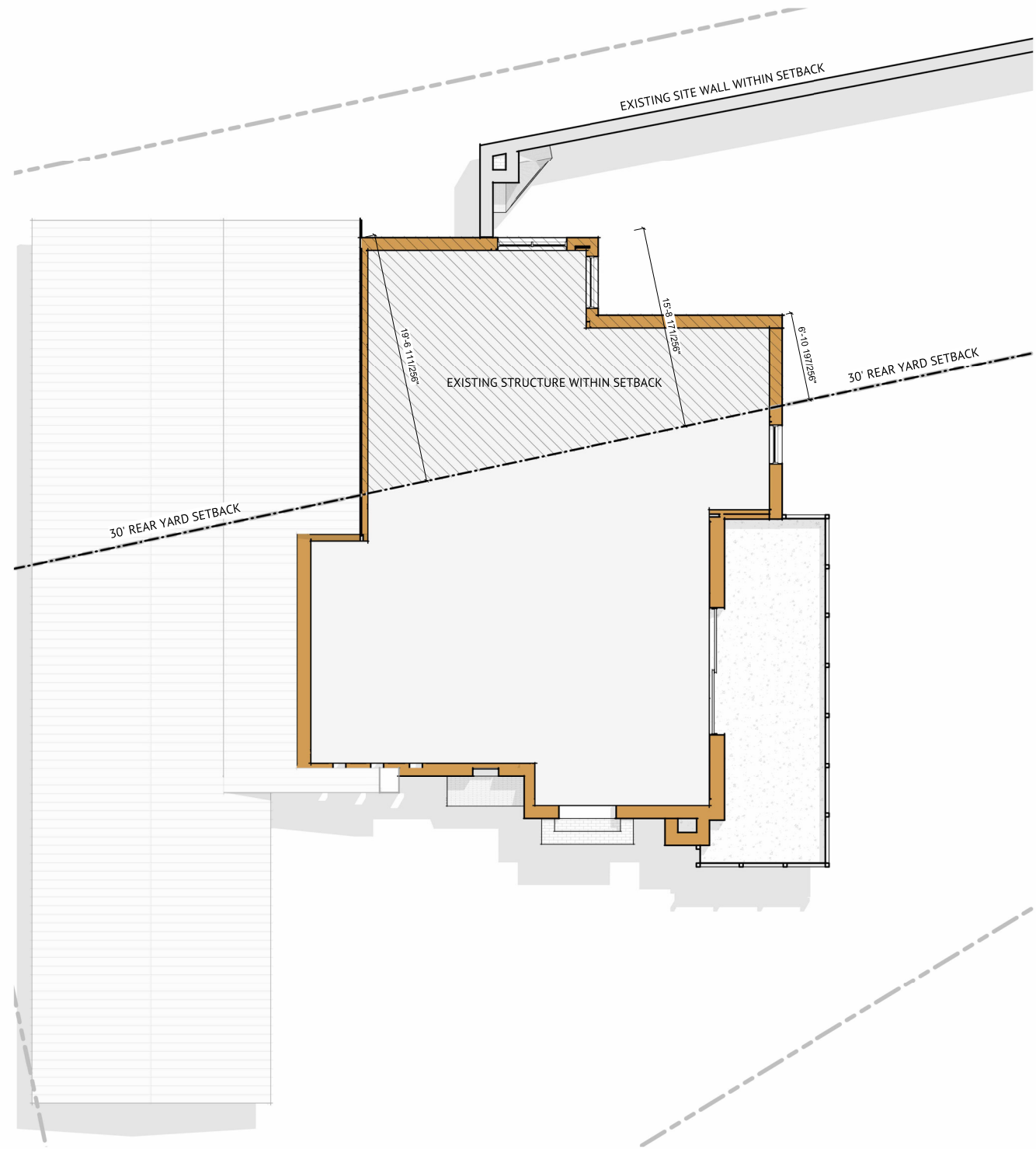
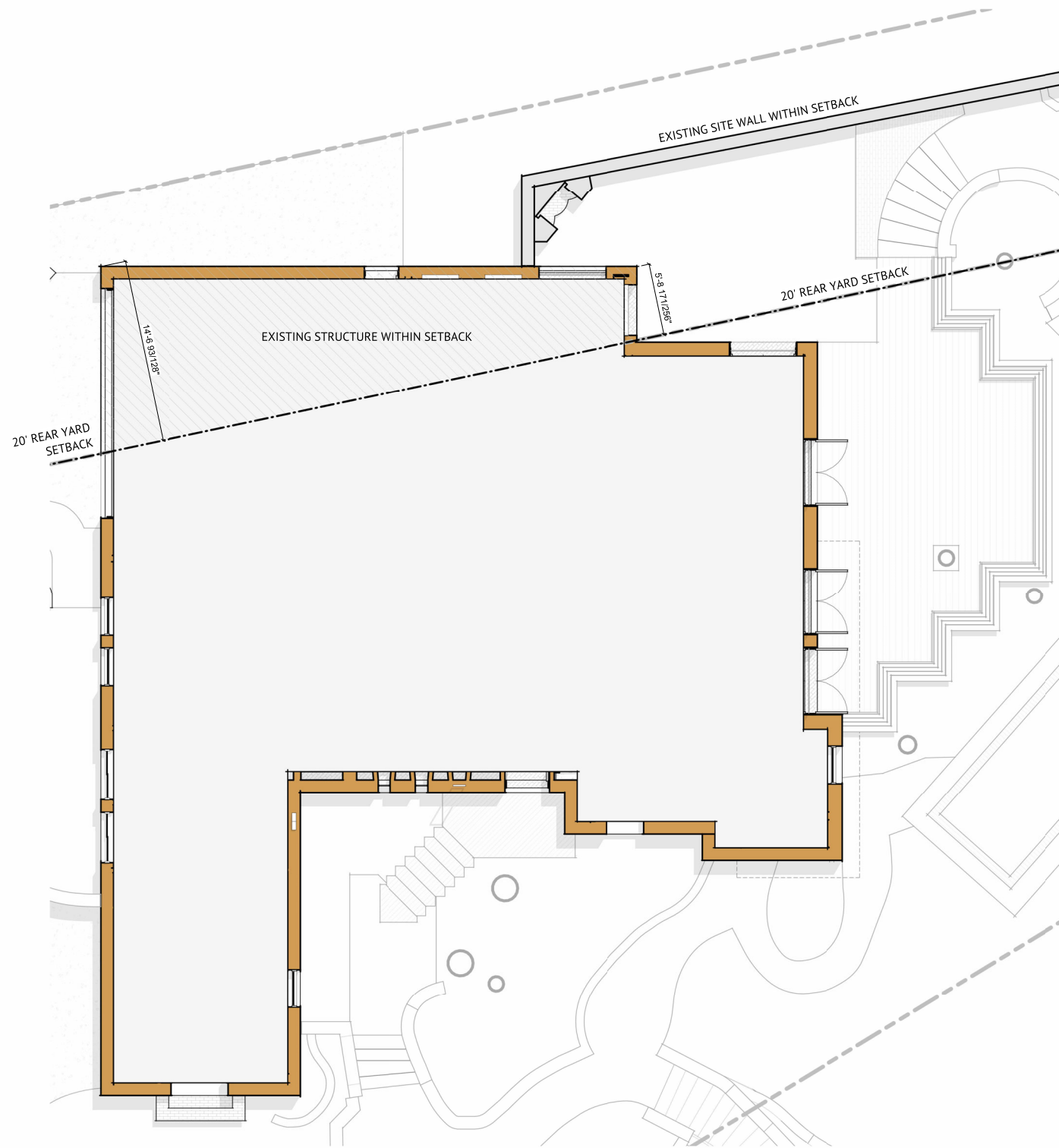
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ISSUED DATE 01-06-2025
PROJECT NO. 24030

ARB SET

A101.
SITE PLAN



2 FLOOR PLAN - GROUND FLOOR EXISTING
3/16" = 1'-0"

1 FLOOR PLAN - SECOND FLOOR EXISTING
3/16" = 1'-0"

ATKINSON RESIDENCE

400 TORCIDO DRIVE
SAN ANTONIO, TX 78209

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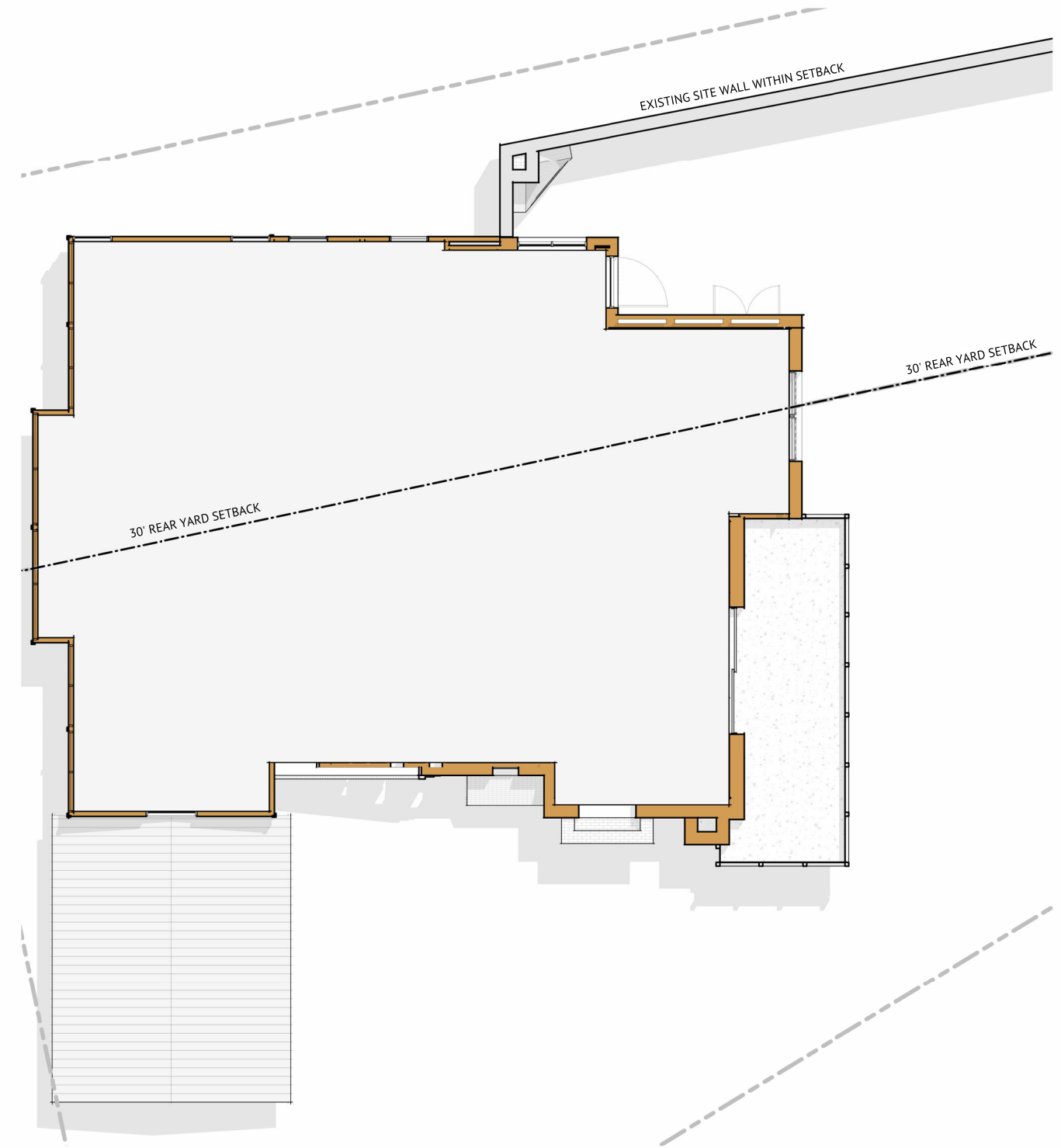
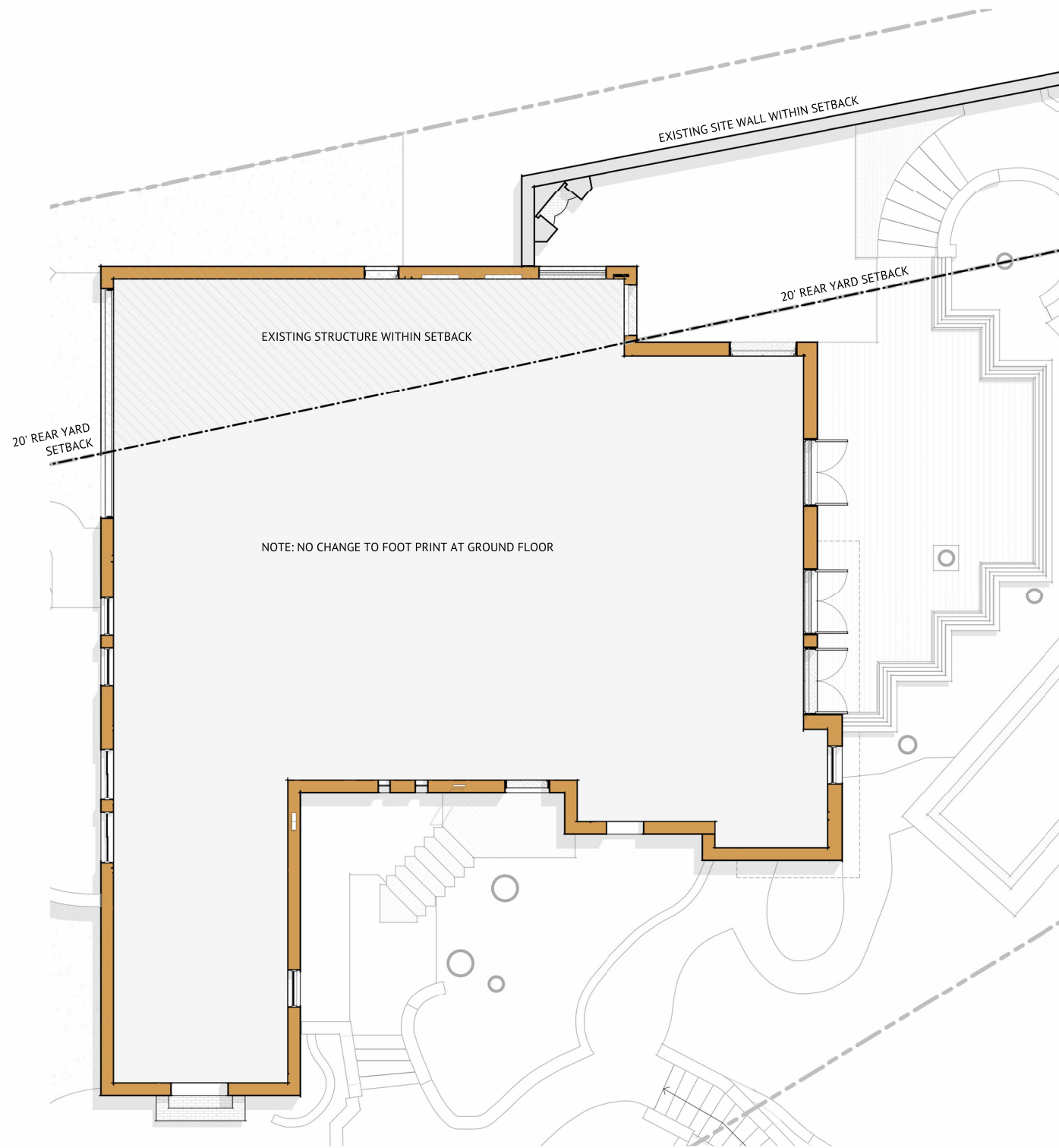
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ISSUED DATE 01-06-2025
PROJECT NO. 24030

ARB SET

A200.
FLOOR PLAN



2 FLOOR PLAN - GROUND FLOOR PROPOSED
3/16" = 1'-0"

1 FLOOR PLAN - SECOND FLOOR PROPOSED
3/16" = 1'-0"

ATKINSON RESIDENCE

400 TORCIDO DRIVE
SAN ANTONIO, TX 78209

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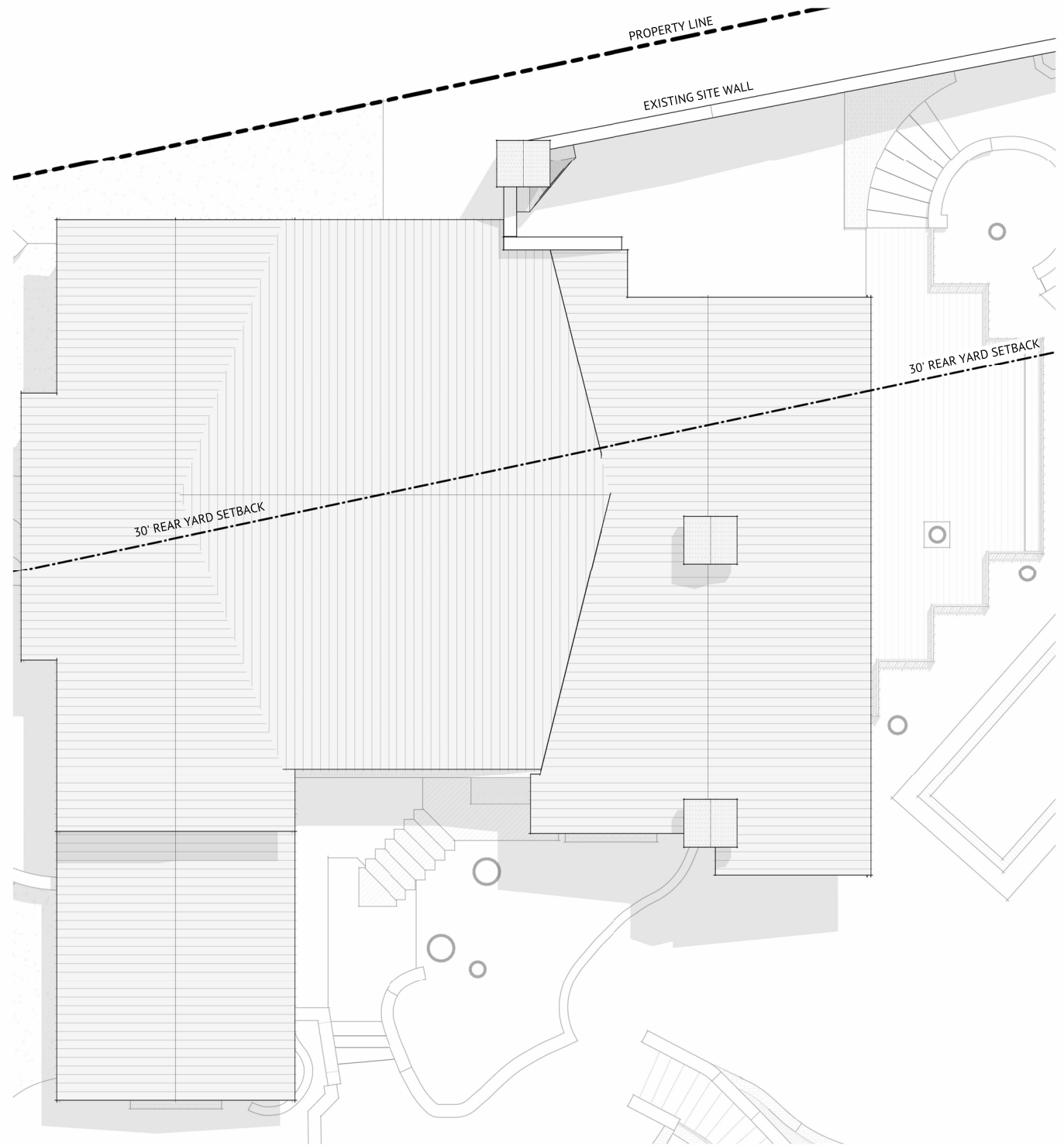
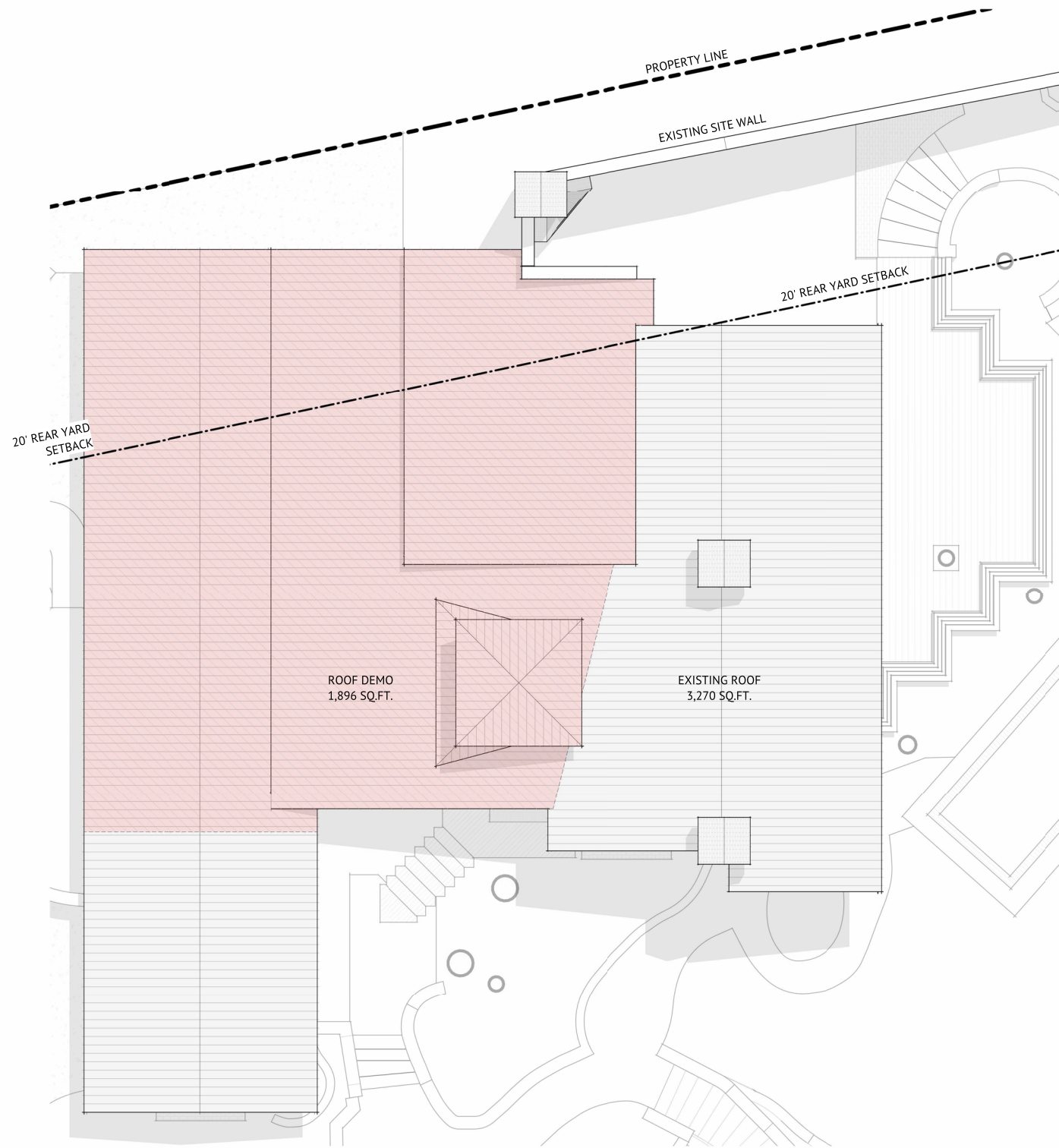
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ISSUED DATE 01-06-2025
PROJECT NO. 24030

ARB SET

A201.
FLOOR PLAN



2 ROOF PLAN - AS BUILT
3/16" = 1'-0"

1 ROOF PLAN - PROPOSED
3/16" = 1'-0"

ATKINSON RESIDENCE

400 TORCIDO DRIVE
SAN ANTONIO, TX 78209

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ARB SET

A203.
ROOF PLAN



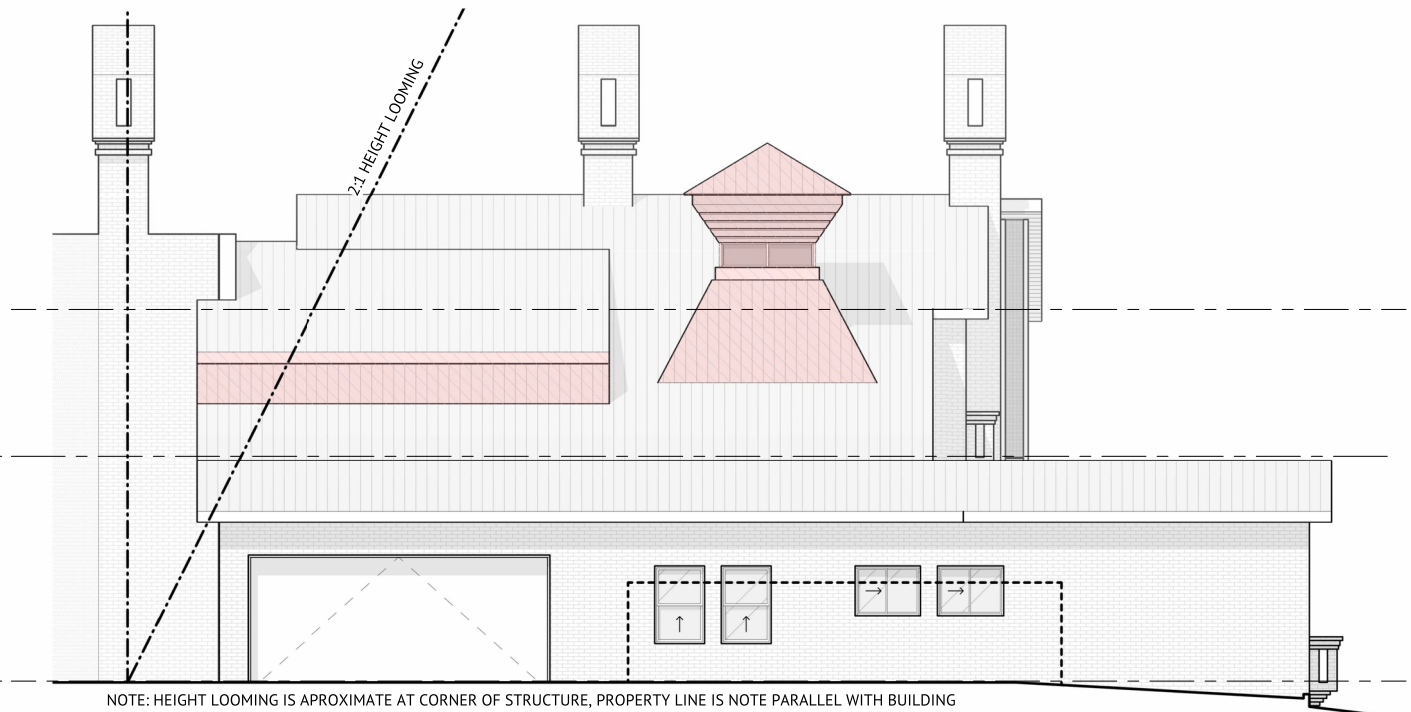
2 WEST ELEVATION EXISTING (TORCIDO DR)
3/16" = 1'-0"



4 SOUTH ELEVATION EXISTING (GRANT AVE.)
3/16" = 1'-0"



3 EAST ELEVATION EXISTING
3/16" = 1'-0"



1 NORTH ELEVATION EXISTING
3/16" = 1'-0"

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ISSUED DATE 01-06-2025
PROJECT NO. 24030

ARB SET

A400.
EXTERIOR
ELEVATIONS



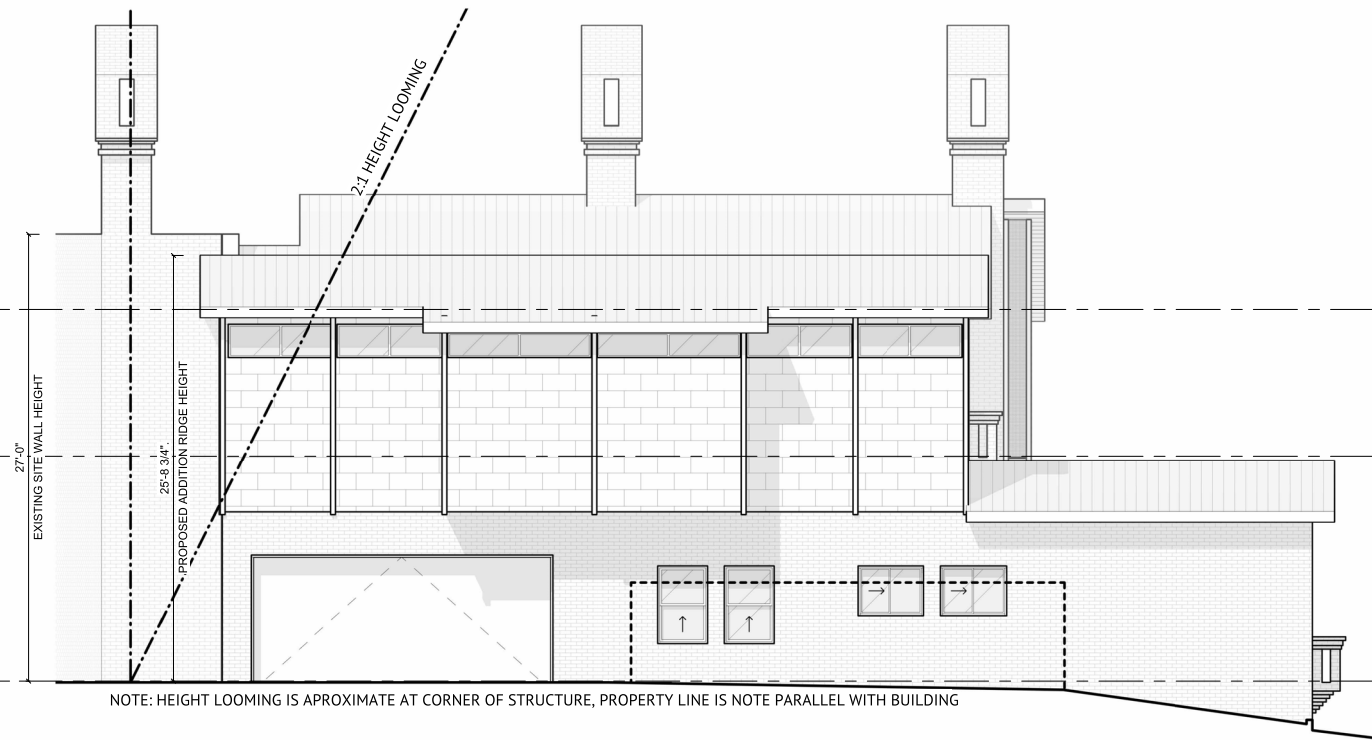
2 WEST ELEVATION PROPOSED (TORCIDO DR)
3/16" = 1'-0"



4 SOUTH ELEVATION PROPOSED (GRANT AVE.)
3/16" = 1'-0"



3 EAST ELEVATION PROPOSED
3/16" = 1'-0"



1 NORTH ELEVATION PROPOSED
3/16" = 1'-0"

ATKINSON RESIDENCE

400 TORCIDO DRIVE
SAN ANTONIO, TX 78209

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ISSUED DATE 01-06-2025
PROJECT NO. 24030

ARB SET

A401.
EXTERIOR ELEVATIONS

EXISTING STRUCTURE

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ISSUED DATE 01-06-2025
PROJECT NO. 24030

ARB SET

A500.
EXISTING ELEVATIONS



EXISTING WEST ELEVATION (TORCIDO DR.)



EXISTING SOUTH ELEVATION (GRANT AVE.)



EXISTING STRUCTURE

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ISSUED DATE 01-06-2025
PROJECT NO. 24030

ARB SET

A501.
EXISTING
ELEVATIONS



EXISTING EAST ELEVATION (REAR YARD)



EXISTING NORTH ELEVATION (ALLEY)



EXISTING BLOCKFACE ELEVATIONS

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ISSUED DATE 01-06-2025
PROJECT NO. 24030

ARB SET

A510.
BLOCK FACE ELEVATIONS



TORCIDO DR - EXISTING BLOCKFACE ELEVATION



GRANT AVE. - EXISTING BLOCKFACE ELEVATION

PROPOSED BLOCKFACE ELEVATIONS

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ISSUED DATE 01-06-2025
PROJECT NO. 24030

ARB SET

A511.
BLOCK FACE ELEVATIONS



TORCIDO DR - PROPOSED BLOCKFACE ELEVATION



GRANT AVE. - PROPOSED BLOCKFACE ELEVATION

EXISTING PERSPECTIVE VIEW FROM TORCIDO DR.

ATKINSON RESIDENCE

400 TORCIDO DRIVE
SAN ANTONIO, TX 78209

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ISSUED DATE 01-06-2025
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ARB SET

A600.
PERSPECTIVE VIEWS



PROPOSED PERSPECTIVE VIEW FROM TORCIDO DR

ATKINSON RESIDENCE

400 TORCIDO DRIVE
SAN ANTONIO, TX 78209

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ISSUED DATE 01-06-2025
PROJECT NO. 24030

ARB SET

A601.
PERSPECTIVE
VIEWS

