

ARB CASE NO. 869F 160 TERRELL

COMPATIBILITY REVIEW (ACCESSORY)

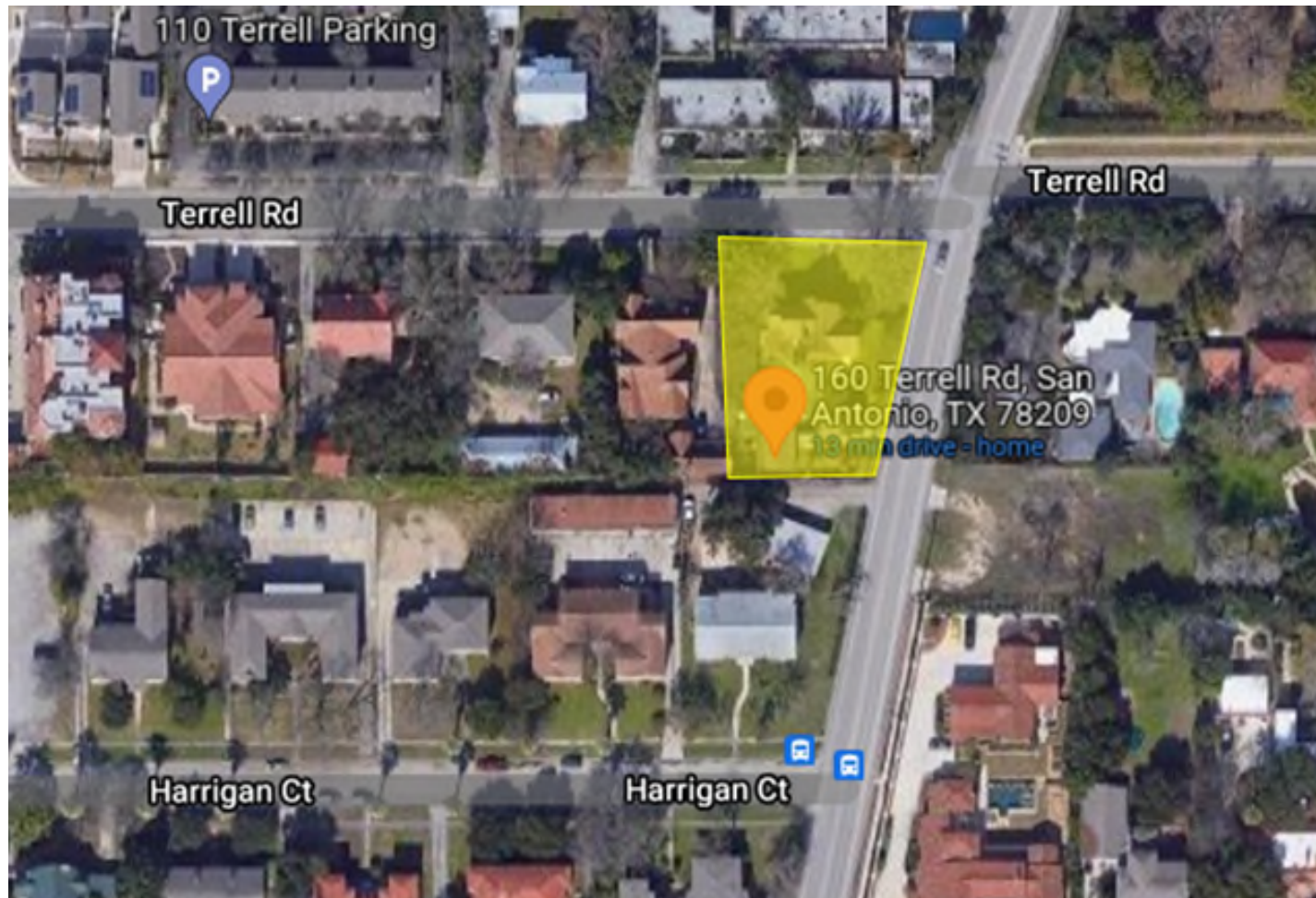


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- MF-D
- Terrell Rd
 - Corner of Terrell and N New Braunfels
- Detached Garage

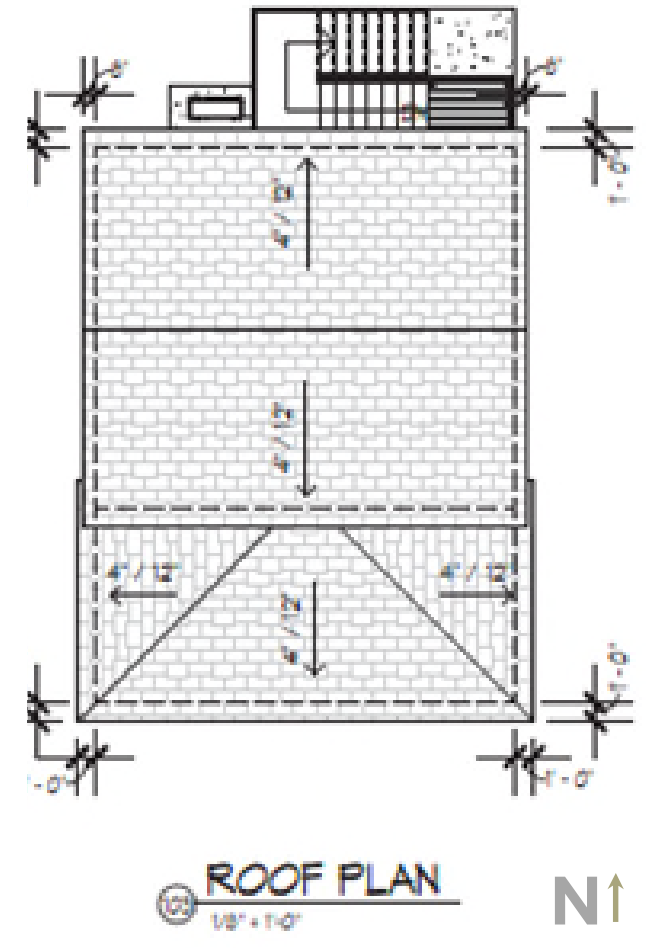
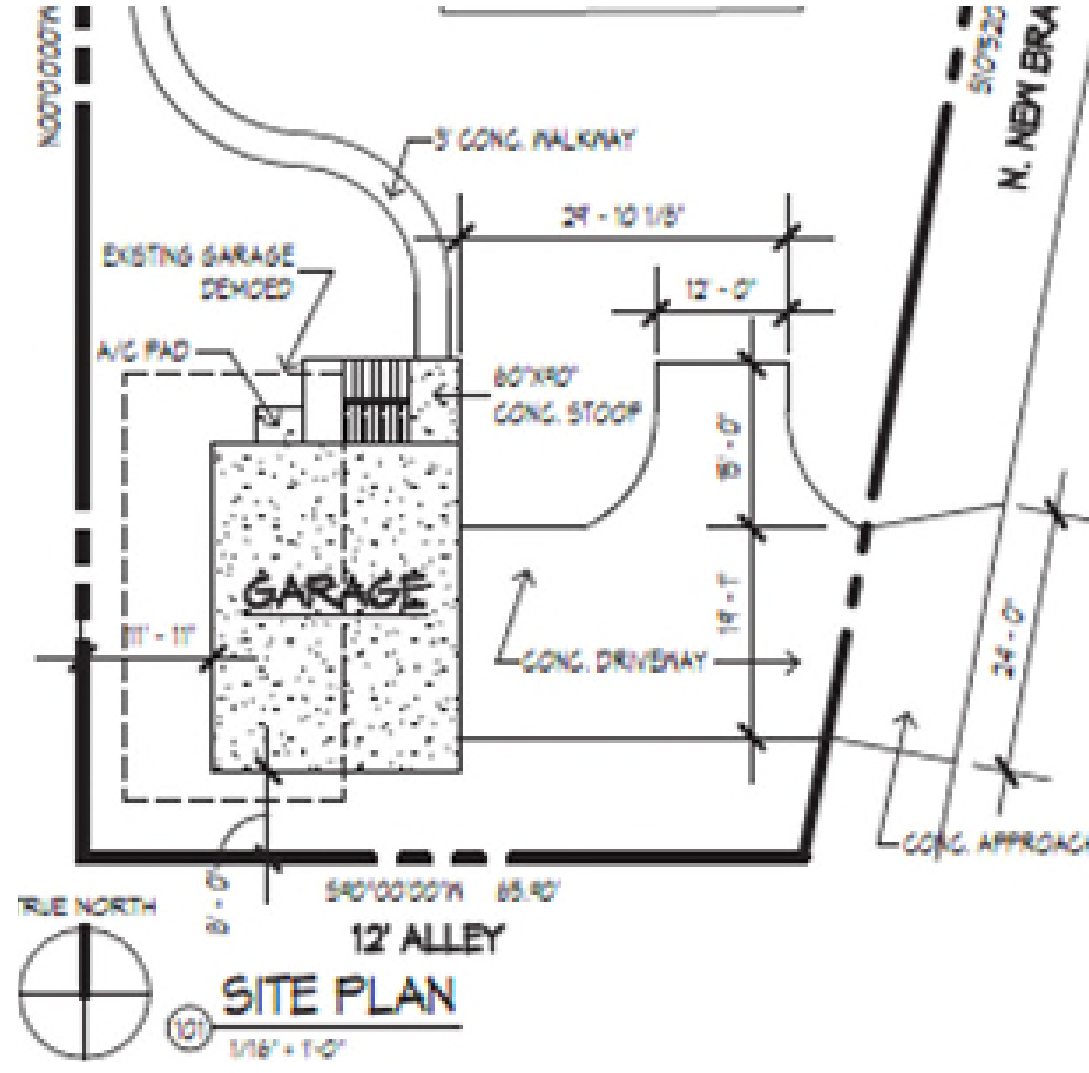
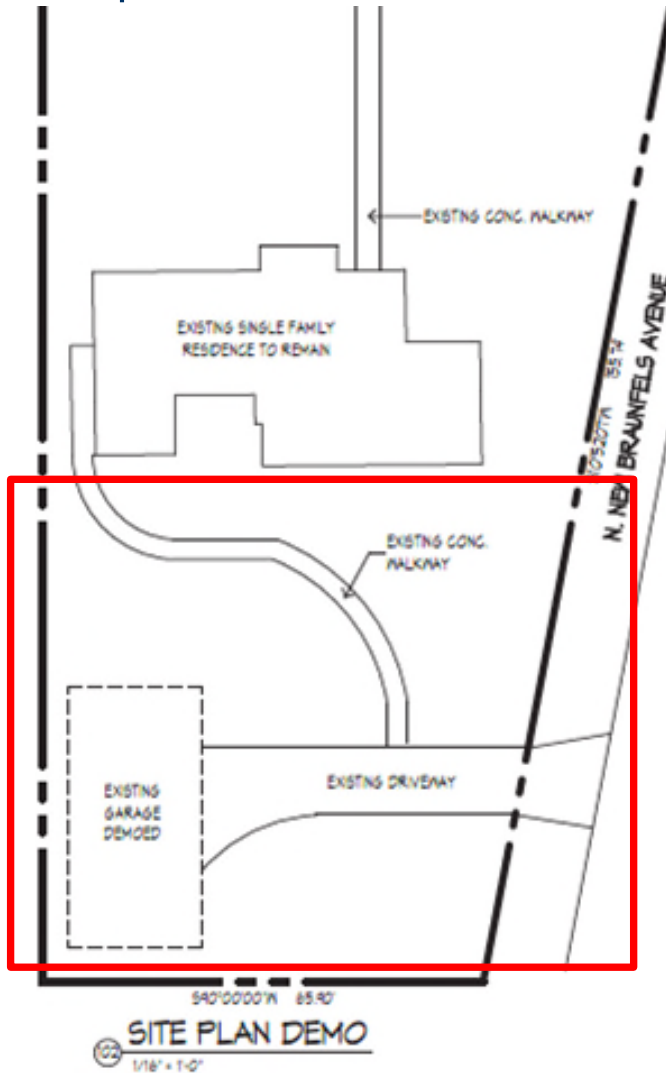


EXISTING CONDITIONS - GARAGE



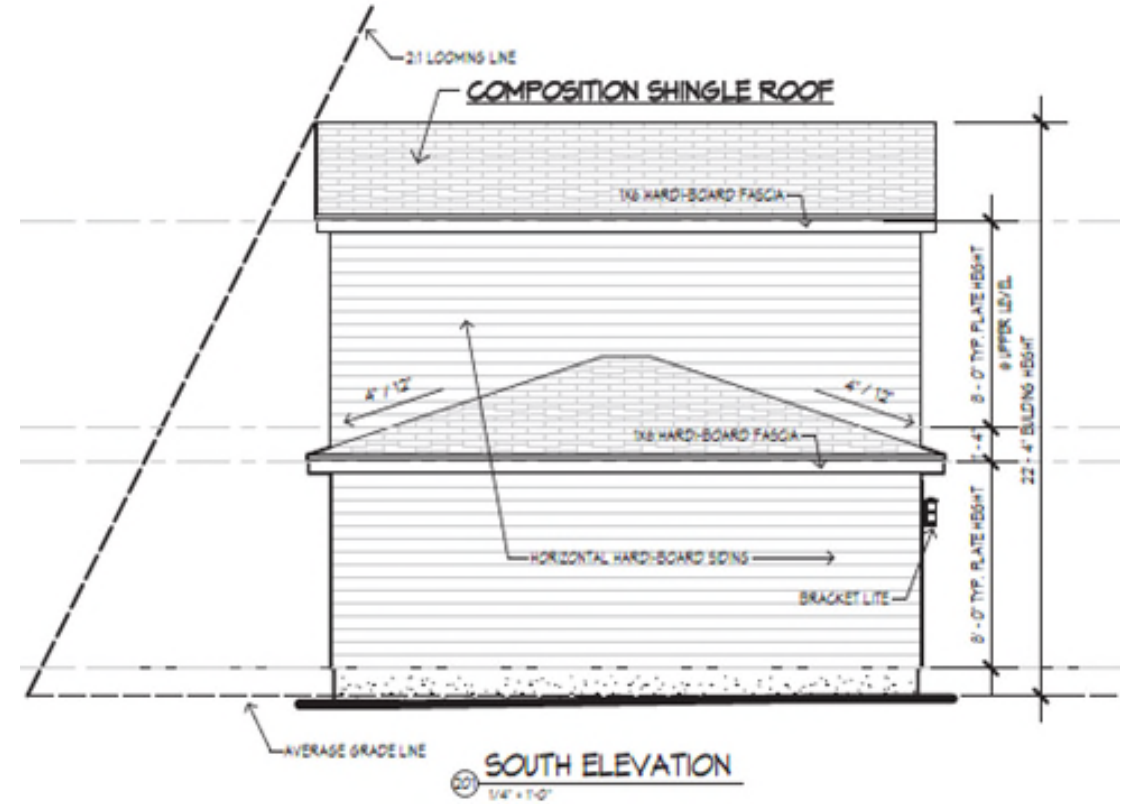
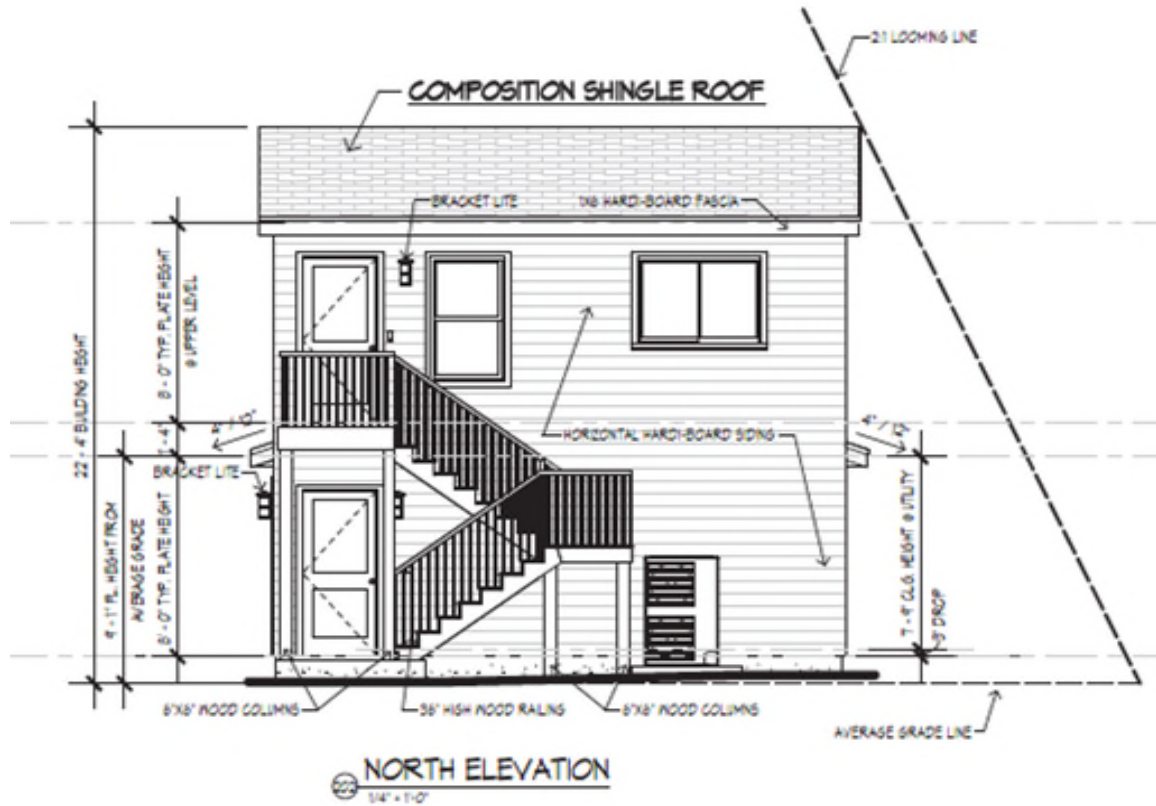


SITE PLAN



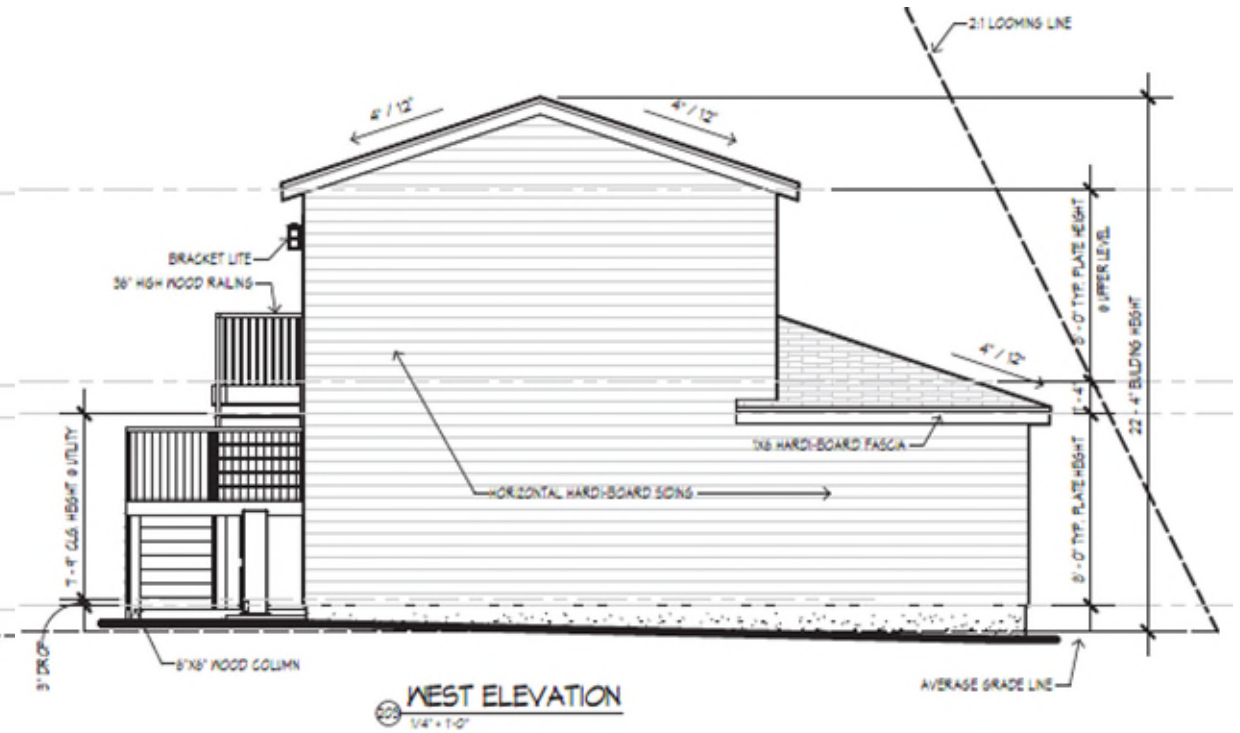
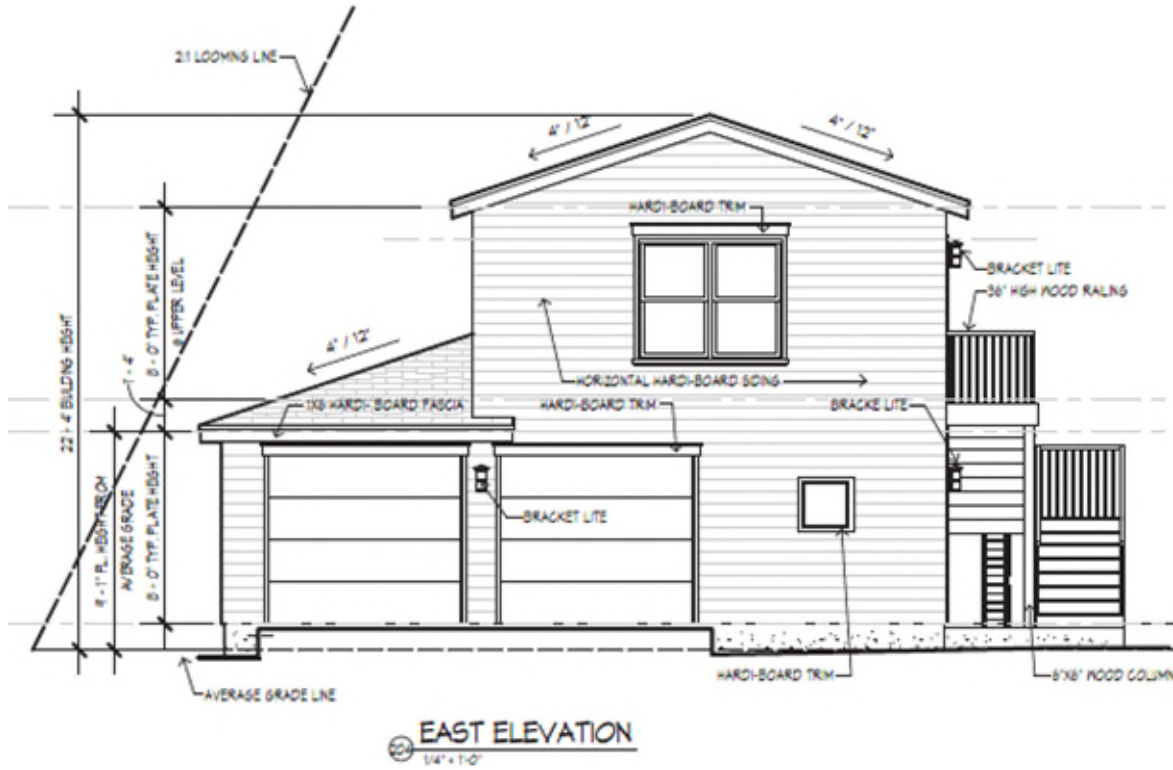


ELEVATIONS



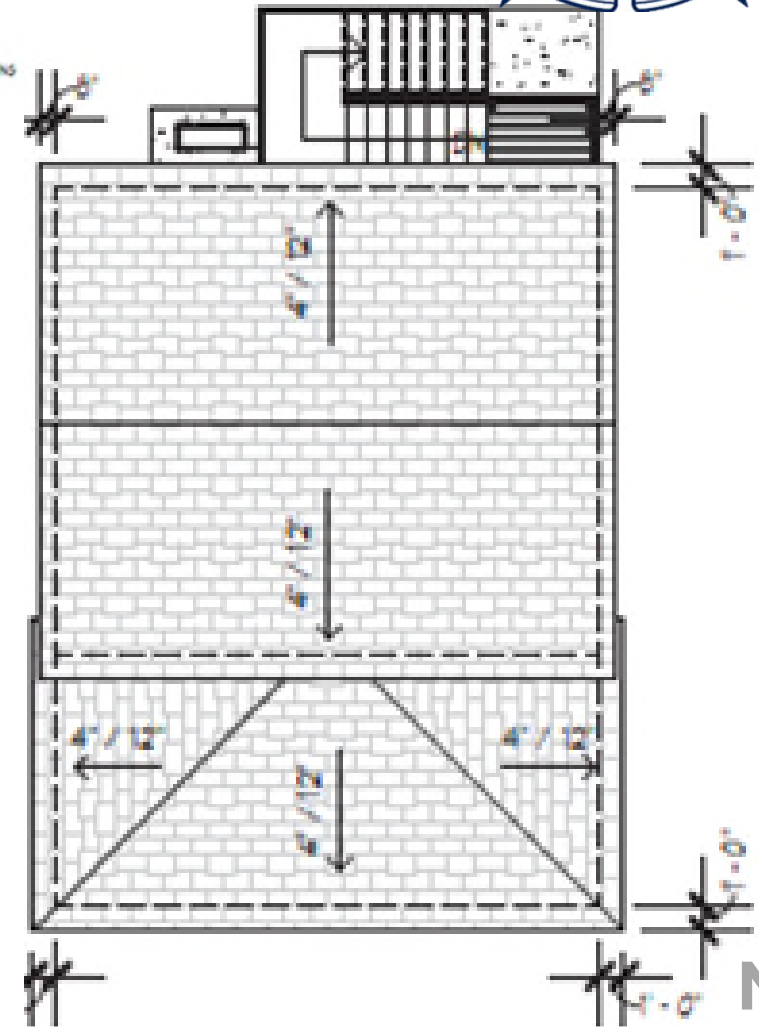
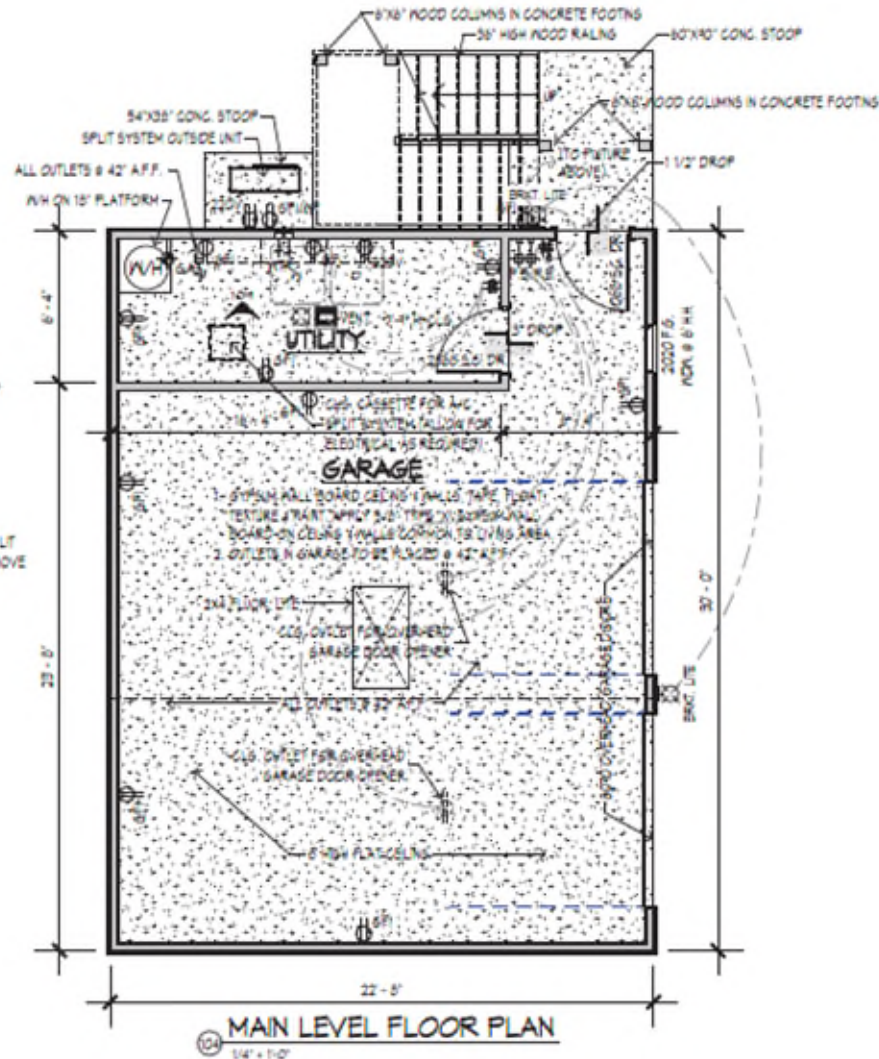
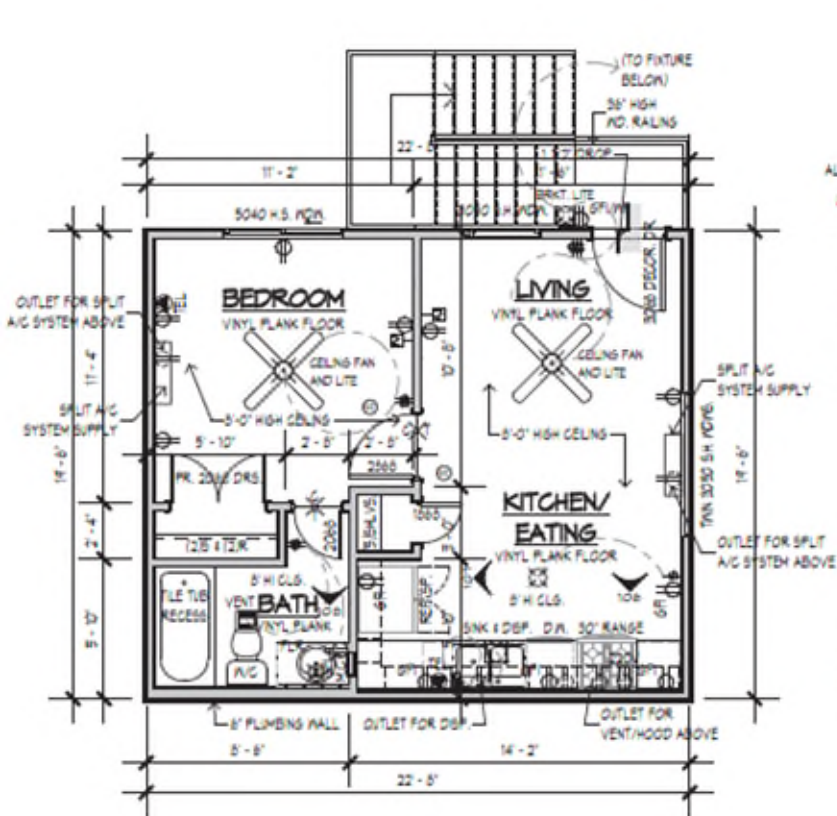


ELEVATIONS





FLOORPLANS & ROOF





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

Impervious Coverage	Existing	Proposed
Lot Area	10,358	10,358
Main Structure Footprint	1,740	1,740
Driveway/Parking Pad	305	448
Walkways	839	875
Garage Footprint	400	570
Impervious Coverage	3,284	3,633
Total Imp. Cover (Max 85%)	31.70%	35.07%



POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	10,358	10,358
Main House 1 st Floor*	1,740	1,740
Main House 2 nd Floor	1,286	1,286
Garage – 1 st Floor*	400	570
Garage – 2 nd Floor	0	442
Porches*	289	289
Total Square Footage	3,715	4,327
Lot Coverage*	23.45%	25.09%
Total FAR	35.86%	41.77%



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (1) Neutral: (0)
 - Oppose: (0)

ARB CASE NO. 871P 934 PATTERSON

PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

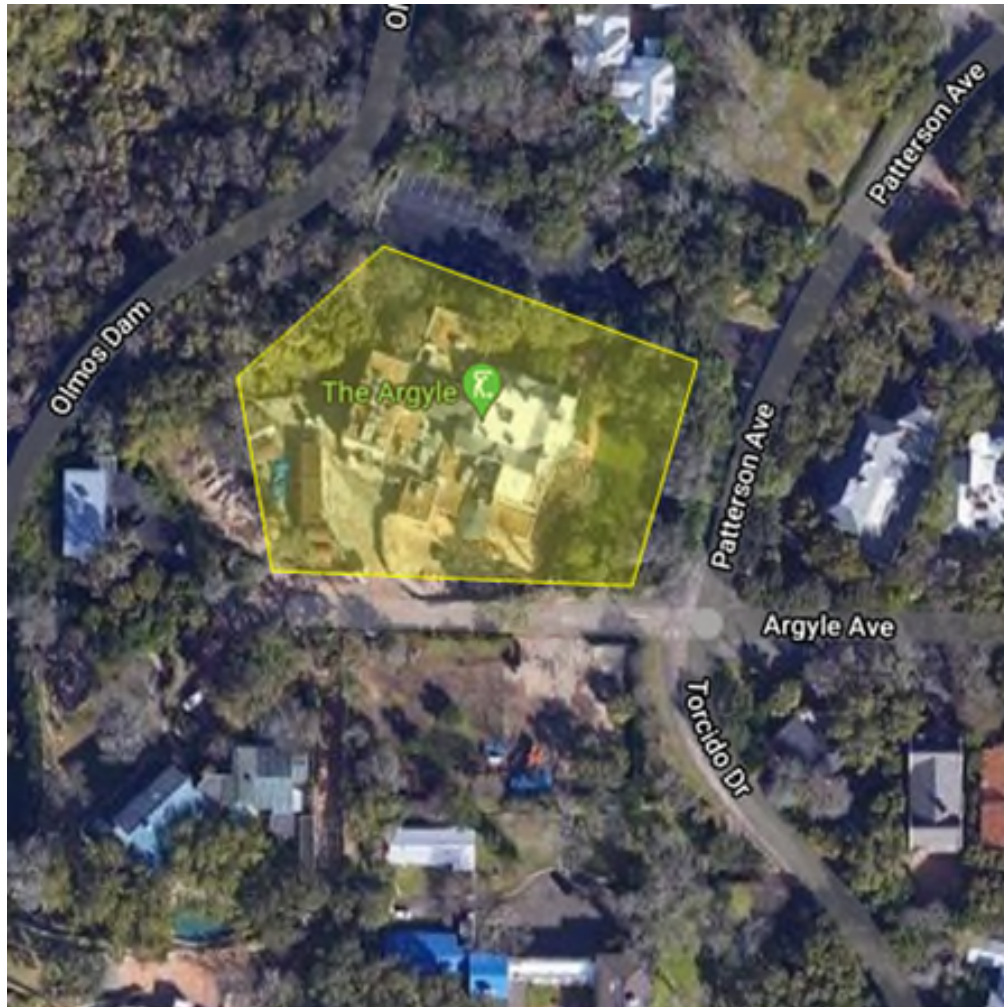


SUMMARY

- Preliminary design review of proposed renovations to the interior of the existing commercial use building and 10,000sq ft addition to include a sunset terrace and garden room that will also provide service components of the Argyle Club's hospitality venues.
- The preliminary review is to consider the architectural aspects of the proposed structure.



PROPERTY



- SF-A
- Patterson
 - West corner, north side of Argyle
- Renovations and addition to existing structure



Existing Building Front Entry



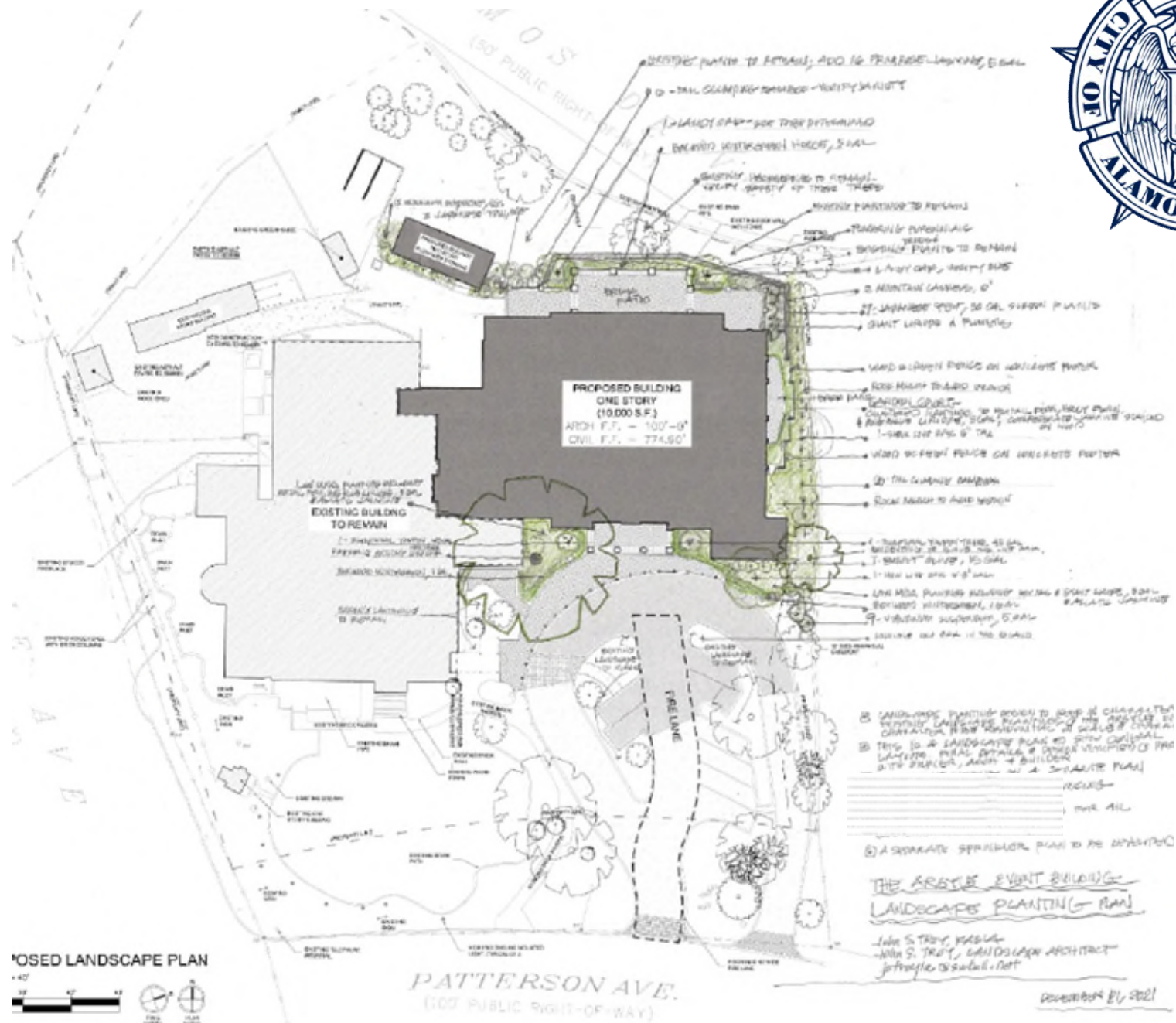
Existing Building Side View



Existing Building Rear View

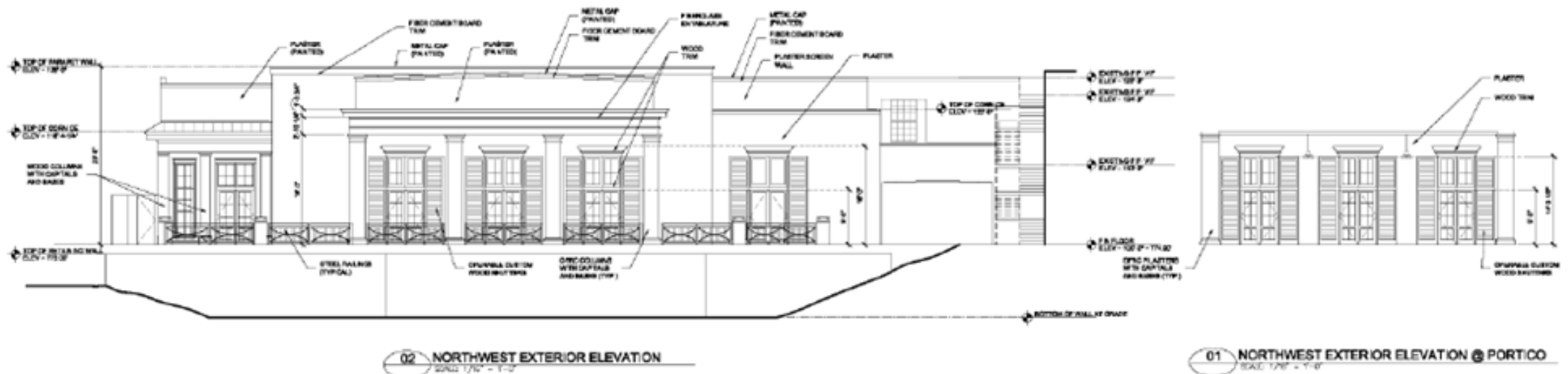
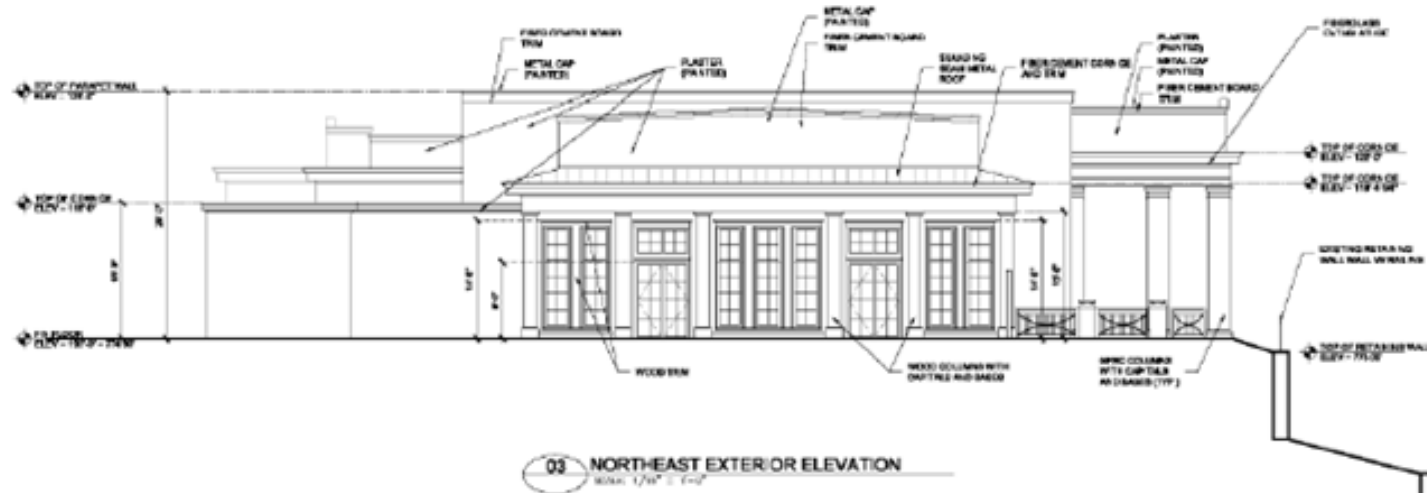


Existing Building Rear Stair



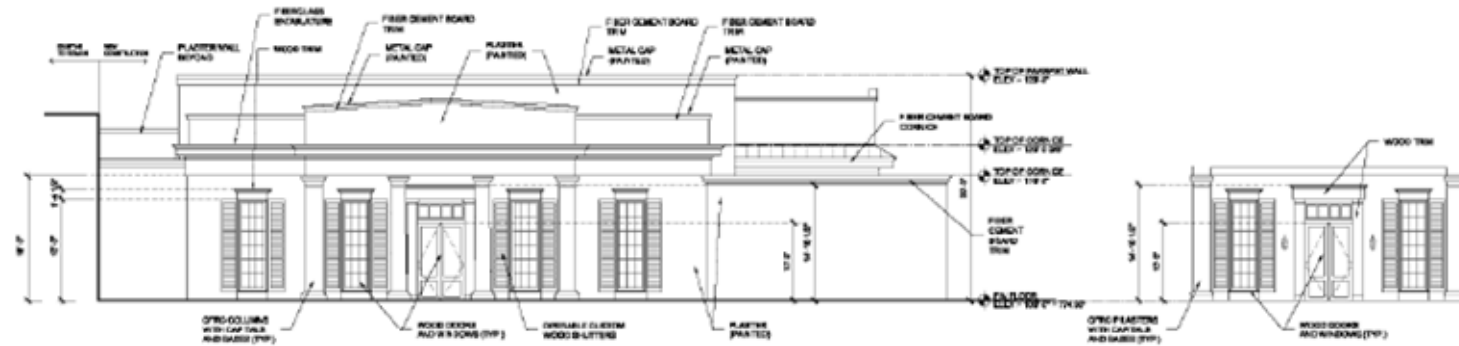


ELEVATIONS



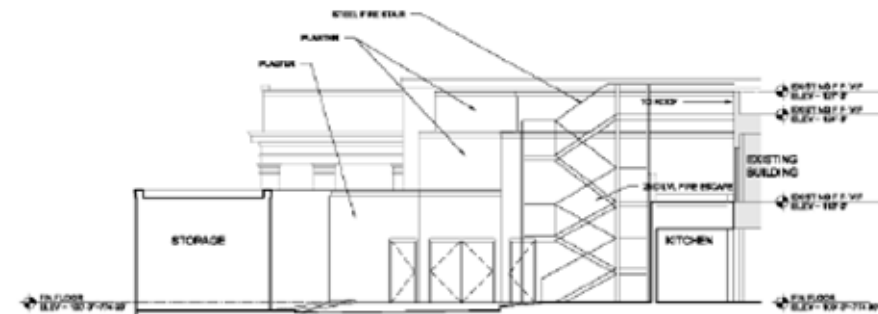


ELEVATIONS

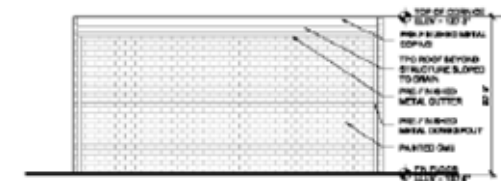


05 SOUTHEAST EXTERIOR ELEVATION @ PORTICO
SCALE: 1/8" = 1'-0"

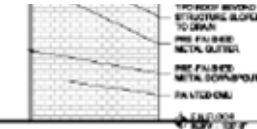
04 SOUTHEAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



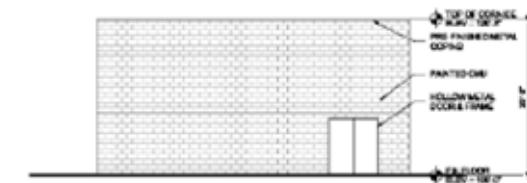
06 NORTHWEST ELEVATION



08 EXTERIOR ELEVATION STORAGE BUILDING
SCALE: 1/8" = 1'-0"



09 EXTERIOR ELEVATION STORAGE BUILDING
SCALE: 1/8" = 1'-0"



07 EXTERIOR ELEVATION STORAGE BUILDING
SCALE: 1/8" = 1'-0"



EXISTING STREET VIEW





PROPOSED STREET VIEW



VIEWS FROM PATTERSON OF PROPOSED ARGYLE HALL



PROPOSED PLAN



ARRIVAL PERSPECTIVE - DAYTIME



ARRIVAL PERSPECTIVE - EVENING

NOTE:

- SOME EXISTING TREES REMOVED TO SHOW ARCHITECTURE



SUNSET TERRACE PERSPECTIVE



POLICY ANALYSIS

- The applicant has not formally submitted their request for a building permit. A plan review will be required to ensure compliance with zoning regulations and adopted building codes prior to approval of a building permit.
- Although a formal review has not been conducted, the project will be subject to future board review(s).

