

ARB CASE NO. 893F
280 RETAMA PL

SIGNIFICANCE REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Retama Pl
 - South side of street at intersection with N New Braunfels
- 100% demolition of existing single-family residence



SUMMARY

- 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/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs.



EXISTING CONDITIONS



EXISTING STRUCTURE

1-STORY SINGLE FAMILY RESIDENCE & DETACHED GARAGE

AREA SUMMARY:

LIVING SPACE:	1,080	SQ.FT.
SCREENED PORCH:	206	SQ.FT.
FRONT PORCH:	115	SQ.FT.
DETACHED GARAGE:	924	SQ.FT.

TOTAL AREA: 2,325 SQ.FT. (TOTAL AREA TO BE DEMO)



EXISTING CONDITIONS

RIGHT ELEVATION



REAR ELEVATION





EXISTING STREETScape

RETAMA FRONT RIGHT



RETAMA FRONT CENTER





EXISTING STREETScape

RETAMA FRONT CORNER (N. NEW BRAUNFELS & RETAMA)



RETAMA LEFT SIDE (N. NEW BRAUNFELS)





POLICY ANALYSIS

- Staff found no historical or architectural significance to the existing main structure.
- A replacement structure is not proposed at this time. Future construction of a single-family residence would be subject to Compatibility Review by the ARB and approval by Council.
- This request is tentatively scheduled to be heard at the May 08, 2023 City Council meeting pending the board's recommendation.



PUBLIC NOTIFICATION

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



ARB CASE NO. 894F
859 ESTES AVE

SIGNIFICANCE REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Estes
- Northern side of street between Acacia St and Morse St
- 100% demolition of existing single-family residence

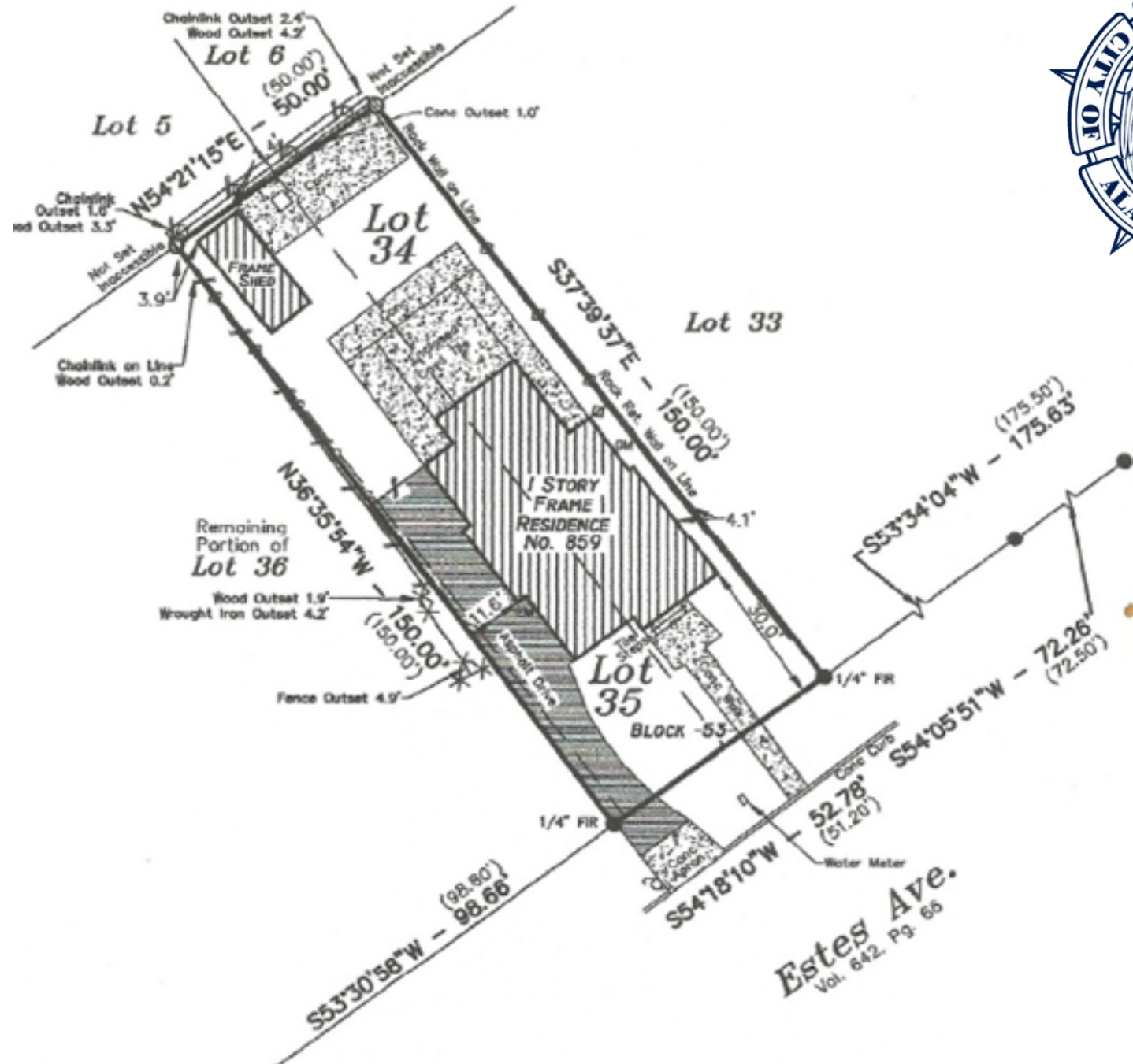


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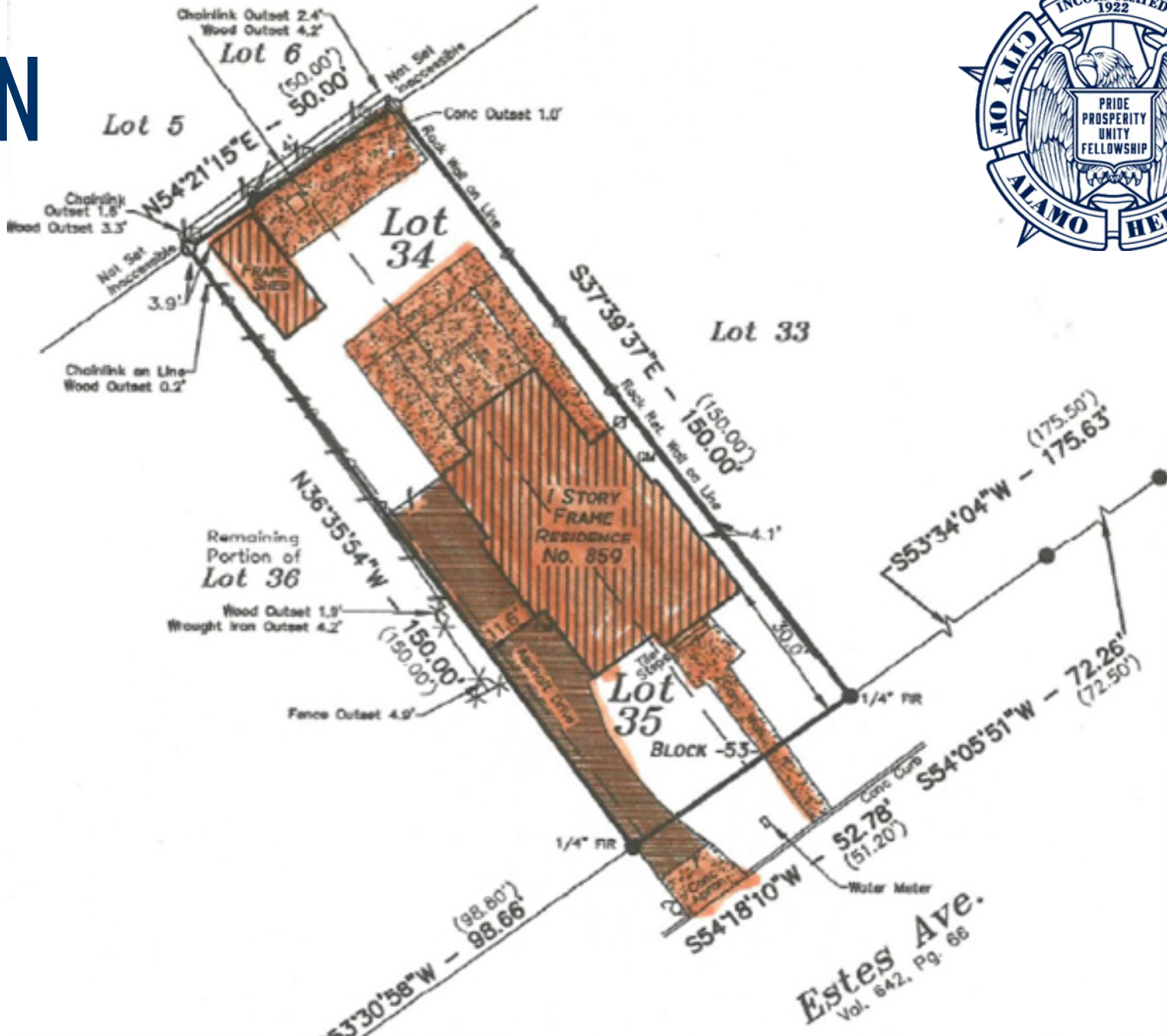


EXISTING SURVEY





DEMOLITION PLAN





EXISTING STREETScape



STREETScape — ACROSS STREET





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