ARCHITECTURAL REVIEW BOARD CASE NO. 802S



JULY 21, 2020

SIGN — 5903 BROADWAY MERIT COFFEE

Community Development Services



83" HEIGHT DOOR 1'-9"

DOOR = 25" WIDE

1/8"

1'-2

EXISTING DOOR GRAPHIC = 10" TALL X 22" LONG =

1.53 SF in addition to wolf graphic above = 18" tall x

28" wide = 3.5 SF

TOTAL Door Graphics = 5.03 SF

PROPOSED GRAPHIC = 1.61 SF; including all negative space. First surface vinyl graphic. Oracal 651 GOLD

FRONT DOOR/WINDOW EXISTING

FRONT DOOR/WINDOW PROPOSED





PROPOSED GRAPHIC = 2.18 SF PER LOGO which includes all negative space in between. First surface vinyl graphic.

Oracal 651 GOLD







1'-8"

BACK DOOR EXISTING



PROPOSED GRAPHIC = 1.61 SF; including all negative space. First surface vinyl graphic. Oracal 651 GOLD

BACK DOOR PROPOSED



ARCHITECTURAL REVIEW BOARD CASE NO. 778F

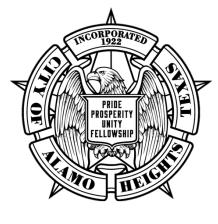


JULY 21, 2020

COMPATIBILITY — 223 ALLEN

Community Development Services

PROPERTY

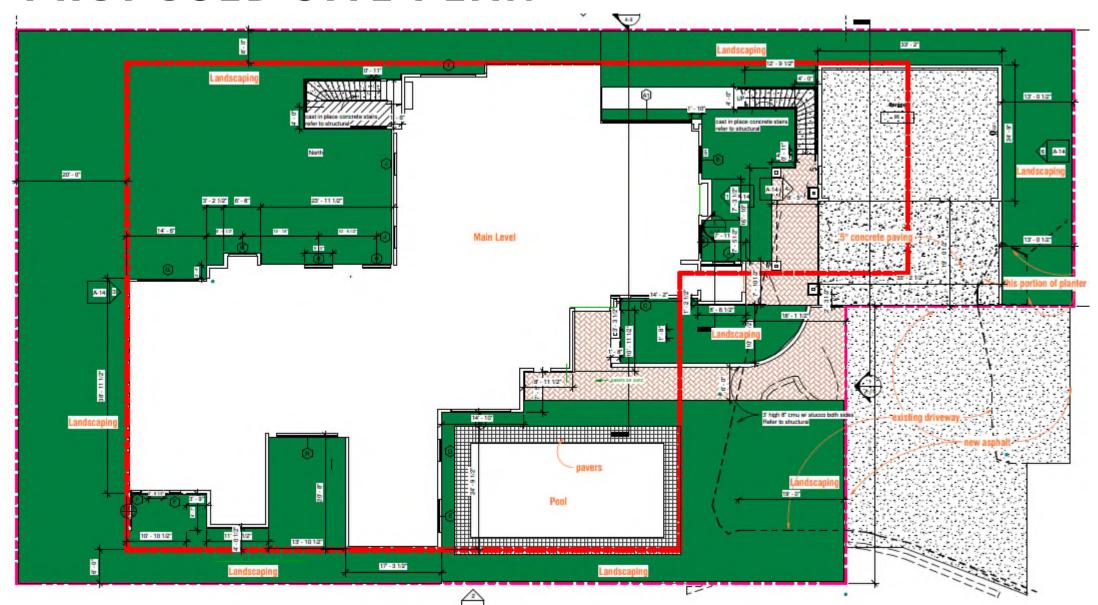


- SF-A
- Allen
 - Dead end
 - North of Harrison Ave
- New build





PROPOSED SITE PLAN

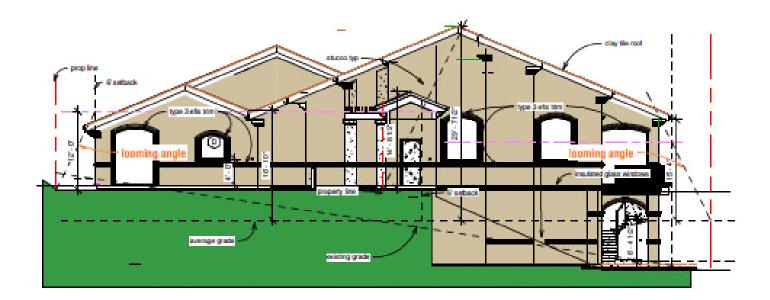


VARIANCES

Approved by BOA at July 1st Meeting

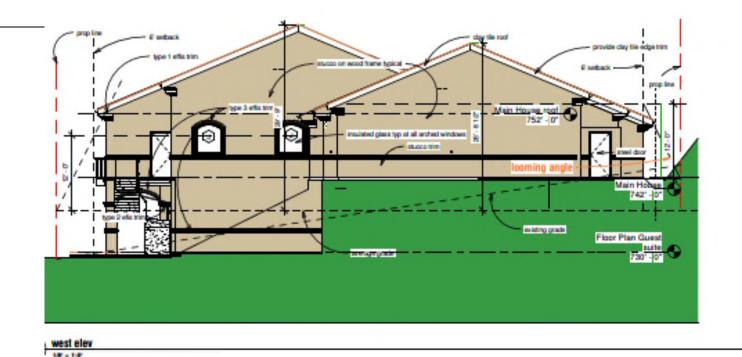


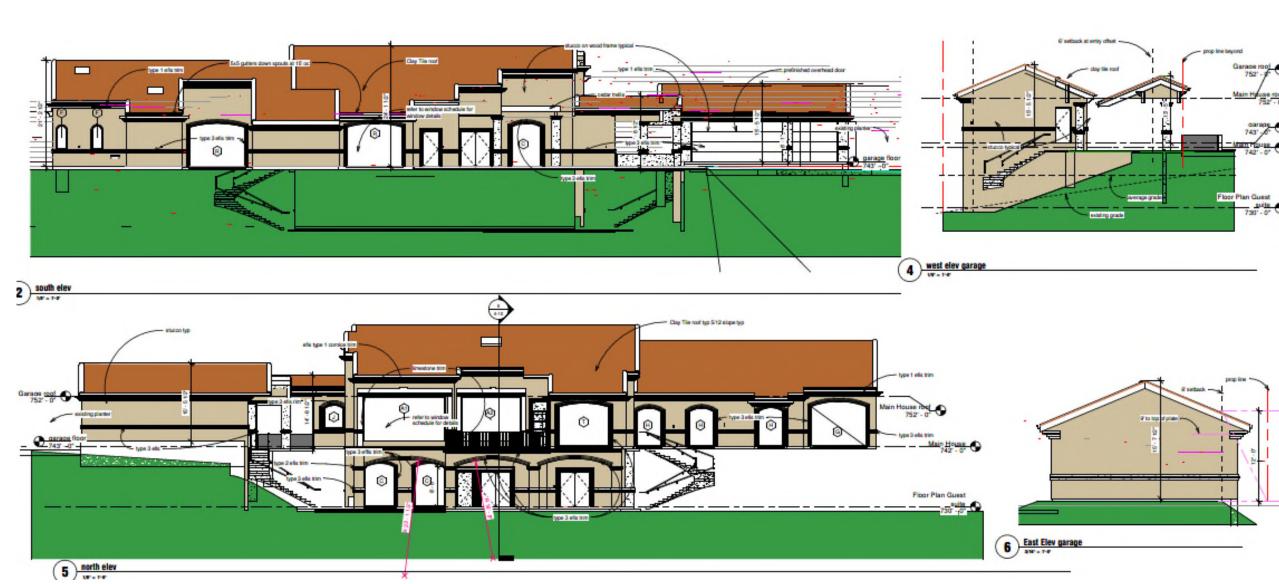
Variance	Location	Proposed	Allowed
Setback	Front Yard	13 ft 1/2in	Min 30ft
Setback	South Side	2ft 3 ½in	Min 6ft
Looming	South Side	15ft 4in	Min 4ft 7in
Attached	Front of main structure	79ft 2in beyond midpoint	Behind midpoint
Garage		13ft $1/2$ in from front	Min 50ft
Pool	Front of side yard	Located to front of main	To the rear of
		structure	main structure
Impervious	Front yard setback	50.7%	Min 30%
Cover			
Driveway Width	Driveway	40ft 6in	Max 14ft



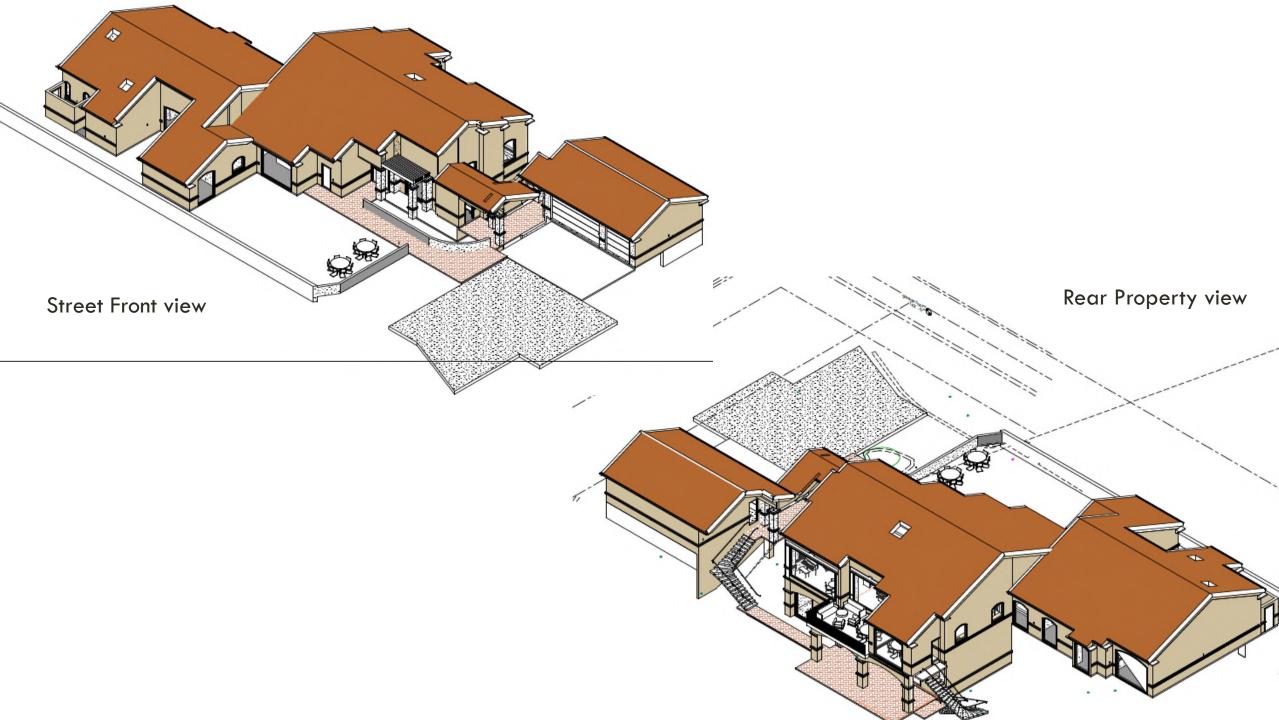
1 east elev

- Height:
 - **23**
- Building Materials:
 - Stucco
 - Standing Seam Metal roof









POLICY ANALYSIS

Lot Coverage	Proposed
Lot Area	16,988
Main House	4,804
Front Porch	224
Rear Porch	378
Garage Footprint	830
Breezeways	220
Covered Patio	340
Lot Coverage / Lot Area	6,796/16,988
Total Lot Coverage	40%

Floor Area Ratio	Proposed
Lot Area	16,988
Main House 1st Fl	1,261
Main House 2 nd FI	4,804
Garage 1st Floor	830
FAR / Lot Area	6,895/16,988
Total FAR	40%

(45% or max 50% with bonuses)

No architectural or historical significance identified by staff

(Max 40%)

ARCHITECTURAL REVIEW BOARD CASE NO. 803F

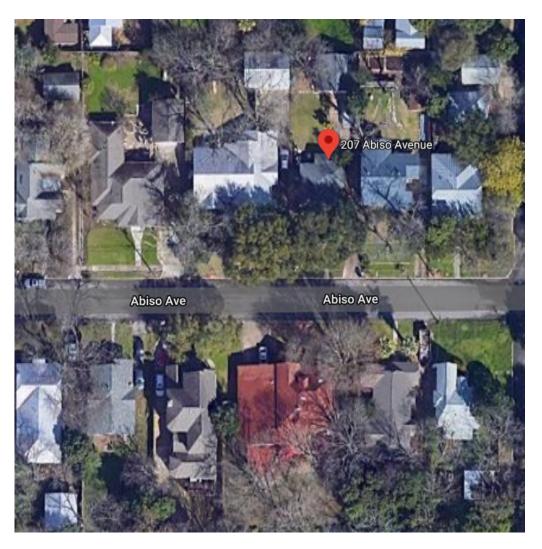


JULY 21, 2020

SIGNIFICANCE & COMPATIBILITY— 207 ABISO

Nina Shealey – Director Community Development Services

PROPERTY

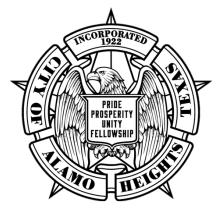


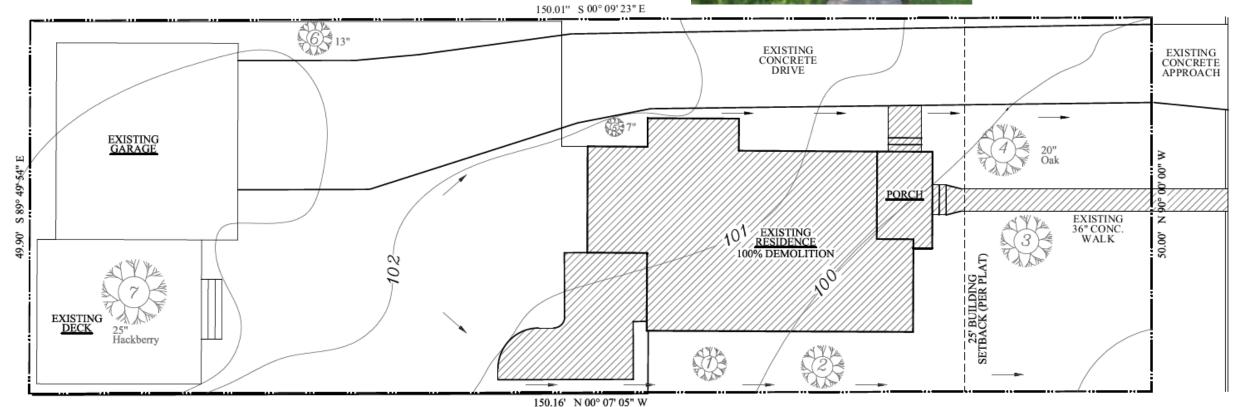


- SF-B
- Abiso
 - Between Arbutus& Columbine
- 100% demoand new build

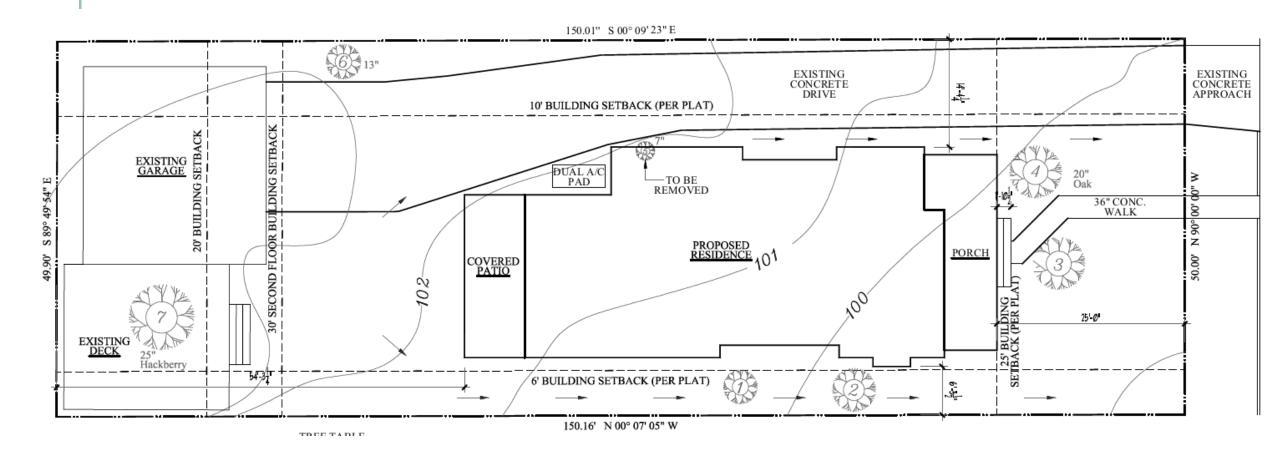
EXISTING SITE PLAN

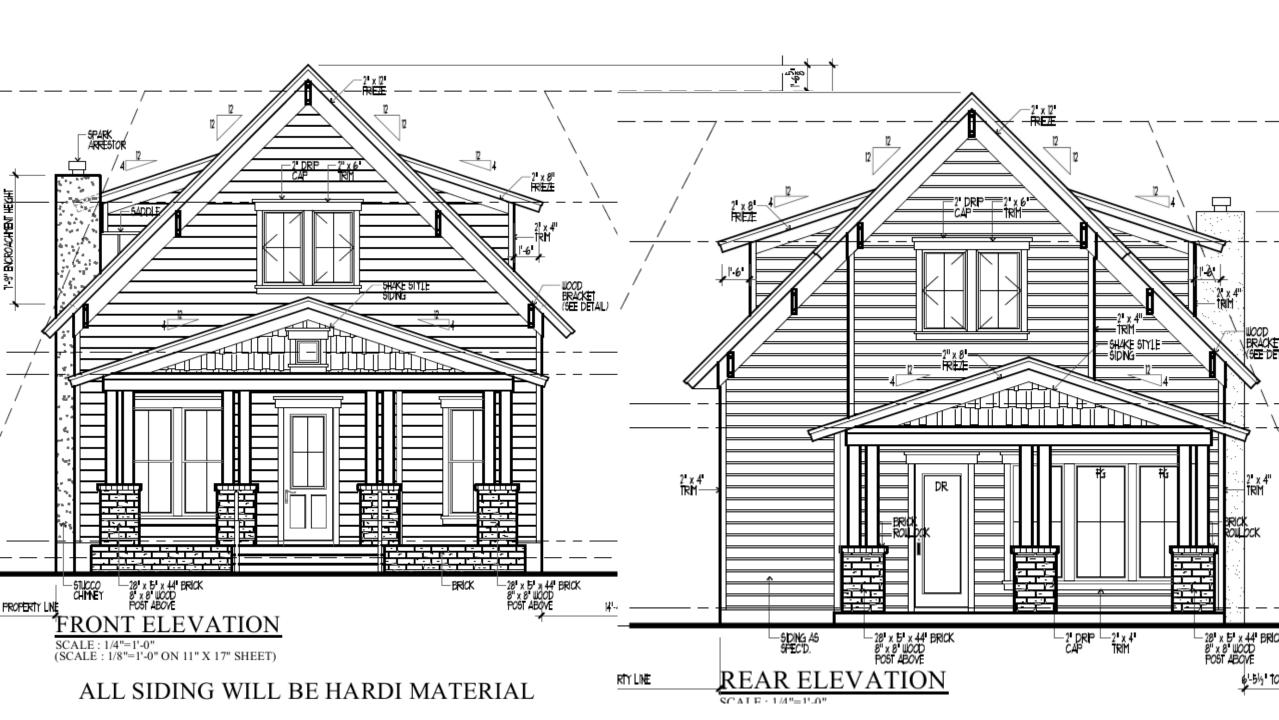


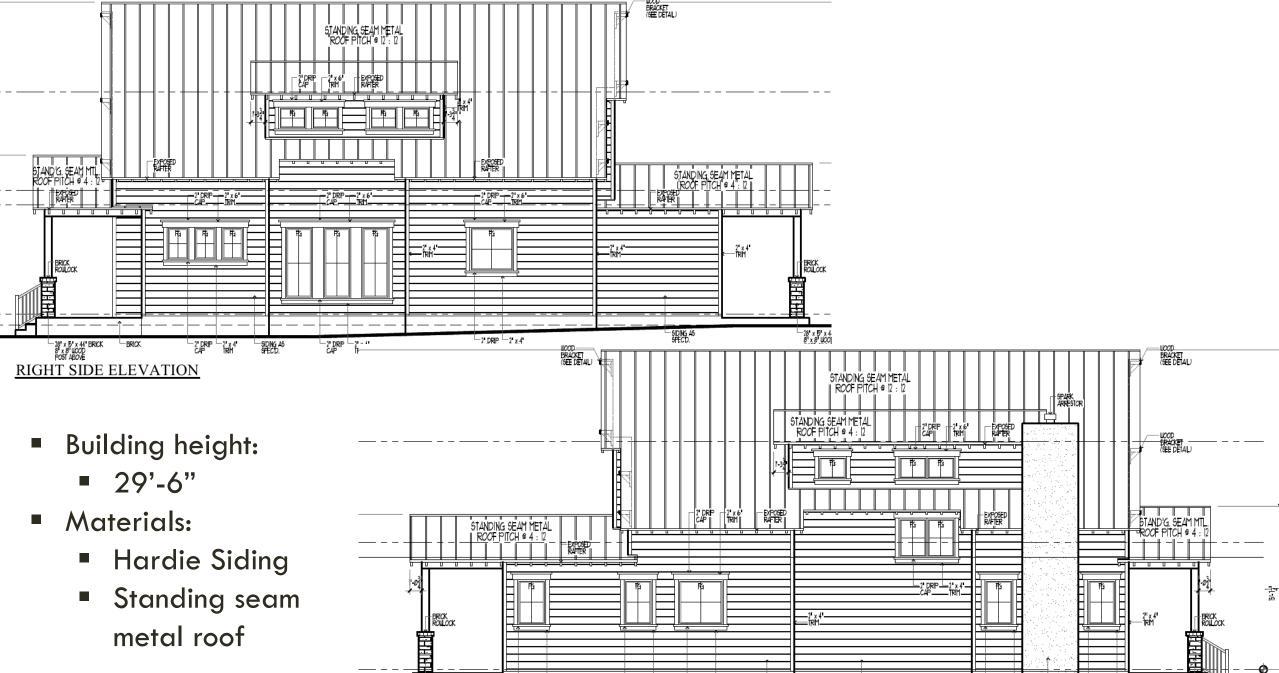




PROPOSED

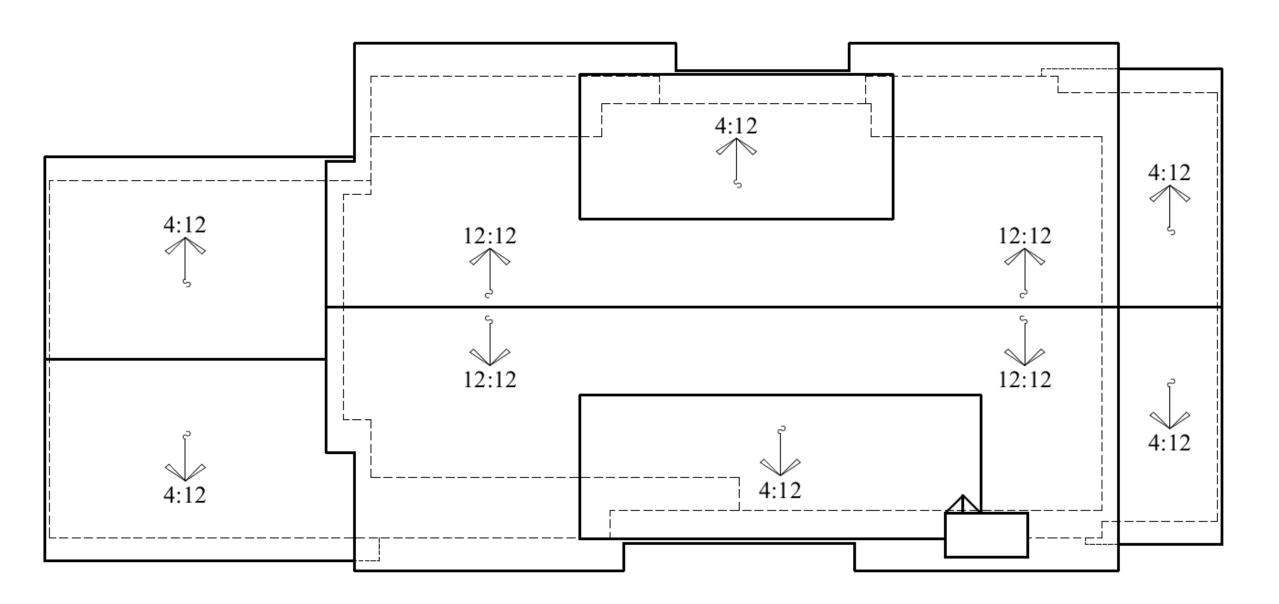






LEFT SIDE ELEVATION

— SIDING AS SPECT).



ROOF PLAN







Existing Streetscape









POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	7,497	7,497
Main House	968	1,427
Front Porch	90	202
Rear Porch	0	173
Garage	639	639
Lot Coverage/Lot Area	1,697/7,497	2,441/7,497
Total Lot Coverage	23%	33%

Floor Area Ratio	Existing	Proposed
Lot Area	7,497	7,497
Main 1st Floor	968	1,427
Main 2 nd Floor	0	741
Garage 1st Floor	639	639
FAR / Lot Area	1,607/7,497	2,807/7,497
Total FAR	21%	37 %

(45% or max 50% with bonuses)

(Max 40%)

No architectural or historical significance identified by staff

ARCHITECTURAL REVIEW BOARD CASE NO. 804F

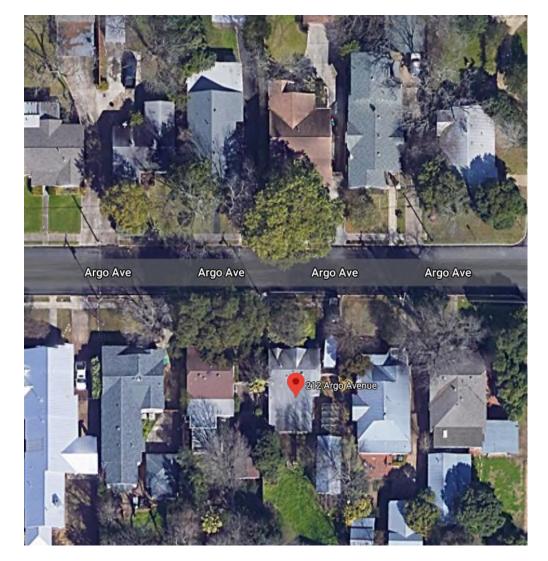


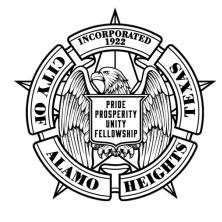
JULY 21, 2020

SIGNIFICANCE & COMPATIBILITY— 212 ARGO

Nina Shealey — Director Community Development Services

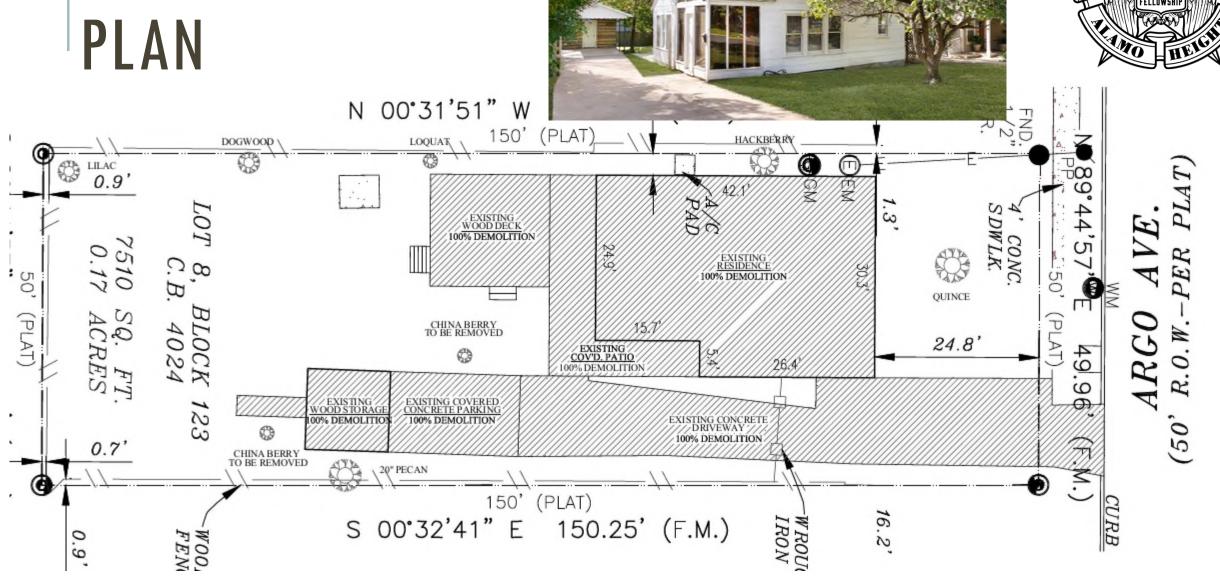
PROPERTY





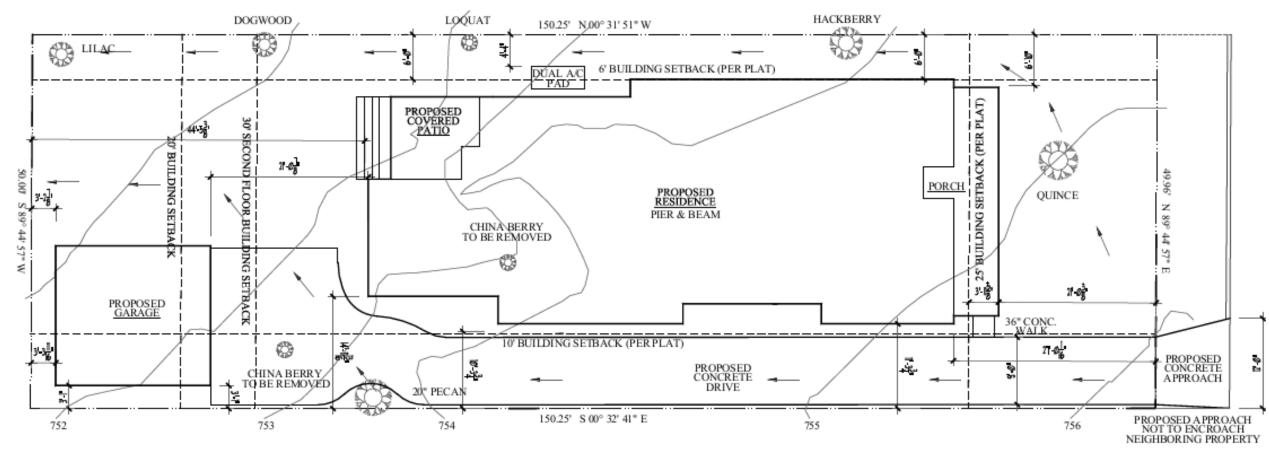
- SF-B
- Argo
 - Between Arbutus& Columbine
- 100% demoand new build

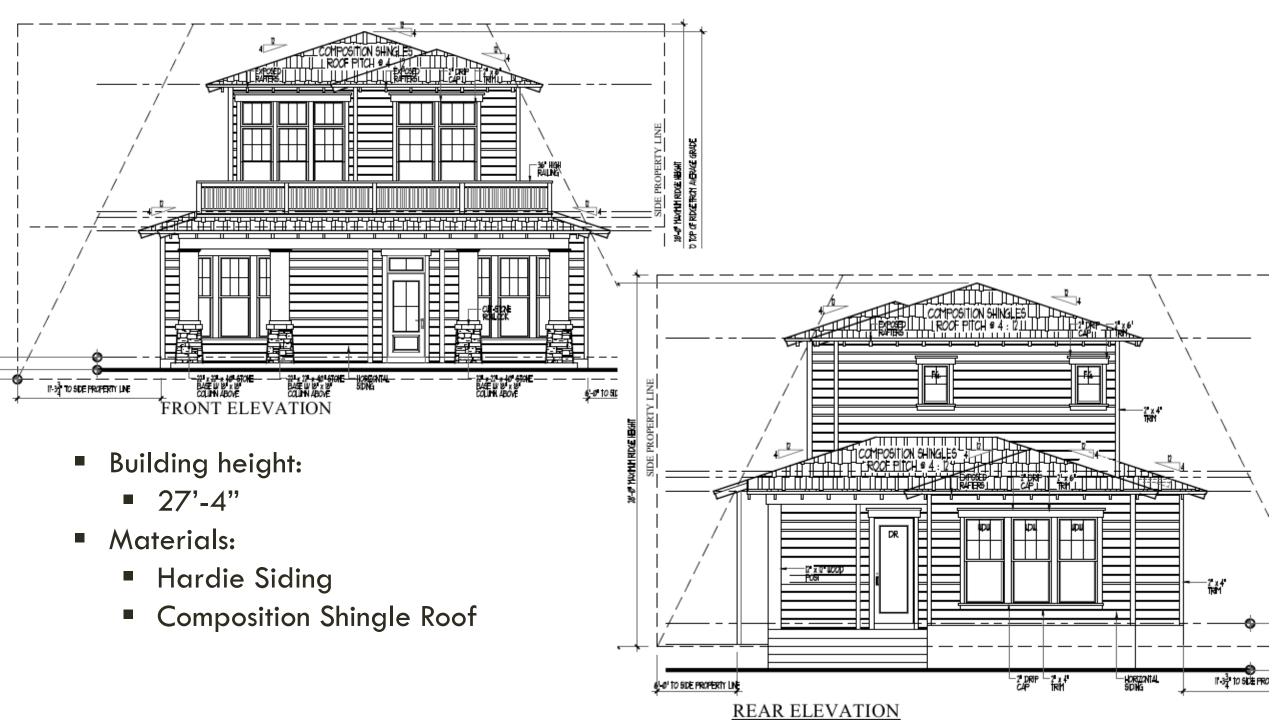
EXISTING SITE



PROPOSED SITE PLAN



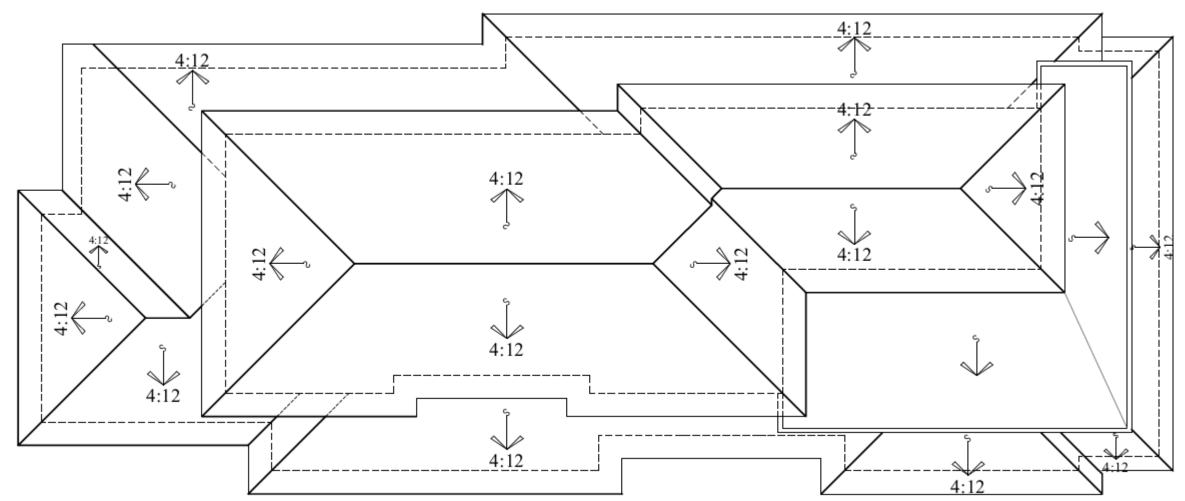




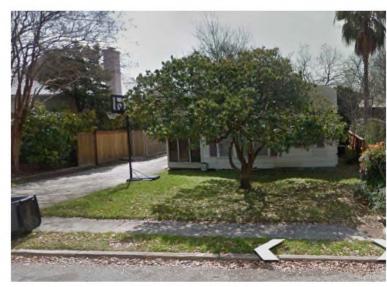


ROOF PLAN











EXISTING STREETSCAPE







PROPOSED STREETSCAPE

POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	7,506	7,506
Main House	1,193	2,176
Rear Porch	211	132
Carport	238	0
Garage	0	427
Other Accessory	456	0
Lot Coverage/Lot Area	4,154/7,506	5,603/7,506
Total Lot Coverage	28%	39%

Floor Area Ratio	Existing	Proposed
Lot Area	7,506	7,506
Main 1st Floor	1,193	2,176
Main 2 nd Floor	0	956
Garage 1st Floor	0	386
Other structures	390	0
FAR / Lot Area	1,583/7,506	3,521/7,506
Total FAR	21%	47%

(45% or max 50% with bonuses) 2% bonus for single story garage

(Max 40%)

ARCHITECTURAL REVIEW BOARD CASE NO. 805F

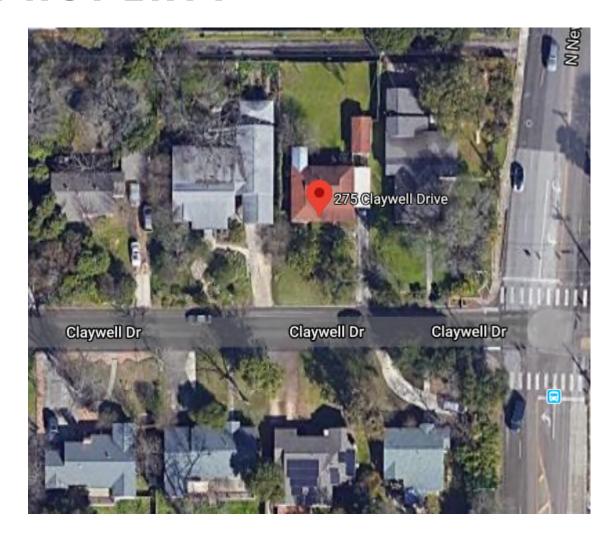


JULY 21, 2019

SIGNIFICANCE & COMPATIBILITY— 275 CLAYWELL

Community Development Services

PROPERTY

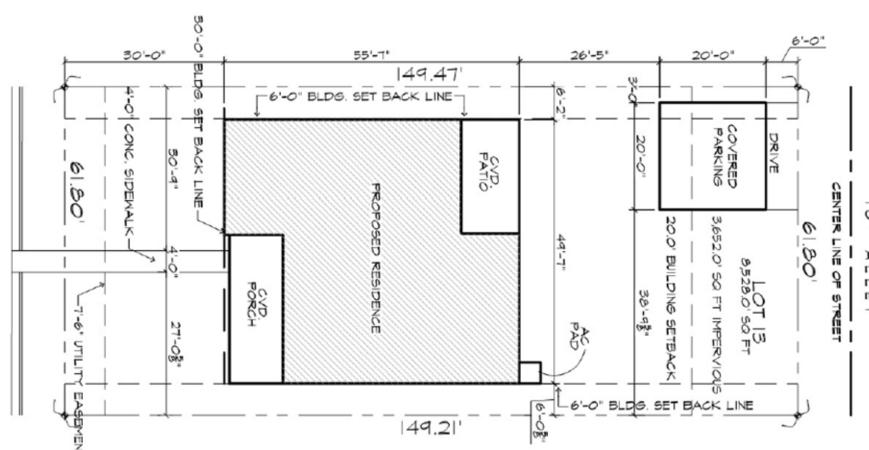




- SF-A
- Claywell
 - Near N. New Braunfels
- 100% demo
 and new build

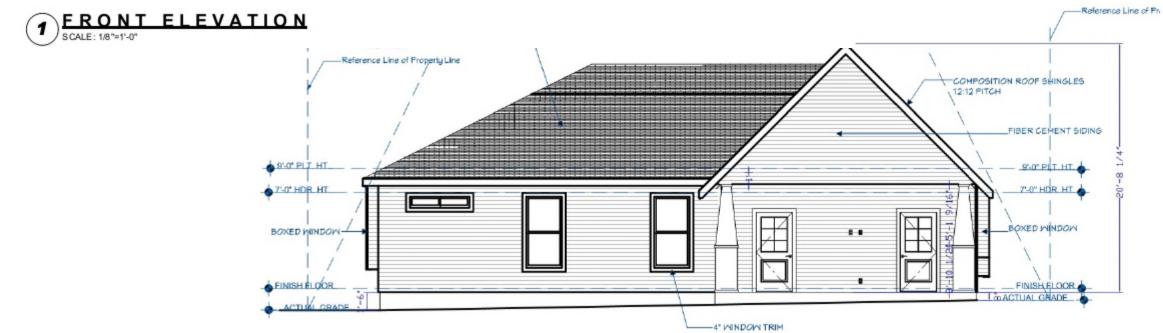


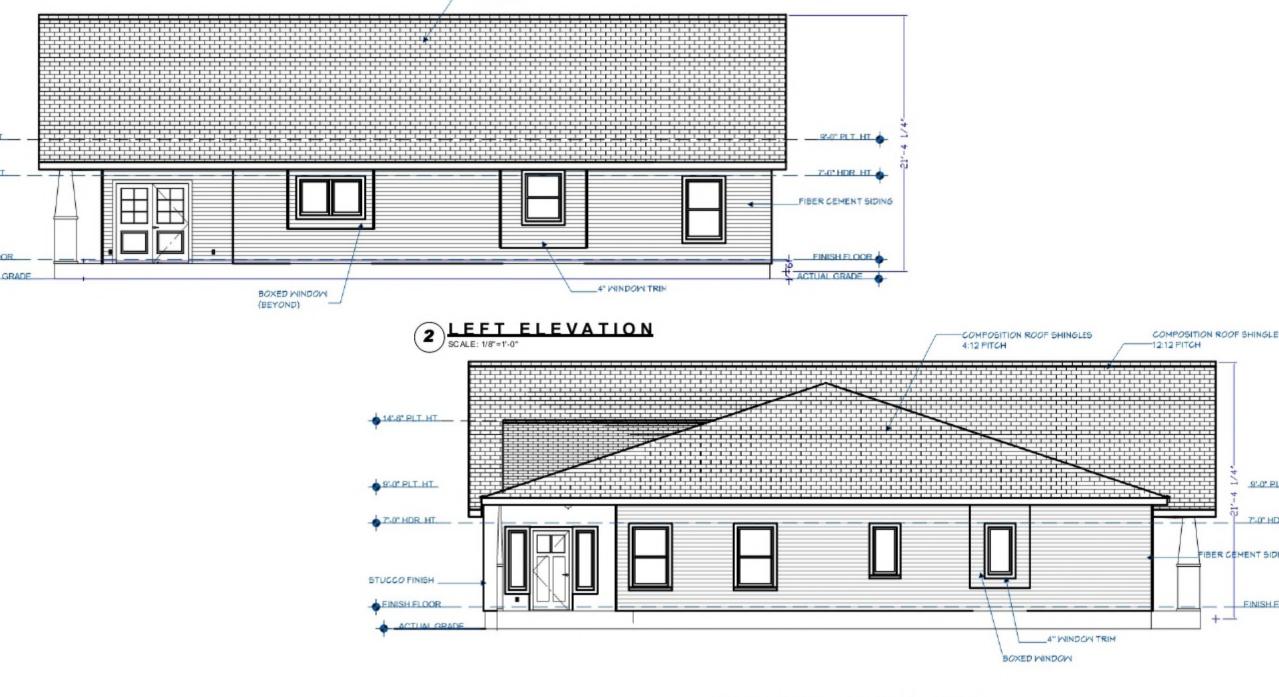
PROPOSED SITE PLAN



- Building height:
 - **21** '4.5"
- Materials:
 - Fiber CementSiding
 - CompositionShingle Roof

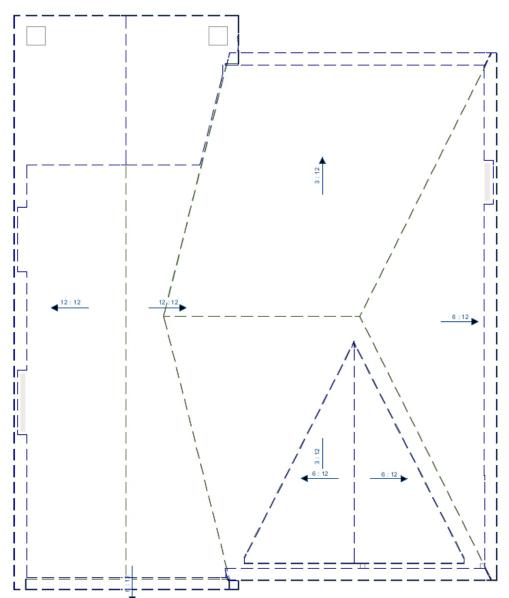






RIGHT ELEVATION

ROOF PLAN



ROOF NOTES

01. COMPOSITION SHINGLES ROOF

02. 3:12, 6:12 & 12:12 ROOF PITCH

03. 18" OVERHANG



POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	9,300	9,300
Main House	1,021	2,232
Front Porch	200	280
Rear Porch	400	321
Garage	200	0
Lot Coverage/Lot Area	1,871/9,300	3,233/9,300
Total Lot Coverage	20%	35%

Floor Area Ratio	Existing	Proposed
Lot Area	9,300	9,300
Main 1st Floor	1,021	2,232
Garage 1st Floor	200	0
Other structures	250	400
FAR / Lot Area	1,471/9,300	2,632/9,300
Total FAR	16%	28%

(45% or max 50% with bonuses)

(Max 40%)