


**ARB CASE NO. 899F
730 CORONA AVE**



COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT


Presented by:
Lety Hernandez
Director

PROPERTY

- SF-A
- Corona Ave
 - South side between St Lukes Ln and Ciruela St
- New SF residence with detached carport

SUMMARY



- Demolition Review
 - Significance Review – 100% Demolition
 - ARB – November 17, 2020
 - Council – December 14, 2020
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING SITE





V1 EXISTING SITE - VIEW FROM STREET, NORTHEAST

V2 EXISTING SITE - VIEW FROM STREET, NORTH

EXISTING SITE





V3 EXISTING SITE - VIEW FROM NORTHWEST

V4 EXISTING SITE - VIEW FROM SOUTHWEST

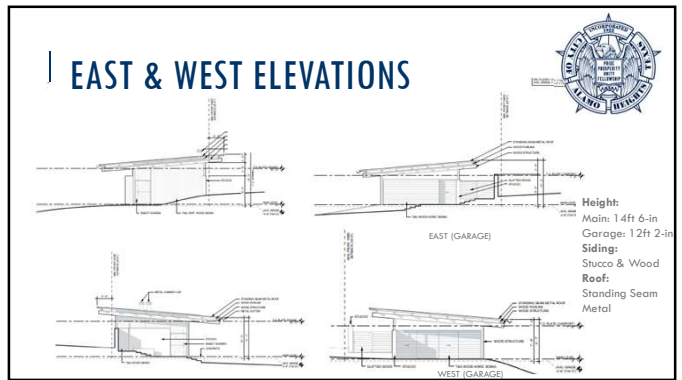
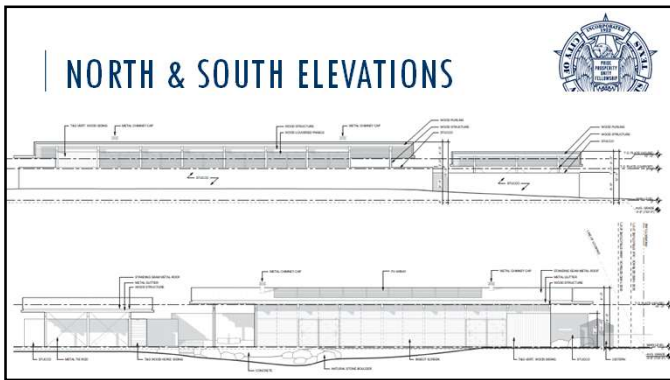
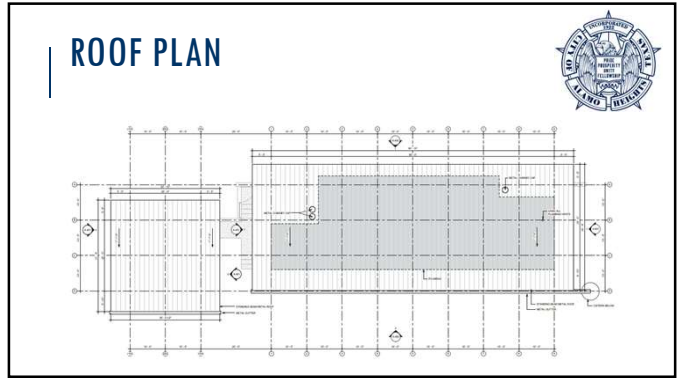
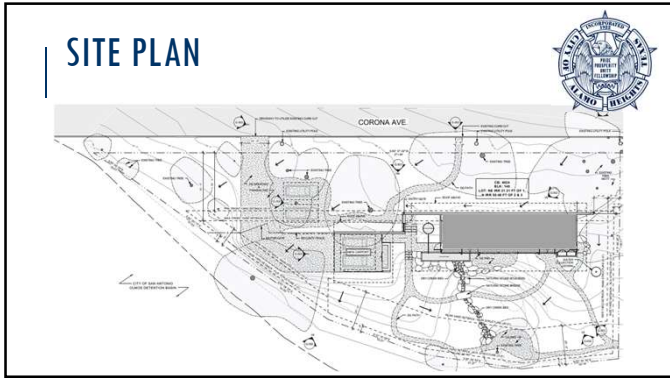
EXISTING SITE





V5 EXISTING SITE - VIEW FROM SOUTHEAST

V6 EXISTING SITE - VIEW FROM NORTHEAST



POLICY ANALYSIS



Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	20,649	20,649
Main House 1 st Floor*		1,473
Main House 2 nd Floor		
Main House – Loft		
Garage/Carport – 1 st Floor*		578
Garage – 2 nd Floor		
Front Porch*		
Side Porch*		
Rear Porch*		
Shed*		
Covered Patio Structures*		
Total Square Footage	0 sq ft	2,051 sq ft
Lot Coverage* (max 40%)	0 sq ft / 0%	2,051 sq ft / 9.9%
FAR (max .49 with bonus)	0 sq ft / .00	2,051 sq ft / .09

POLICY ANALYSIS



- Formal review by staff is required. Revisions and/or variances would need to be addressed prior to approval of a building permit.
- Tentatively scheduled for the City Council meeting of August 28, 2023 pending the board's recommendation.

PUBLIC NOTIFICATION



- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- Responses received within 200ft radius
- Support: (1) Neutral: (0)
- Oppose: (0)



ARB CASE NO. 901F
218 EDGEWOOD PL

COMPATIBILITY REVIEW - ACCESSORY



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- SF-A
- North side of street, east of Vanderhoeven Dr.
- 2nd story Addition to Garage

SUMMARY



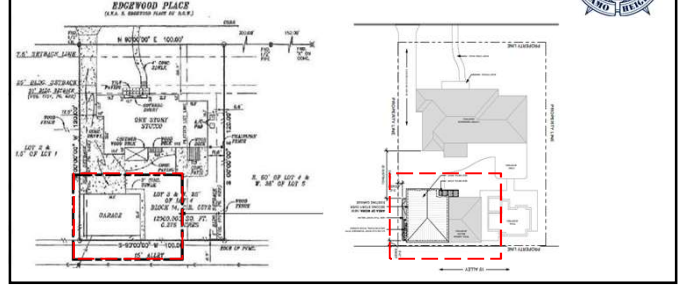
- Demolition Review
 - Demolition of one-story detached accessory structures are exempt from significance review
 - Construction of two-story detached accessory structures are subject to compatibility review

BACKGROUND

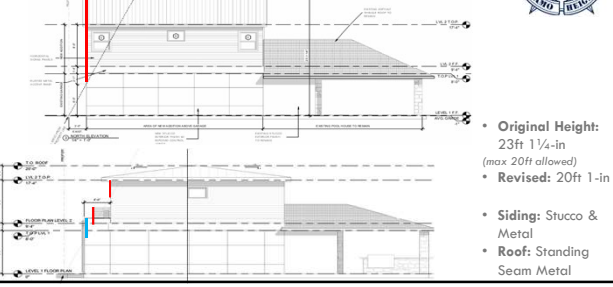
- Board of Adjustment – August 02, 2023
 - Looming Encroachment
 - Overall Height of Accessory Structure



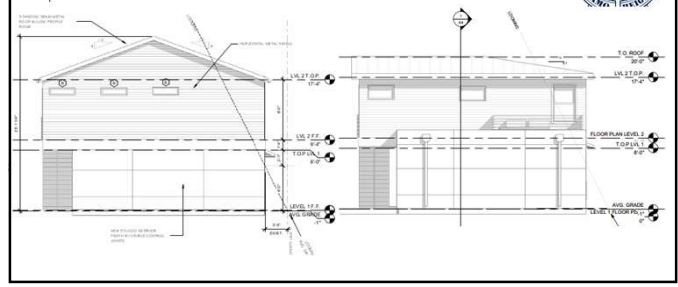
SURVEY / UPDATED SITE PLAN



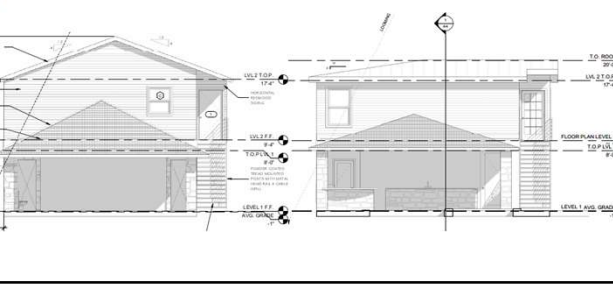
ORIGINAL/PROPOSED SOUTH ELEVATIONS



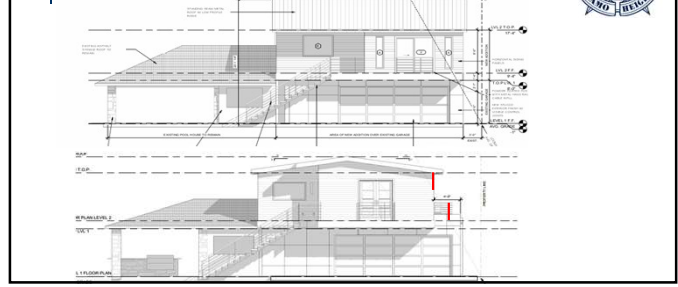
ORIGINAL/PROPOSED WEST ELEVATIONS




ORIGINAL/PROPOSED EAST ELEVATIONS



ORIGINAL/PROPOSED NORTH ELEVATIONS




POLICY ANALYSIS



Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	12,000	12,000
Main House 1 st Floor*	2,319	2,319
Main House 2 nd Floor	1,526	1,526
Main House – Loft		
Garage/Carport – 1 st Floor*	796	938
Garage – 2 nd Floor		591
Front Porch*	80	80
Side Porch*		
Rear Porch*	431	431
Shed*		
Covered Patio Structures*	727	727
Total Square Footage	5,879 sq ft	6,710 sq ft
Lot Coverage* (max 40%)	4,353 sq ft / 36.28%	4,353 sq ft / 36.28%
FAR (max .49 with bonus)	4,641 sq ft / .387	5,472 sq ft / .456


Bonuses Utilized
 *4 – Preservation of main structure

POLICY ANALYSIS




- Currently completing plan review process.
- Tentatively scheduled for the upcoming City Council meeting of August 28, 2023 pending the board’s recommendation.

PUBLIC NOTIFICATION




- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City’s website and on property
- Responses received within 200ft radius
- Support: (1) Neutral: (0)
- Oppose: (1)



ARB CASE NO. 900F 5700 BLK BROADWAY ST

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

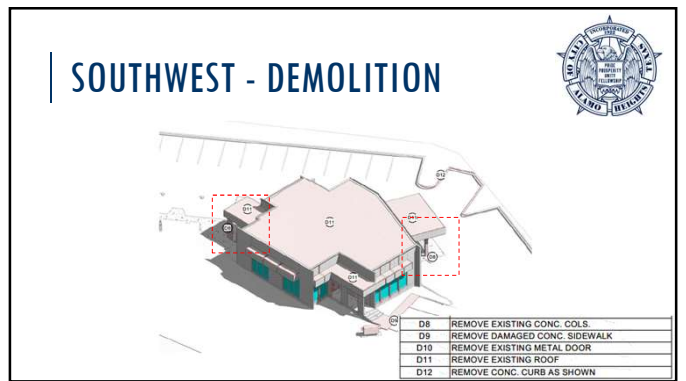
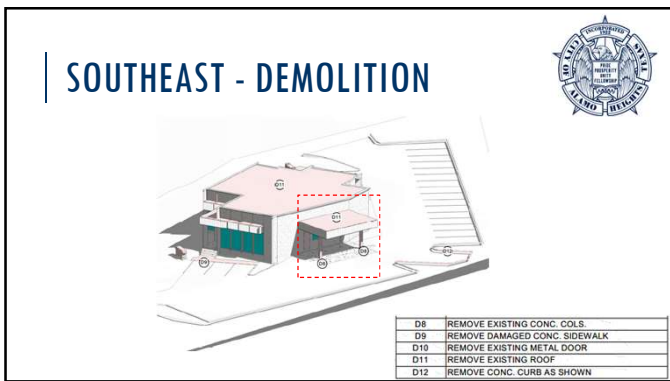
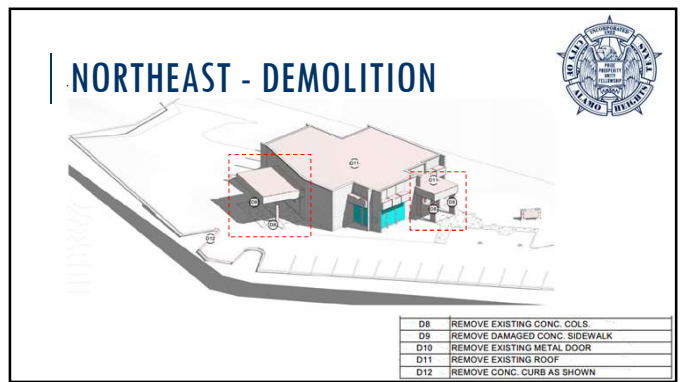
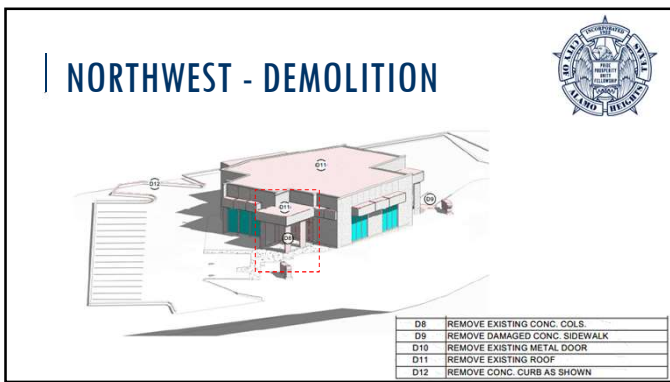
PROPOSED SITE

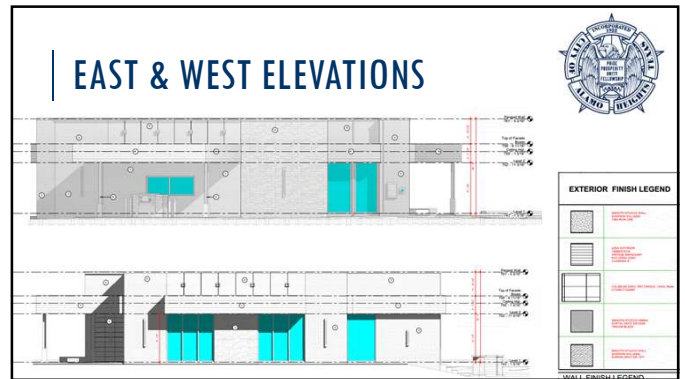



- Broadway St
 - East side of Broadway between Circle St and Ellwood Ave
- Business District (B-1)
- Exterior Improvements

EXISTING SITE






POLICY ANALYSIS


- Ongoing interior renovations and repairs to roof and stucco.
- Completed plan review process for exterior improvements.
- The project is currently scheduled for the upcoming City Council meeting of August 28, 2023.

PUBLIC NOTIFICATION

- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- Responses received within 200ft radius
- Support: (2) Neutral: (0)
- Oppose: (0)



ARB CASE NO. 903F
159 BURR RD
FINAL REVIEW



COMMUNITY DEVELOPMENT | Presented by:
Lety Hernandez
Director

SUMMARY

The applicant is seeking to expanding the current parking area onto the western side of the lot. The lot serves as off-street parking to the San Antonio Country Club



SITE



- Burr Rd
- North side of Burr Rd at the corner of N New Braunfels
- Parking District (P)
- Parking expansion

BACKGROUND

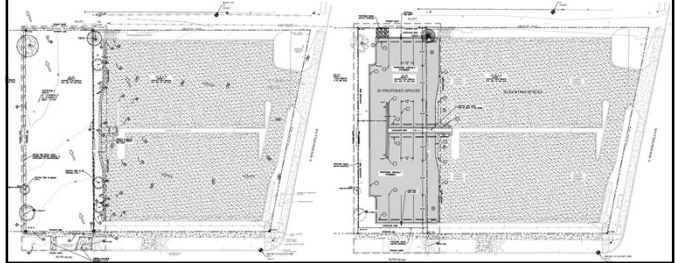


- Rezone of 153 Burr Rd from MF-D to P
 - P&Z – February 07, 2022
 - City Council – February 14, 2022
- Replat of 153, 157, 159 Burr Rd into one lot
 - P&Z – May 01, 2023
 - City Council – May 08, 2023

PROPERTY



EXISTING & PROPOSED SITE PLANS



POLICY ANALYSIS



- Completed plan review process.
- The project is currently scheduled for the upcoming City Council meeting of August 28, 2023.

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: (1)




**STAFF REPORT
ARCHITECTURAL REVIEW BOARD**

AUGUST 15, 2023




ADMINISTRATION

Presented by:
Phil Laney,
Assistant City Manager




SUMMARY

- Staff report presenting status of Council-requested review of Architectural Review Board ordinance
 - Feedback requested
- Architectural Review Board (ARB) provides recommendations for construction & demolition
 - Construction – design compatibility
 - Demolition – significance of structures
 - Signs – aesthetics & compliance with Sign Code
- Preliminary proposal: ARB to assist in granting zoning bonuses for preferred designs




BACKGROUND - ARB

- ARB a 7-member advisory board providing recommendations to Council
- Responsibilities per ordinance
 - Promote orderly & harmonious development of city
 - Encourage attainment of most desirable land use
 - Enhance desirability of living conditions in city
 - Promote high aesthetic quality of development
- Applicable codes
 - Chapter 2 – Administration
 - Chapter 5 – Buildings & Building Regulations
 - Chapter 15 – Sign Regulations




BACKGROUND - ARB

- ARB recommendation a key step in building process
 - Construction – design compatibility with surrounding structures & area
 - Residential – new construction, additions or significant alterations
 - Commercial & multifamily – all exterior & site changes
 - Demolition – significance of structures
 - Signs – aesthetics & compliance with Sign Code
- ARB's involvement in development process
 - Application to staff
 - Recommendation by ARB
 - Recommendation to Council for consideration
- Includes public notification requirements & public comment opportunities



ARB ORDINANCE REVIEW

- Council directed staff to
 - Review ARB ordinance
 - Provide proposals on new ARB purpose, structure & procedures
- Considerations/priorities for ARB review
 - Strengthen City's ability to enforce codes
 - Comply with state law
 - Maintain & promote City character
 - Remove subjectivity of ARB roles
 - Ensure bonuses rationally related to zoning regulations



ARB ORDINANCE REVIEW FINDINGS

- Most current ARB criteria covered by existing zoning/building code or subjective
- Existing Code
 - Land use
 - Planning & siting
 - Scale
 - Open space
 - Access
 - Natural features
 - Building components
 - Energy efficient
- Subjective
 - Compatibility
 - Significance
 - Aesthetics & character
 - Appropriate design
 - Desirable & functional environment
 - Suitable & adaptable to site

POTENTIAL ARB PROPOSAL



- Feedback gathered from Council subcommittee, City Attorney & contracted City building inspector
- Considering amending building process to allow for two-tracks
 - Standard – default option with no zoning code bonuses (ex. FAR, lot coverage, height)
 - FAR & lot coverage to be reduced slightly (.45 & .40 now)
 - Performance – elective option, all eligible bonuses available
 - FAR & lot coverage lowered significantly but with bonuses, max ratio exceeds Standard
- ARB to provide final recommendation on awarding bonuses

POTENTIAL ARB PROPOSAL



- Elective, Performance track may lessen relationship of bonuses to zoning regulations
- Two tracks gives customers options while incentivizing preferred design elements
- Reviews of Performance-track projects may have more design-based considerations
 - Subject matter experts (SMEs) needed to conduct reviews & project consultations on design elements
- Exceeding max ratio amounts set by code still requires variance from BOA

ZONING CODE BONUSES



- Zoning code allows for administrative issuance of bonuses to Floor Area Ratio, Lot Coverage & Height
 - Issued for preferred features/characteristics
- Policy requirement (bonus) must be rationally related to zoning regulation(s)

<ul style="list-style-type: none"> ▪ Height, number of stories & size (height) ▪ % of a lot occupied (lot coverage) ▪ Size of yards, courts, open spaces ▪ Population density ▪ Location & land use (zoning) ▪ Street congestion ▪ Safety 	<ul style="list-style-type: none"> ▪ Health & general welfare ▪ Light & air ▪ Land overcrowding ▪ Population concentration ▪ Adequate transportation, water, sewers, schools, parks & other public requirements ▪ General police powers
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POTENTIAL ZONING CODE BONUSES



1. 1:1.5 height-looming ratio for main structures (*Existing*)
2. Side or rear street/alley access (*Existing*)
3. One-story garage (*Existing*)
4. Preservation of 50% of main (*Existing*)
5. Windows - Same head heights across elevations; same type of windows on 90% of elevation; face of window sash set back 1.5" from siding (traditional style dwelling)
6. Maximum of 6 primary roof planes (4 additional planes for dormers)
7. Bottom plate of side & rear-facing windows do not loom more than 1:1.5 over adjacent property
8. Architectural aesthetic consistent with architectural fabric of street (similar materials & design styles)
9. Presence of porches & balconies
10. Continuity of main & accessory buildings/garages
11. Continuity of additions/renovations with original structure
12. Coherent articulation

NEXT STEPS



- ARB to provide any additional bonus ideas (preferred design elements) and prioritization
- Discussion with Council Subcommittee on ARB feedback
- Consideration of potential changes to demolition standards & sign code
- Council consideration of code updates for ARB