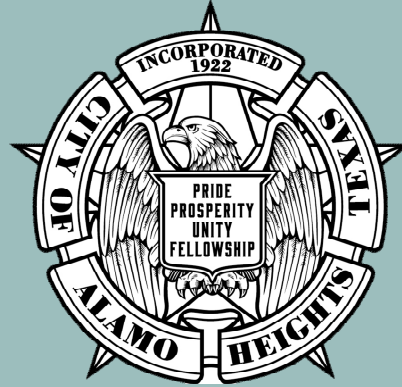


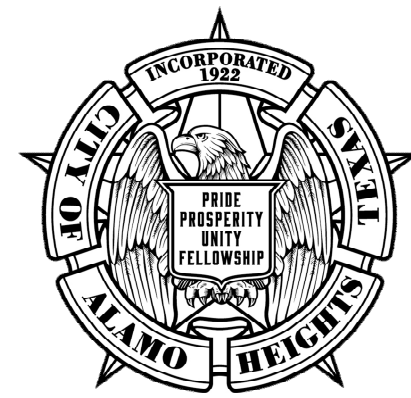
ARCHITECTURAL REVIEW BOARD CASE NO. 801F



AUGUST 18, 2020

COMPATIBILITY & SIGNIFICANCE —
270 E. OAKVIEW

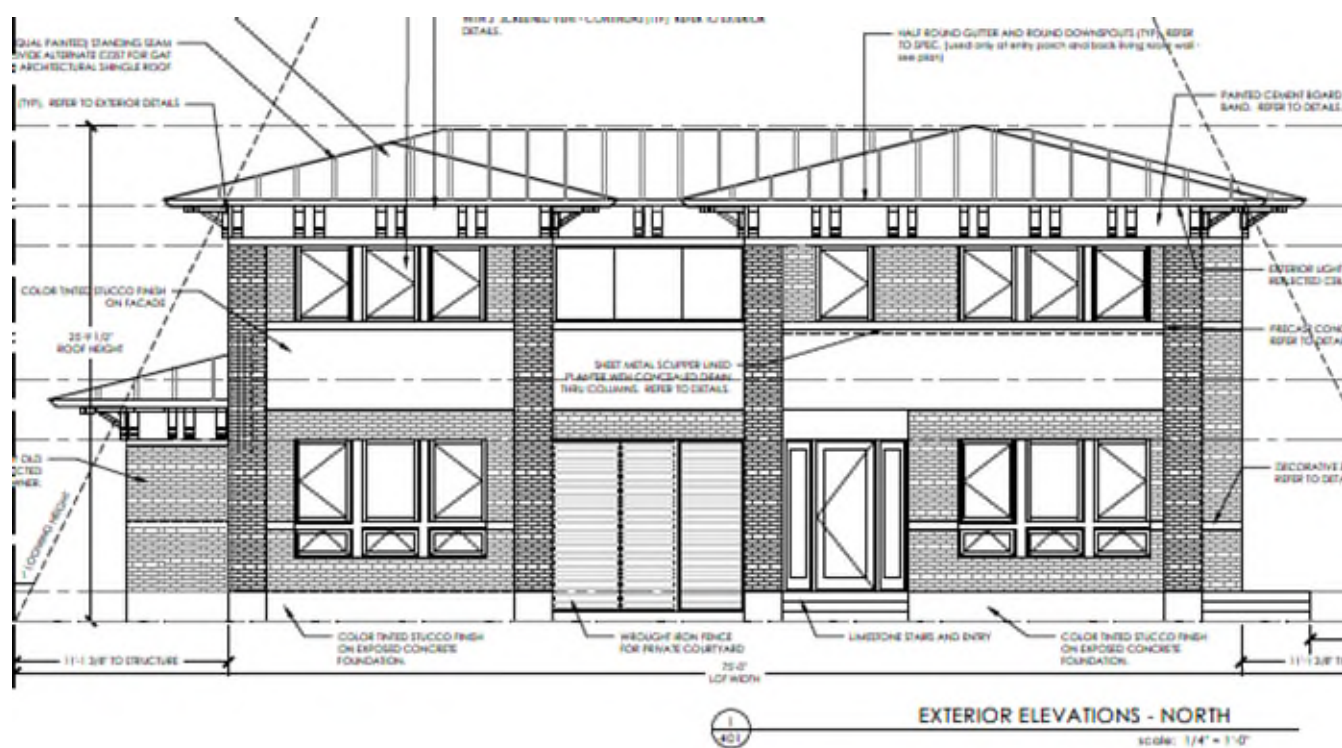
Community Development
Services



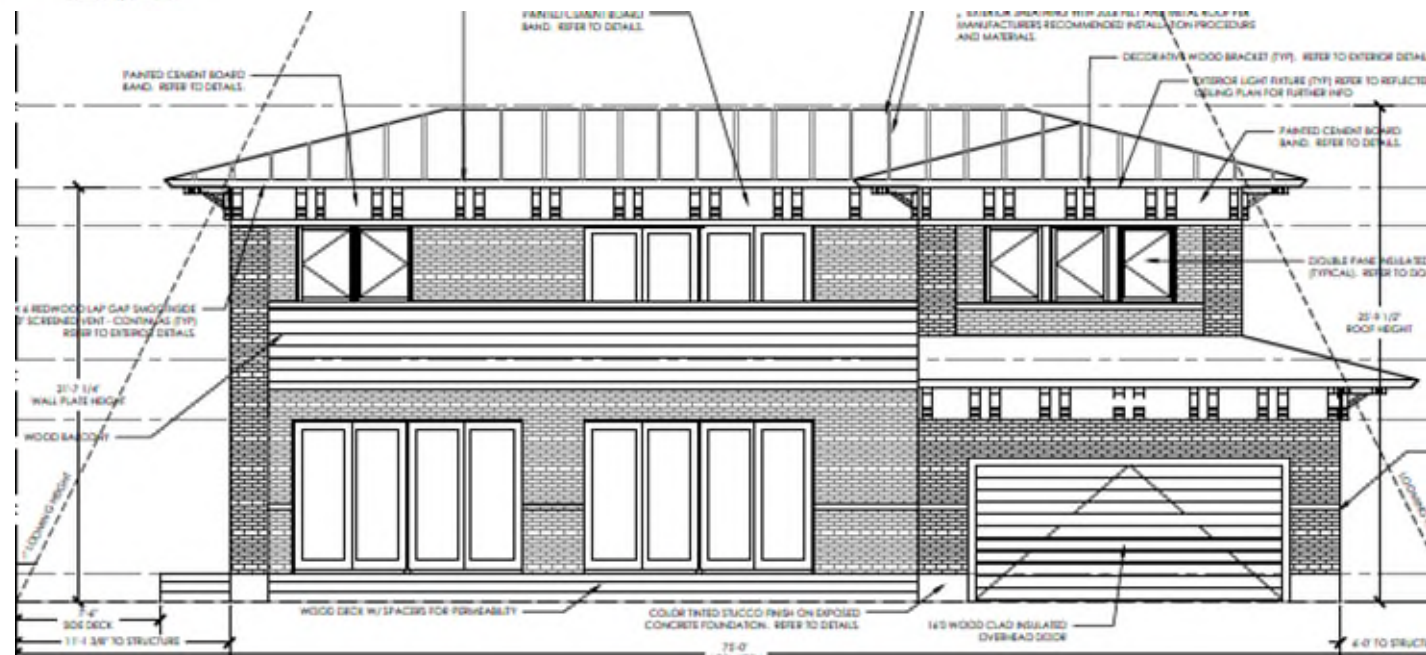
PROPERTY

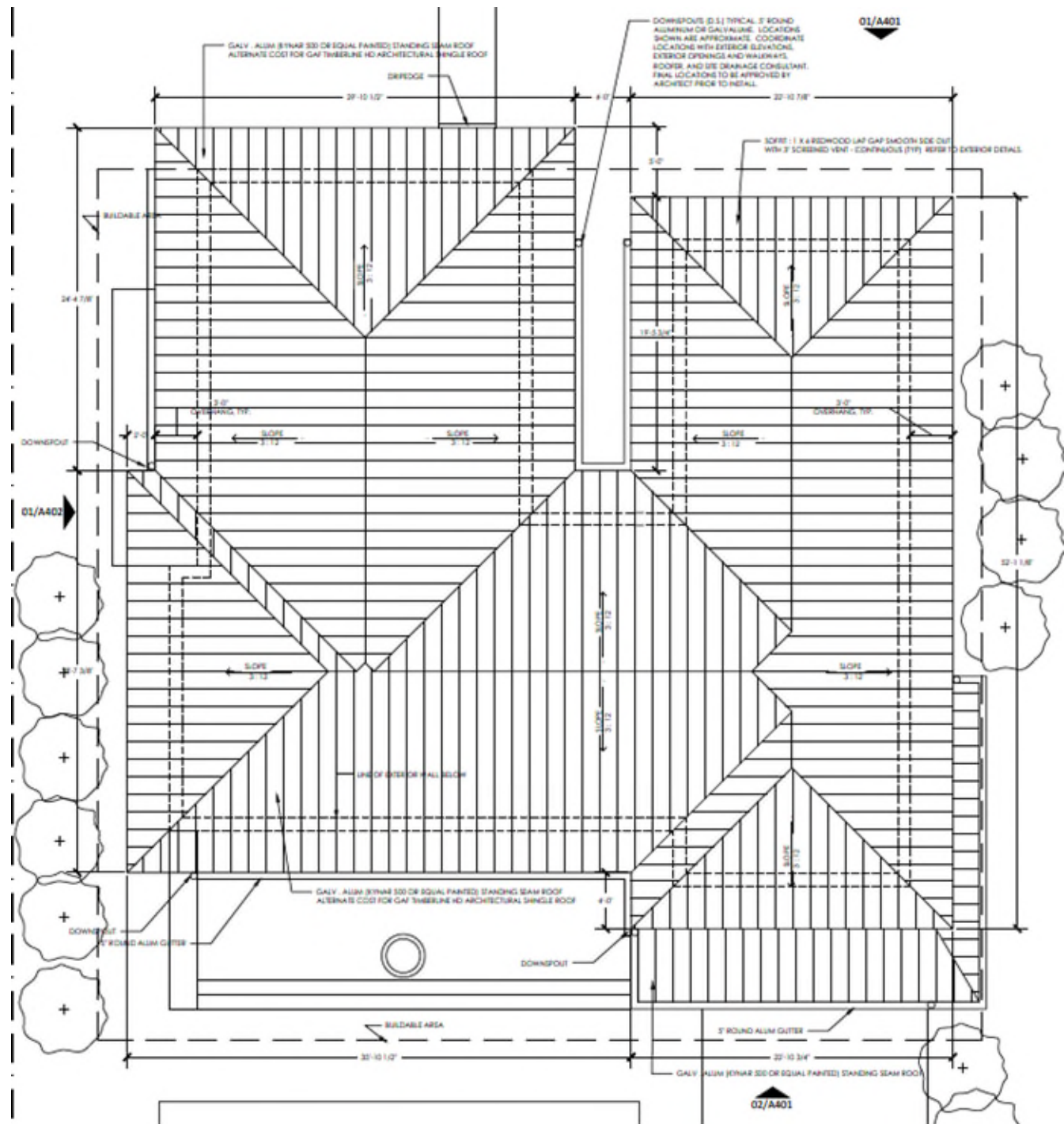


- SF-A
- E. Oakview
 - N. New Braunfels
- 100% Demo
- New 2-story single-family residence



- Height:
 - 25'-9.5"
- Building Materials:
 - Brick & wood
 - Standing Seam Metal roof







ADJACENT EAST STRUCTURE
SINGLE-FAMILY RESIDENCE



PROJECT SITE
EXISTING SINGLE-FAMILY RESIDENCE
TO BE DEMOLISHED.
EXISTING FRONTFACING GARAGE NOT SET BACK PER ZONING.



ADJACENT WEST STRUCTURE
EXISTING SINGLE-FAMILY HOME WITH FRONT FACING GARAGE NOT
SET BACK PER ZONING.



SECOND STRUCTURE WEST OF PROJECT
EXISTING SINGLE-FAMILY STRUCTURE WITH FRONTFACING GARAGE
NOT SET BACK PER ZONING.



EXISTING STREETSCAPE - ADJACENT PROPERTIES

SCALE: N.T.S.



ADJACENT EAST STRUCTURE
SINGLE-FAMILY RESIDENCE



PROJECT SITE
PROPOSED SINGLE-FAMILY RESIDENCE



ADJACENT WEST STRUCTURE
EXISTING SINGLE-FAMILY HOME WITH FRONT FACING GARAGE NOT
SETBACK PER ZONING.



SECOND STRUCTURE WEST OF PROJECT
EXISTING SINGLE-FAMILY STRUCTURE

ARCHITECT: [illegible]



POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	9,150	9, 150
Main House	2,000	1,766
Front Porch	36.7	120
Side Porch	0	119
Rear Porch	466	418
Garage Footprint	252	542
Shed	76.5	0
Lot Coverage / Lot Area	2,831.2/9,150	2,969/9,150
Total Lot Coverage	31%	33%

(Max 40%)

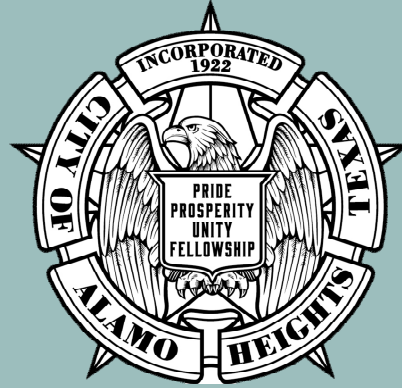
Floor Area Ratio	Existing	Proposed
Lot Area	9,150	9,150
Main House 1st Fl	2,000	1,766
Main House 2 nd Fl	0	1,807
Garage 1st Floor	252	542
FAR / Lot Area	2,252/9,150	4,119/9,150
Total FAR	25%	45%

(45% or max 50% with bonuses)

No architectural or historical significance identified by staff

ARCHITECTURAL REVIEW BOARD

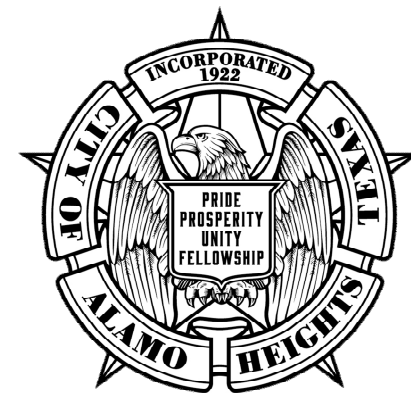
CASE NO. 807F



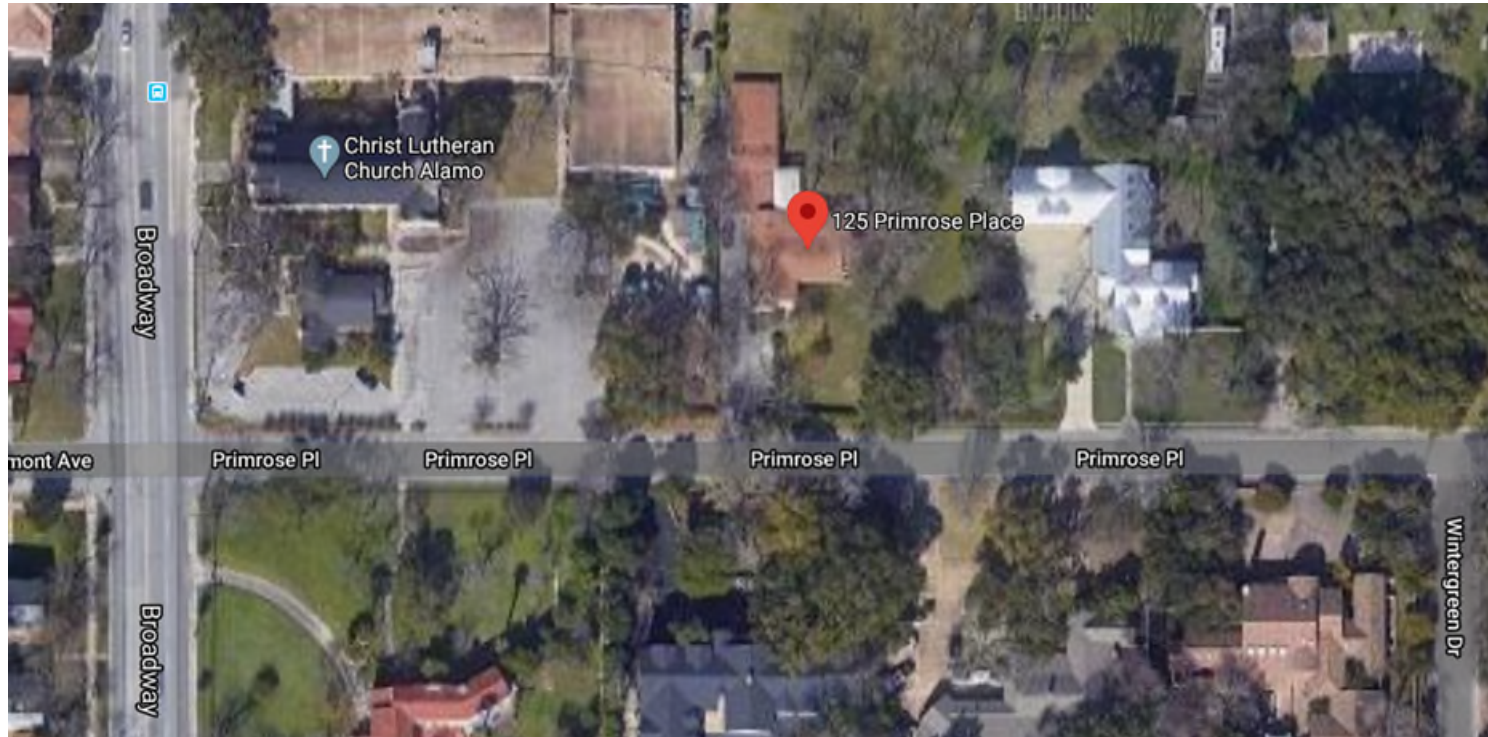
AUGUST 18, 2020

SIGNIFICANCE — 125 PRIMROSE

Nina Shealey — Director
Community Development
Services



PROPERTY

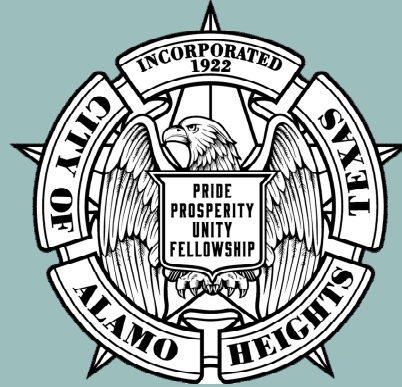


- SF-A
- Primrose
 - Between Broadway & Wintergreen
- 100% demo
 - New build to follow



ARCHITECTURAL REVIEW BOARD

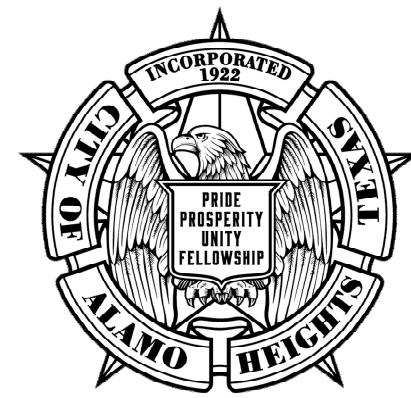
CASE NO. 808F



AUGUST 18, 2020

**SIGNIFICANCE & COMPATIBILITY—
301 CLOVERLEAF**

Nina Shealey — Director
Community Development
Services

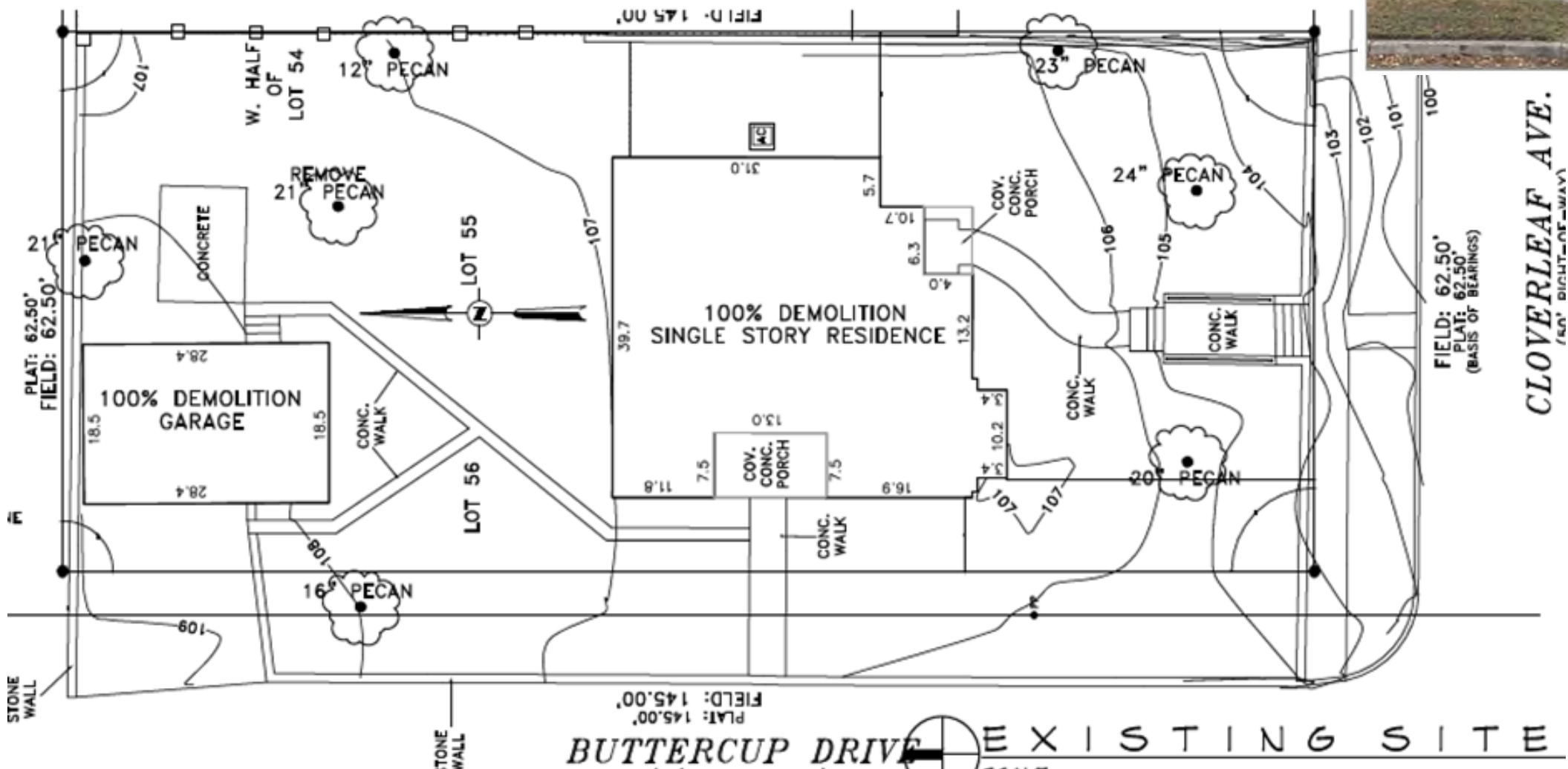


PROPERTY



- SF-A
- Cloverleaf
 - @ Bluebonnet
- 100% demo and new build

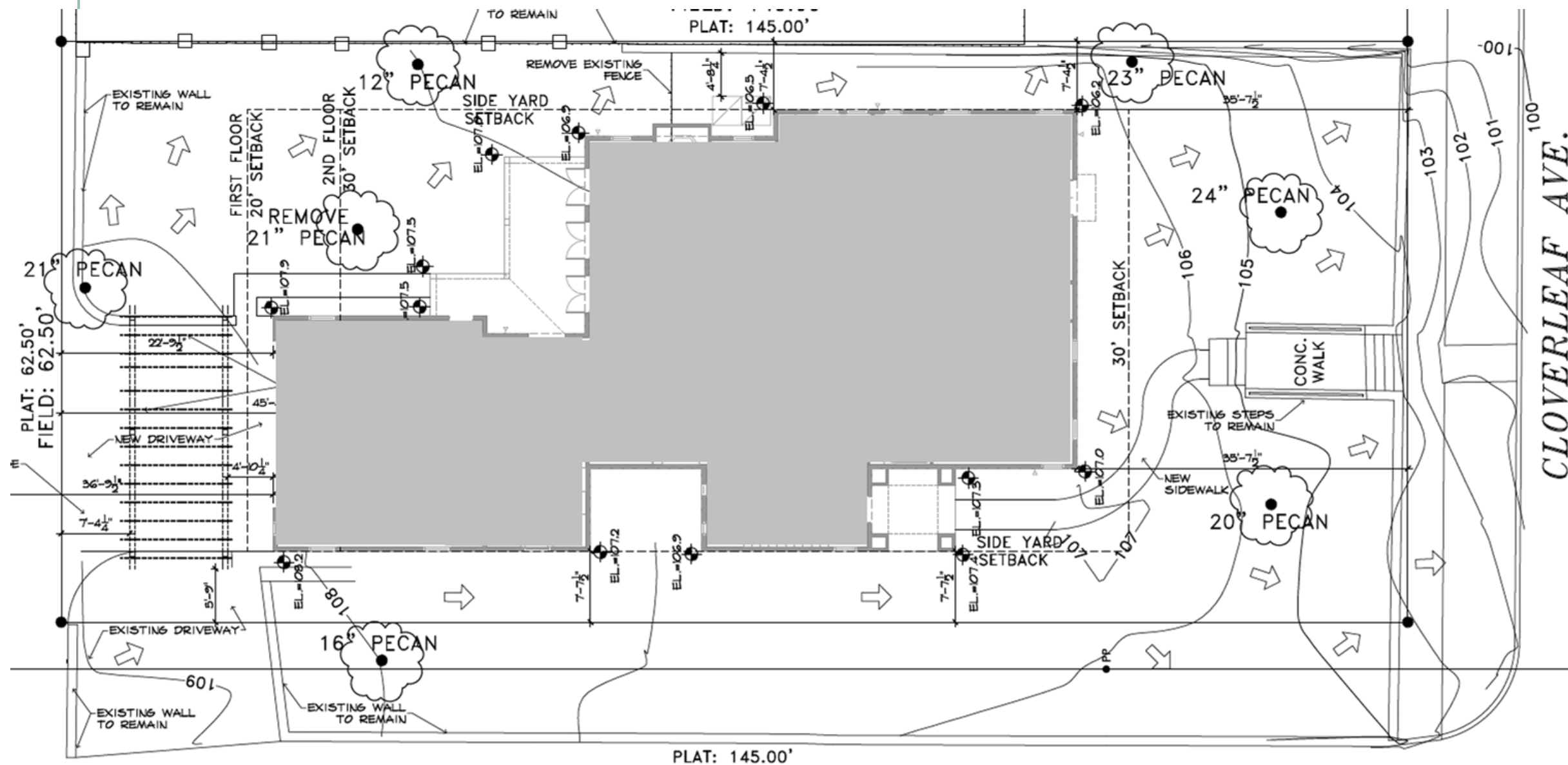
EXISTING SITE PLAN

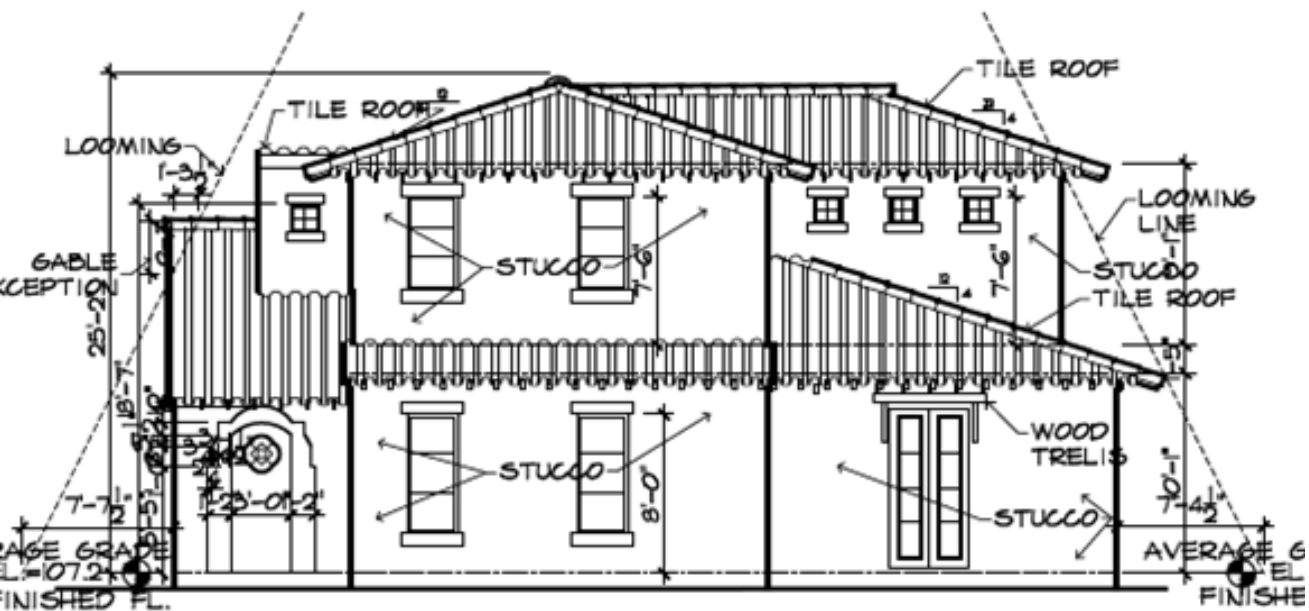


CLOVERLEAF AVE.
(NO RIGHT-OF-WAY)

BUTTERCUP DRIVE

PROPOSED SITE PLAN



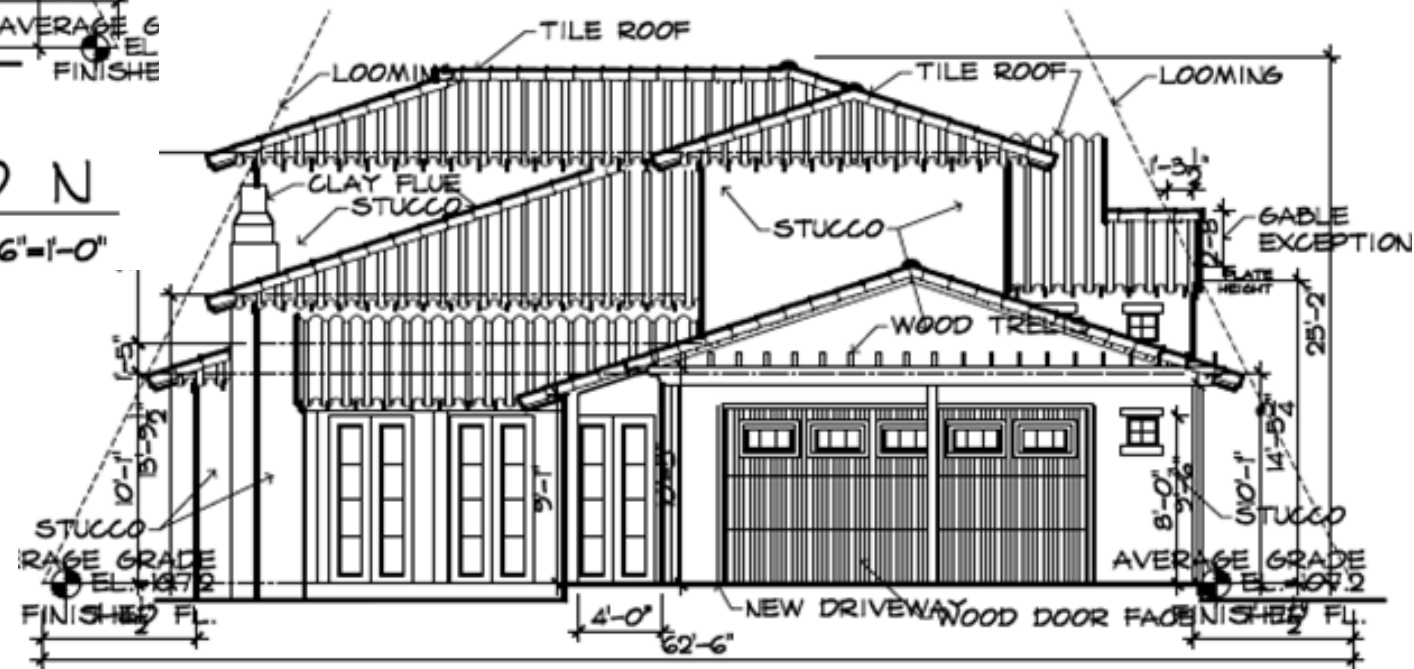


FRONT ELEVATION

SCALE:

1/16"=1'-0"

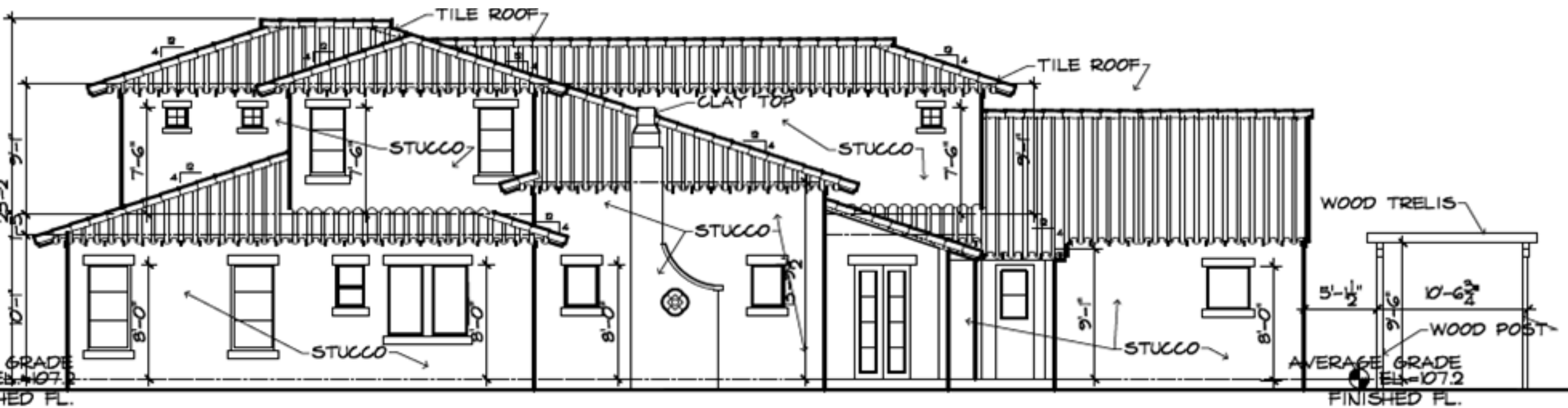
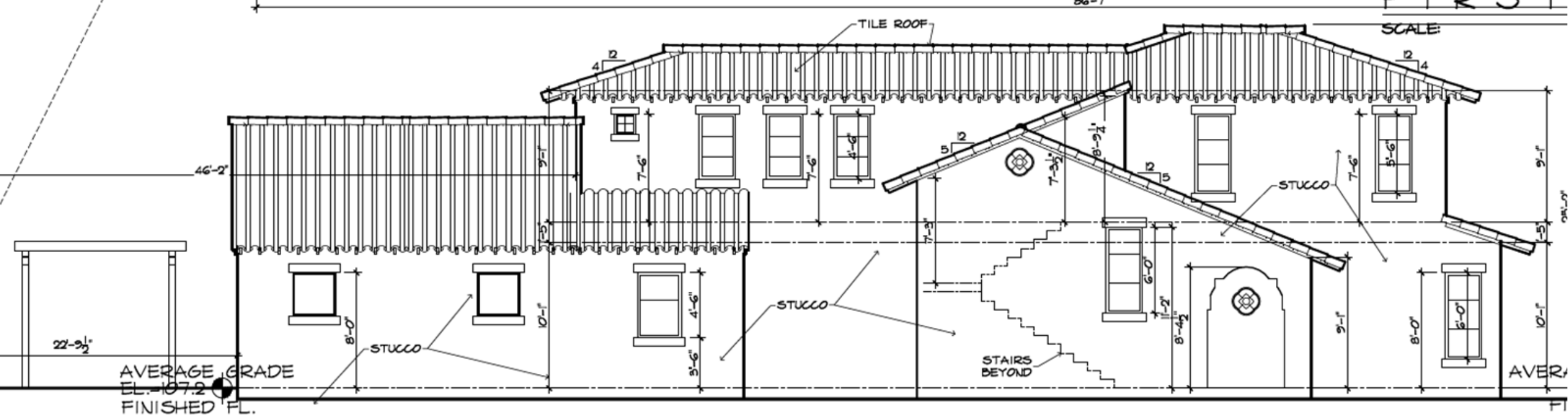
- Building height:
 - 25'-2"
- Materials:
 - Stucco
 - Clay tile Roof



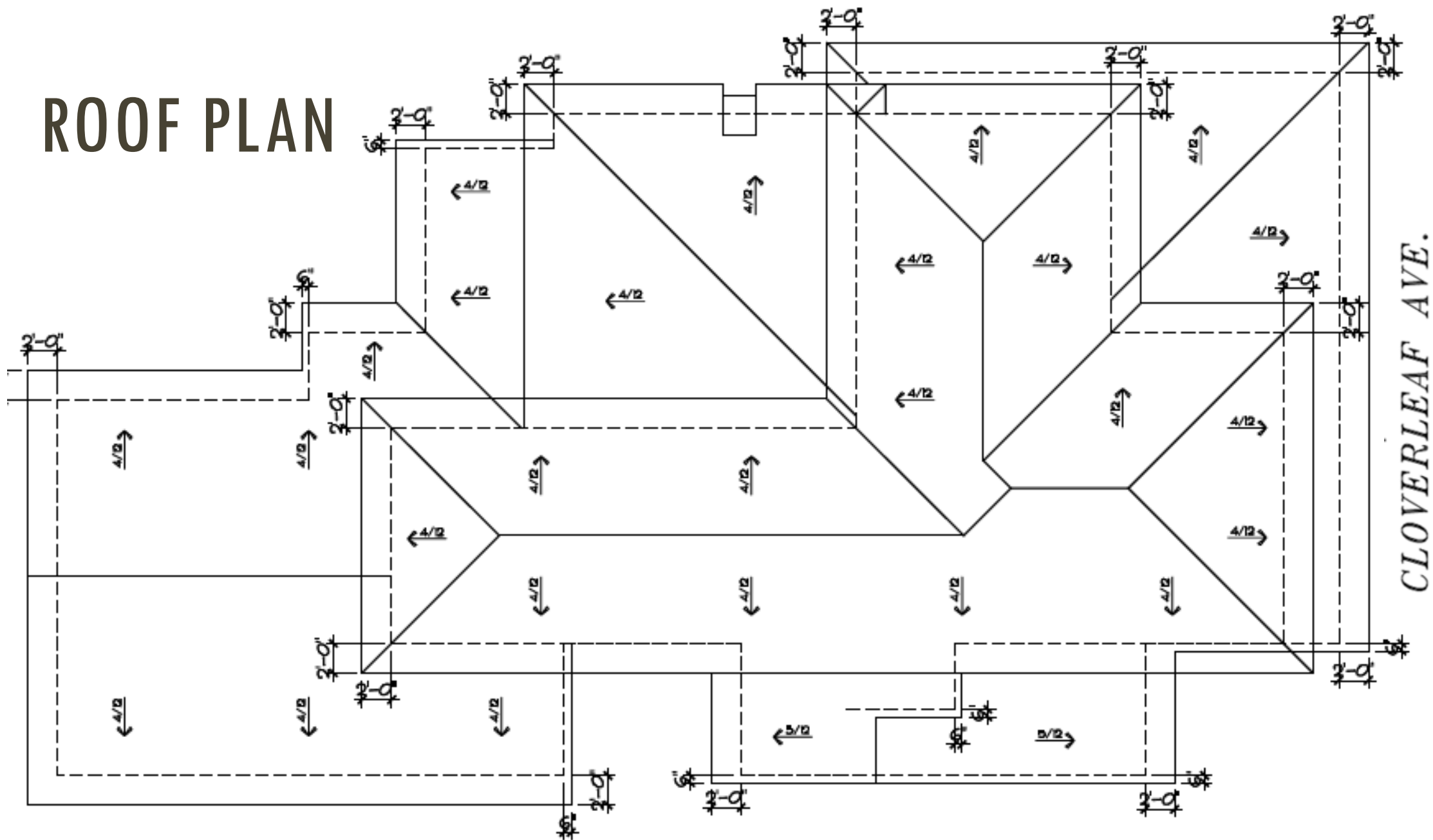
GARAGE ELEVATION

SCALE:

1/16"=1'-0"



ROOF PLAN





253 CLOVERLEAF (EXISTING)



BUTTERCUP DR (EXISTING)



301 CLOVERLEAF (EXISTING)



305 CLOVERLEAF (EXISTING)



307 CLOVERLEAF (EXISTING)



253 CLOVERLEAF (EXISTING)



BUTTERCUP DR (EXISTING)



301 CLOVERLEAF (PROPOSED)



305 CLOVERLEAF (EXISTING)



307 CLOVERLEAF (EXISTING)

POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	9,062	9, 062
Main House	1,483	2,414
Rear Porch	48	89
Carport	97	0
Garage	205	526
Other Accessory	526	572
Lot Coverage/Lot Area	2,155/9,062	3,279/9,062
Total Lot Coverage	25%	36%

(Max 40%)

Floor Area Ratio	Existing	Proposed
Lot Area	9,062	9,062
Main 1st Floor	1,483	2,414
Main 2 nd Floor	0	1,412
Garage 1st Floor	252	572
FAR / Lot Area	2,010/9,062	4,398/9,062
Total FAR	22%	49%*

(45% or max 50% with bonuses)

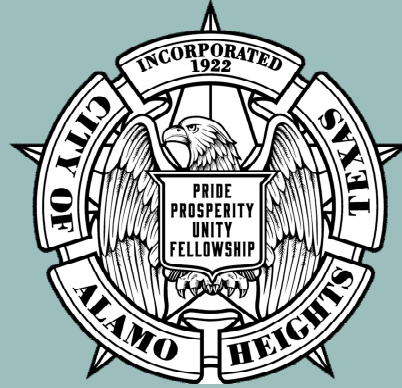
2% bonus for single story garage

2% bonus for side entry – corner lot

No architectural or historical significance identified by staff

ARCHITECTURAL REVIEW BOARD

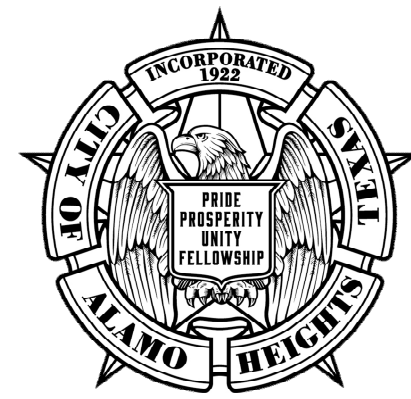
CASE NO. 809F



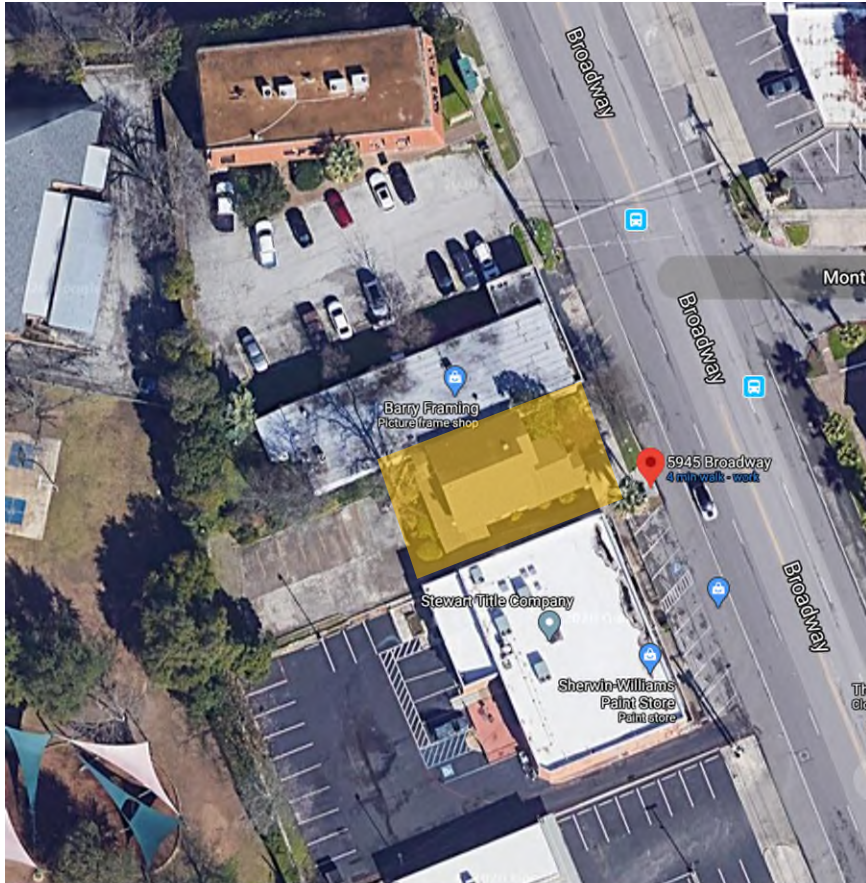
AUGUST 18, 2020

COMPATIBILITY— 5945 BROADWAY

Nina Shealey – Director
Community Development
Services



PROPERTY



- B-1
- Broadway
 - Albany
 - Ogden
- New Façade colors

EXISTING SITE



PROPOSED SITE

