

# ARCHITECTURAL REVIEW BOARD CASE NO. 810S

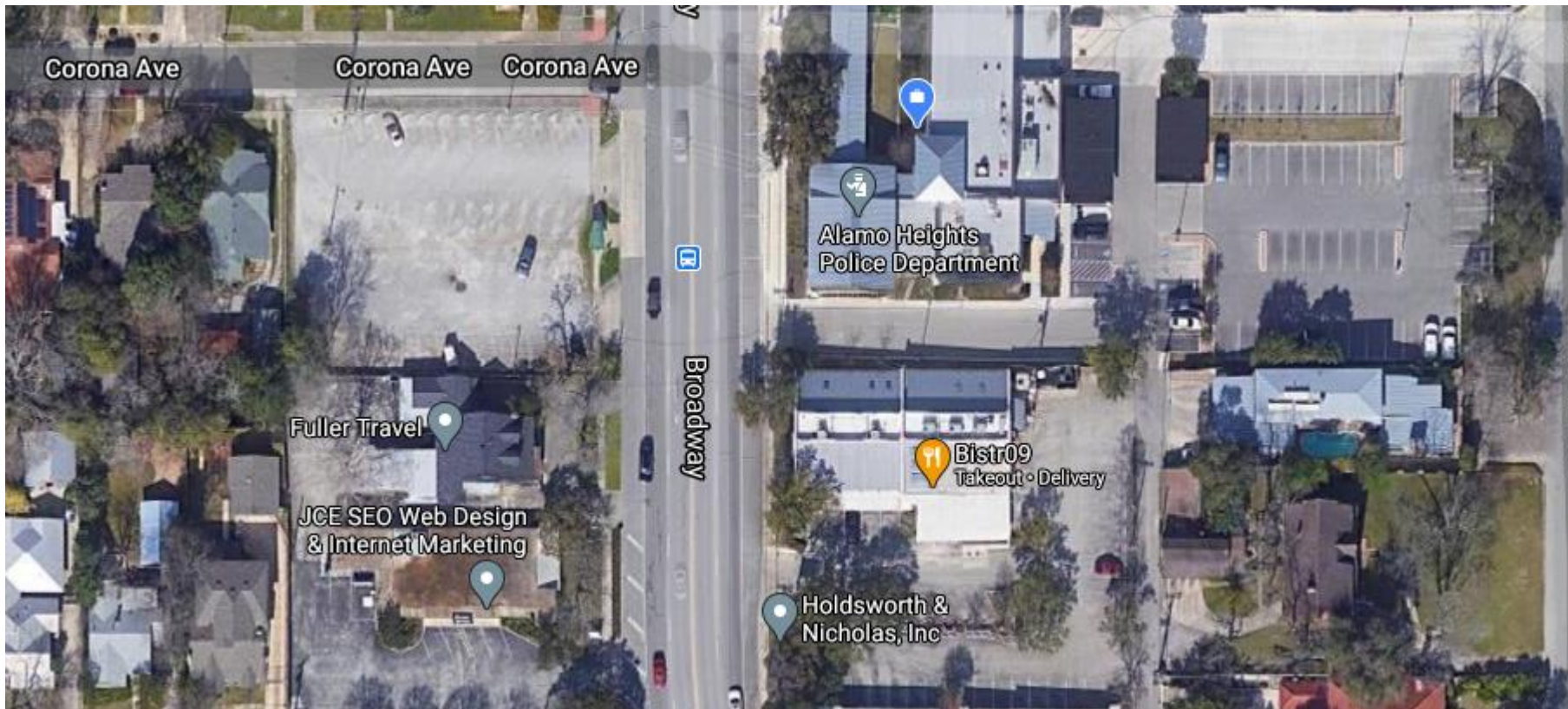


SEPTEMBER 15, 2020

**SIGN — 6106 BROADWAY  
(SAGE ARCHITECTS)**

Community Development  
Services

# PROPERTY



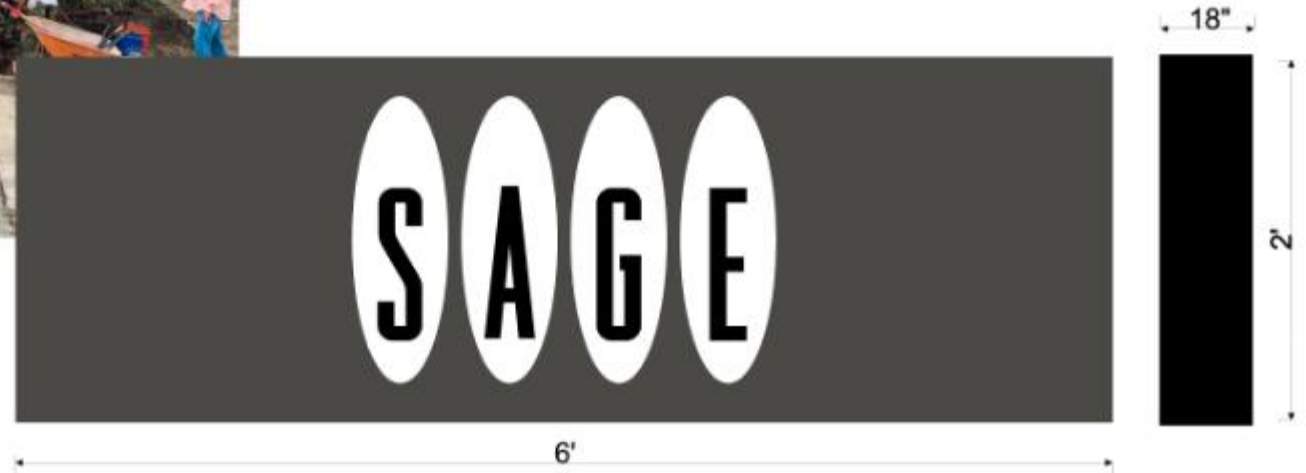
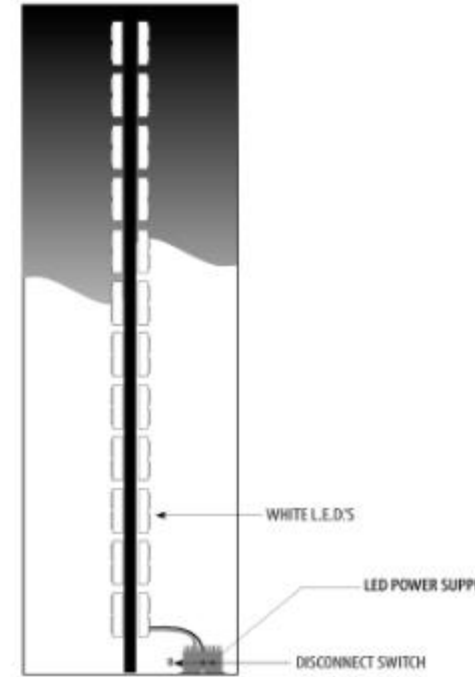
- B-1
- Broadway
  - @ Albany
- New Façade Signs (8)





Face PMS 447  
SAGE letters Black

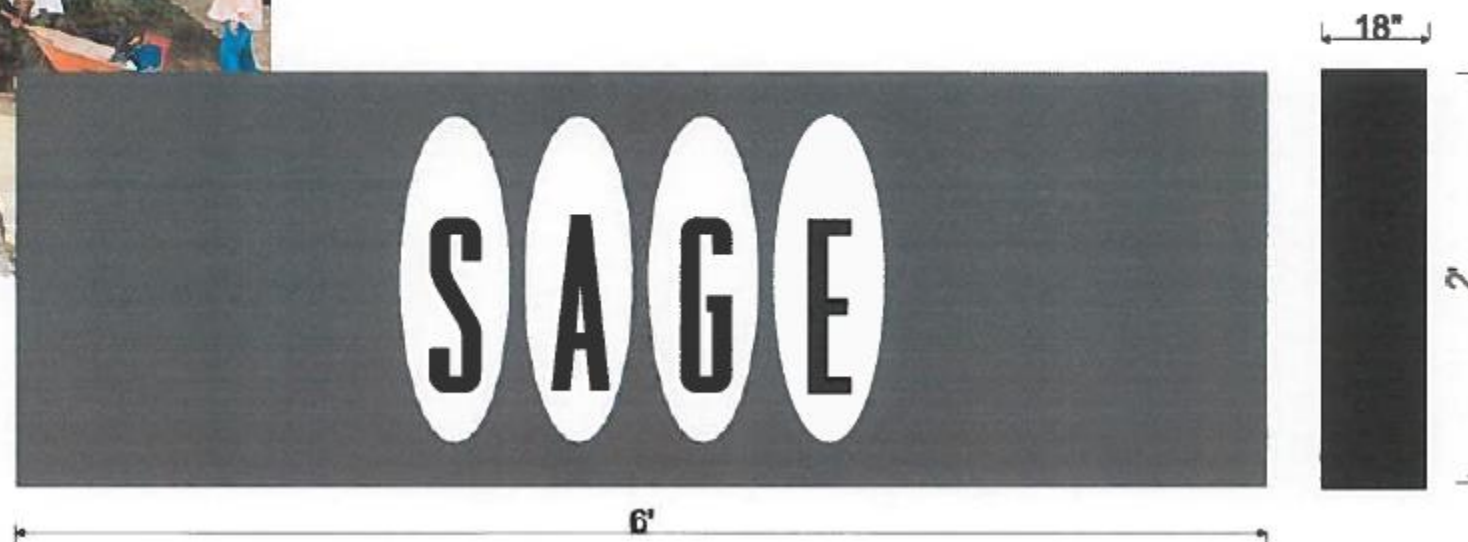
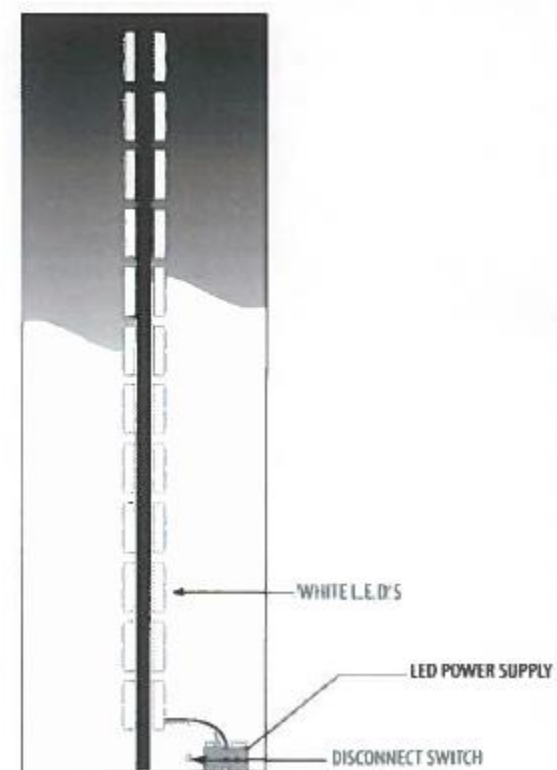
Manufacture 1- 2' x 6'x 18" double sided internally illuminated LED sign cabinet as per rendering. Faces will be flexface with a translucent graphic overlay. Cabinet installed on existing structure & connected to existing electrical.





Face PMS 447  
SAGE letters Black

Manufacture 1- 2' x 6' x 18" double sided internally illuminated LED sign cabinet as per rendering. Faces will be flexface with a translucent graphic overlay. Cabinet installed on existing structure & connected to existing electrical.





# ARCHITECTURAL REVIEW BOARD

## CASE NO. 811S



SEPTEMBER 15, 2020

**SIGN — 615 AUSTIN HWY  
(KEN'S TEXACO)**

Community Development  
Services

# PROPERTY

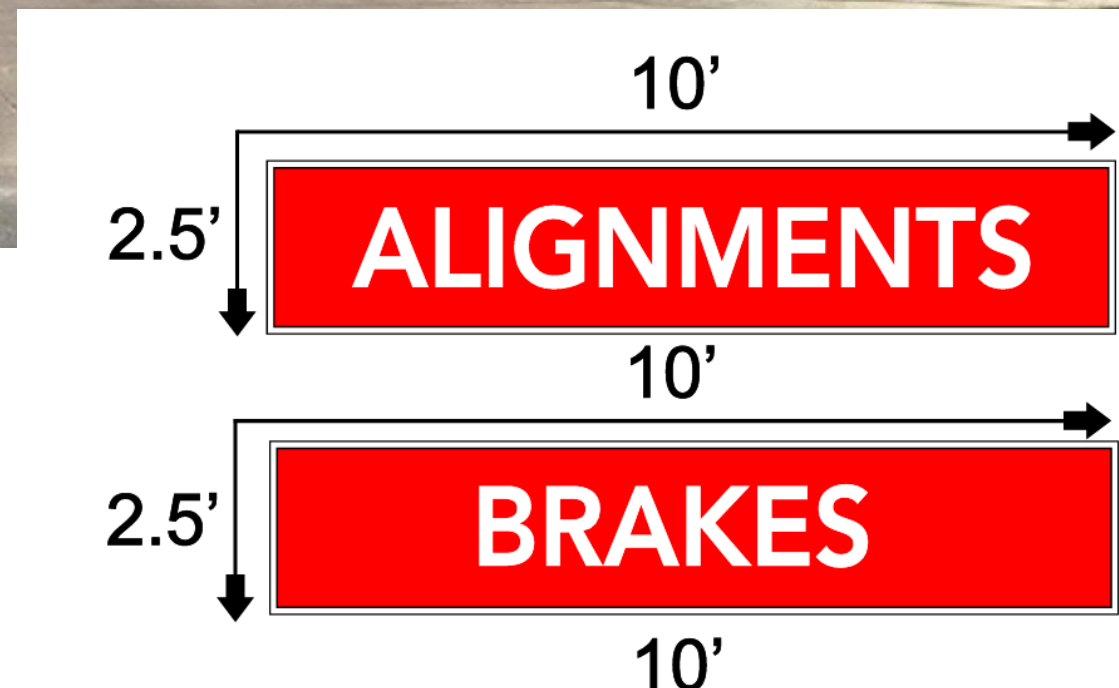
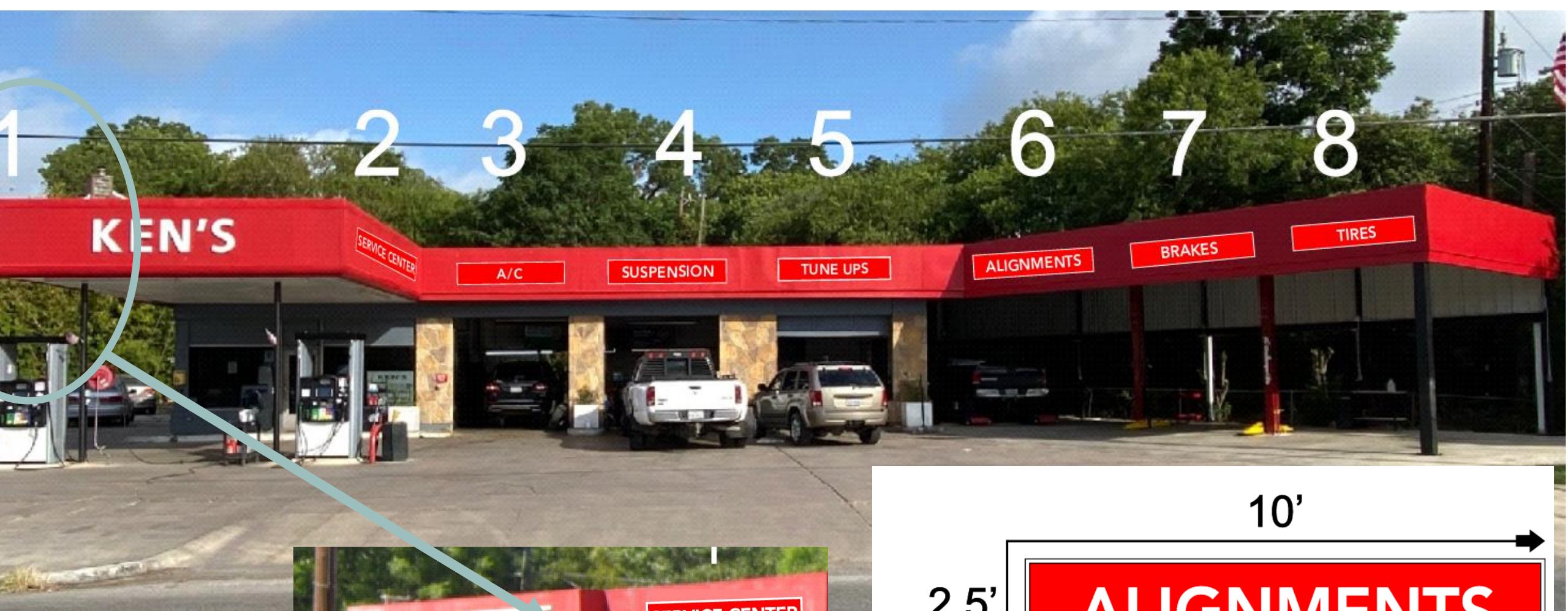


- B-1
- Austin Highway
  - @ Albany
- New Façade Signs (8)











# ARCHITECTURAL REVIEW BOARD

## CASE NO. 812S



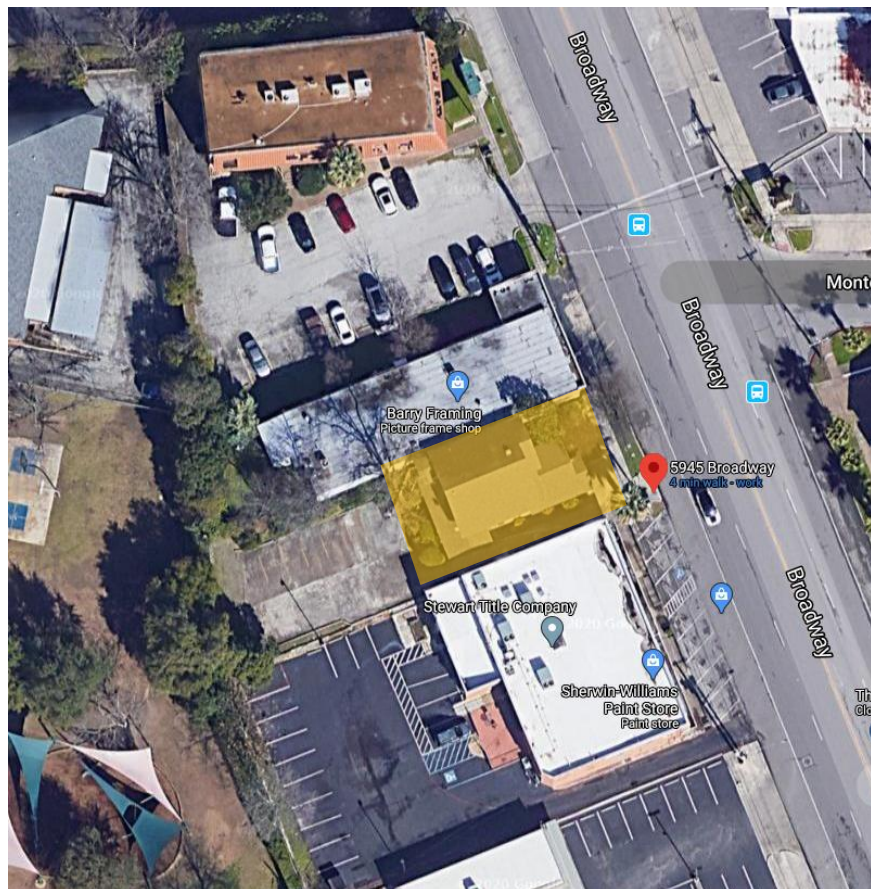
SEPTEMBER 15, 2020

**SIGN — 5945 BROADWAY  
(KING & COUNTRY TEXAS)**

Community Development  
Services

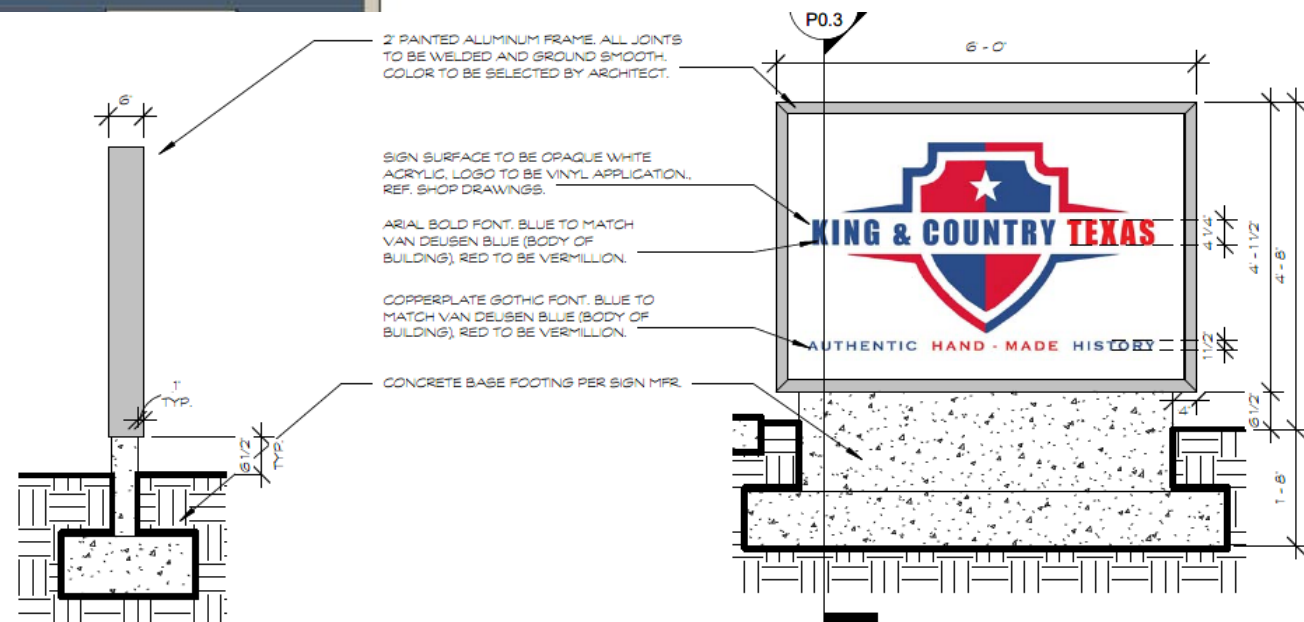


# PROPERTY



- B-1
- Broadway
  - Albany
  - Ogden
- Monument Sign

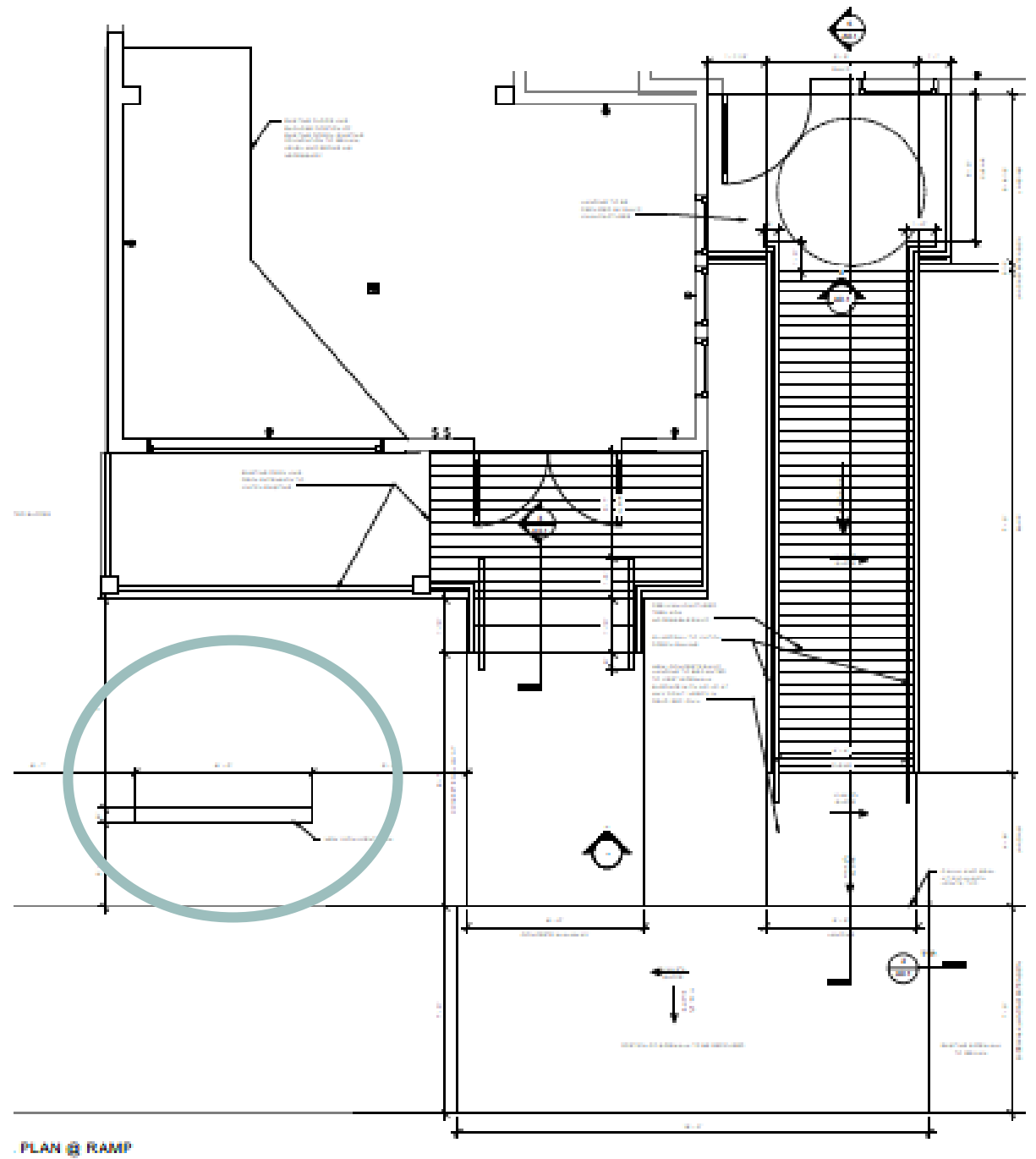




2 SECTION @ MONUMENT SIGN  
1/2" = 1'-0"

3 TYP. ELEVATION @ MONUMENT SIGN  
1/2" = 1'-0"

# SIGN LOCATION





# ARCHITECTURAL REVIEW BOARD

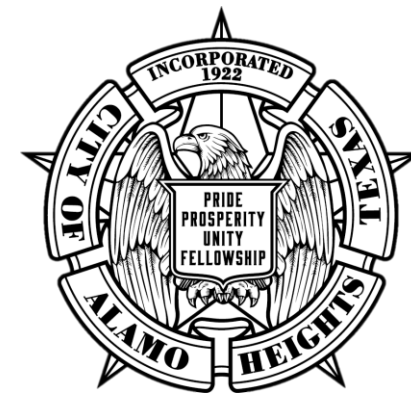
## CASE NO. 778F



SEPTEMBER 15, 2020

### COMPATIBILITY — 223 ALLEN

Community Development  
Services



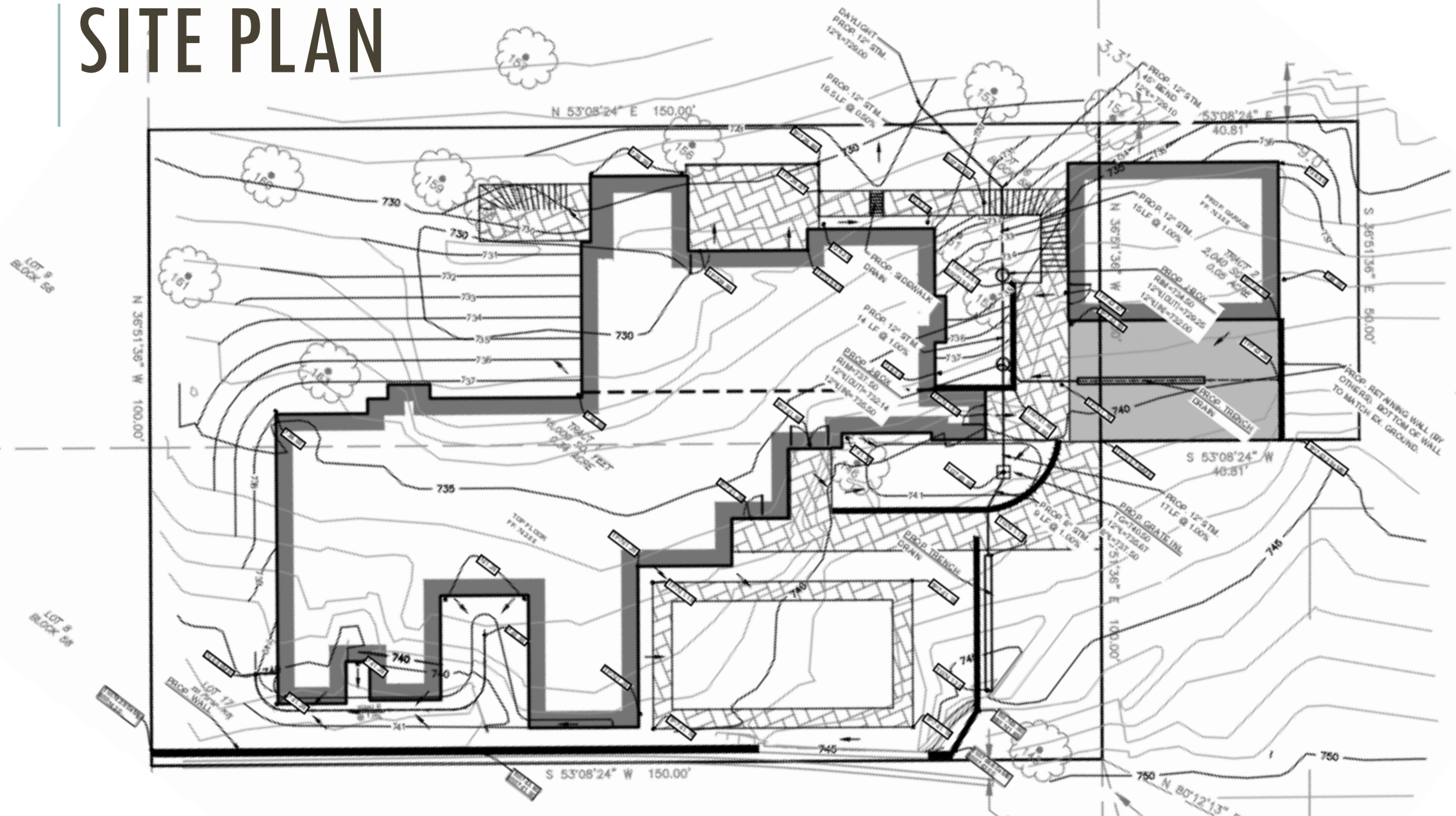
# PROPERTY



- SF-A
- Allen
  - Dead end
  - North of Harrison Ave
- BOA approved 5 variances in Oct 2019
- Demo approved by ARB in Nov. 2019
- Tabled by ARB on July 21<sup>st</sup>



# SITE PLAN

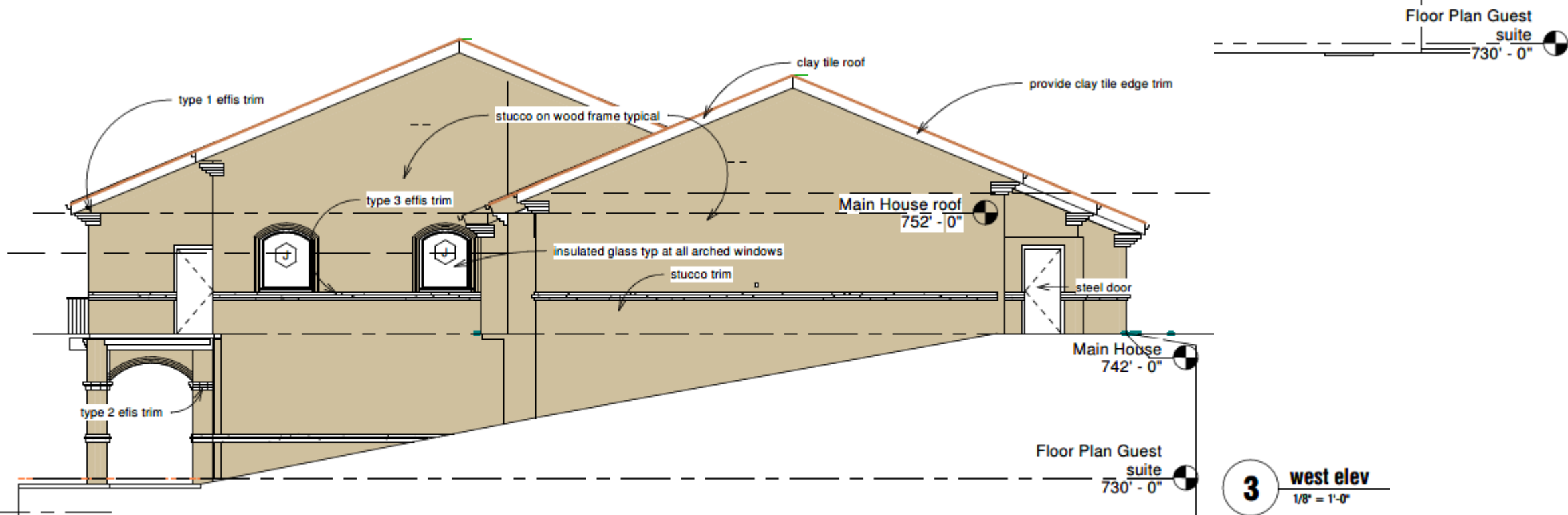
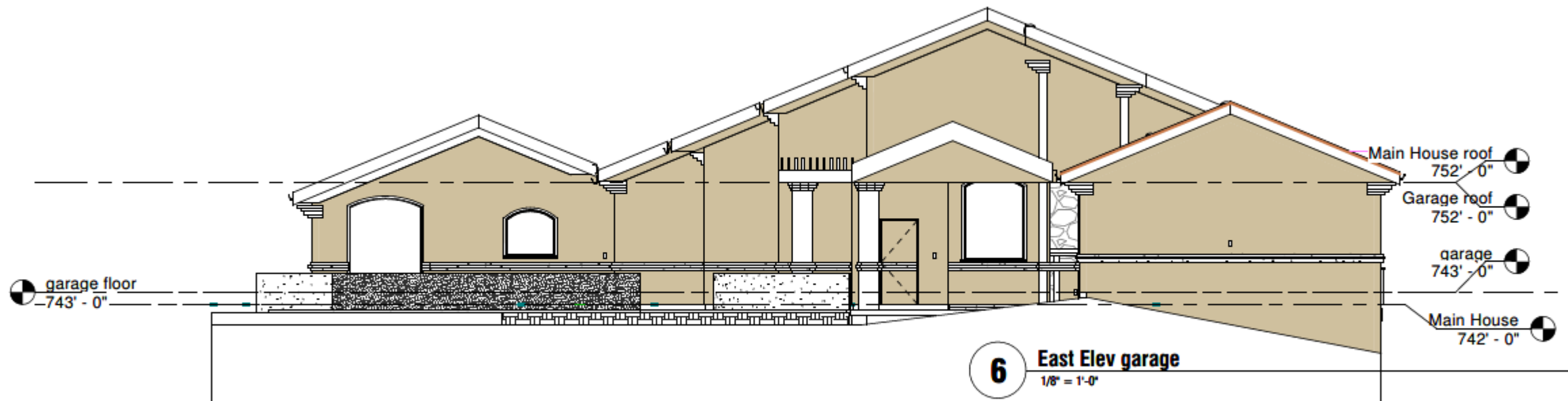


ALLEN STREET  
VARIABLE WIDTH R.O.W.  
PREVIOUSLY 80' R.O.W.  
(VOL. 368, PG. 181 D.P.R.C.T.)

# VARIANCES — BOA APPROVED ON 7/01/2020

Variance	Location	Proposed	Allowed
Setback	Front Yard	13 ft 1/2in	Min 30ft
Setback	Side Yard (South)	2ft 3 <sup>1/2</sup> in	Min 6ft
Looming	North side	15ft 4in	Max 0ft
Attached Garage	Front of main	79ft 2in beyond midpoint 13ft 1/2in from front	Behind midpoint Min 50ft
Pool	Front of side yard	Located to front of main	To the rear of structure
Impervious Cover	Front yard setback	50.7%	Min 30%
Driveway Width	Driveway	40ft 6in	Max 14ft

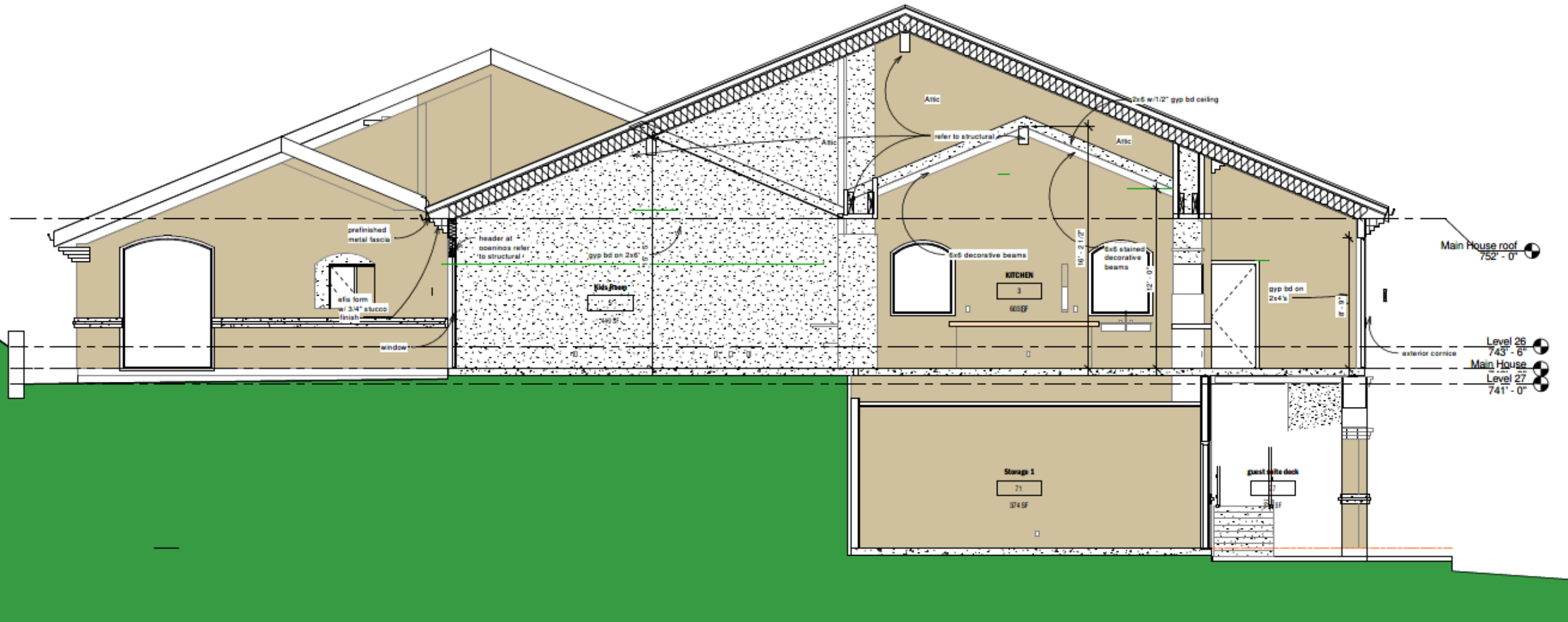


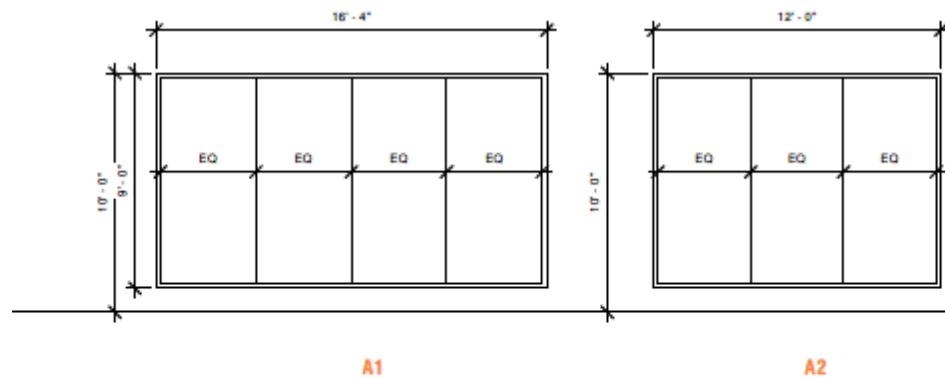




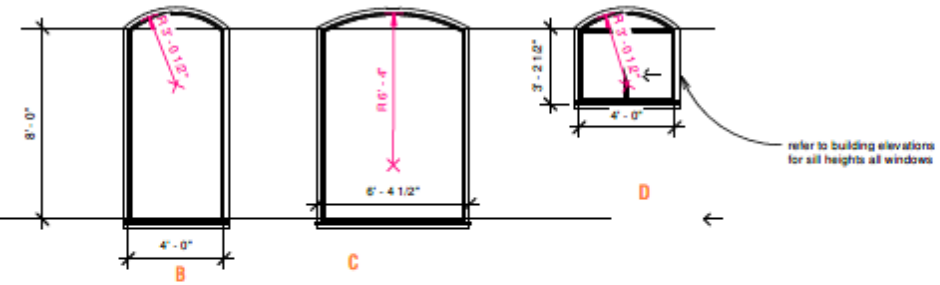


# CROSS SECTION

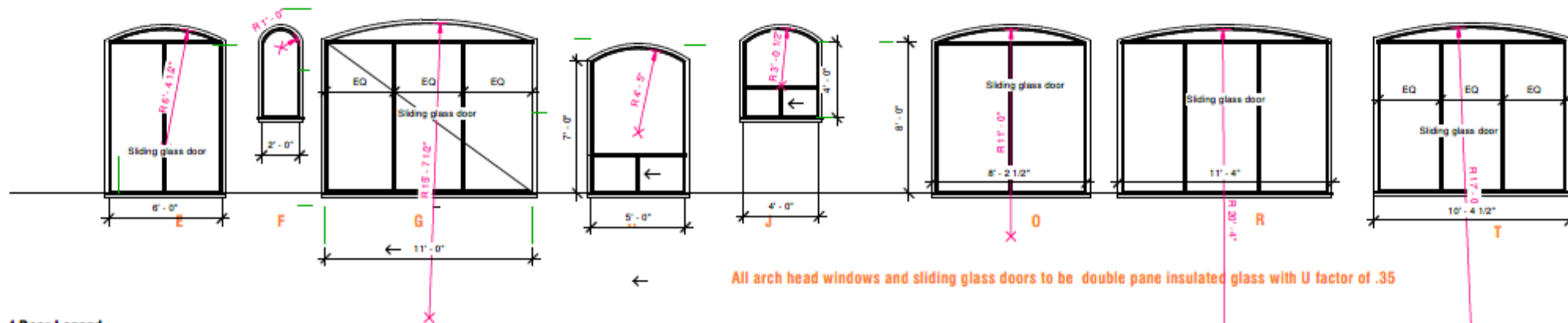




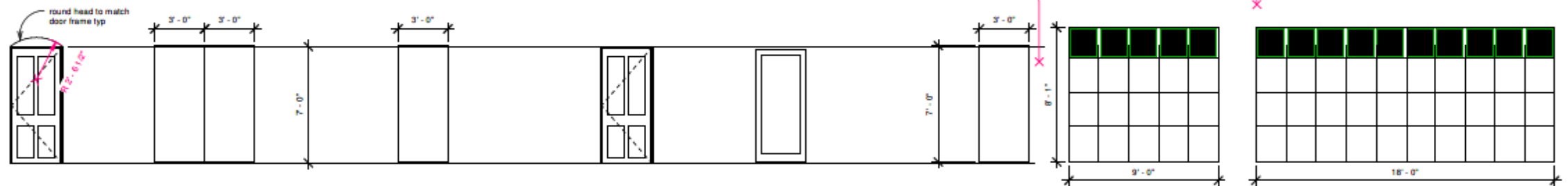
Type A1 and A2 windows to be 1/2" tempered butt joint single pane bronze tinted glass in aluminum frames



All arch head windows to be double pane insulated glass with U factor of .35



# 1 Door Legend



## Typical Interior Door

Refer to plan for sizes. All doors 1-3/8" solid Pine. Doors to be prehung 4 panel type

## Main Entrance Doors

Antique Wood Doors to be provided by owner and installed by Contractor. Contractor to provide wood frames for complete installation

## Side Entrance thru Mud Room

Antique Wood Door to be provided by owner and installed by Contractor. Contractor to provide wood frames for complete installation

## Typical Exterior Door to Guest Suite and Garage

Refer to plan for sizes. All doors 1-3/4" solid metal clad and to be prehung

## Glass Door at Kitchen

Refer to plan for size. Door to match fixed glass windows. Provide complete with closer and lock. Glass to be 1/2" insulated e-glass with u factor of .35

## Exterior Privacy Patio Door at Master Bath

Provide a steel exterior door complete with lock set. Steel to be galvanized steel.

## Garage Doors

"Overhead" brand series 160. Provide premium electric closers. Prefinished steel finish. Top panel to be glass.



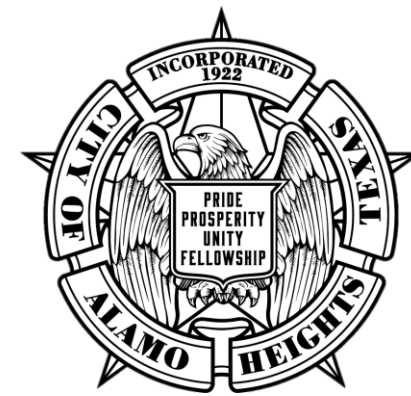


ALLEN STREET RESIDENCE | CONCEPT DESIGN









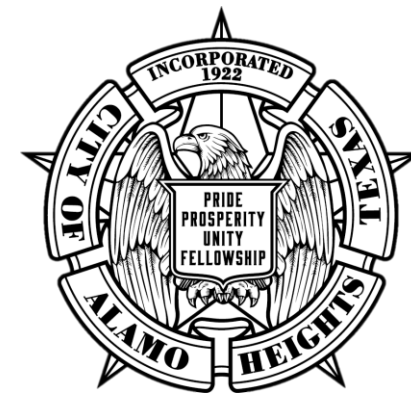
# POLICY ANALYSIS

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

(Max 40%)

Floor Area Ratio	Proposed
Lot Area	16,988
Main House 1st Fl	1,261
Main House 2 <sup>nd</sup> Fl	4,804
Garage 1st Floor	830
FAR / Lot Area	6,895/16,988
<b>Total FAR</b>	<b>41%</b>

(45% or max 50% with bonuses)



# 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)



# ARCHITECTURAL REVIEW BOARD

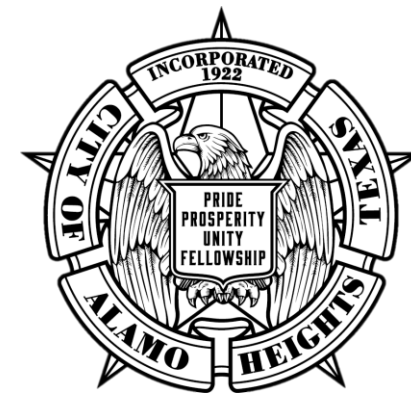
## CASE NO. 807F



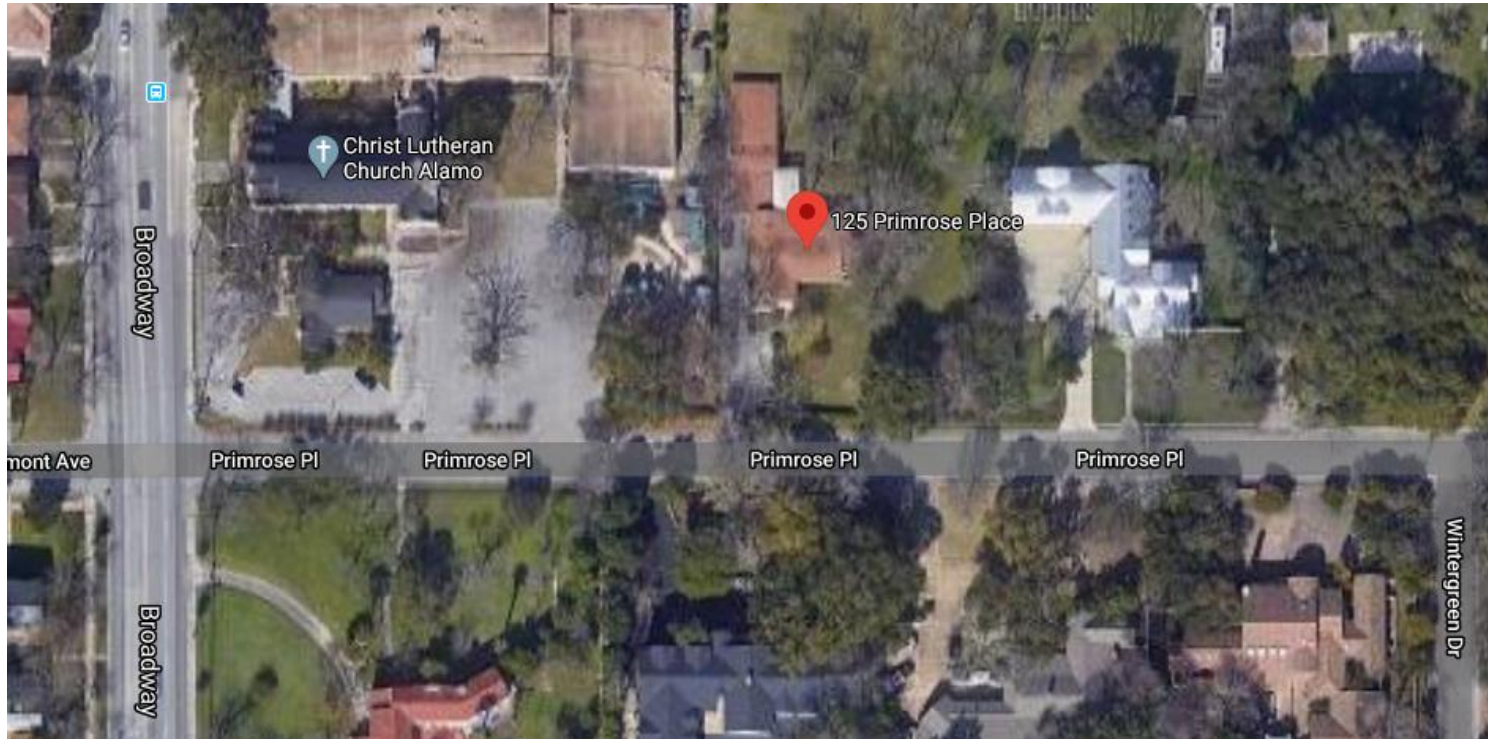
SEPTEMBER 15, 2020

# COMPATIBILITY — 125 PRIMROSE

Nina Shealey — Director  
Community Development  
Services



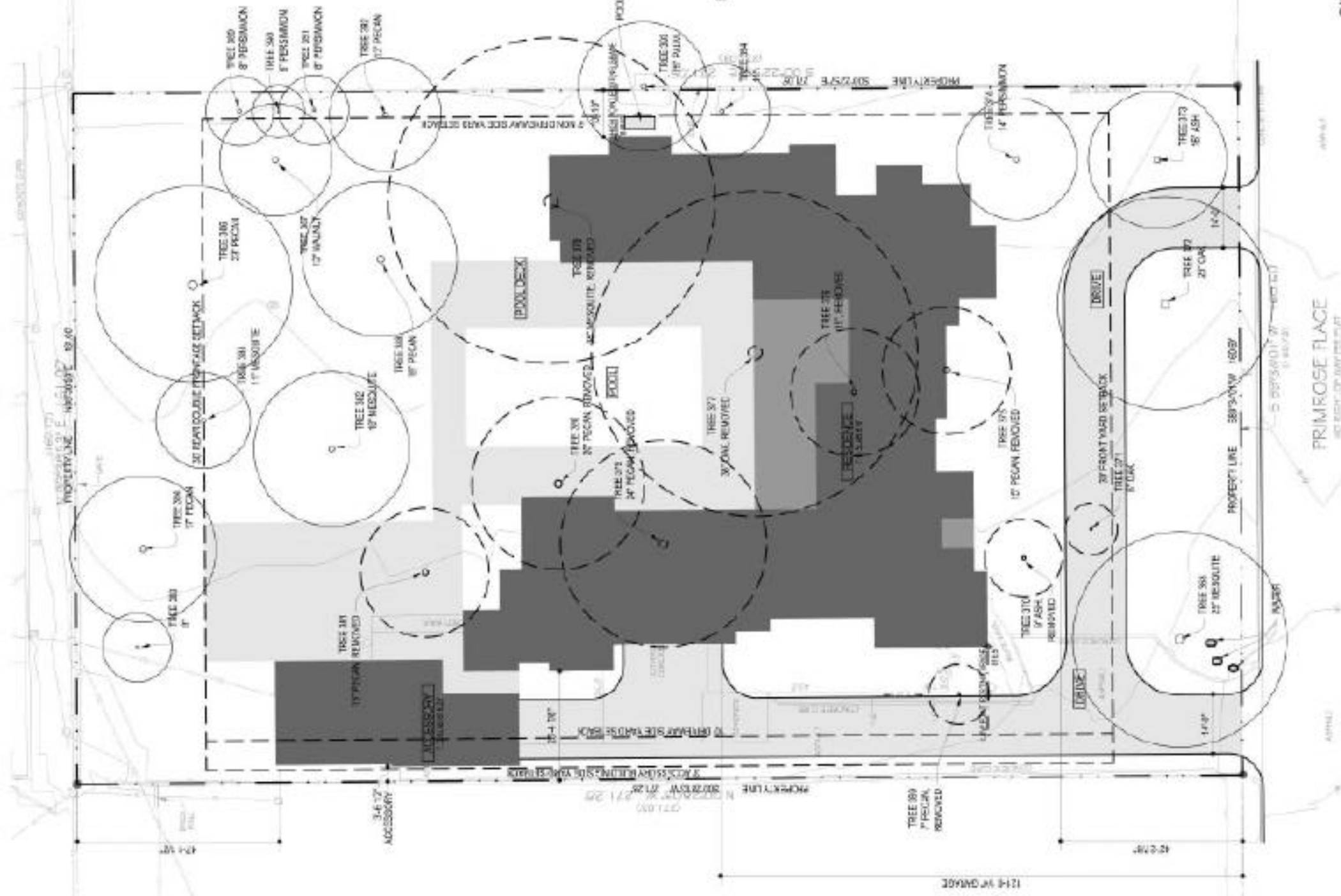
# PROPERTY

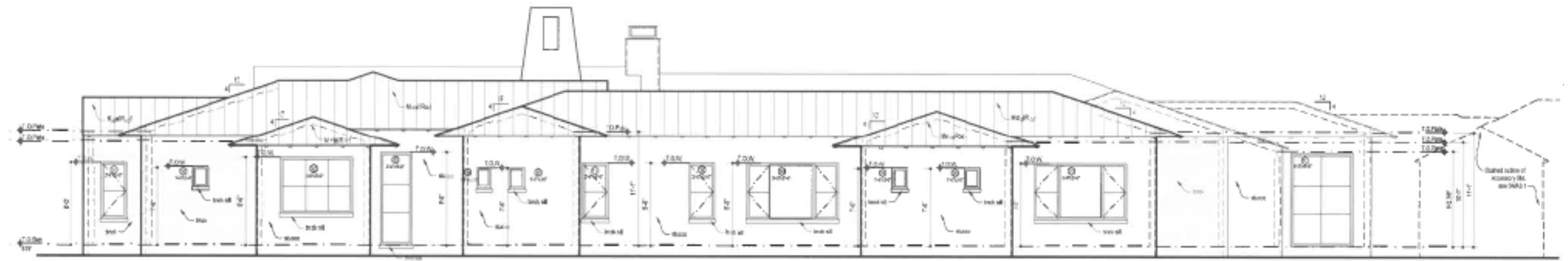


- SF-A
- Primrose
  - Between Broadway & Wintergreen
- 100% demo approved by ARB – July 2020
- New single family residence

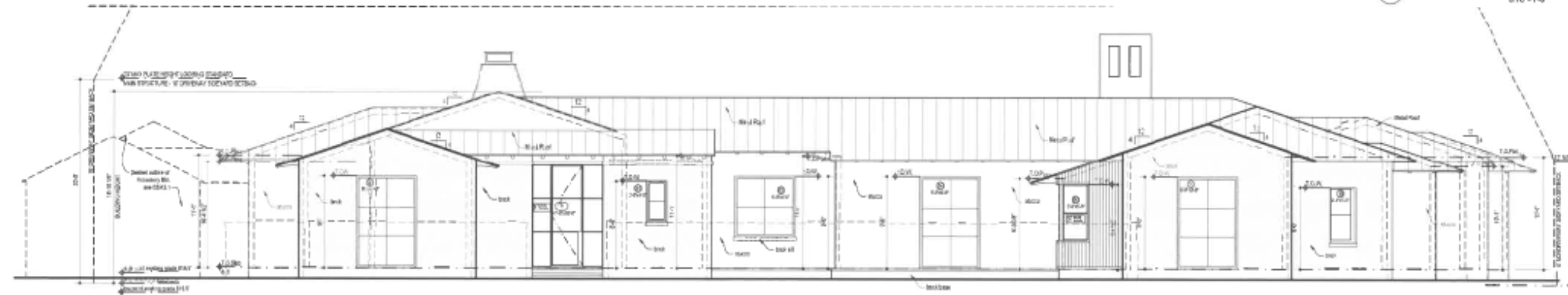








02 Right Elevation  
3/16"=1'-0"

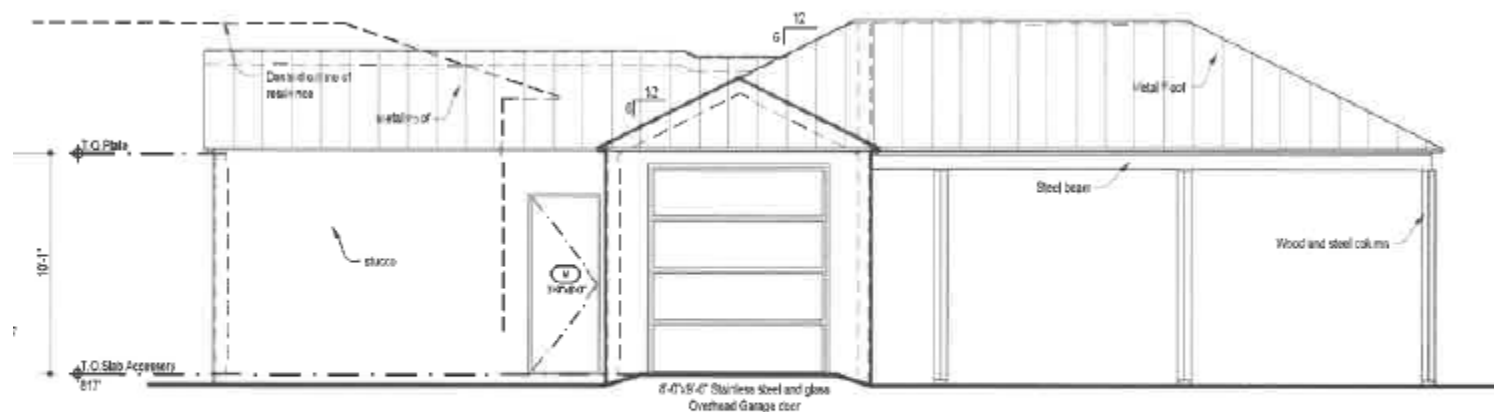


01 Front Elevation  
3/16"=1'-0"

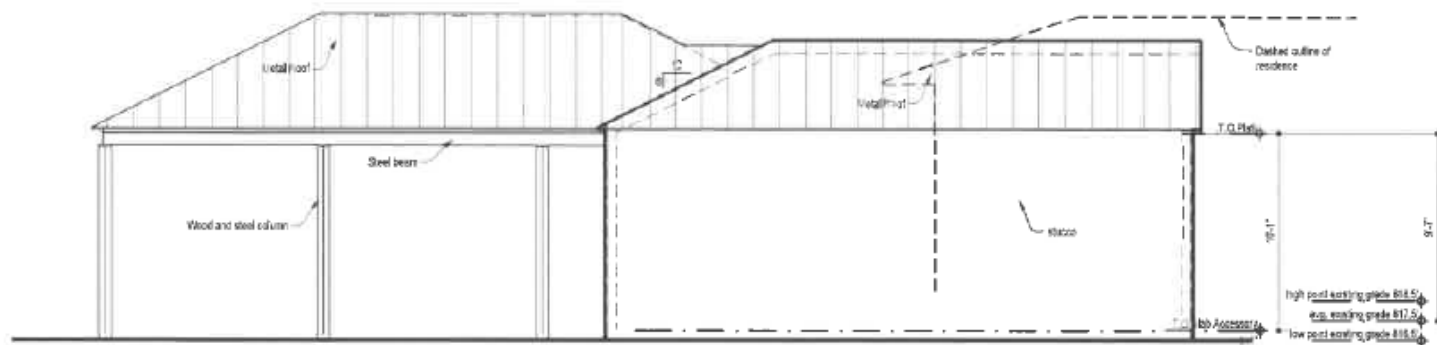
- Building height:
  - 18'-10 1/4"
- Materials:
  - Stucco
  - Standing Seam metal roof



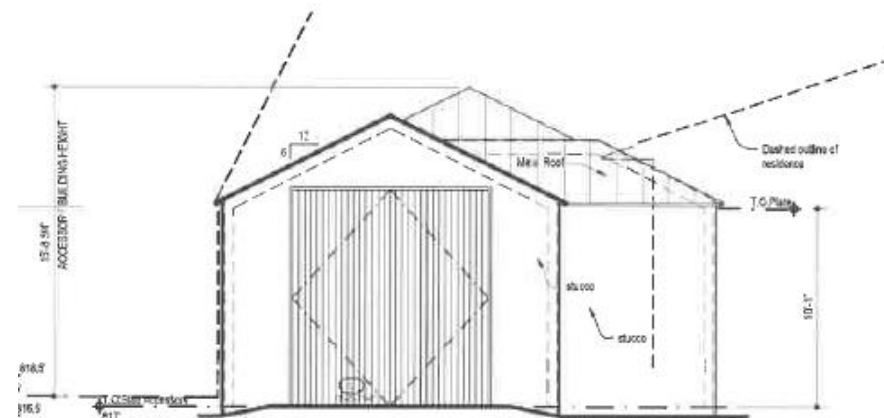




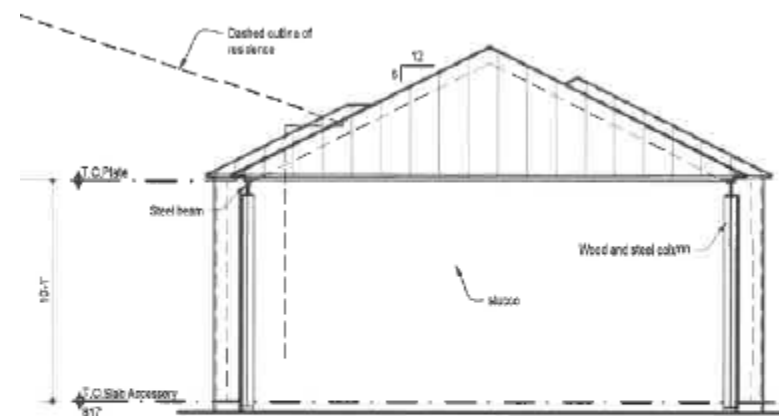
04 Accessory Bld.  
Right Elevation  
3/16"=1'-0"



04 Accessory  
Left Elevation  
3/16"=1'-0"

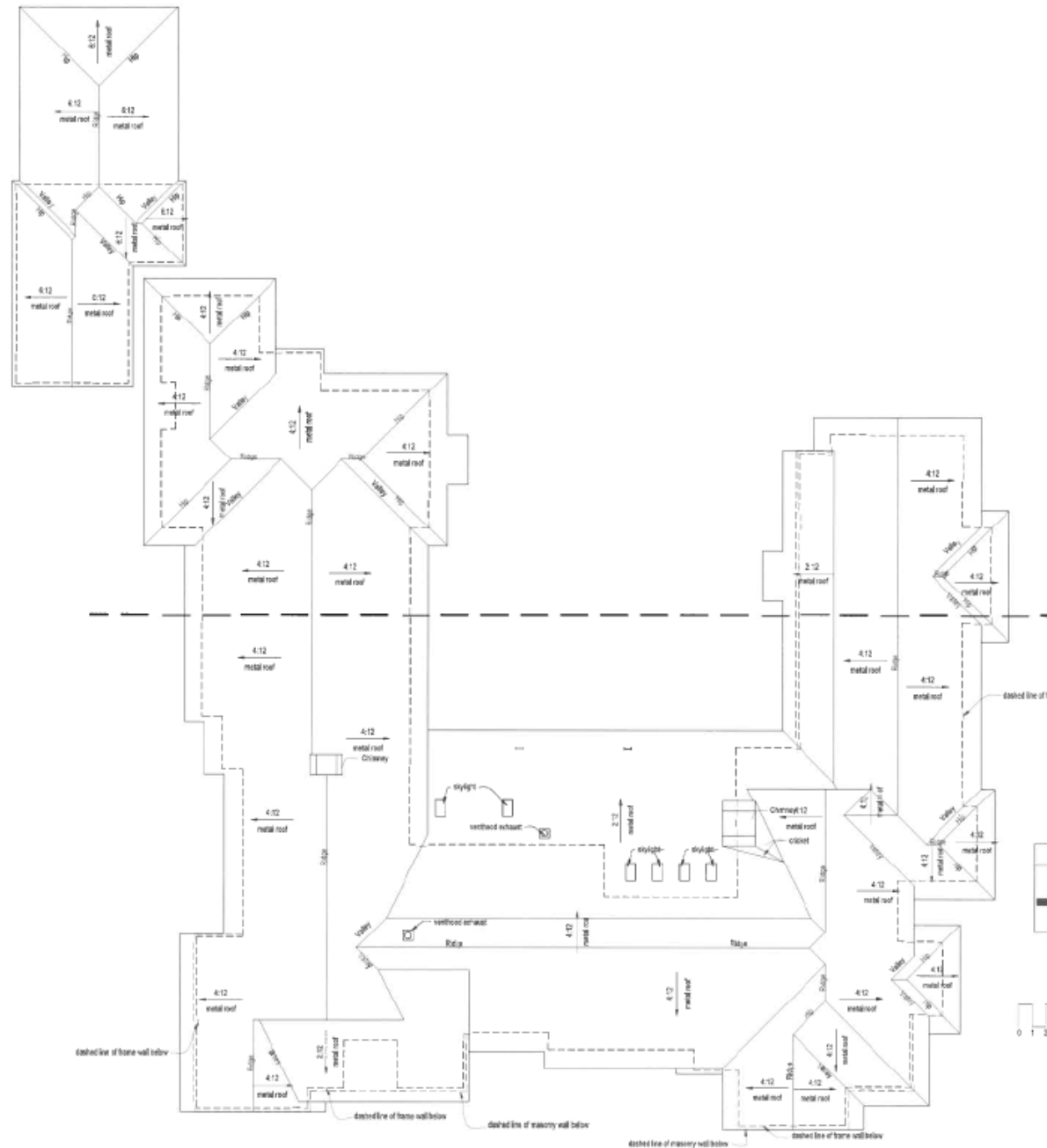


03 Accessory Bld.  
Front Elevation  
3/16"=1'-0"

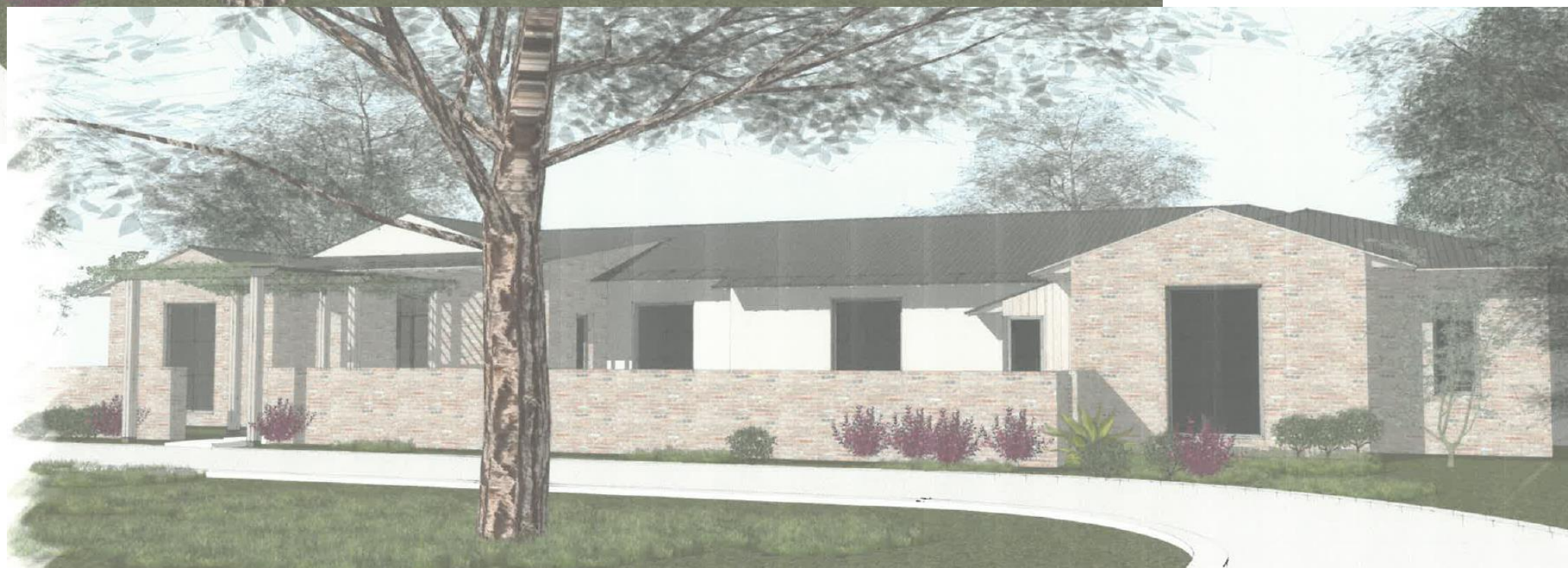


03 Accessory  
Rear Elevation  
3/16"=1'-0"

# ROOF PLAN



PRIMROSE AVE.







○ ————— Left of  
Project Site



○ ————— Existing  
Project Site



○ ————— Right of  
Project Site



○ ————— Second Property Ri  
Project



○ ————— Left of  
Project Site



○ ————— New  
Project Site



○ ————— Right of  
Project Site



○ ————— Second Property Ri  
Project

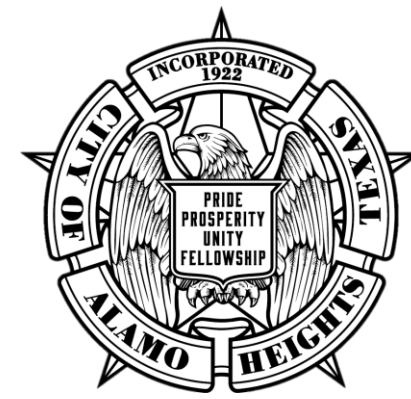
# POLICY ANALYSIS

Lot Coverage	Proposed
Lot Area	43,603
Main House	7,096
Front Porch	56
Rear Porch	870
Garage	738
Other Accessory	1,192
Lot Coverage/Lot Area	9,952/43,603
<b>Total Lot Coverage</b>	<b>23%</b>

(Max 40%)

Floor Area Ratio	Proposed
Lot Area	43,603
Main 1st Floor	8,022
Garage 1st Floor	738
Other	1,192
FAR / Lot Area	9,952/43,603
<b>Total FAR</b>	<b>23%</b>

(45% or max 50% with bonuses)



# PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (4)                      Neutral: (0)
  - Oppose: (0)



# ARCHITECTURAL REVIEW BOARD

## CASE NO. 809F



AUGUST 18, 2020

# COMPATIBILITY— 5945 BROADWAY

Nina Shealey — Director  
Community Development  
Services

# EXISTING SITE



# PROPOSED SITE

