

ARB CASE NO. 882F 260 RETAMA

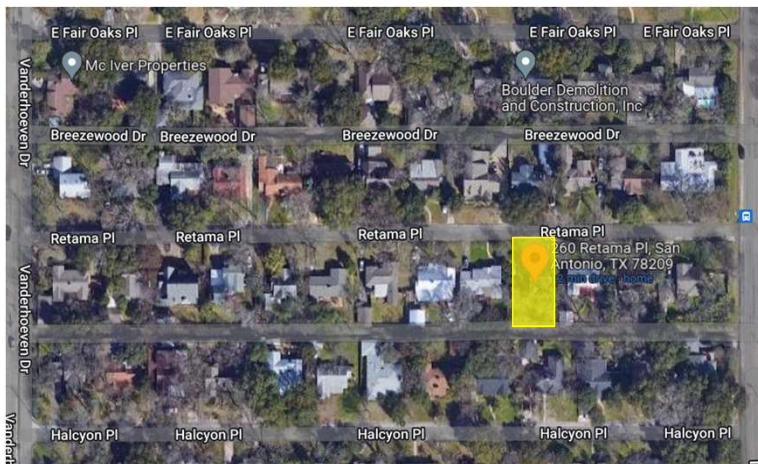
COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



SF-A

Retama

- South side between Vanderhoeven and New Braunfels N

New Single-Family residence with Attached Garage.

SUMMARY



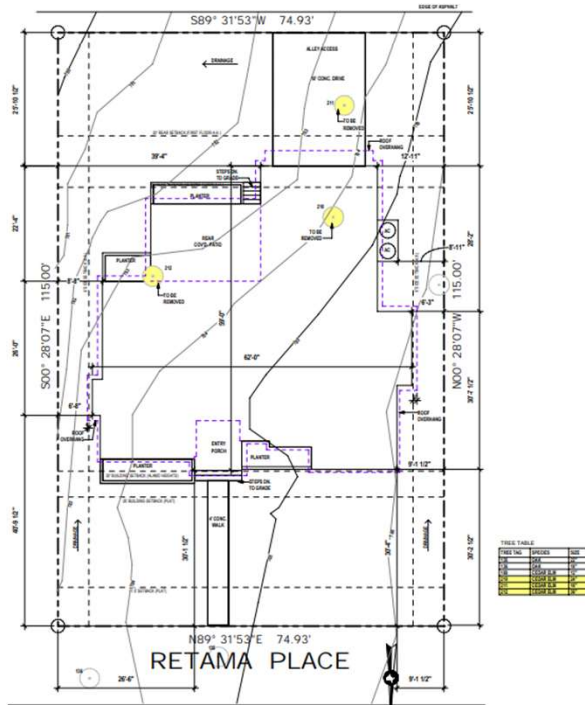
- Demolition Review
 - Significance Review
 - The board determined the previous residence was not significant at the November 30, 2021 meeting. Council approved the recommendation at their December 13, 2021 meeting.

SUMMARY

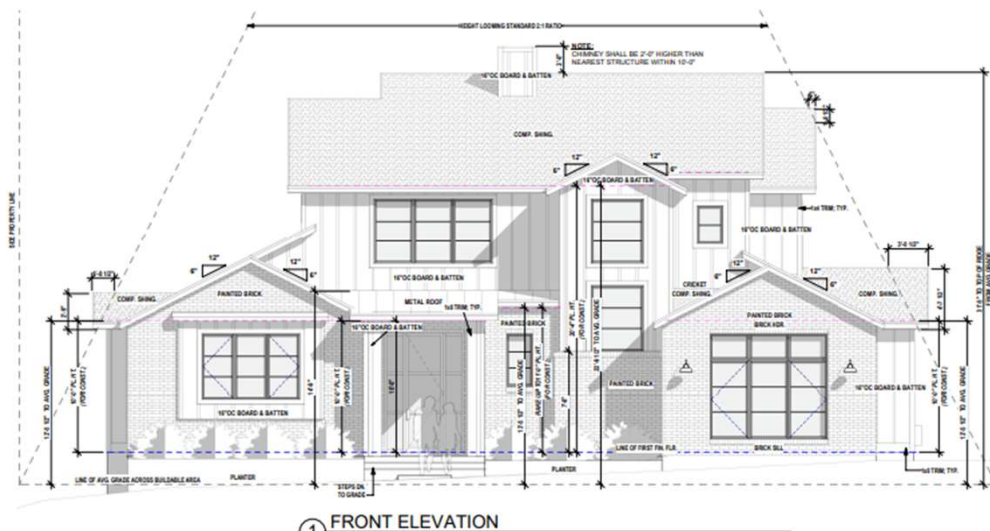


- Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof
 - If no plans are submitted for a replacement structure at the time of the request for demolition review, the director shall forward any future development plans for replacement structures to the Architectural Review Board for review of the replacement structure's compatibility
- Rescheduled from May 17, 2022 and tentatively scheduled for the upcoming June 27, 2022 City Council pending the ARB's recommendation.

SITE PLAN

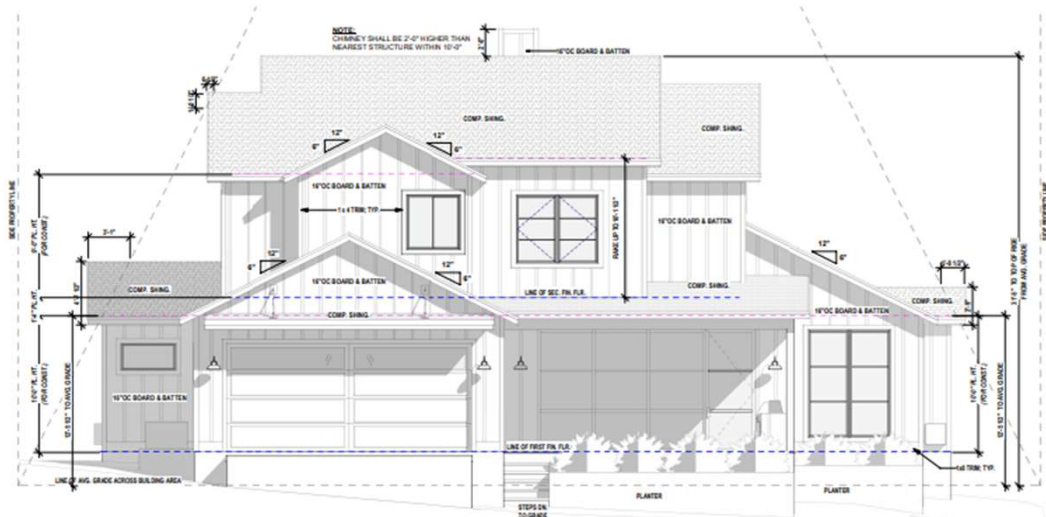


NORTH ELEVATION (FRONT)

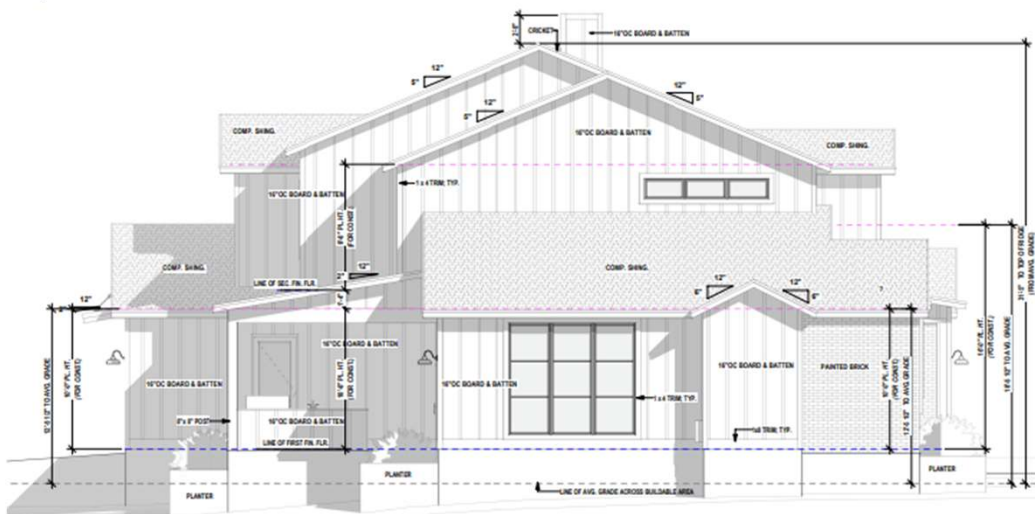


- **Height:** 31ft 5in
- **Siding:** Board and Batten with Painted Brick
- **Roof:** Composition Shingle

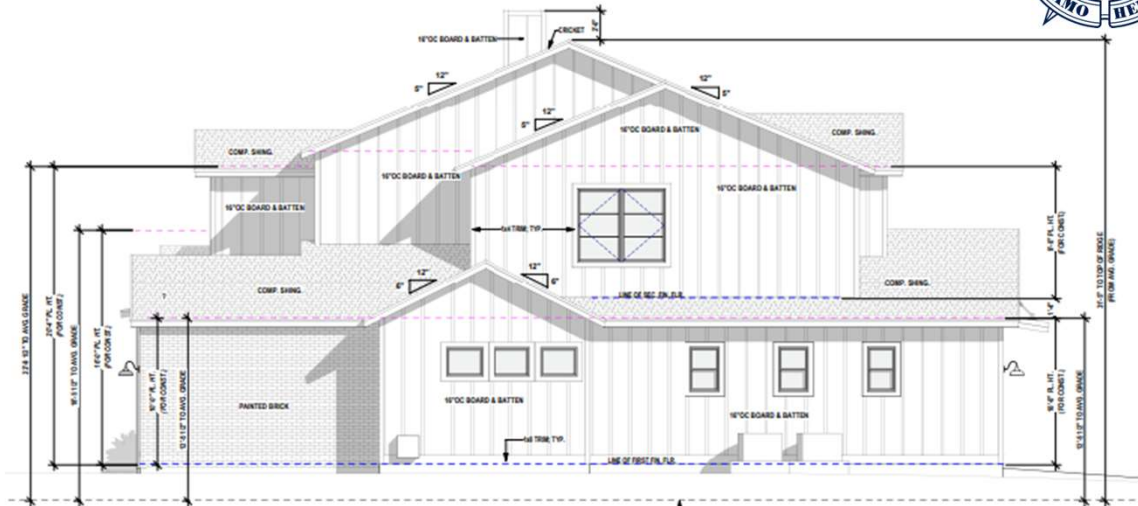
SOUTH ELEVATION (REAR)



EAST ELEVATION (LEFT)



WEST ELEVATION (RIGHT)



ROOF PLAN



POLICY ANALYSIS



Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	8616.95	8616.95
Main House 1 st Floor*	1580	1890
Main House 2 nd Floor		1318
Main House – Loft		
Garage/Carport – 1 st Floor*	306	553
Garage – 2 nd Floor		
Front Porch*	28	85
Rear Porch*		320
Covered Patio/Deck*	340	
Breezeway*		
Other*		
Total Square Footage	2,254 sq ft	4,166 sq ft
Lot Coverage* (max 40%)	2,254 sq ft / 26.2%	2,848 sq ft / 33.1%
FAR (max 47% with bonus)	1,886 sq ft / 21.9%	3,846 sq ft / 44.6%

Bonuses

+2 – Side or rear street/alley access

EXISTING STREETScape



EXISTING STREETScape ACROSS PROPERTY

EXISTING/PROPOSED STREETScape



EXISTING STREETScape



PROPOSED STREETScape

PERSPECTIVE RENDERINGS



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. 884F 119 GRANT

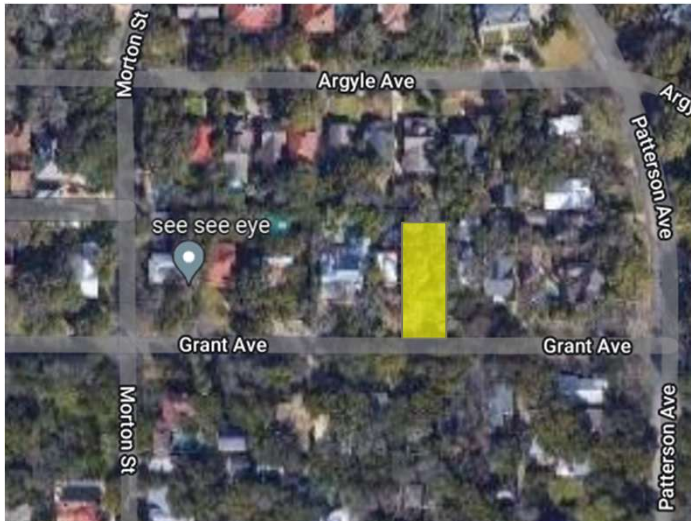
COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



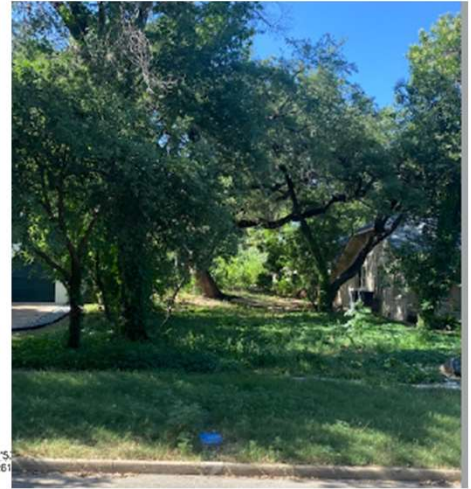
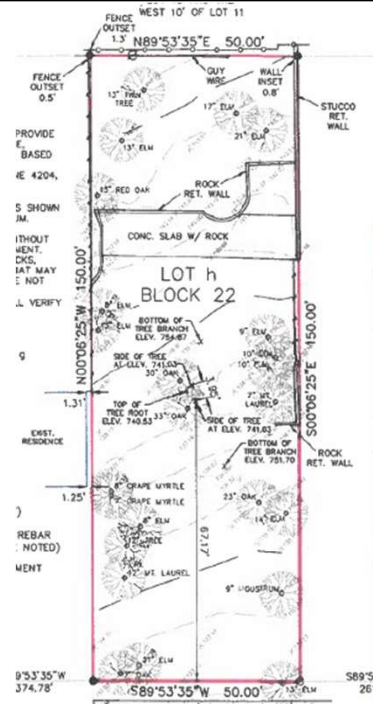
- SF-A
- Grant
 - North side between Morton and Patterson
- New Single-Family residence with Detached Garage.

SUMMARY

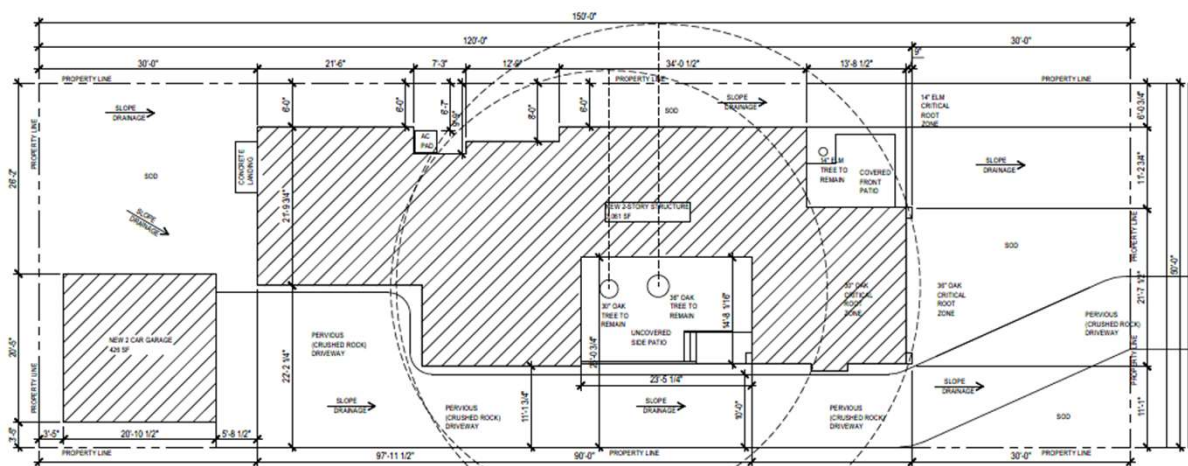


- Demolition Review
 - Compatibility Review
 - New construction subject to board review of the replacement structure's compatibility
 - Tentatively scheduled for the June 13, 2022 City Council meeting pending the board's recommendation.

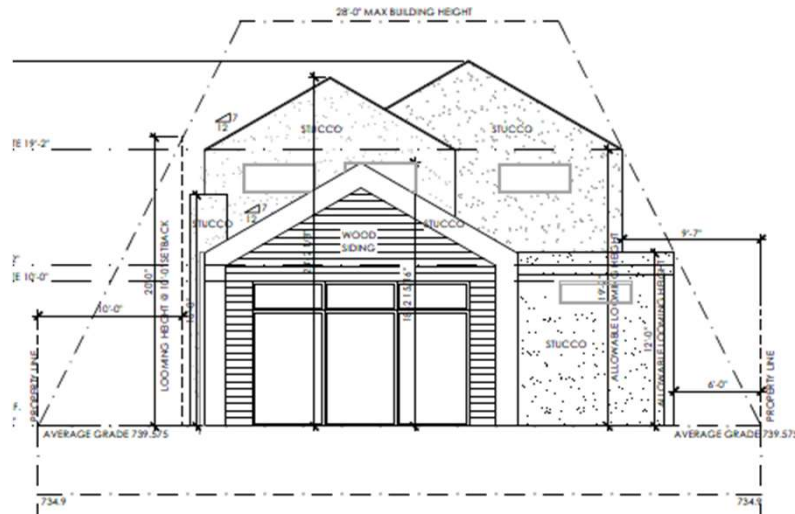
EXISTING CONDITIONS



PROPOSED SITE PLAN

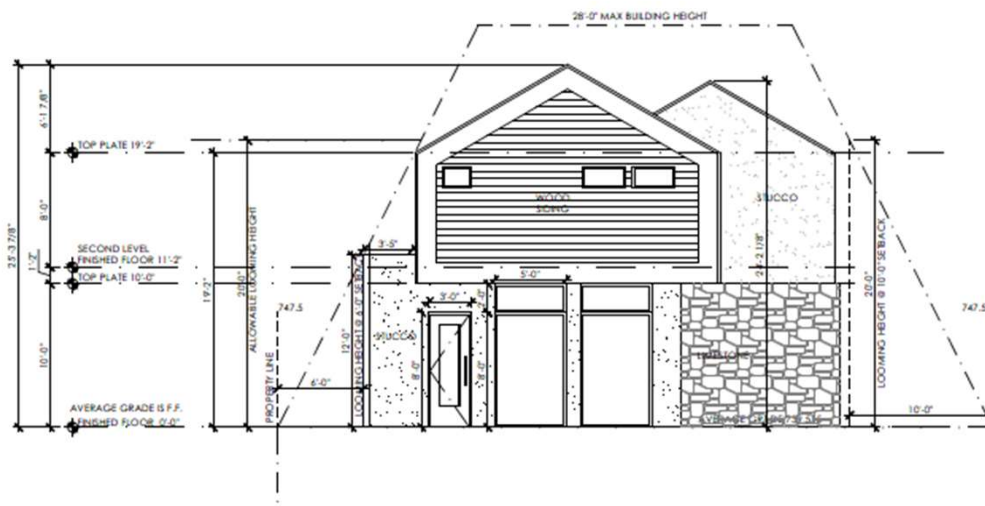


SOUTH ELEVATION (FRONT)



Height: 25ft 3-7/8 in
Siding: Stucco, Limestone, and Standing Seam Metal
Roof: Standing Seam Metal & TPO

NORTH ELEVATION (REAR)



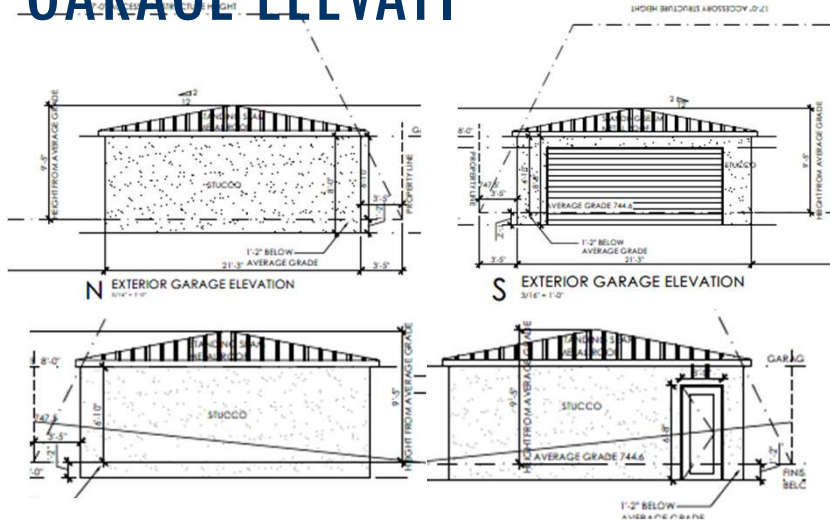
EAST ELEVATION (LEFT)



WEST ELEVATION (RIGHT)

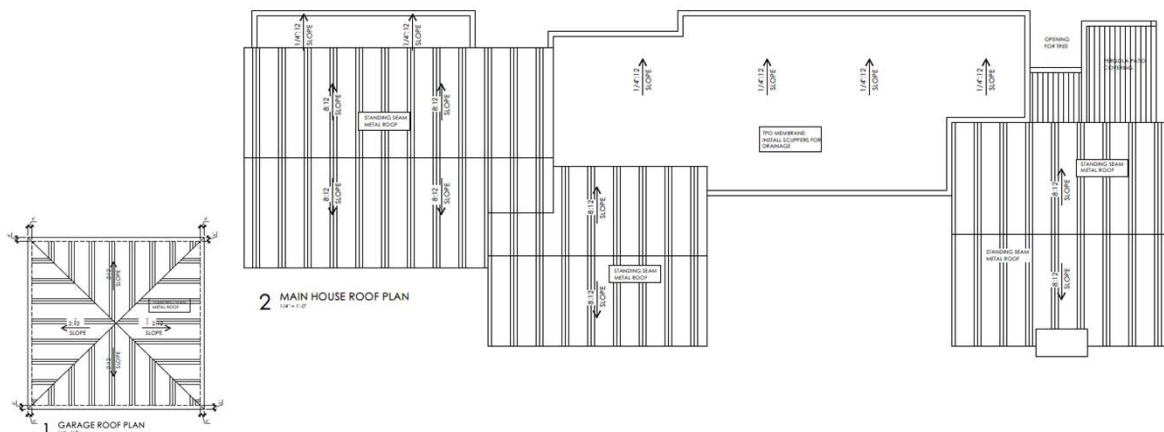


GARAGE ELEVATIONS



- **Height:** 17ft
- **Siding:** Stucco
- **Roof:** Standing Seam Metal

ROOF PLAN



POLICY ANALYSIS

POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7500	7500
Main House 1 st Floor*		2126
Main House 2 nd Floor		935
Main House – Loft		
Garage/Carport – 1 st Floor*		426
Garage – 2 nd Floor		
Front Porch*		107
Rear Porch*		
Covered Patio/Deck*		
Breezeway*		
Other*		
Total Square Footage		3,594 sq ft
Lot Coverage* (max 40%)	0 sq ft / 0%	2,659 sq ft / 35.5%
FAR (max 47% with bonus)	0 sq ft / 0%	3,487 sq ft / 46.5%

Bonuses

+2 – Side or rear street/alley access



PROPOSED STREETSCAPE



PERSPECTIVE RENDERINGS (WEST)



PERSPECTIVE RENDERINGS (EAST)



PERSPECTIVE RENDERINGS



PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
 - Support: (2) Neutral: (0)
 - Oppose: (0)