

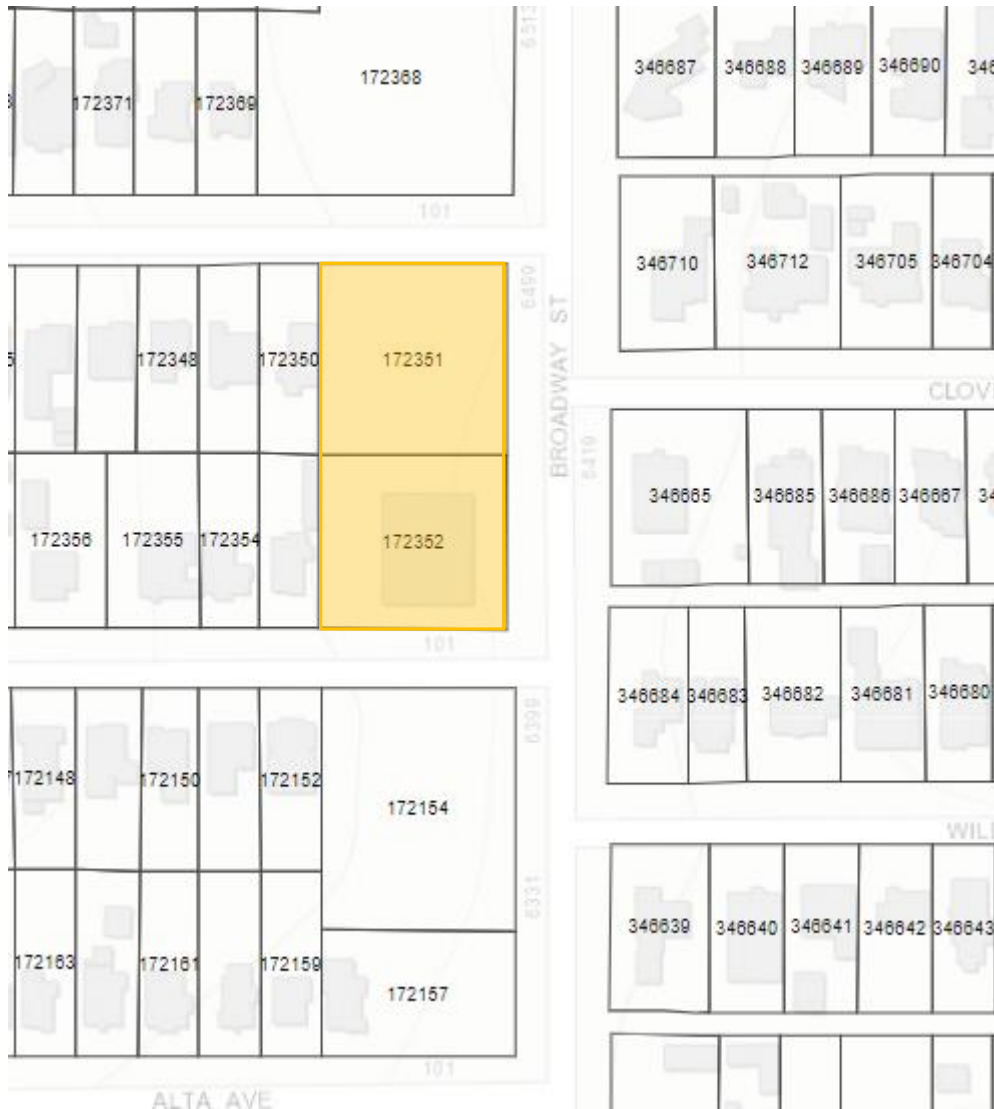
**BOARD OF ADJUSTMENT
CASE NO. 2395
6411 BROADWAY ST**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

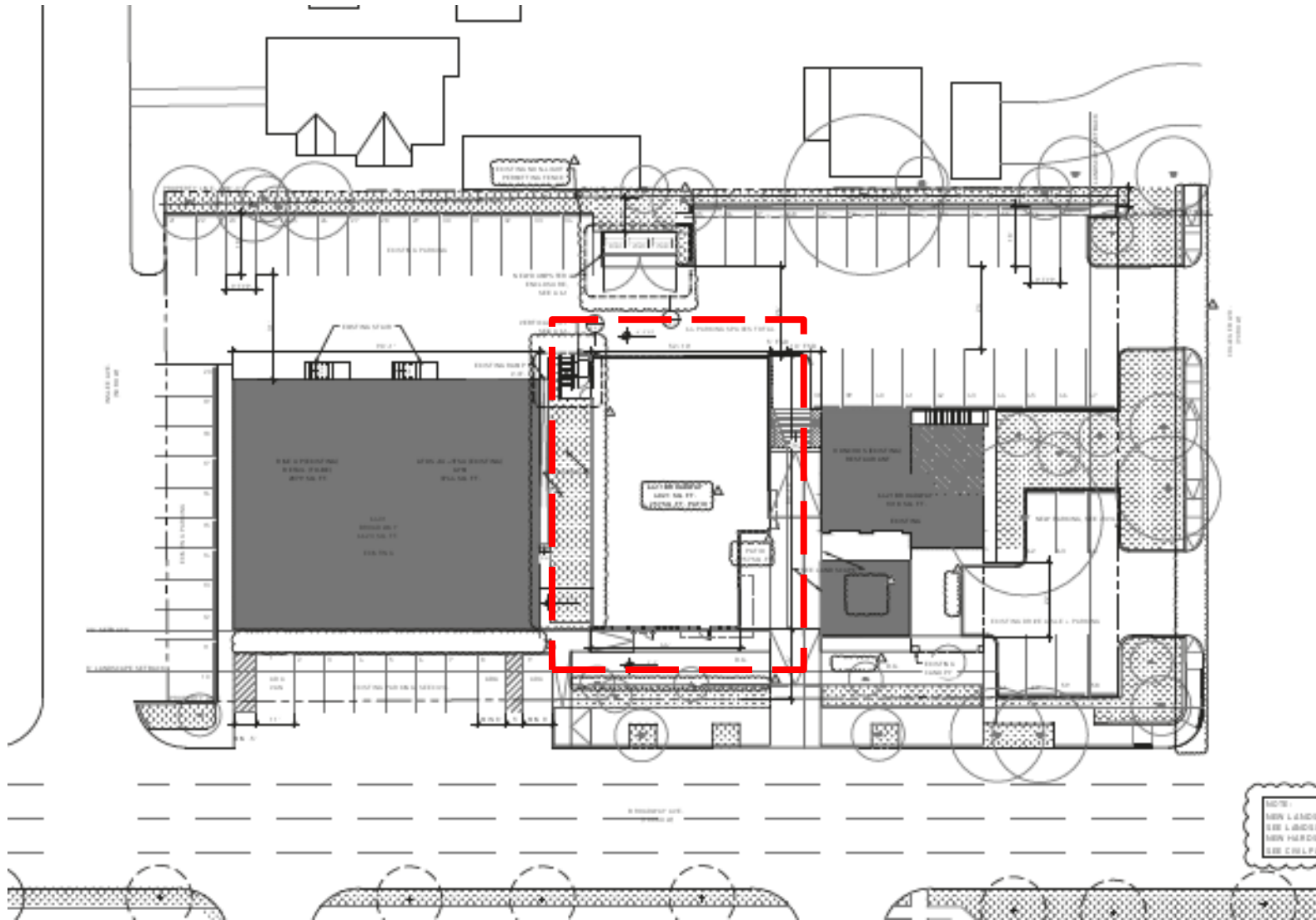
PROPERTY



- Broadway St
 - West side of Broadway between College Blvd and Inslee Ave
- Business District (B-1)
- New Commercial Use Building



PROPOSED SITE PLAN





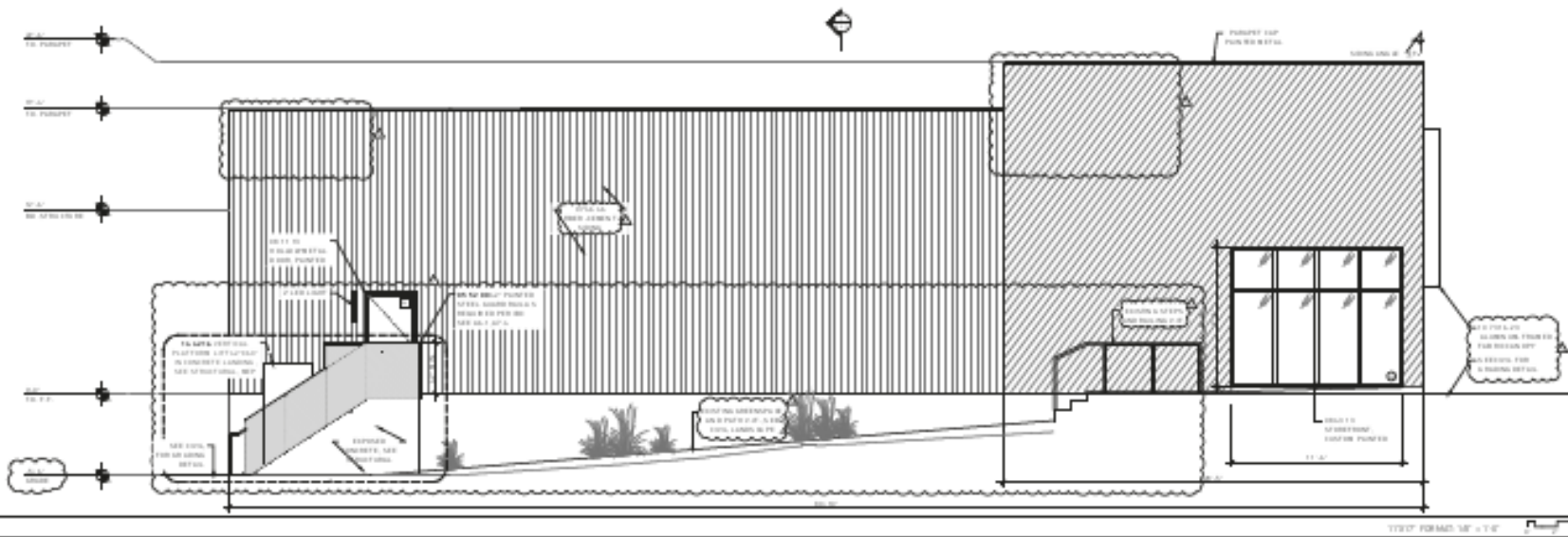
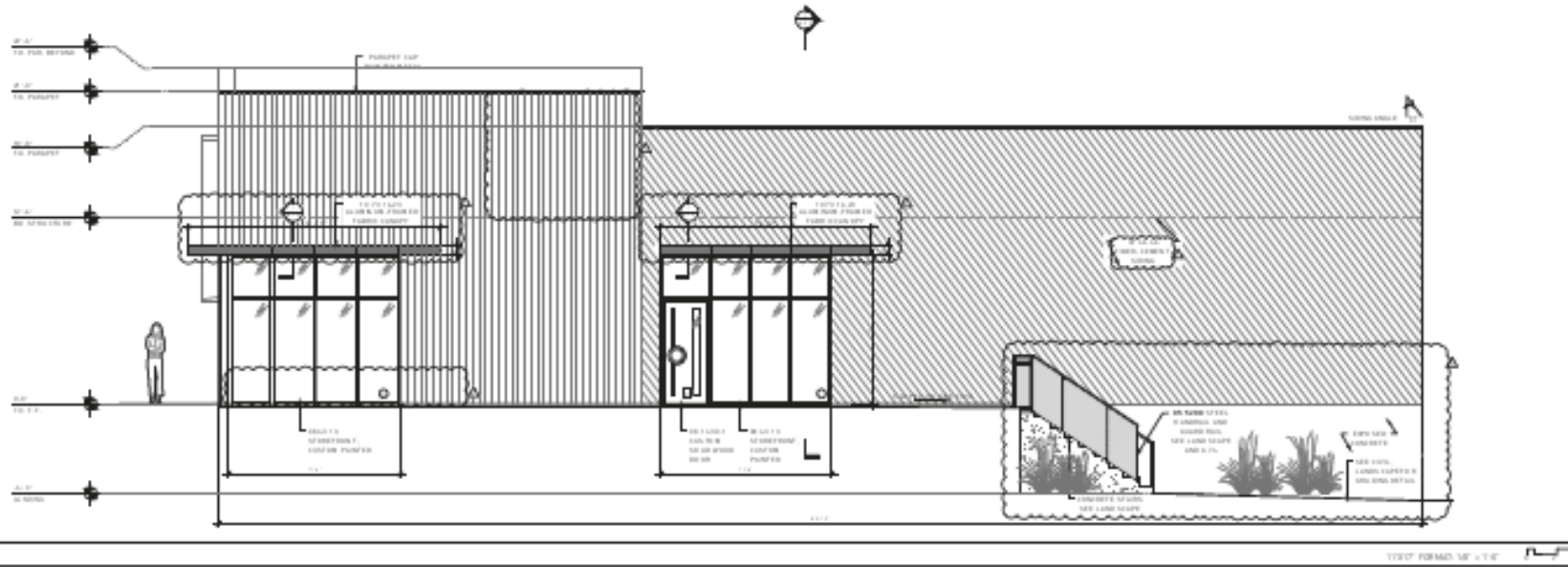
PROPERTY

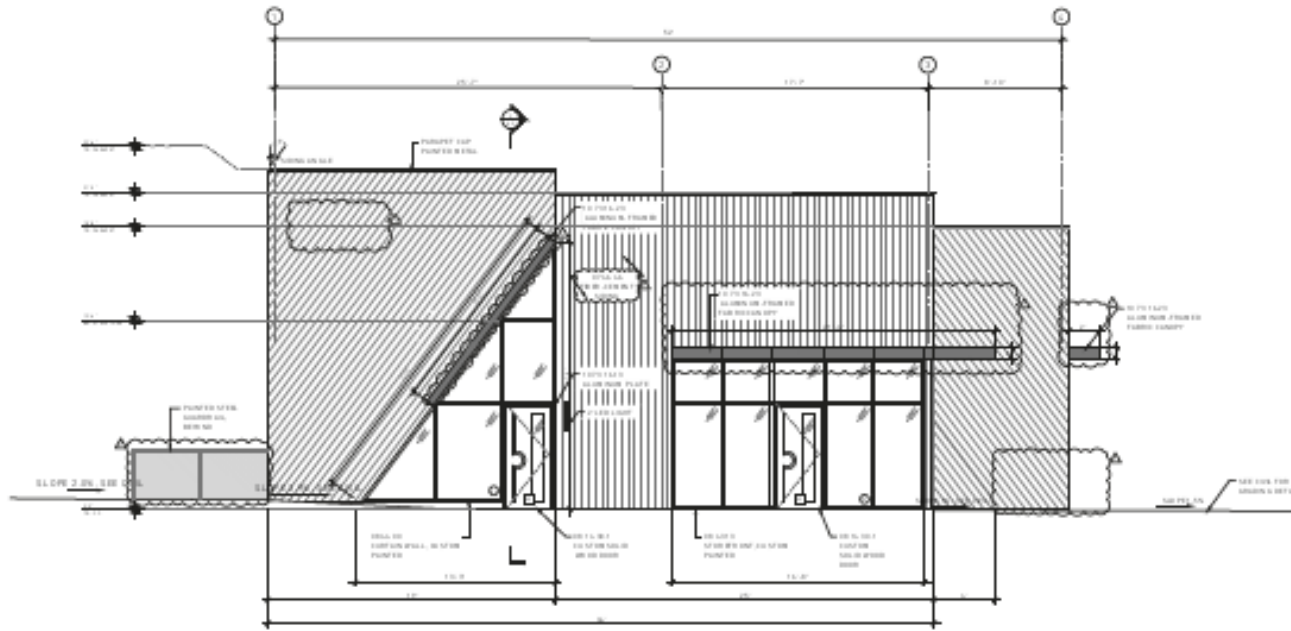




EXISTING CONDITIONS

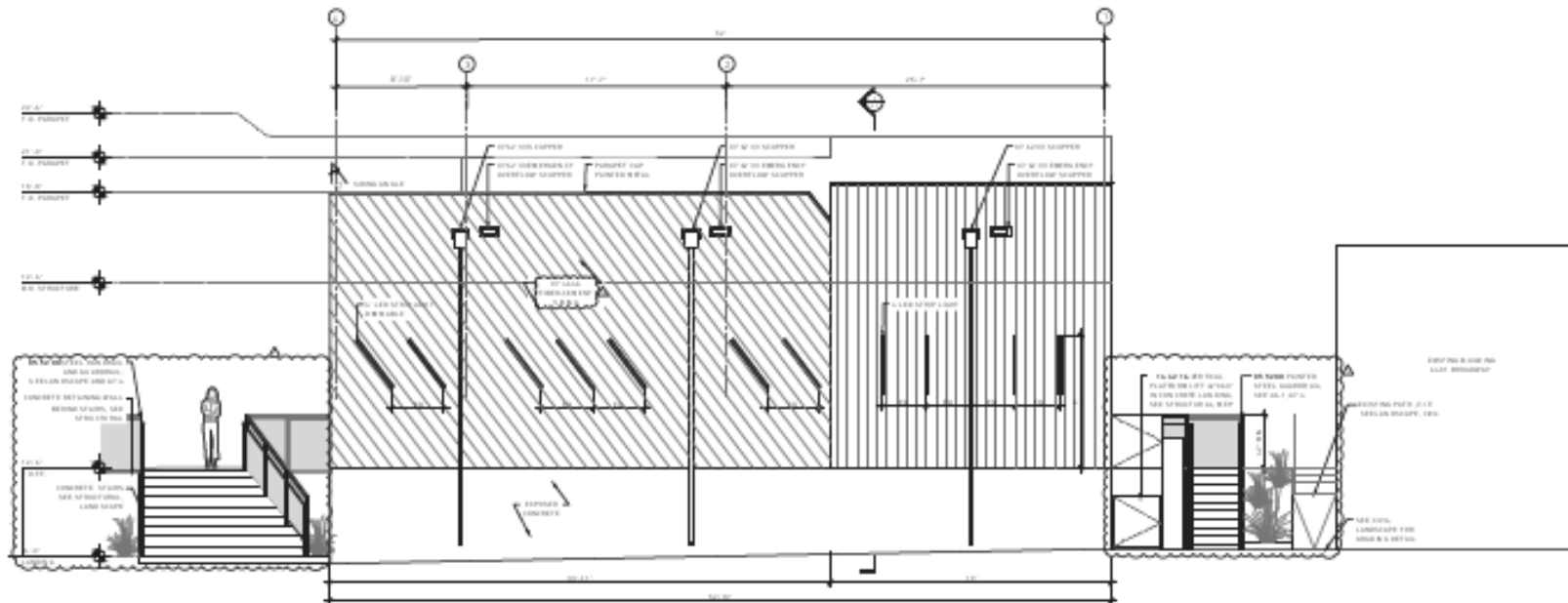






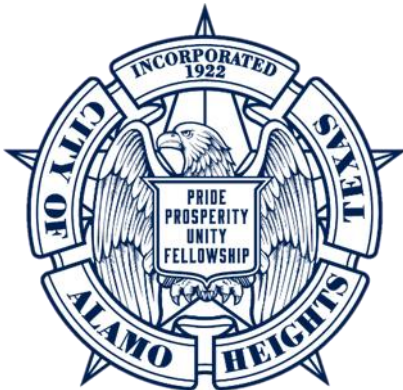
EAST ELEVATION

1/8" = 1'-0"

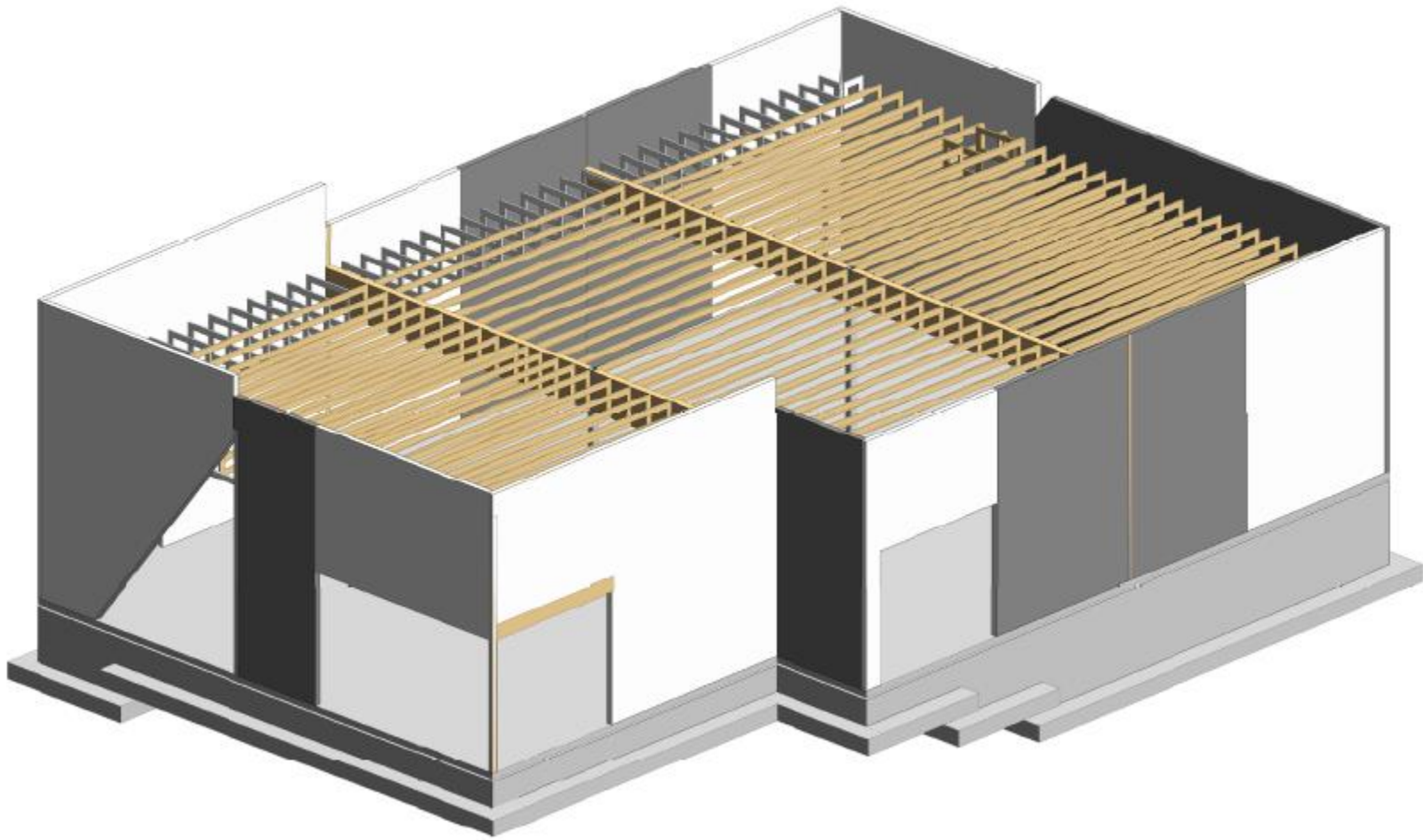


WEST ELEVATION

1/8" = 1'-0"



3D VIEW



VIEW FROM BROADWAY



PEDESTRIAN SIDEWALK VIEW





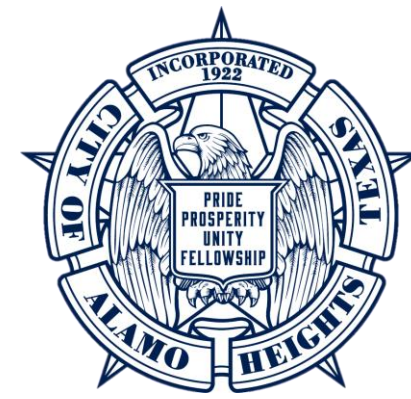
BACKGROUND

- City Council - Notice of Intent – September 12, 2022
- ARB - Preliminary Review – October 18, 2022
- P&Z - Replat – November 07, 2022
 - City Council Action – November 14, 2022
- Completed plan review process.

POLICY ANALYSIS



- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - None



PUBLIC NOTIFICATION

- Public Notice
 - 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)



**BOARD OF ADJUSTMENT
CASE NO. 2393
250 TUXEDO AVE**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

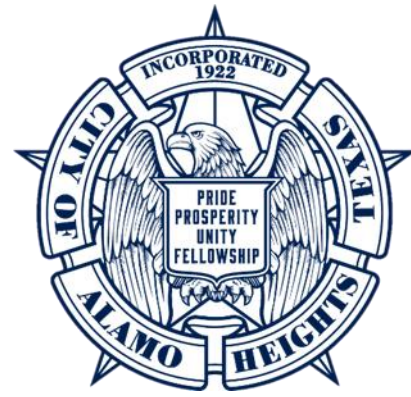
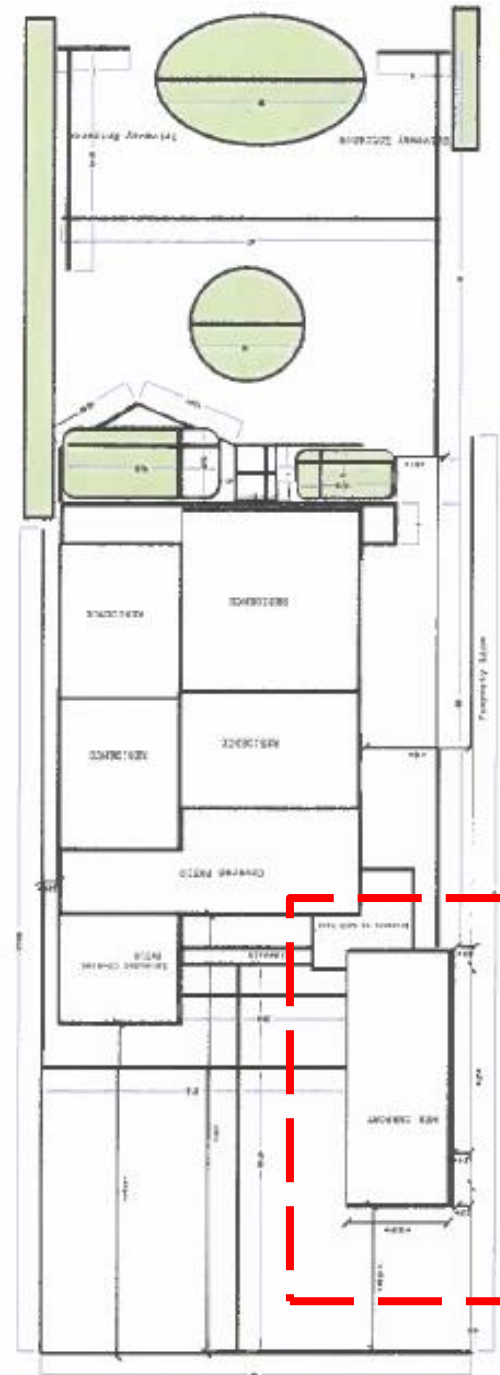
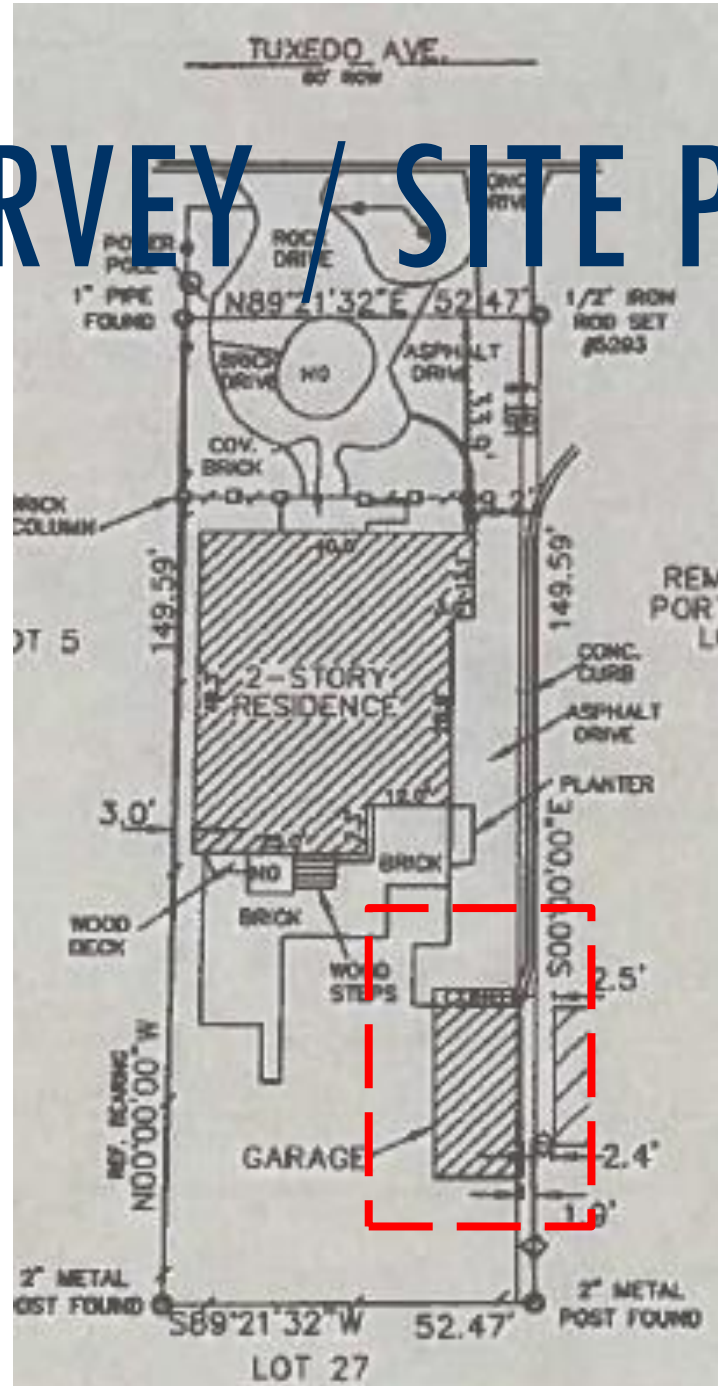


PROPERTY



- SF-A
- South side of street, between Nacogdoches & Alamo Heights Blvd
- Detached accessory structure

SURVEY / SITE PLAN



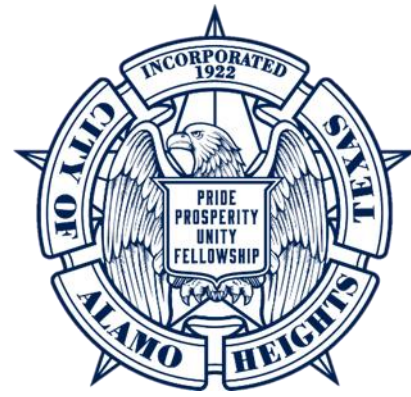
EXISTING CONDITIONS



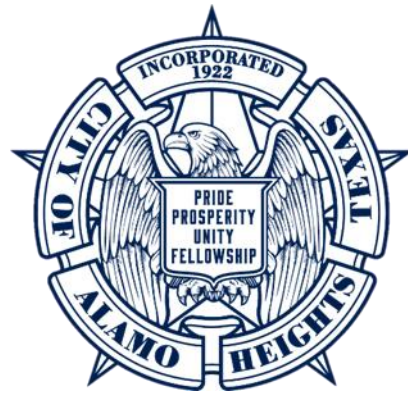
EXISTING CONDITIONS



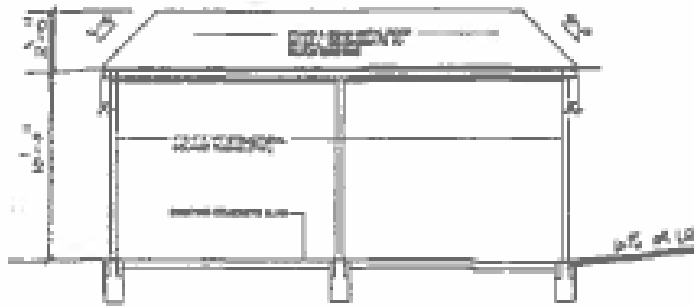
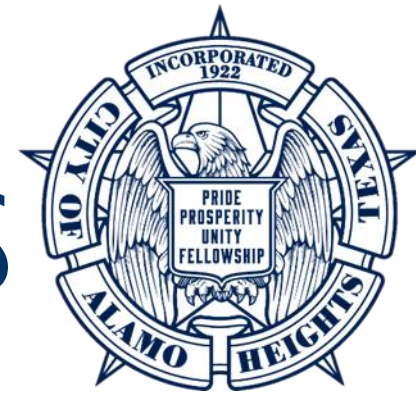
EXISTING CONDITIONS



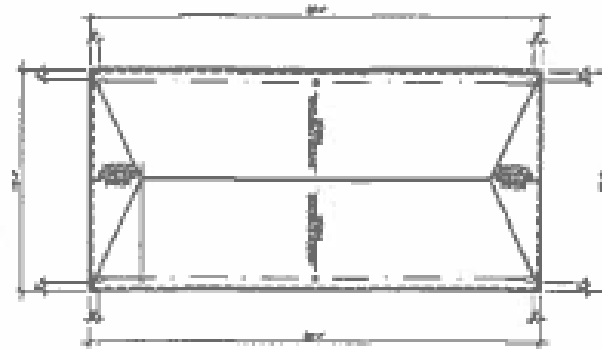
EXISTING CONDITIONS



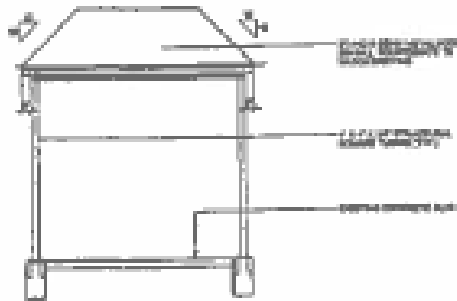
ORIGINAL/PROPOSED SOUTH ELEVATIONS



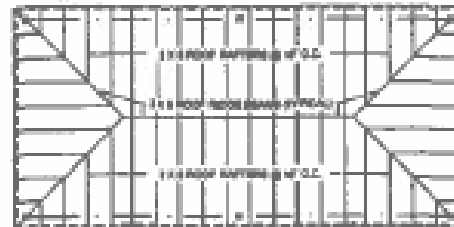
LEFT & RIGHT ELEVATIONS
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"



FRONT & REAR ELEVATIONS
SCALE 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

POLICY ANALYSIS

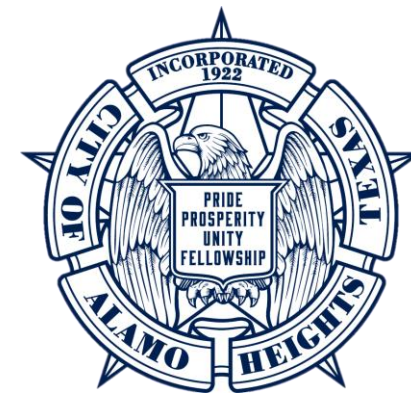


■ Hardships

- None identified concerning lot size, lot shape, or topography.

■ Considerations

- Preservation of the existing structure limits placement of improvements.
- The existing garage is non-conforming.
- The proposed replacement would not increase in square footage.



PUBLIC NOTIFICATION

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



**BOARD OF ADJUSTMENT
CASE NO. 2388
141 PATTERSON AVE**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

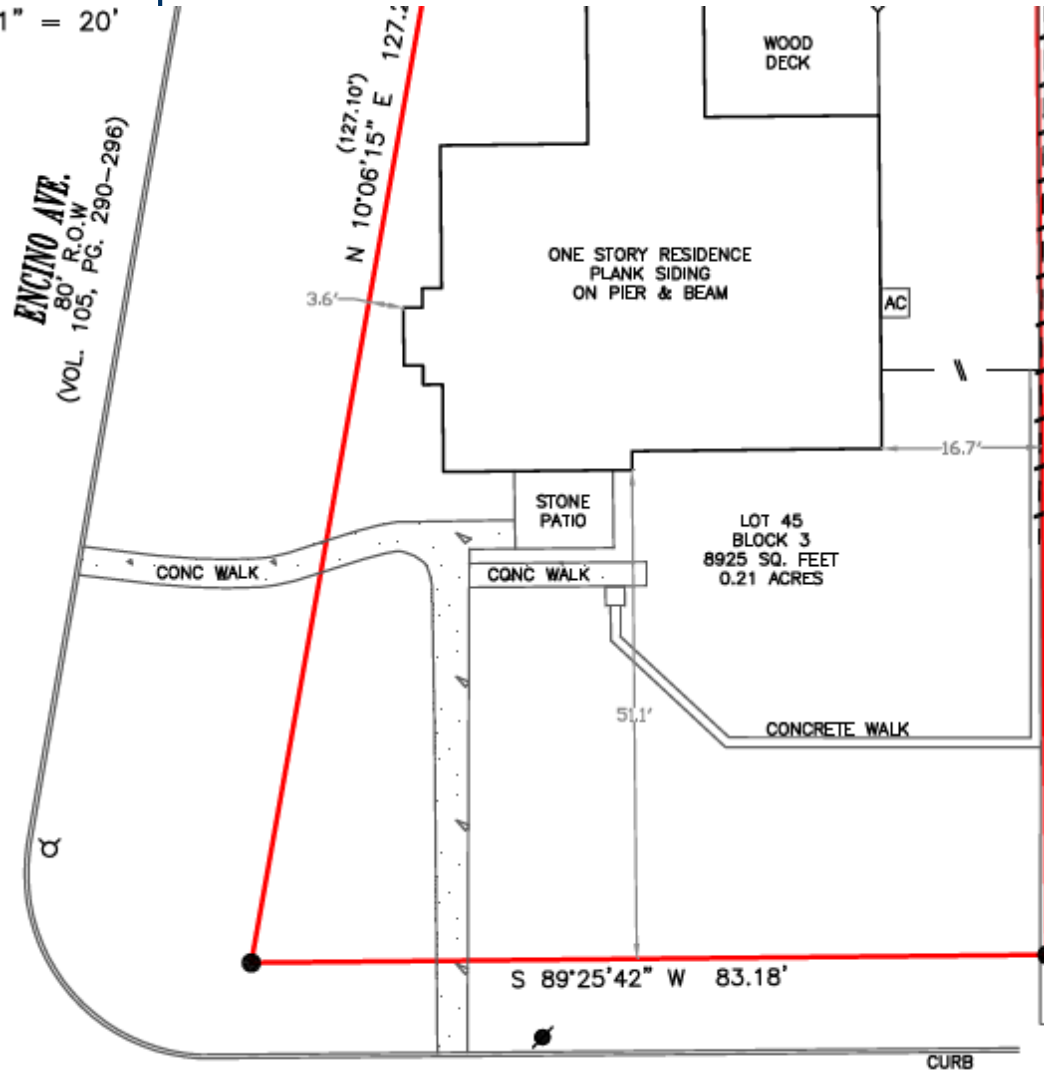


PROPERTY

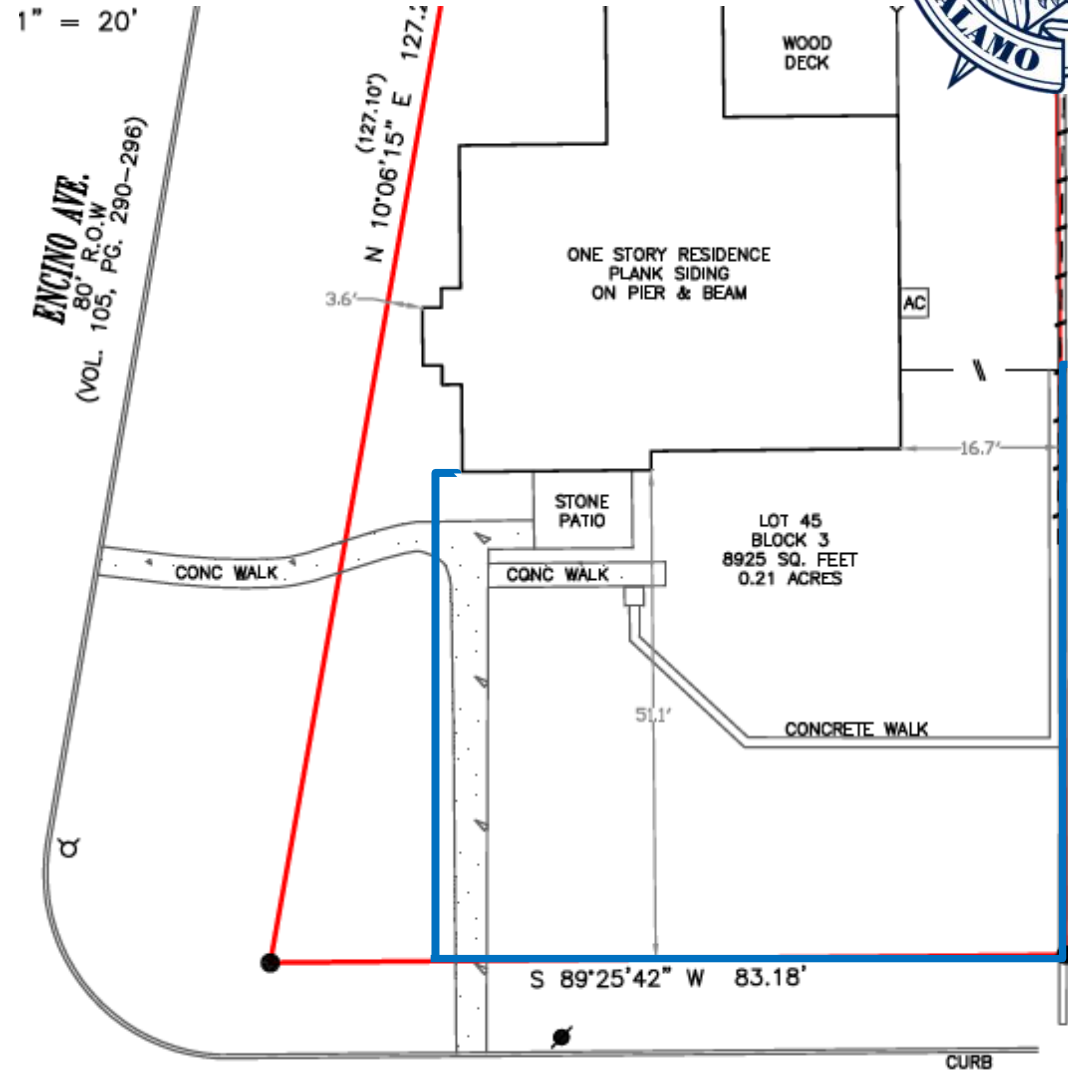


- SF-A
- Northeastern corner of Patterson Ave at Encino Ave
- New wall in front yard
- Tabled July 05, 2023

SITE PLAN



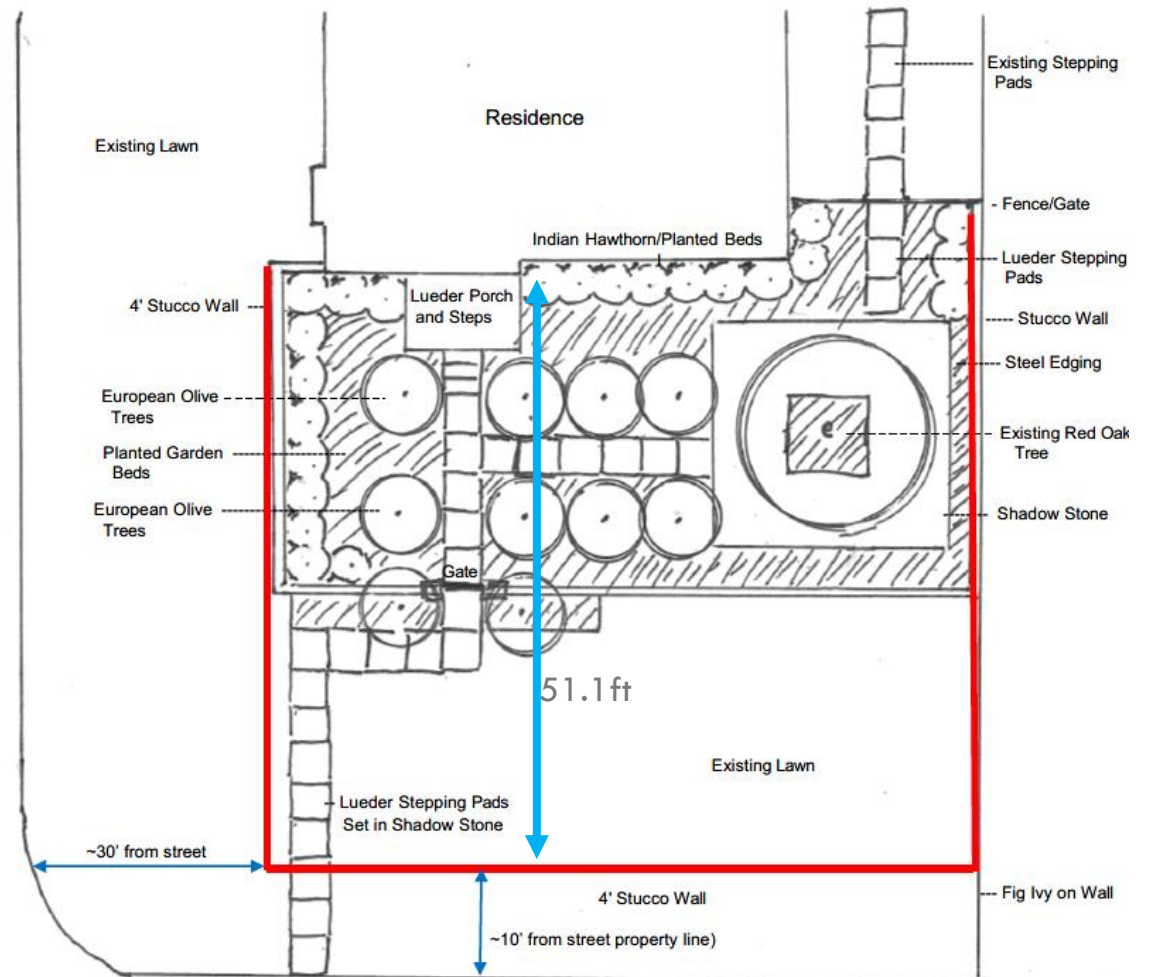
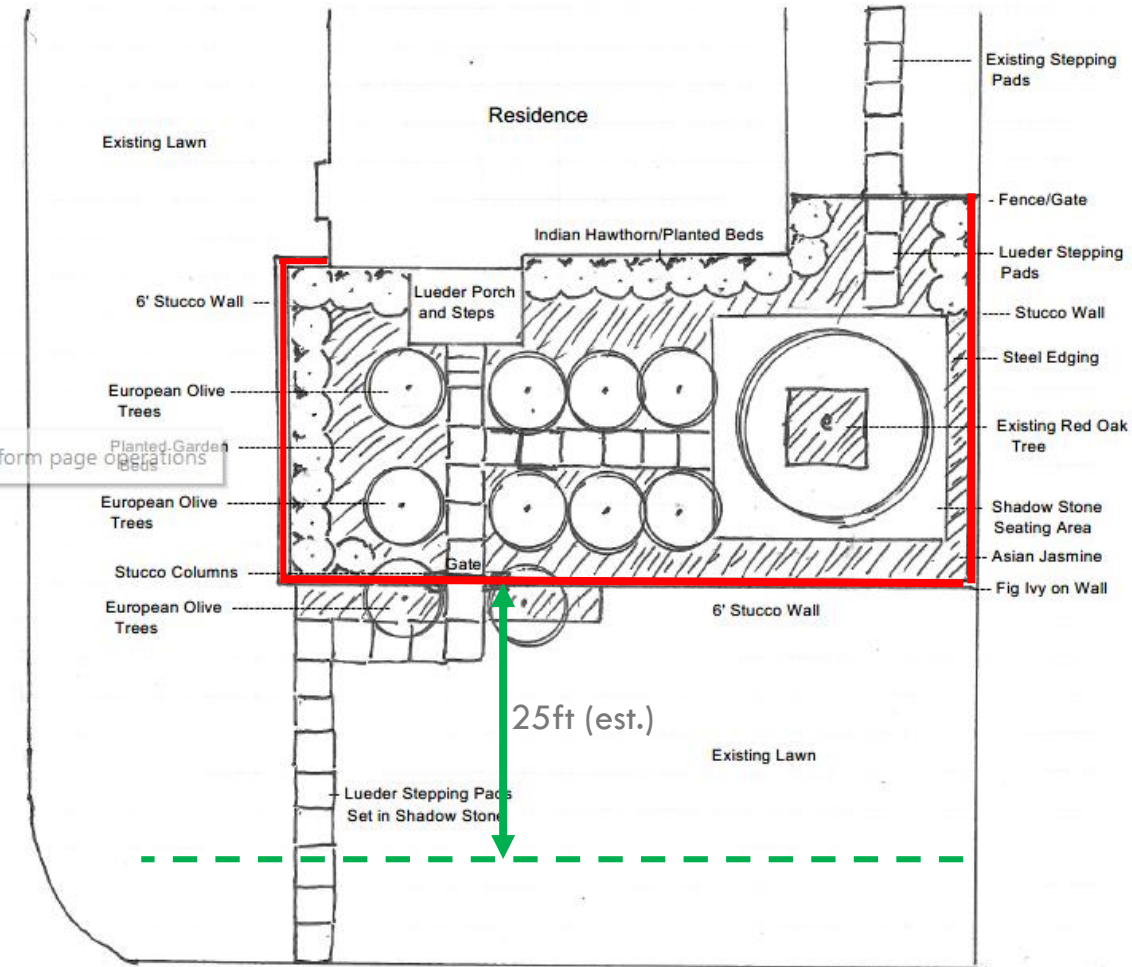
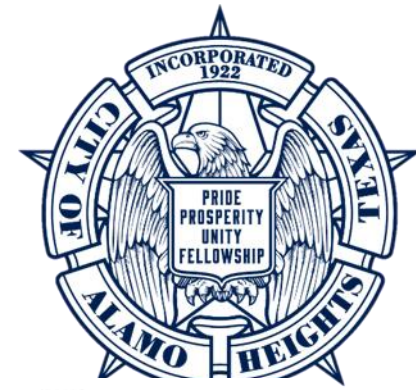
PATTERSON AVE.



PATTERSON AVE.



PROPOSED ELEVATION



POLICY ANALYSIS

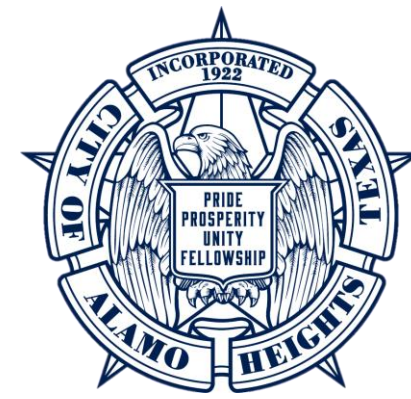


- **Hardships**

- None identified concerning lot size, lot shape, or topography.

- **Considerations**

- As of July 05, no additional comments have been received from the Fire and/or Police Departments.
- Property located in the Floodway and will require review and approval of a Floodplain Development Permit.



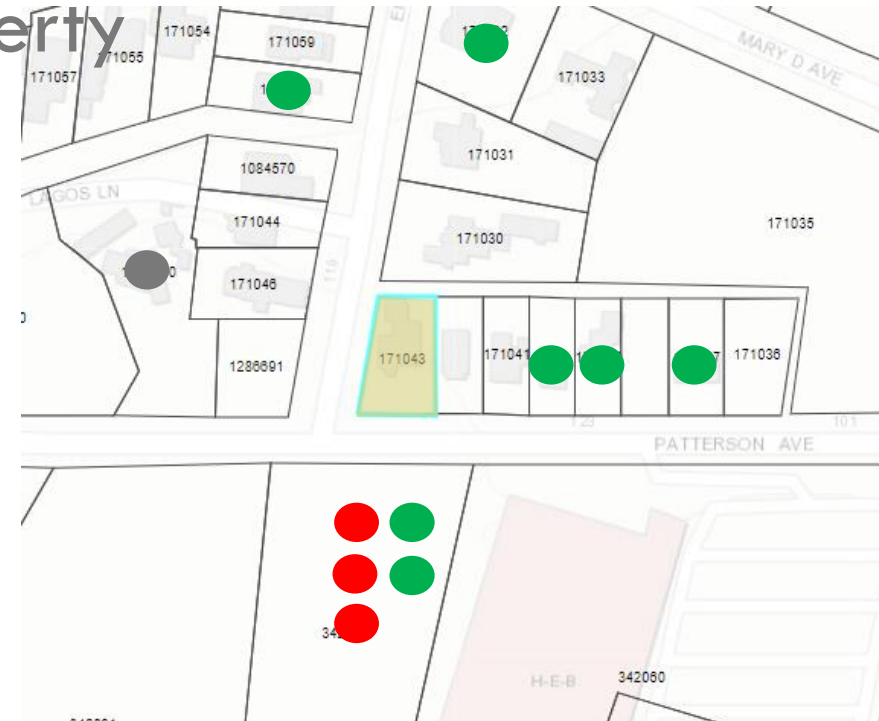
PUBLIC NOTIFICATION - UPDATE

- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property

- Responses received:

- Support: (7) Neutral: (1)

- Oppose: (3)



**BOARD OF ADJUSTMENT
CASE NO. 2389
222 CLAIBORNE WAY**

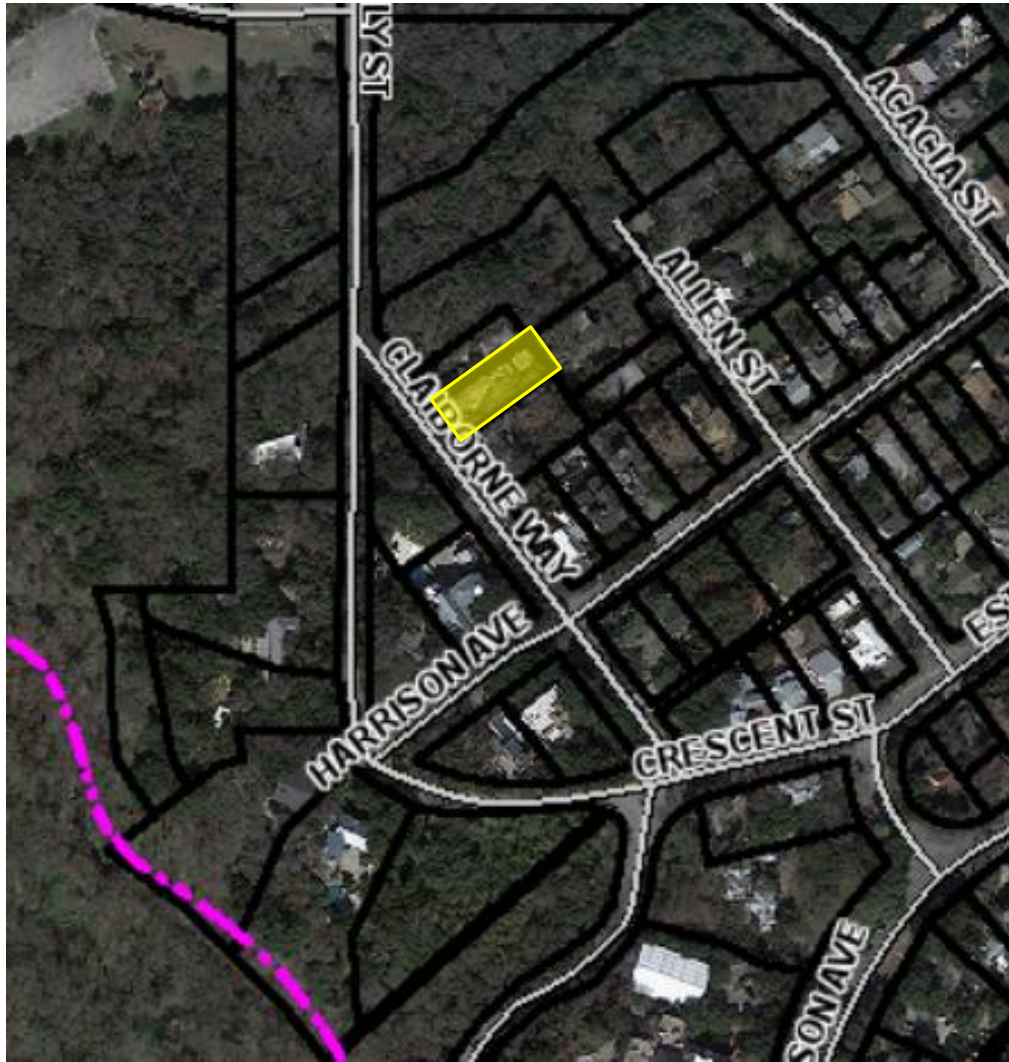


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

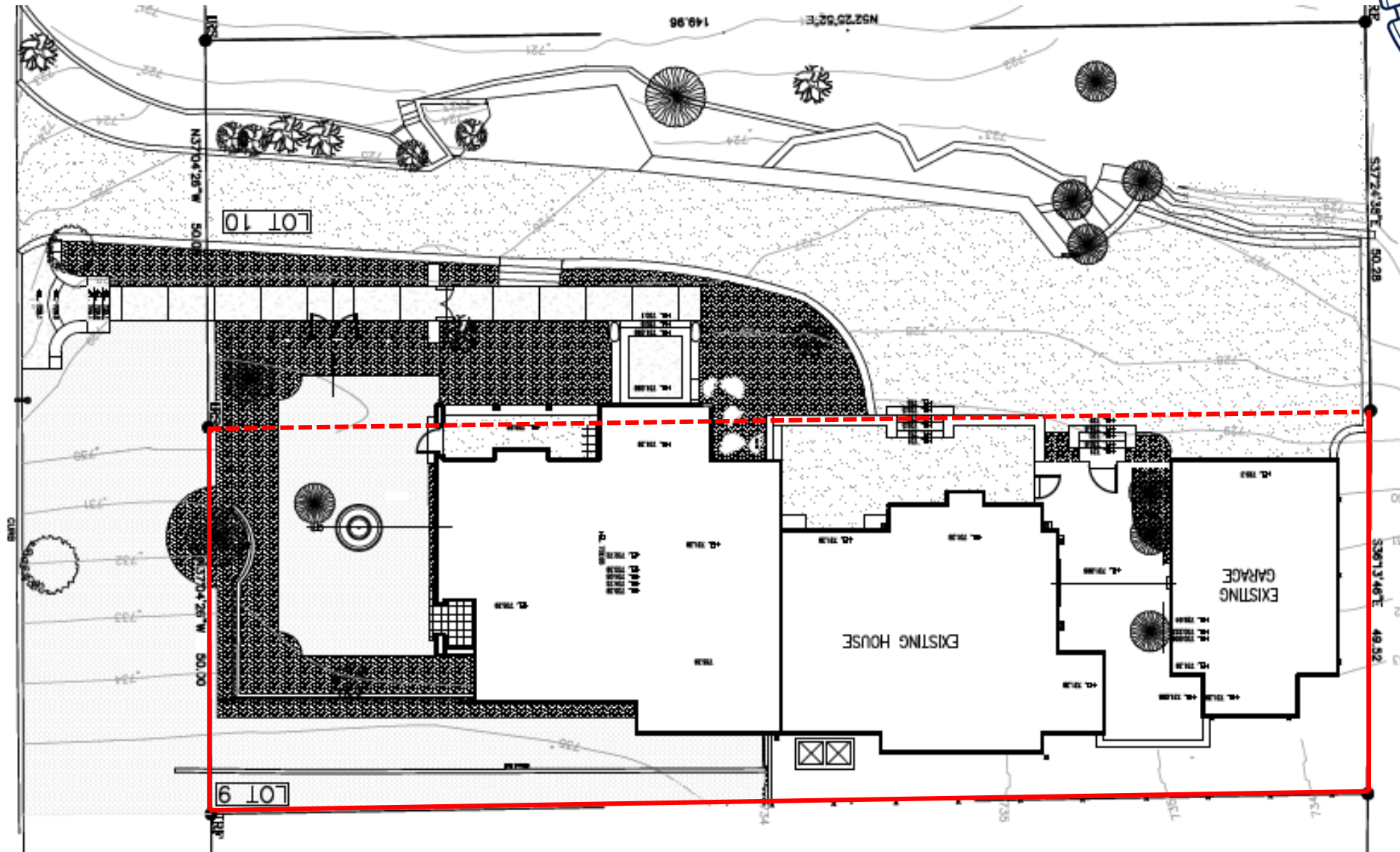


PROPERTY



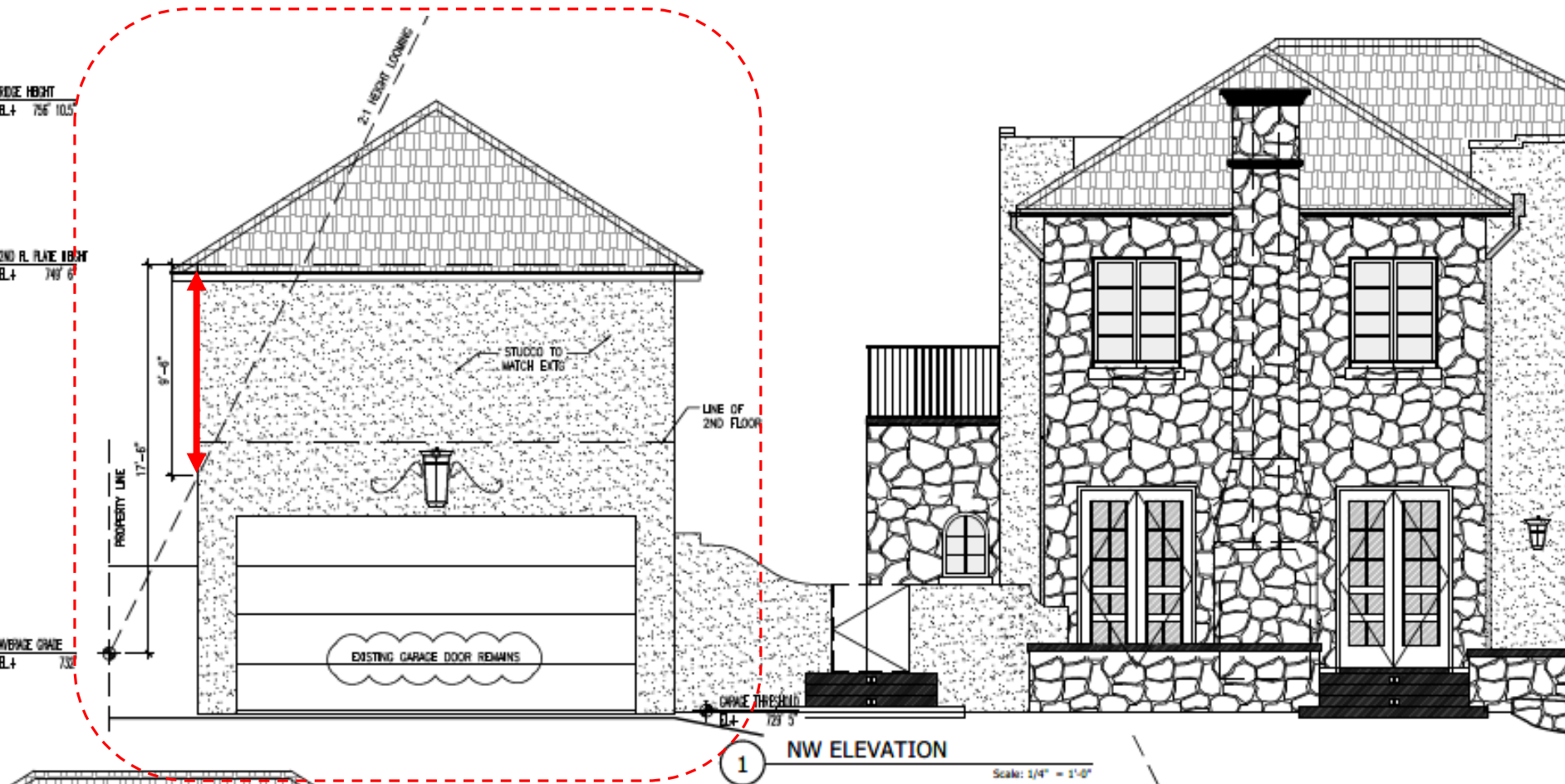
- SF-A
- Claiborne Way
 - Eastern side between Greely St and Harrison Ave
- 2nd story addition to detached accessory

SITE PLAN





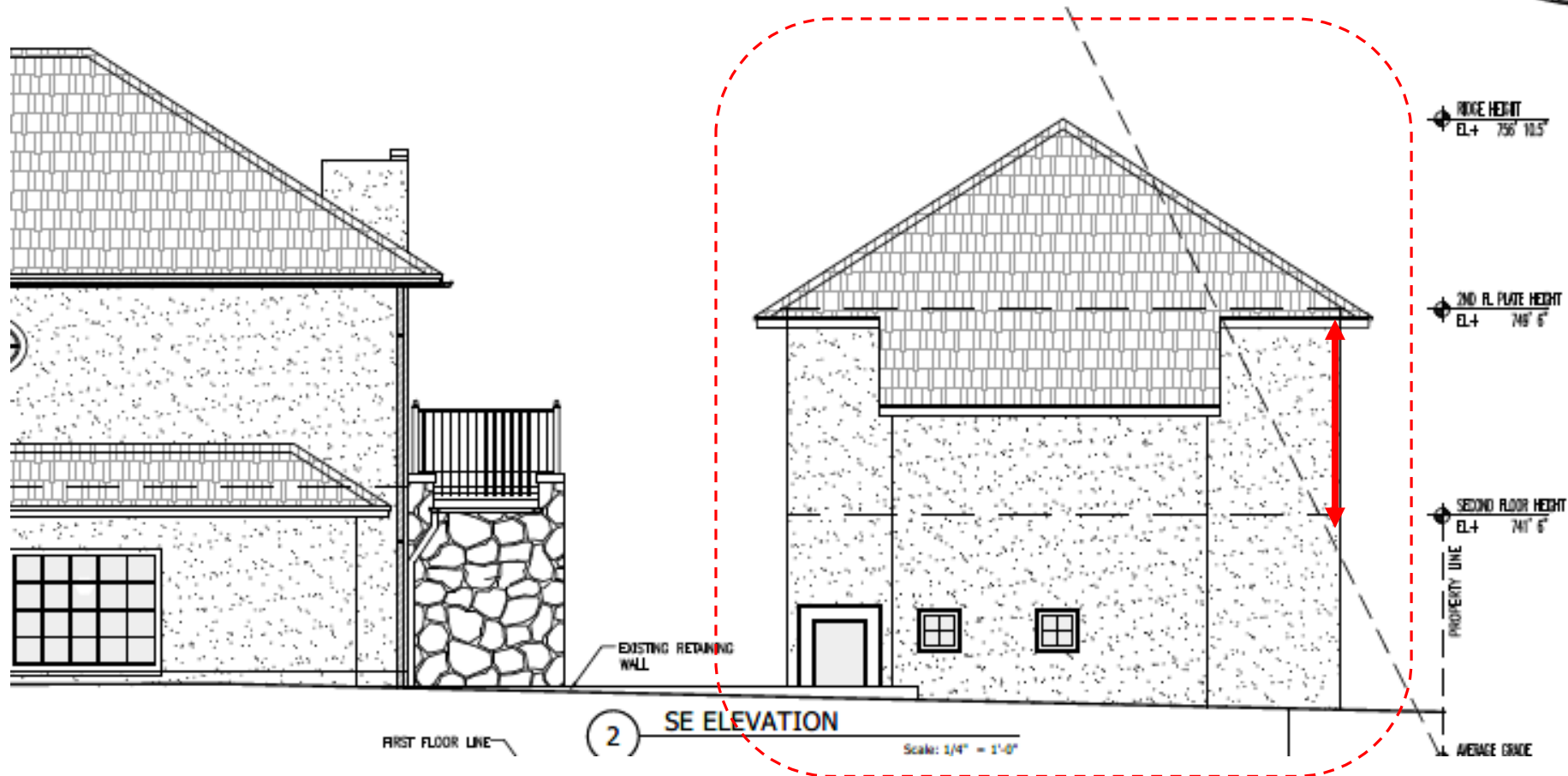
NORTHWEST ELEVATION



- **Height:** 24ft 10½ in (max 22ft allowed)
- **Siding:** Stucco & Stone
- **Roof:** Cedar Shingle



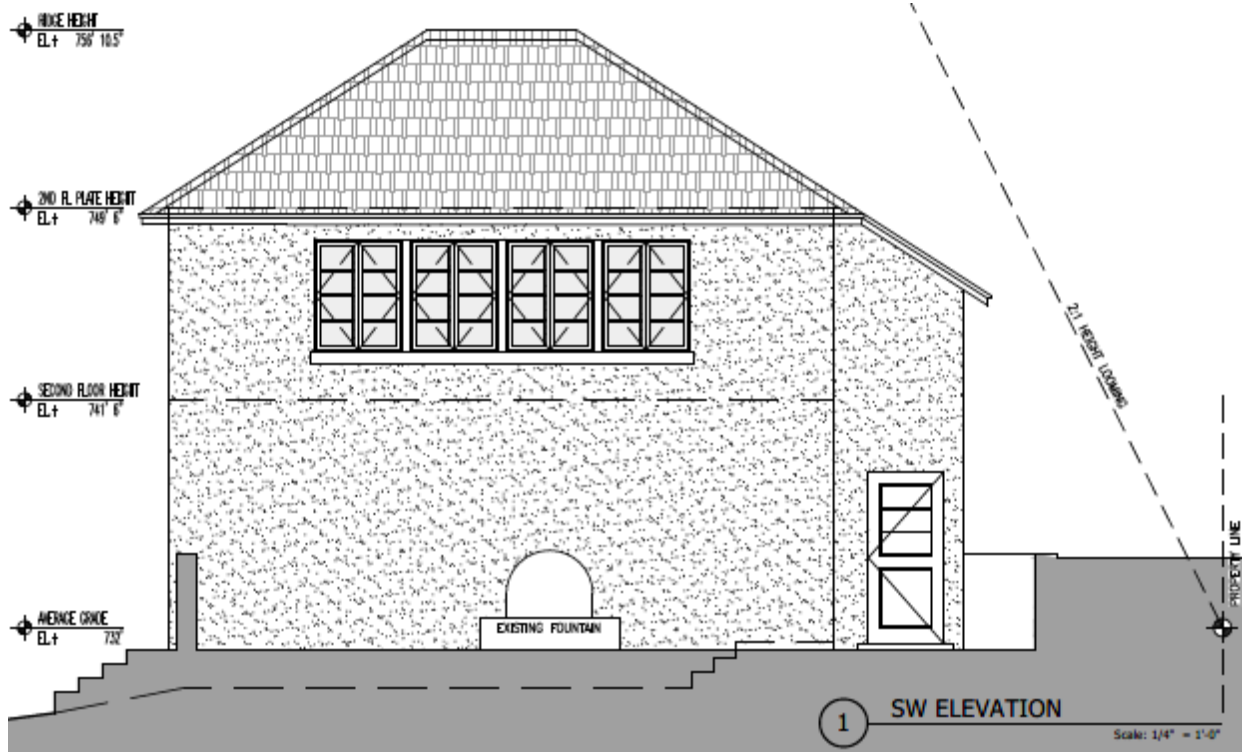
SOUTHEAST ELEVATION



Southeast - side



SIDE ELEVATIONS



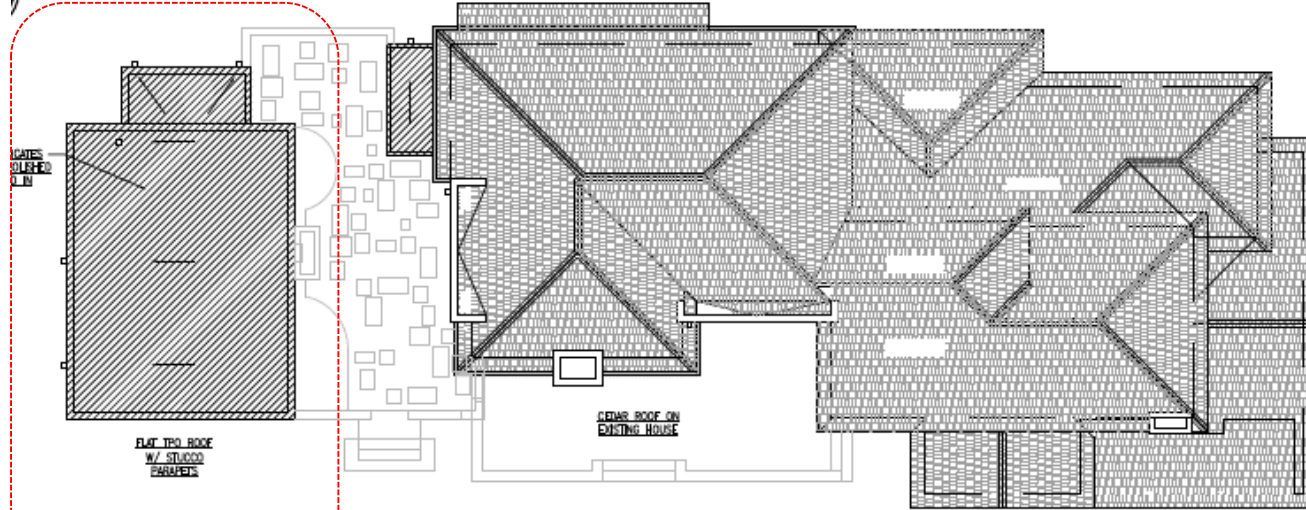
Southwest – facing main



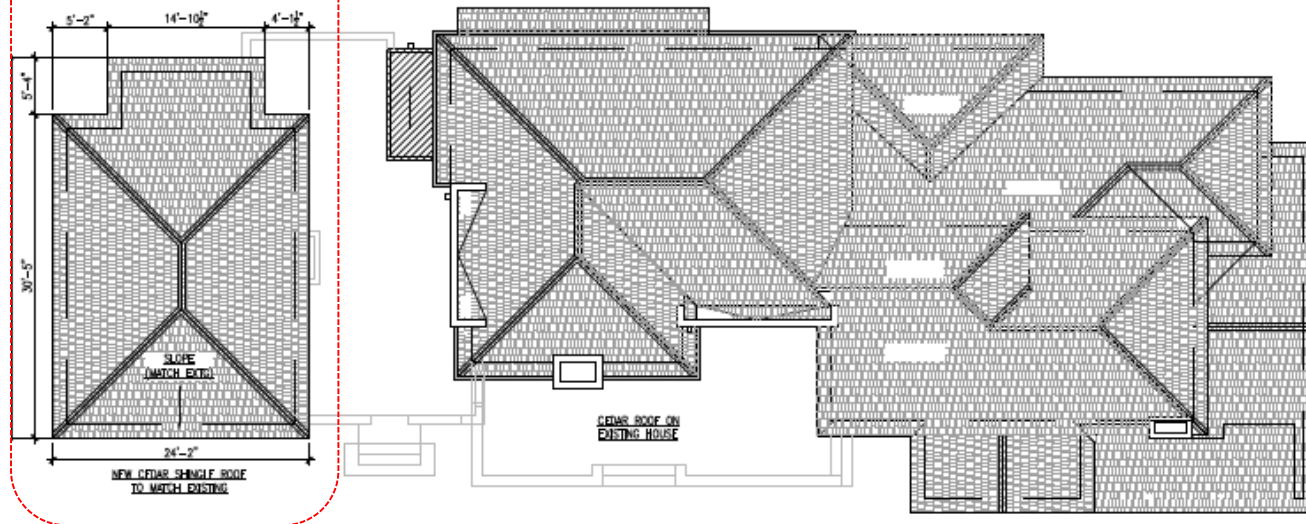
Northeast - rear



ROOF PLAN



1 EXISTING ROOF PLAN Scale: 1/8" = 1'-0"





POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7,500	7,500
Main House 1 st Floor*	2,596	2,596
Main House 2 nd Floor	1,526	1,526
Main House – Loft		
Garage/Carport – 1 st Floor*	648	648
Garage – 2 nd Floor		591
Front Porch*	24	24
Side Porch*	210	210
Rear Porch*		
Shed*	315	315
Covered Patio Structures*	161	177
Total Square Footage	5,004 sq ft	5,595 sq ft
Lot Coverage* (max 40%)	3,478 sq ft / 46.37%	3,478 sq ft / 46.37%
FAR (max .49 with bonus)	4,770 sq ft / .636	5,361 sq ft / .715

Bonuses Utilized

+4 – Preservation of main structure

BACKGROUND

- The Architectural Review Board completed the compatibility review on July 18, 2023 and recommended approval of the proposed design as compatible. City Council approved the recommendation on July 24, 2023.
- Currently completing plan review process.





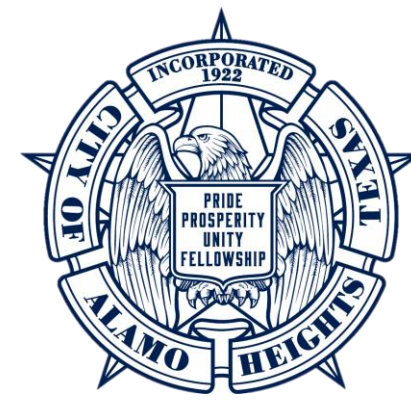
POLICY ANALYSIS

■ Hardships

- None identified concerning lot size, lot shape, or topography.

■ Considerations

- Preservation of the existing structure limits placement of improvements.
- BOA approved variances on two separate occasions (2012, 2020). The approved scope included a 2nd story additions to both the main and garage structures with a proposed connection. The request was approved due to the historical use of the lots.



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: (12) Neutral: (0)
 - Oppose: (1)
- Responses received outside 200ft radius
 - Support: (16) Neutral: (0)
 - Oppose: (2)



**BOARD OF ADJUSTMENT
CASE NO. 2394
260 RETAMA PL**



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

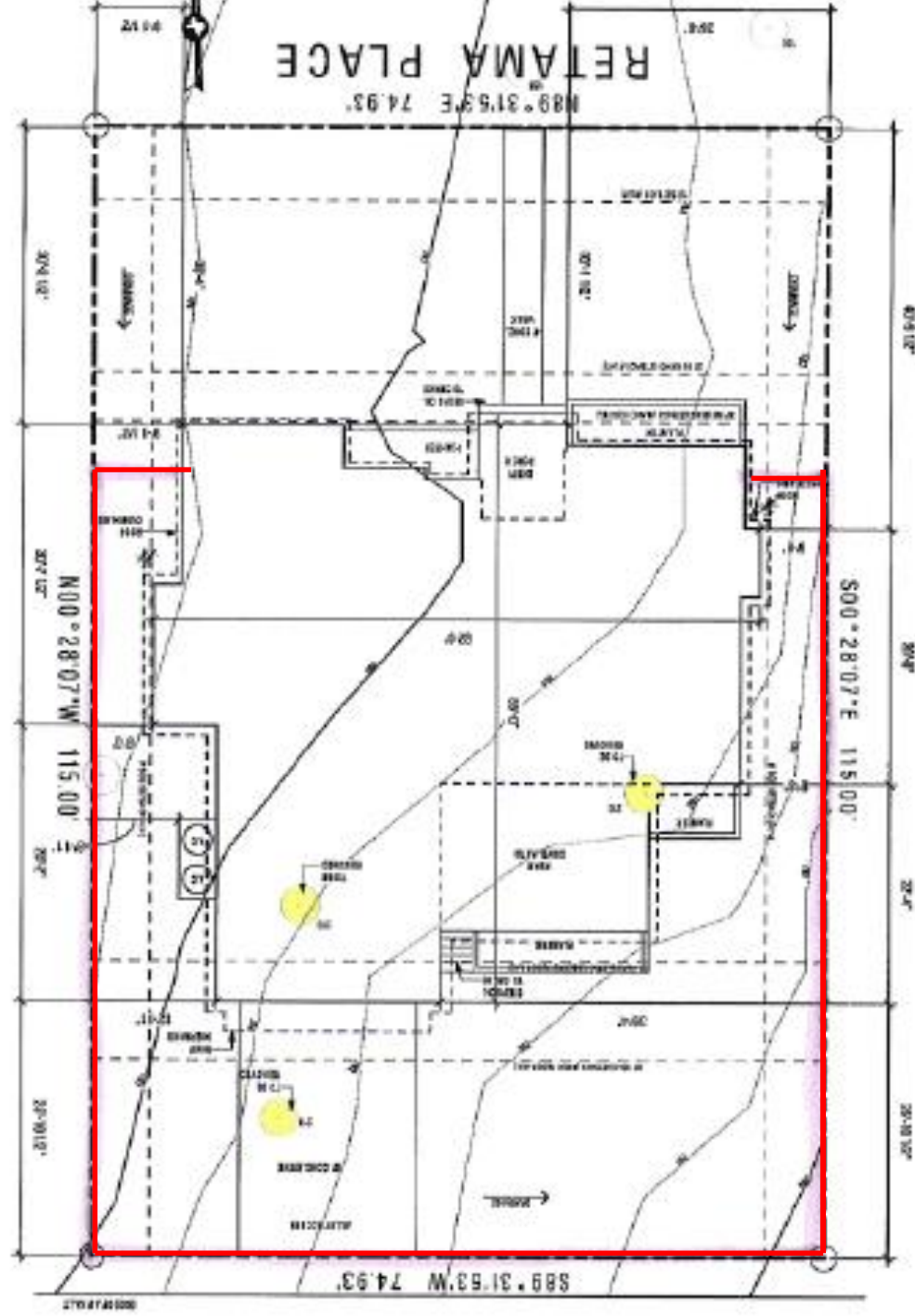


PROPERTY



- SF-A
- Southside of street, east of N New Braunfels Ave
- New fence

EXISTING SITE



EXISTING SITE



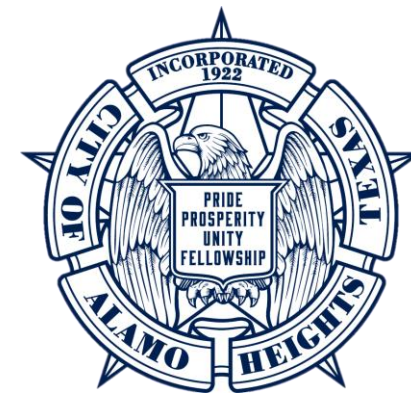
EXISTING SITE



POLICY ANALYSIS



- **Hardships**
 - None identified concerning lot size, lot shape, or topography.
- **Considerations**
 - None



PUBLIC NOTIFICATION

- Public Notice
 - Postcards mailed to property owners within a 200-foot radius
 - Posted on City's website and on property
- Responses received:
- Support: (0) Neutral: (0)
- Oppose: (9)

