

ARB CASE NO. 888F 235 ARGYLE

COMPATIBILITY REVIEW (ACCESSORY)

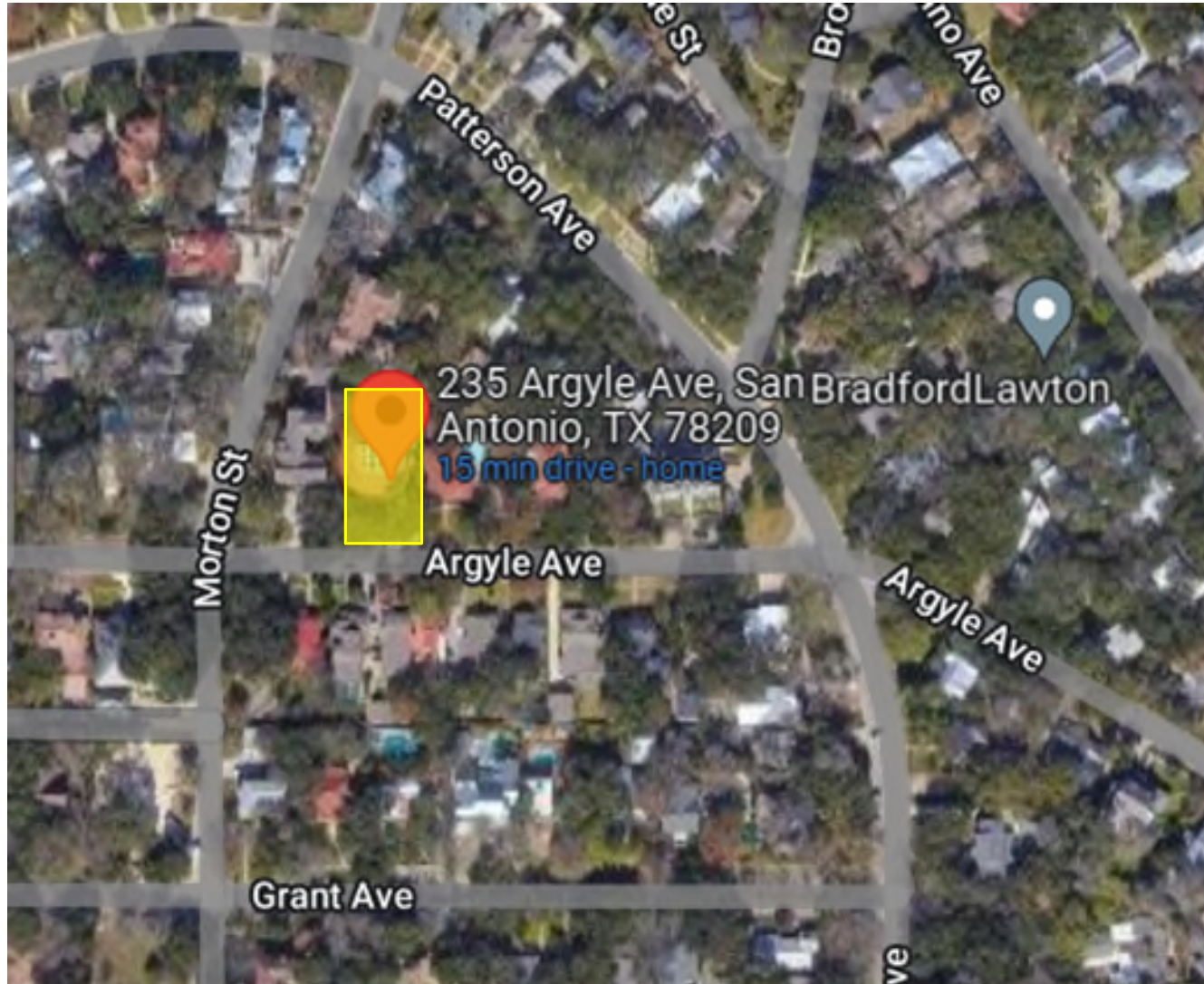


COMMUNITY DEVELOPMENT

Presented by:
Phil Laney
Assistant City Manager



PROPERTY



- SF-A
- Argyle
 - North side between Morton St and Patterson Ave
- 2nd story addition to existing detached 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

SOUTH ELEVATION



Existing Drive and Garage



Proposed Garage Addition

NORTHEASTERN VIEW



Existing Garage



Proposed Garage Addition



Existing Garage and Parking area



Proposed Garage Addition and Covered Patio Structure

NORTHWESTERN VIEW



Existing Garage and Parking area



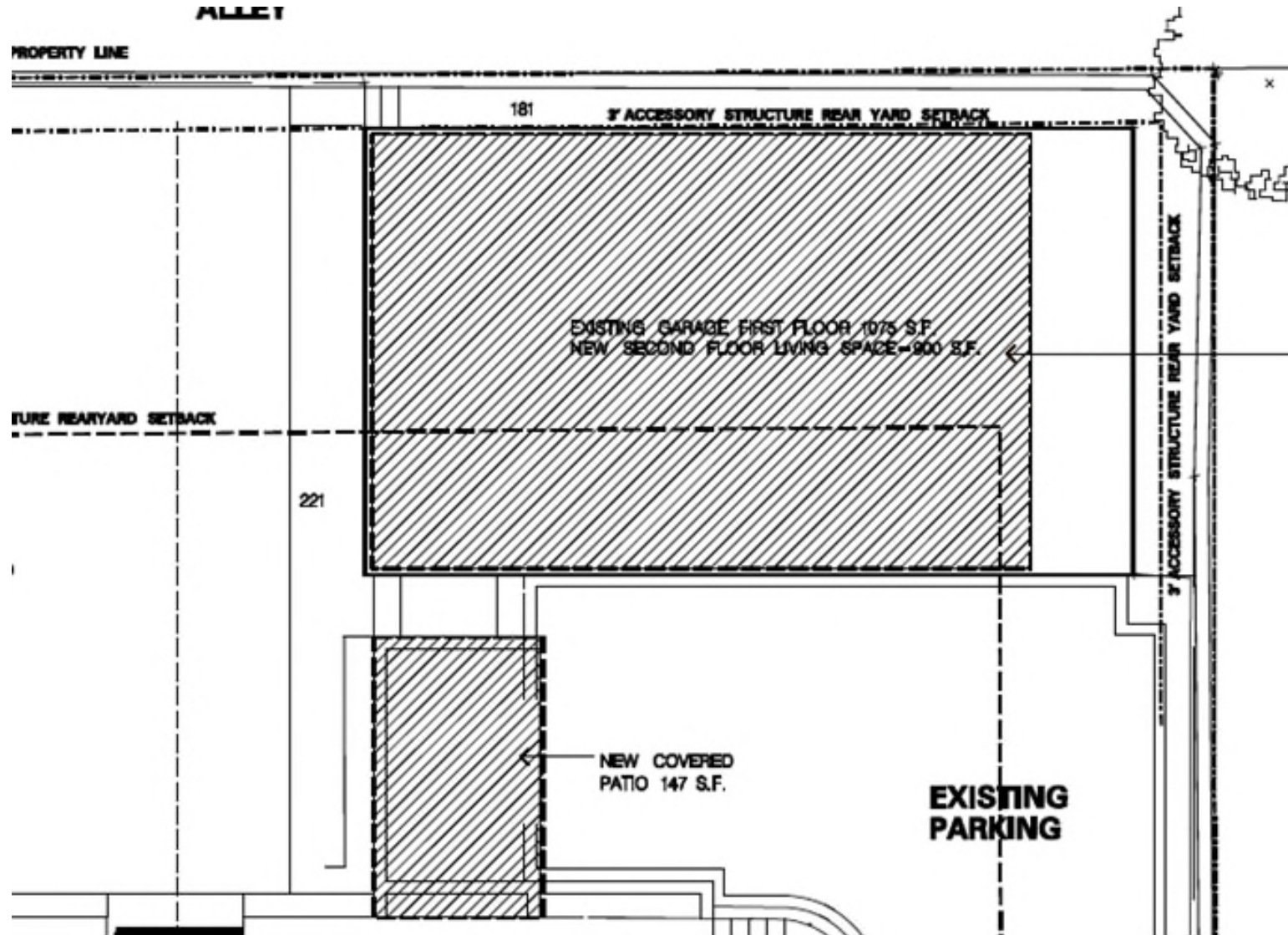
Proposed Garage Addition

EXISTING CONDITIONS

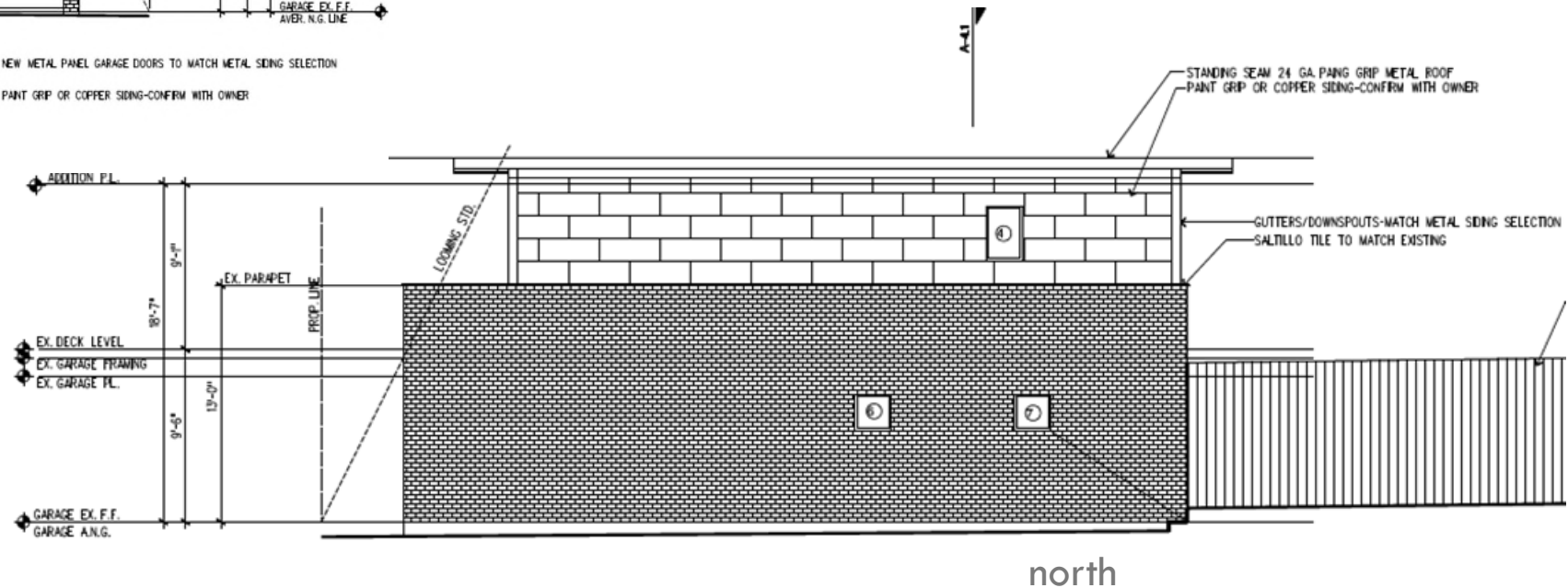
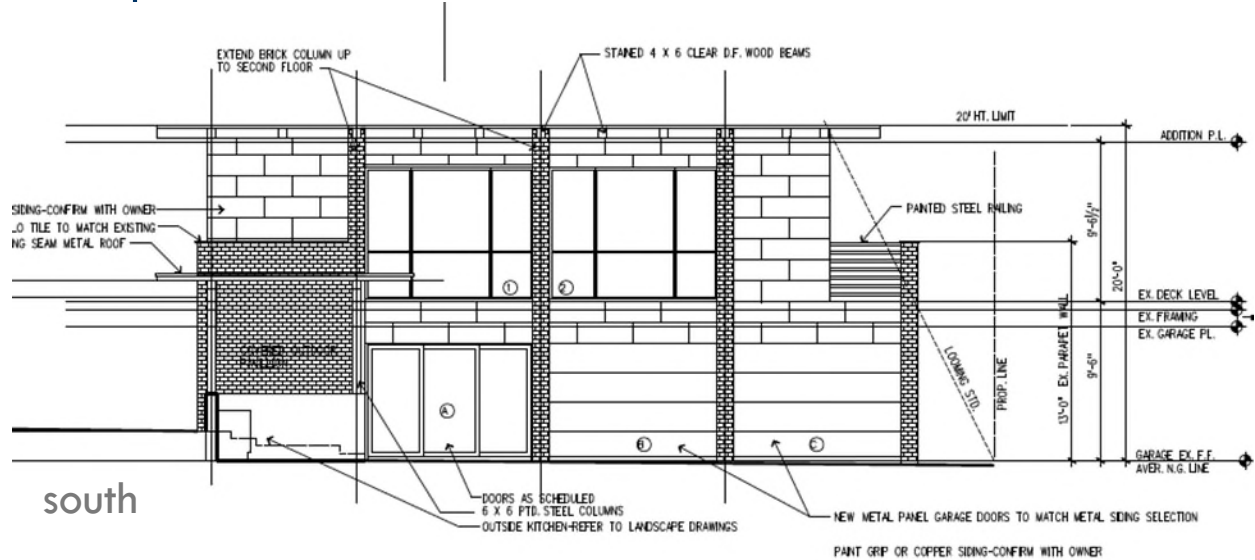


Existing garage roof top deck

SITE PLAN

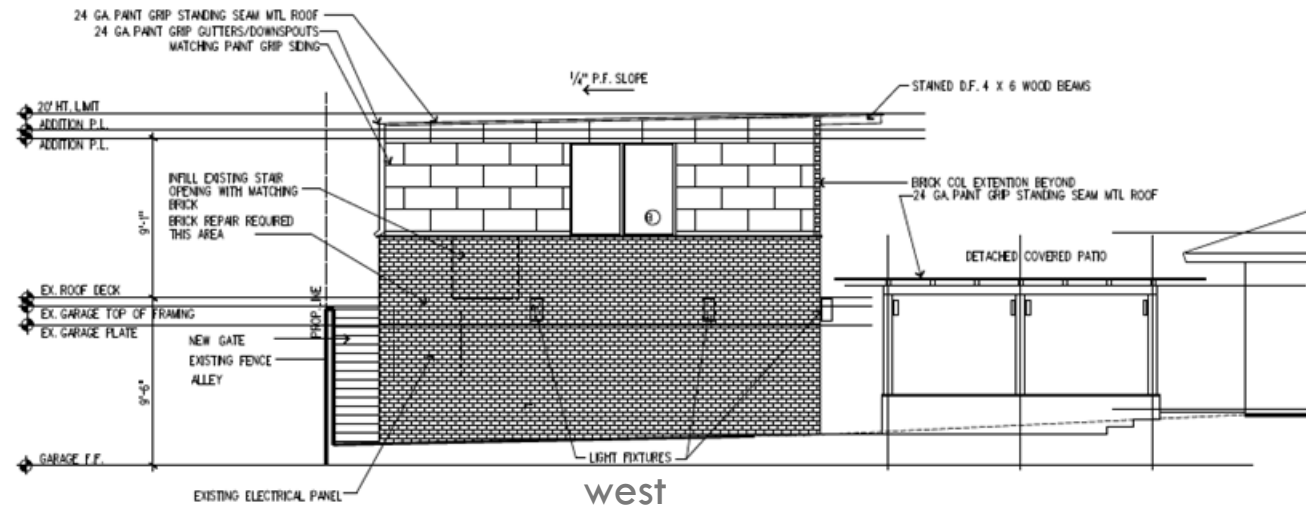
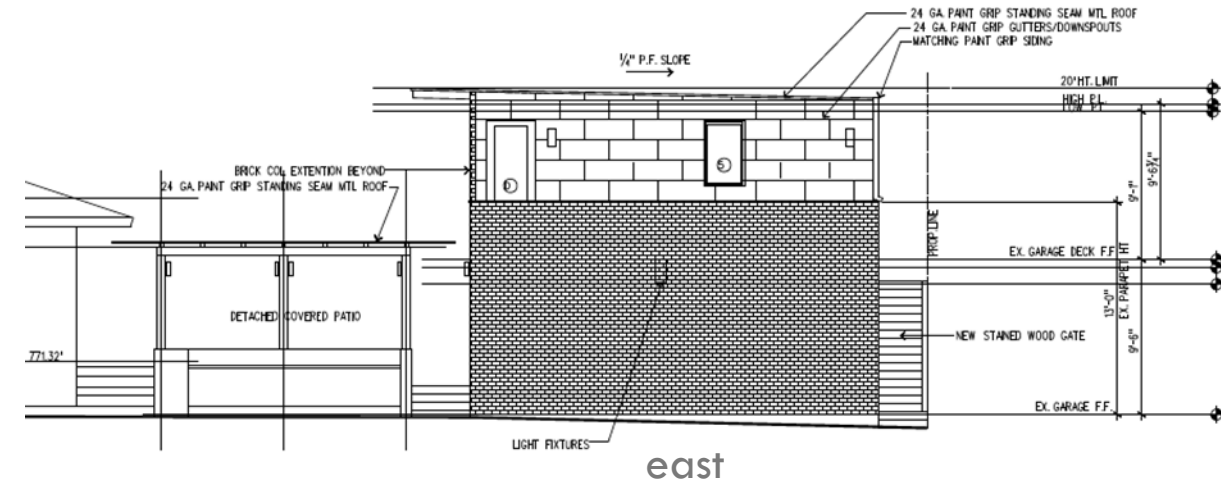


PROPOSED ELEVATION

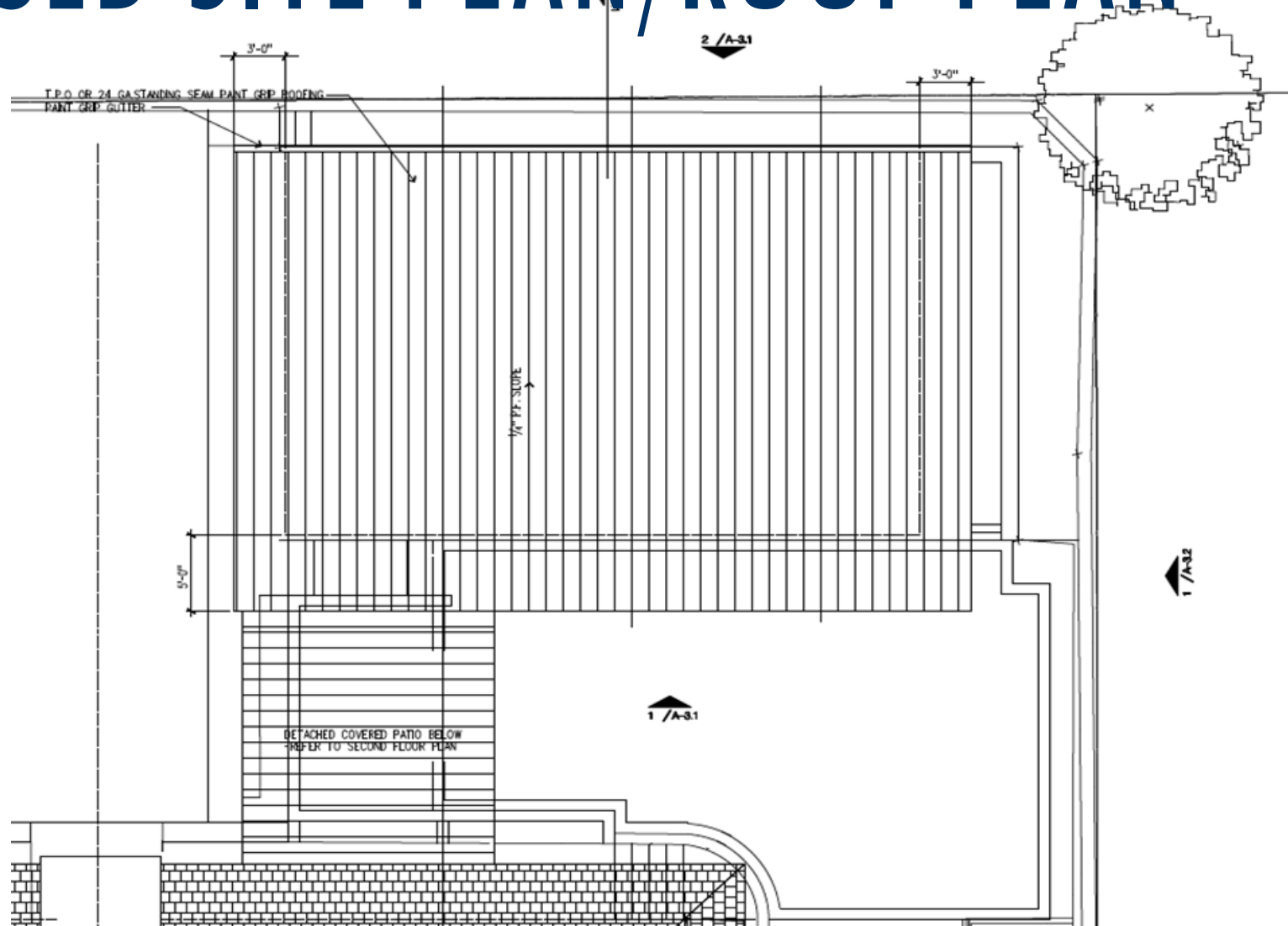


- Overall Height – 20ft
- Siding – Paint Grip or Copper Siding (*Pending Owner Approval*) with Saltillo Tile
- Roof – TPO or Standing Seam Paint Grip

PROPOSED ELEVATIONS



PROPOSED SITE PLAN/ROOF PLAN



POLICY ANALYSIS



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	16,667	16,667
Main house: 1st floor*	4,624	4,624
Main house: 2nd floor		
Front porch*	45.6	45.6
Side porch*		
Rear porch*		
Garage/Carport: 1st floor*	1075	1075
Garage: 2nd floor		900
Shed*		
Breezeway*		147
Covered patio structure*		
Other accessory structures*	174	174
Total Square Footage:	5918.6	6965.6
Total Lot Coverage*:	5918.6 = 35.5%	6065.6 = 36.4%
Total FAR:	5918.6 = .355	6818.6 = .409
Max. 40% Lot Coverage for SF-A and SF-B Districts Max. .45 FAR allowed without bonuses		

PROPOSED RENDERING



PROPOSED RENDERING



PROPOSED RENDERING






POLICY ANALYSIS

- This request is tentatively scheduled to be heard at the November 14, 2022 City Council meeting pending the board's recommendation.



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)
- 



ARB CASE NO. 890F 126 WILDROSE

COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

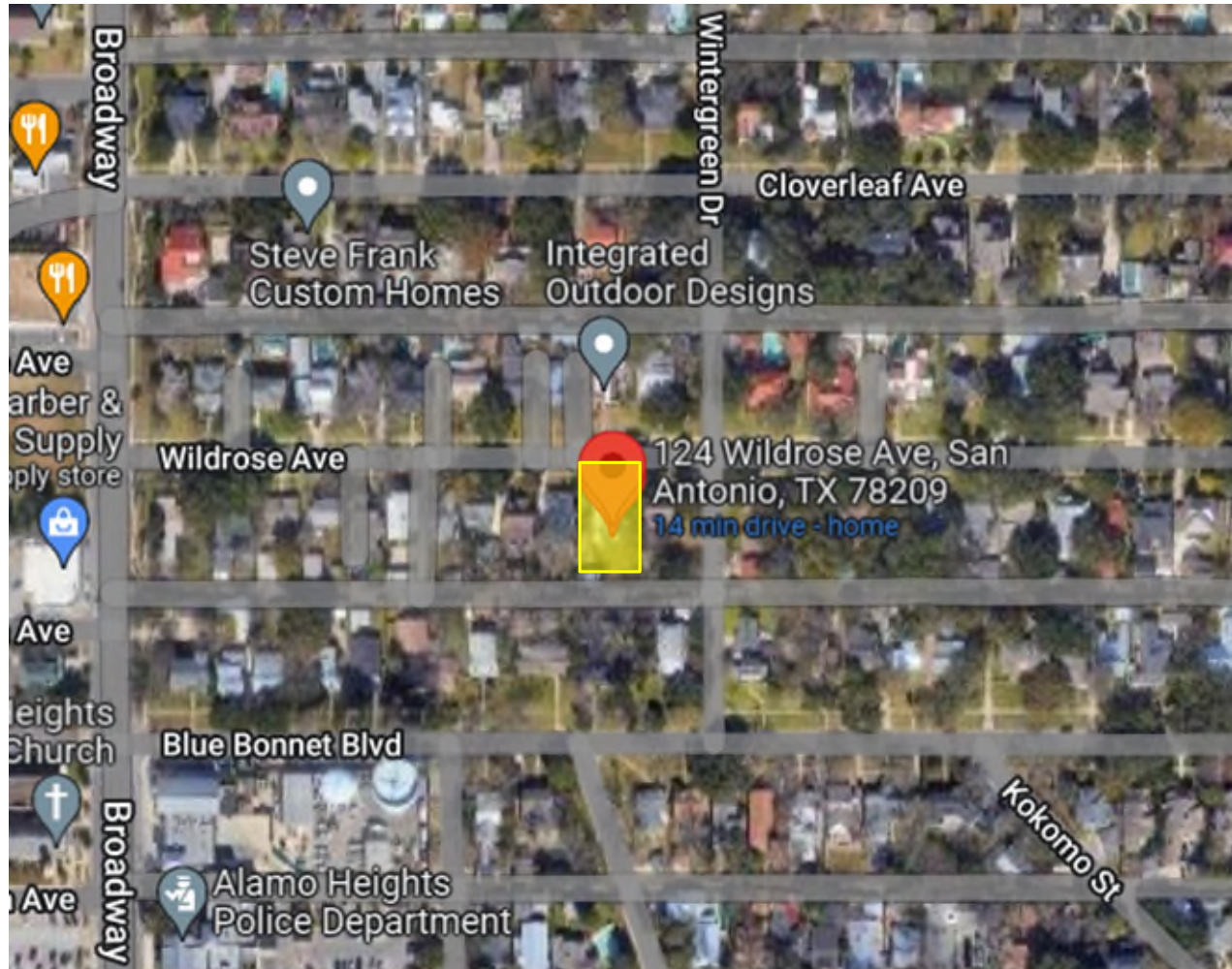
Presented by:

Phil Laney

Assistant City Manager



PROPERTY



- SF-A
- Wildrose
 - South side of street between Wintergreen and Broadway
- New Single-Family residence.



SUMMARY

- Demolition Review
 - Significance Review
 - The ARB conducted the significance review on August 16, 2022 and declared the existing main structure as not significant. Council approved the recommendation at their August 22, 2022 meeting.





SUMMARY

- Compatibility Review
 - 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



NORTH ELEVATION (FRONT)

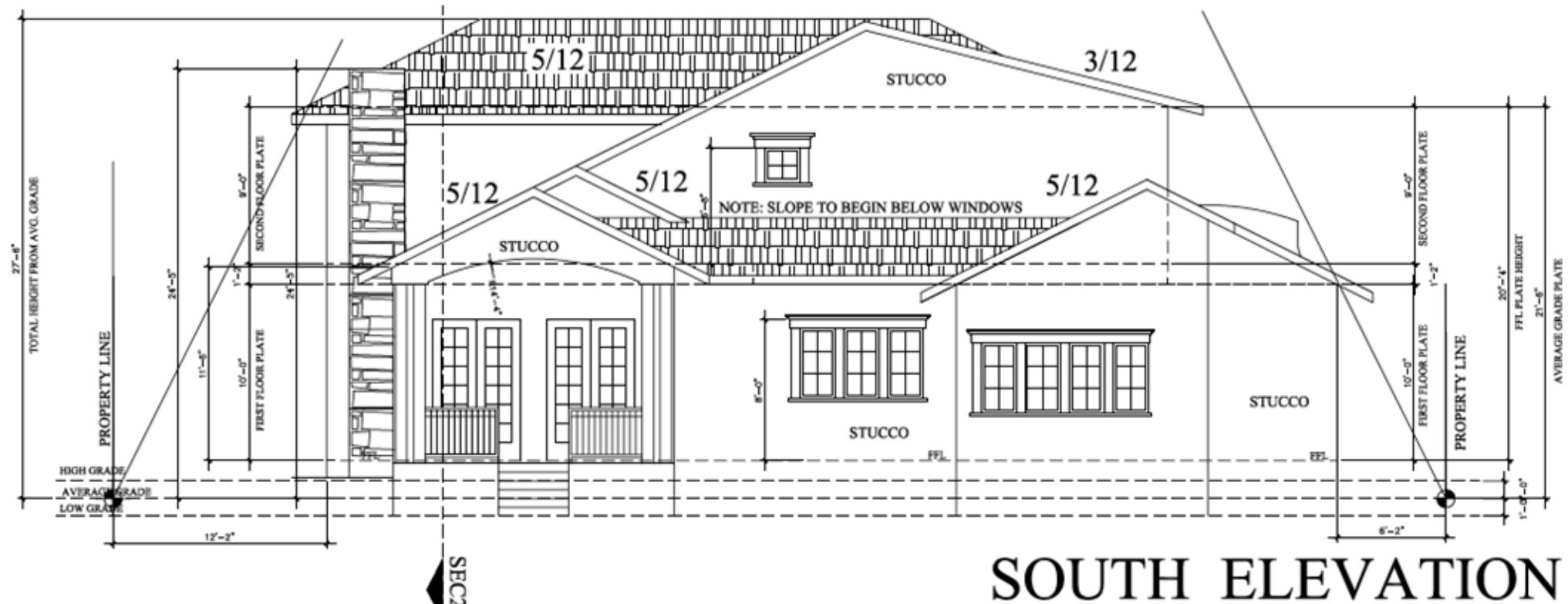


- **Height:** 27ft 6-inches
- **Siding:** Stucco
- **Roof:**
Composition
Shingle

NORTH ELEVATION



SOUTH ELEVATION (REAR)



SOUTH ELEVATION



WEST ELEVATION (SIDE)

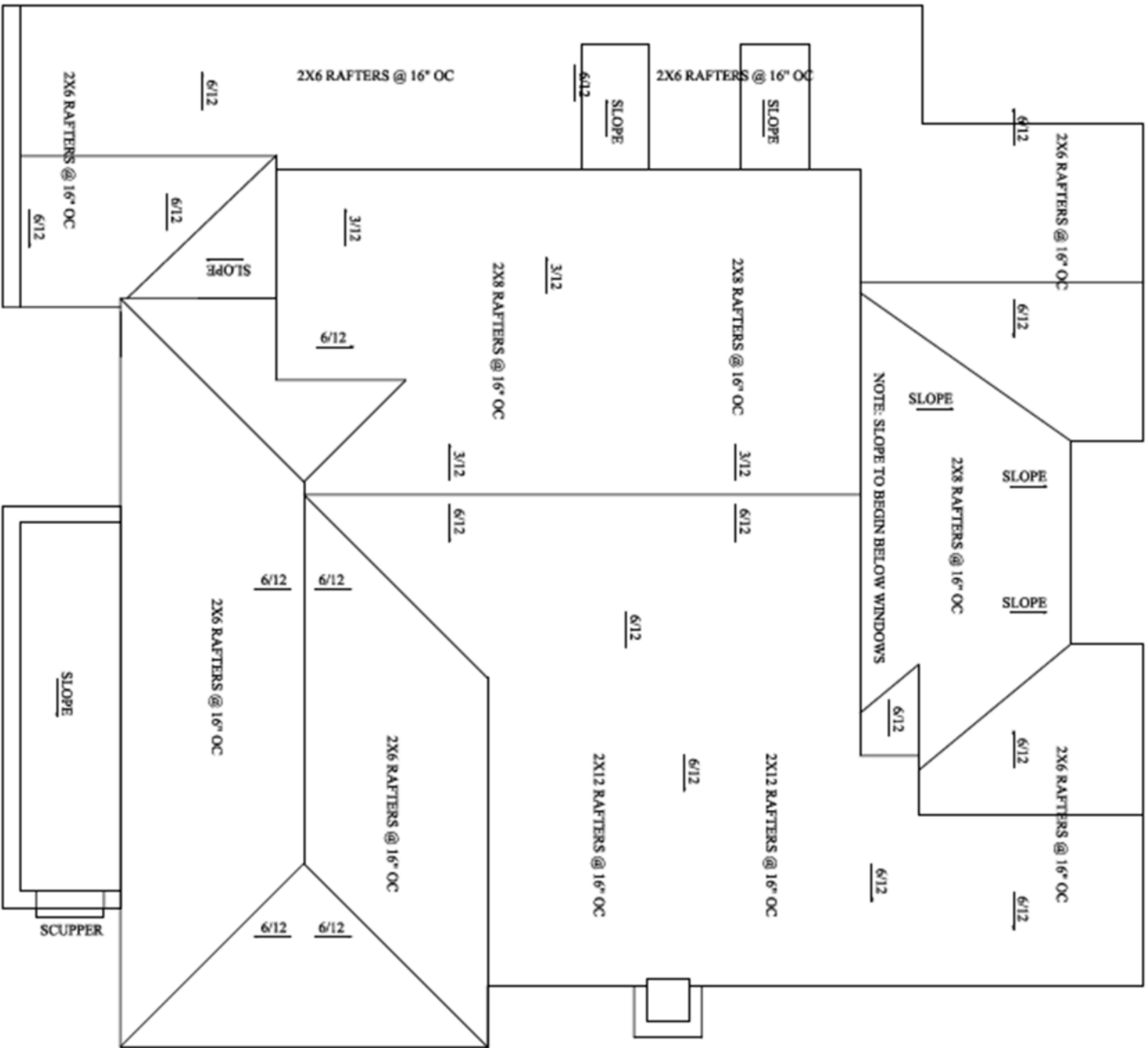


WEST ELEVATION





ROOF PLAN



POLICY ANALYSIS



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	10875	10875
Main house: 1st floor*	1738	2761
Main house: 2nd floor		1285
Front porch*	95	164
Side porch*		
Rear porch*		204
Garage/Carport: 1st floor*	575	575
Garage: 2nd floor		
Shed*		
Breezeway*		
Covered patio structure*		
Other accessory structures*		
Total Square Footage:	2408	4989
Total Lot Coverage*:	2408 = 22.1%	3704 = 34.6%
Total FAR:	2313 = .213	4989 = .459
Max. 40% Lot Coverage for SF-A and SF-B Districts Max. .45 FAR allowed without bonuses		



POLICY ANALYSIS

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 - Oppose: (0)



ARB CASE NO. 889P
6400 BLK BROADWAY
(6401, 6403, & 6421)

PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Phil Laney
Assistant City Manager



PROPERTY



- B-1
- Broadway St
 - East side between College and Inslee
- New commercial construction.



SUMMARY

- Preliminary design review of a proposed new stand-alone commercial use building. The estimated 4,000sq ft structure would be located between two (2) existing commercial use structures. Site improvements include additional parking.
- The preliminary review is to consider the architectural aspects of the proposed structure.



CURRENT STREET VIEW



Existing Site Conditions



EXISTING ASP
PAVING

16440-003

6401 and 6403
Existing

EXISTING LANDSCAPE

6411
Proposed
New
Building
 $\pm 4,000$ SF

6421
Existing

GREEN SPACE

NEW PARKING

EXISTING LANDSCAPE

NEW COMMUNITY AREA

Proposed Curb Cut



Mature Pecan



EXISTING ASP
PAVING

Community Area









POLICY ANALYSIS

- A replat of the properties would be required (P&Z)
- Variances are anticipated requiring (BOA)
- Final Architectural Review (ARB)
- Board recommendations require Council action (P&Z and ARB)



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 - Oppose: (0)

