

ARB CASE NO. 862S
5005 BROADWAY

PERMANENT SIGN

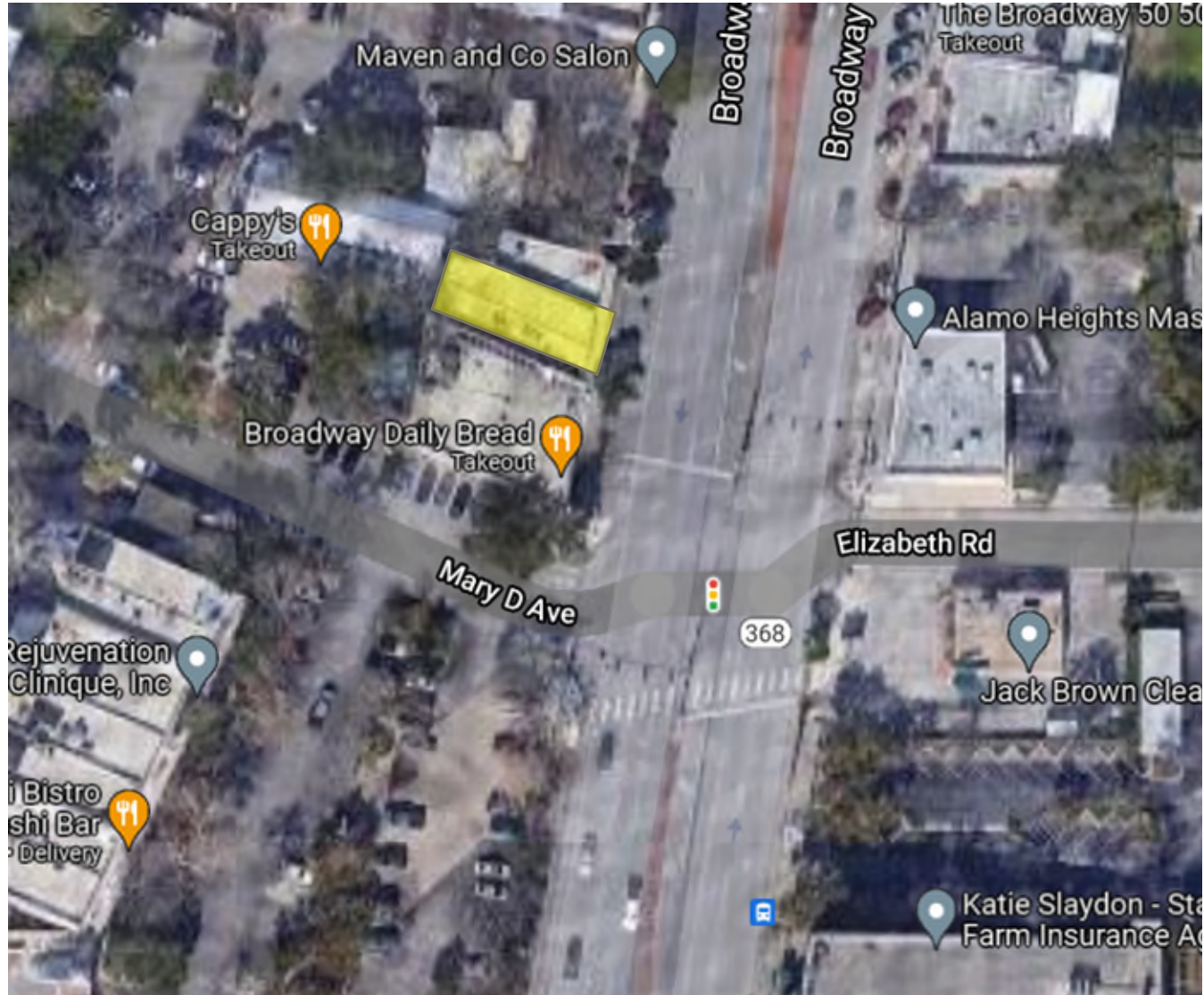


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- B-1
- Broadway
 - North of Mary D
- Façade Sign

POLICY ANALYSIS



- Sec. 15-32(c) – Shopping center or multi-tenant building
 - A business or office in a shopping center or multi-tenant building may have one (1) identification sign, per tenant, attached to the building and one (1) detached sign (monument or multi-tenant sign) for the shopping center
 - Buildings that face more than one (1) street may have an identification sign facing each street

EXISTING



PROPOSED



FRONT LIT CHANNEL LETTERS ON RW SIGN SPECS



- Façade 57in width by 20ft height
- Proposed Façade Sign
 - Overall size - 83in width by 30in total height
 - Channel Letters in 15in height
 - front lit plastic face



ARB CASE NO. 863F 218 NORMANDY

COMPATIBILITY REVIEW

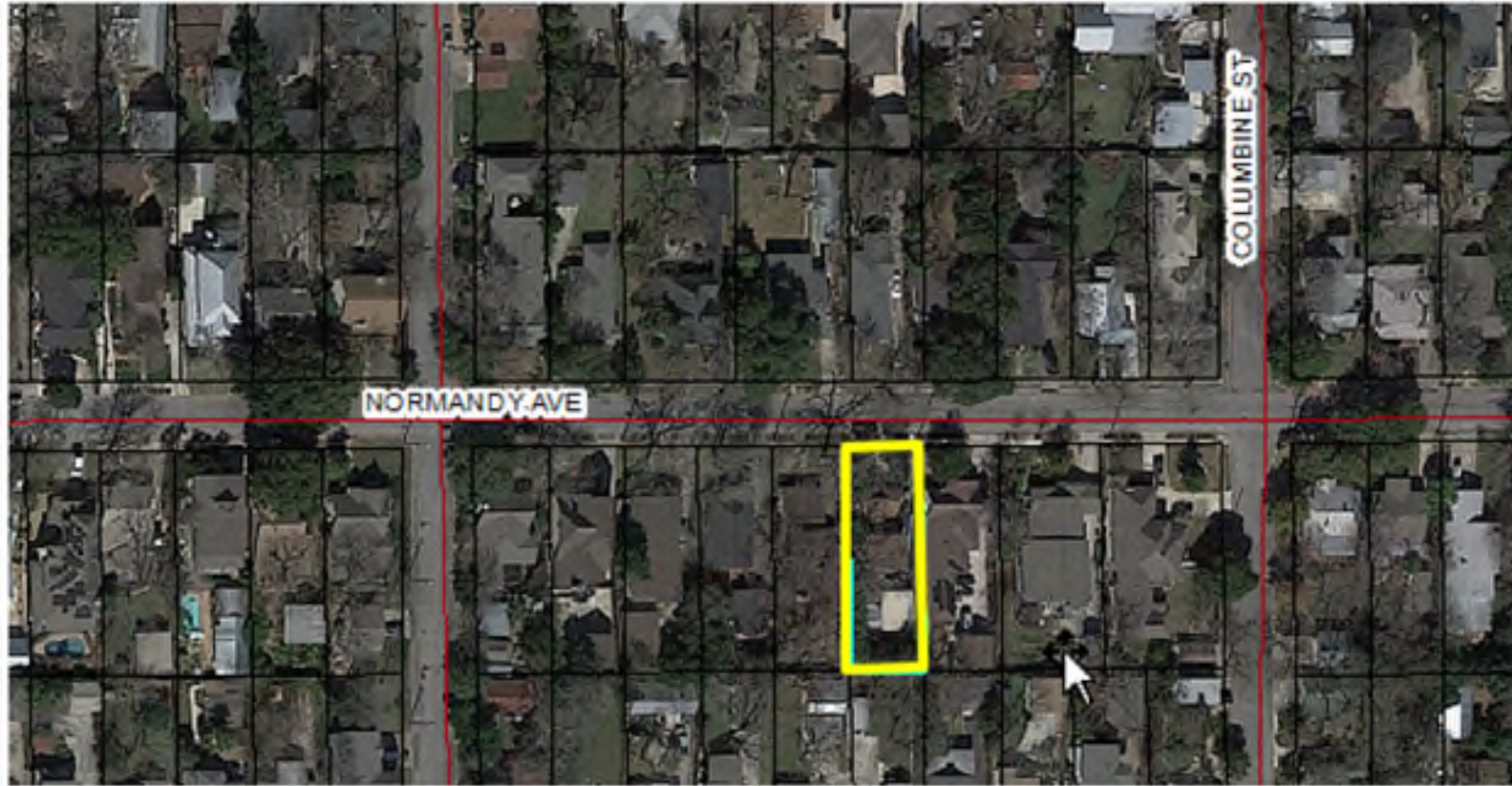


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-B
- Normandy
 - Between Arbutus and Columbine
- New Single-Family with detached accessory



BACKGROUND

- January 06, 2021 – ARB considered significance review
- March 08, 2021 – City Council approves ARB's recommendation
- October 06, 2021 – Board of Adjustment grants two (2) variances
 - Front yard setback to main of 21 ft
 - Looming Standard
- October 19, 2021 – ARB to consider compatibility review
- October 25, 2021 – Tentatively scheduled for City Council pending ARB's recommendation



POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	7,500	7,500
Main House	1,289	1,962
Front Porch	270	108
Side Porch	0	0
Rear Porch	120	150
Detached Garage	500	650
Lot Coverage / Lot Area	2,179 / 7500	3,314 / 7,500
Total Lot Coverage	29%	38%

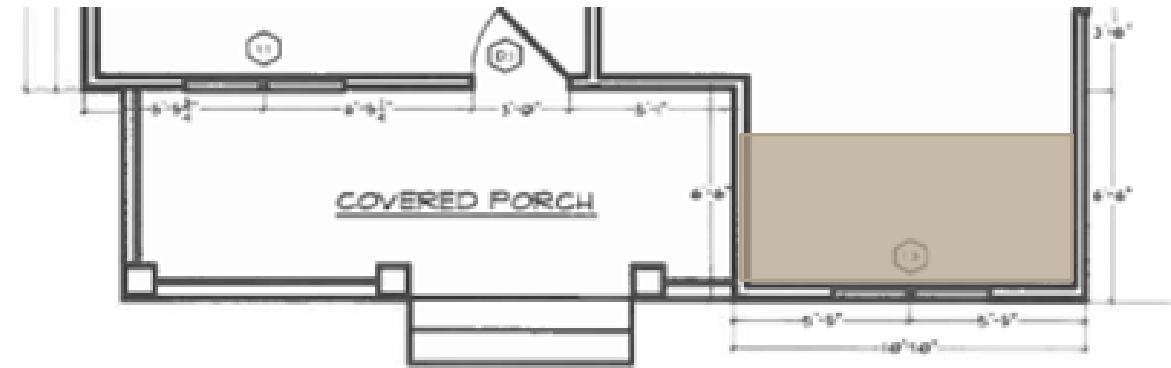
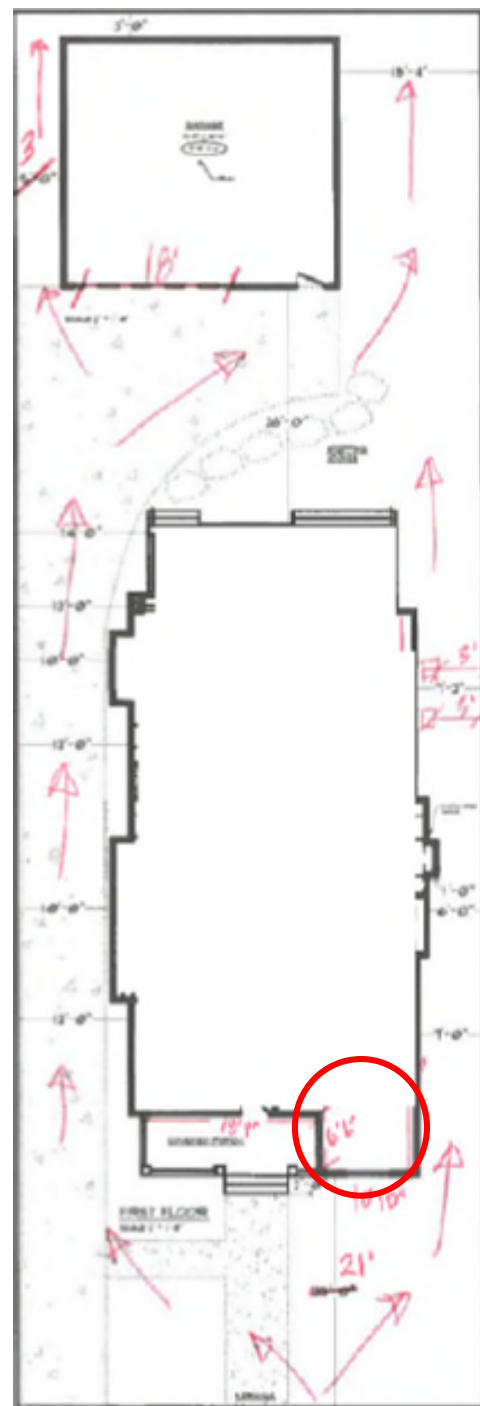
(Max – 40%)

Floor Area Ratio	Existing	Proposed
Lot Area	7,500	7,500
Main 1st Floor	1,289	1,962
Main 2 nd Floor	644	702
Det. Garage	500	650
FAR / Lot Area	2,433 / 7,500	3,314/7,500
Total FAR	32%	44%

(Max allowed – 47% with Bonus)

*.02 bonus for single story accessory structure

PROPOSED SITE PLAN



FIRST FLOOR

SCALE $\frac{1}{8}" = 1'-0"$



PROPOSED MAIN STRUCTURE





PROPOSED MAIN STRUCTURE





PROPOSED MAIN STRUCTURE



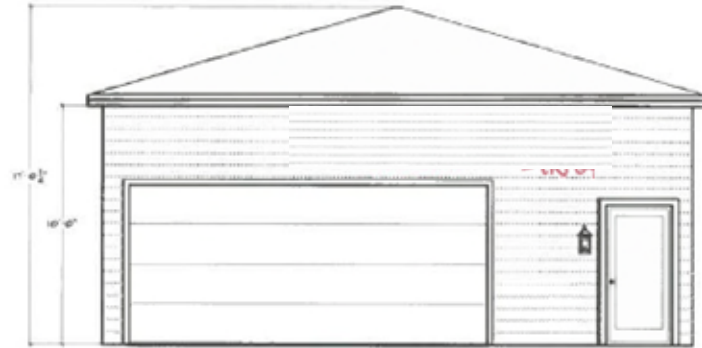
EAST ELEVATION



WEST ELEVATION



PROPOSED ACCESSORY STRUCTURE



NORTH ELEVATION

SCALE $\frac{1}{8}'' = 1'-0''$



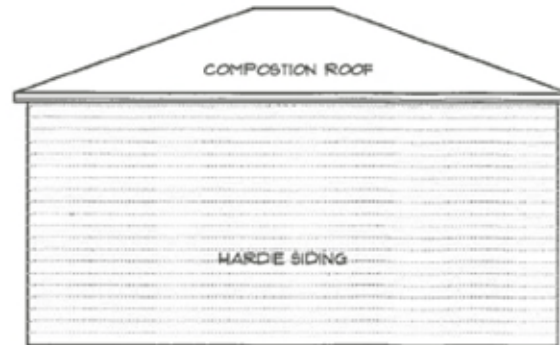
WEST ELEVATION

SCALE $\frac{1}{8}'' = 1'-0''$



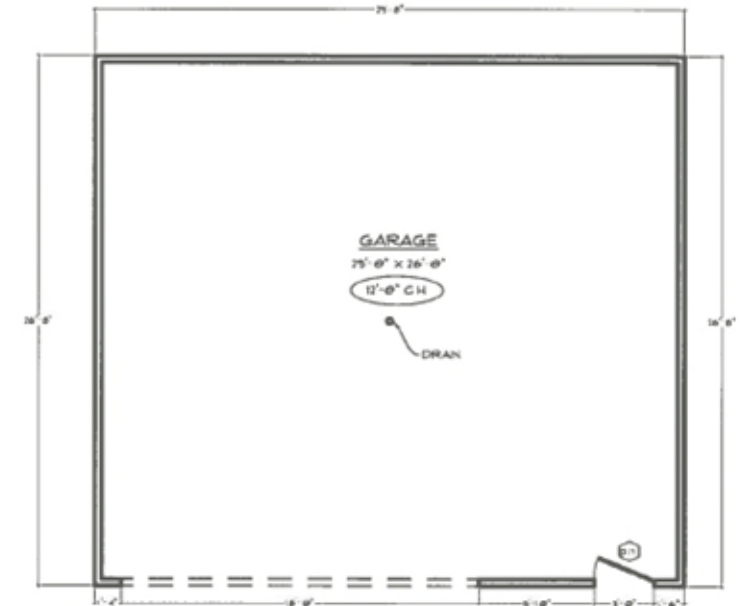
SOUTH ELEVATION

SCALE $\frac{1}{8}'' = 1'-0''$



EAST ELEVATION

SCALE $\frac{1}{8}'' = 1'-0''$

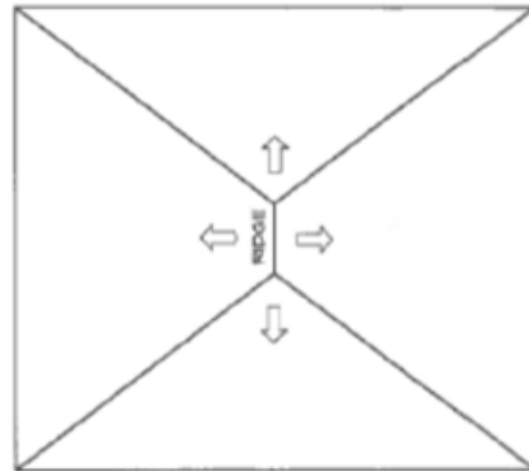


GARAGE

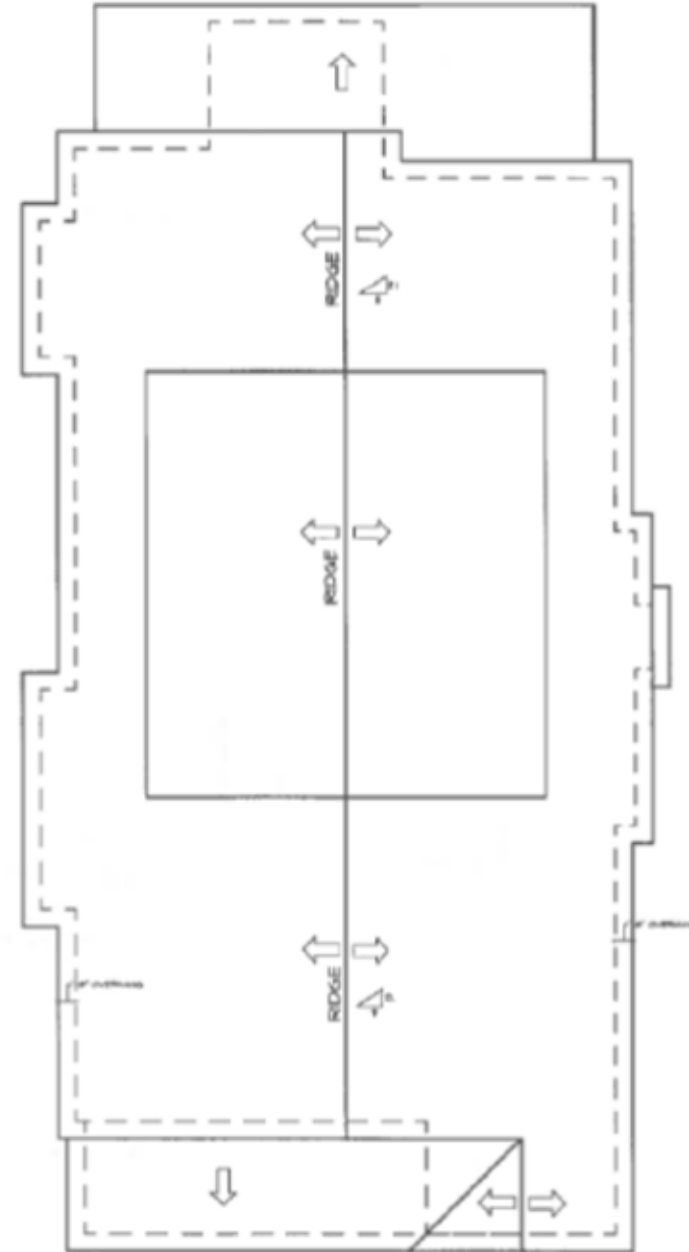
SCALE $\frac{1}{8}'' = 1'-0''$



PROPOSED ROOF PLANS



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



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



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. 864F 224 ELMVIEW W

SIGNIFICANCE & COMPATIBILITY REVIEW

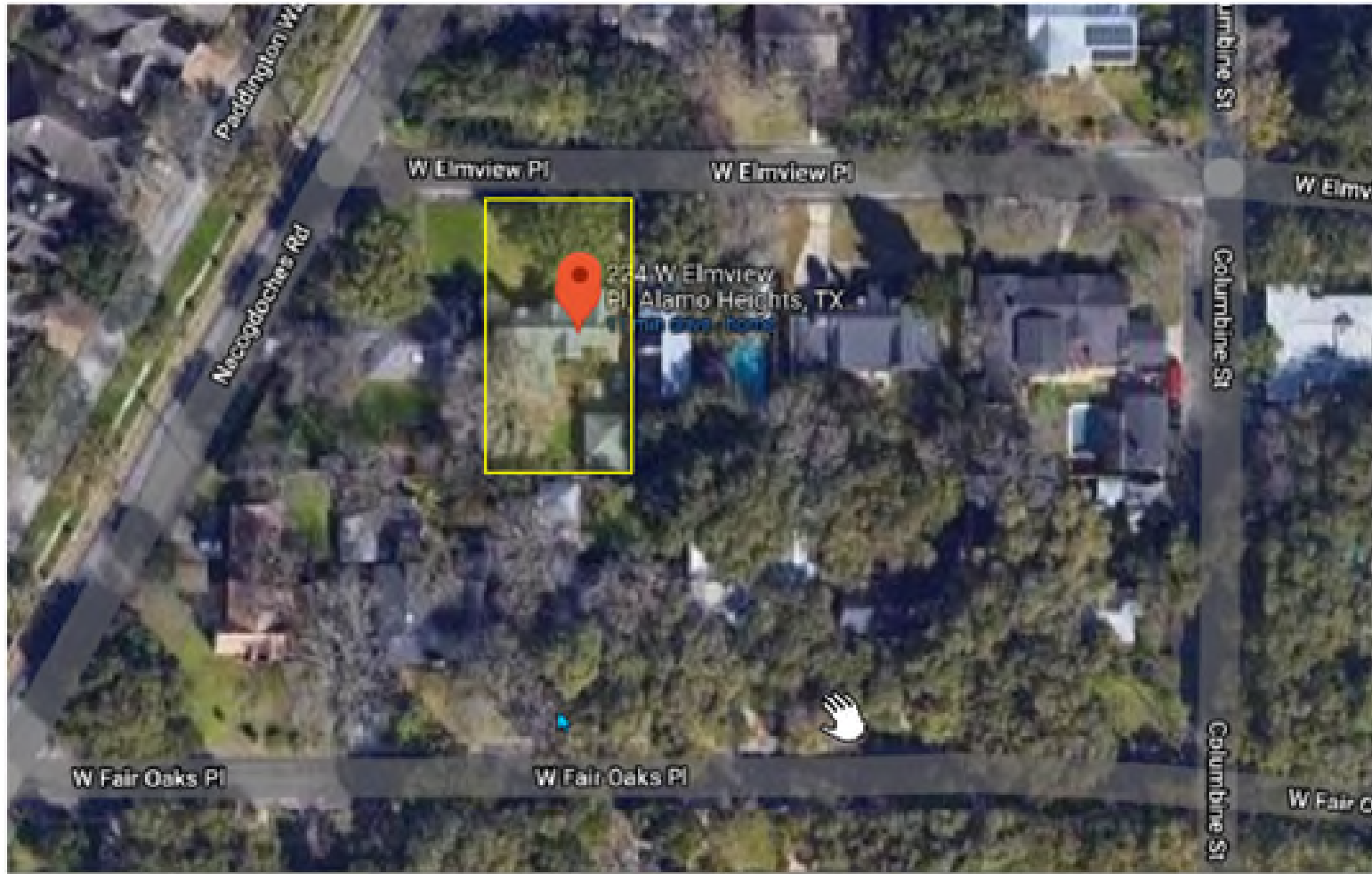


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Between Nacogdoches and Columbine
- Rear & 2nd story additions and remodel of existing single-family residence



EXISTING CONDITIONS





POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	9,880	9,880
Main House	1,764	2,316
Front Porch	41	85
Side Porch	0	0
Rear Porch	284	230
Detached Garage	525	525
Lot Coverage / Lot Area	2,614 / 9,880	3,156 / 9,880
Total Lot Coverage	26.5%	31.9%

(Max – 40%)

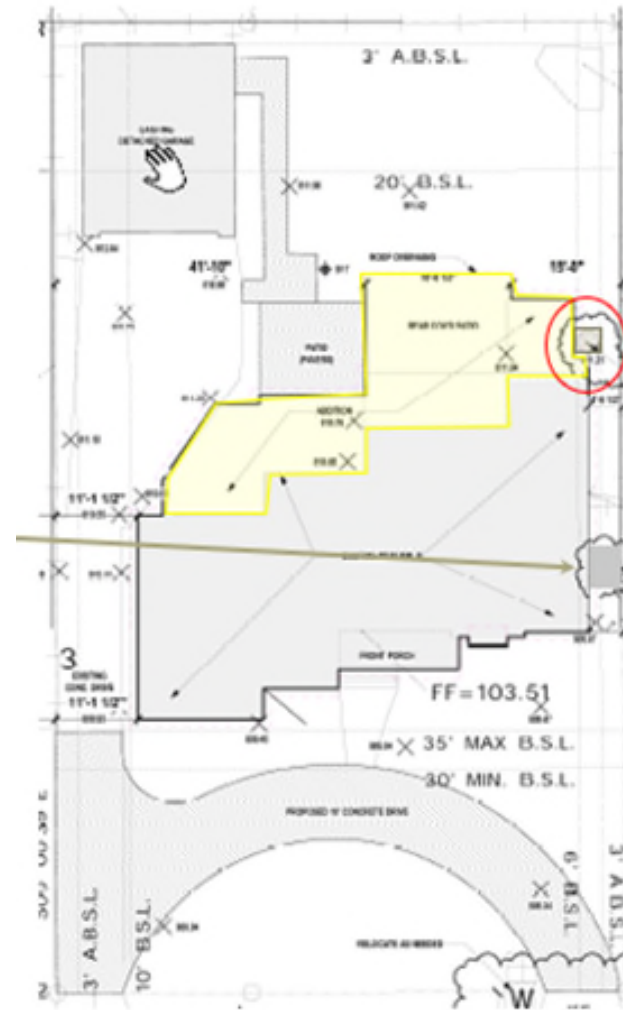
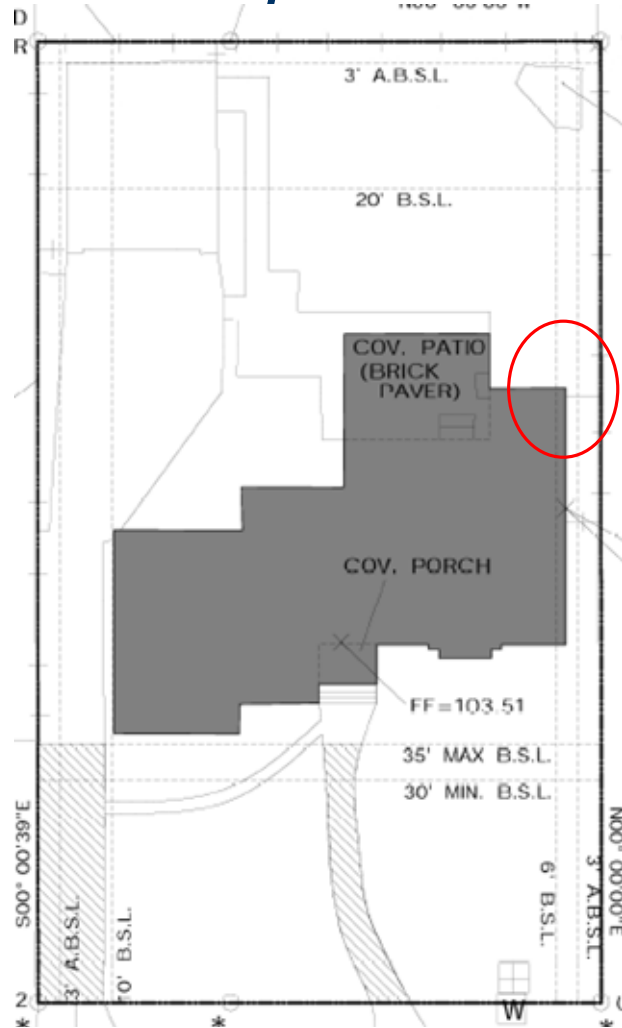
Floor Area Ratio	Existing	Proposed
Lot Area	9,880	9,880
Main 1st Floor	1,764	2,316
Main 2 nd Floor	0	1049
Det. Garage	525	525
FAR / Lot Area	2,289 / 9,880	3,890 / 9,880
Total FAR	23.1%	39.4%

(Max allowed – 50% with Bonus)

*.02 bonus for single story accessory structure

*.04 bonus for preservation of 50% of main structure

EXISTING/PROPOSED SITE PLANS



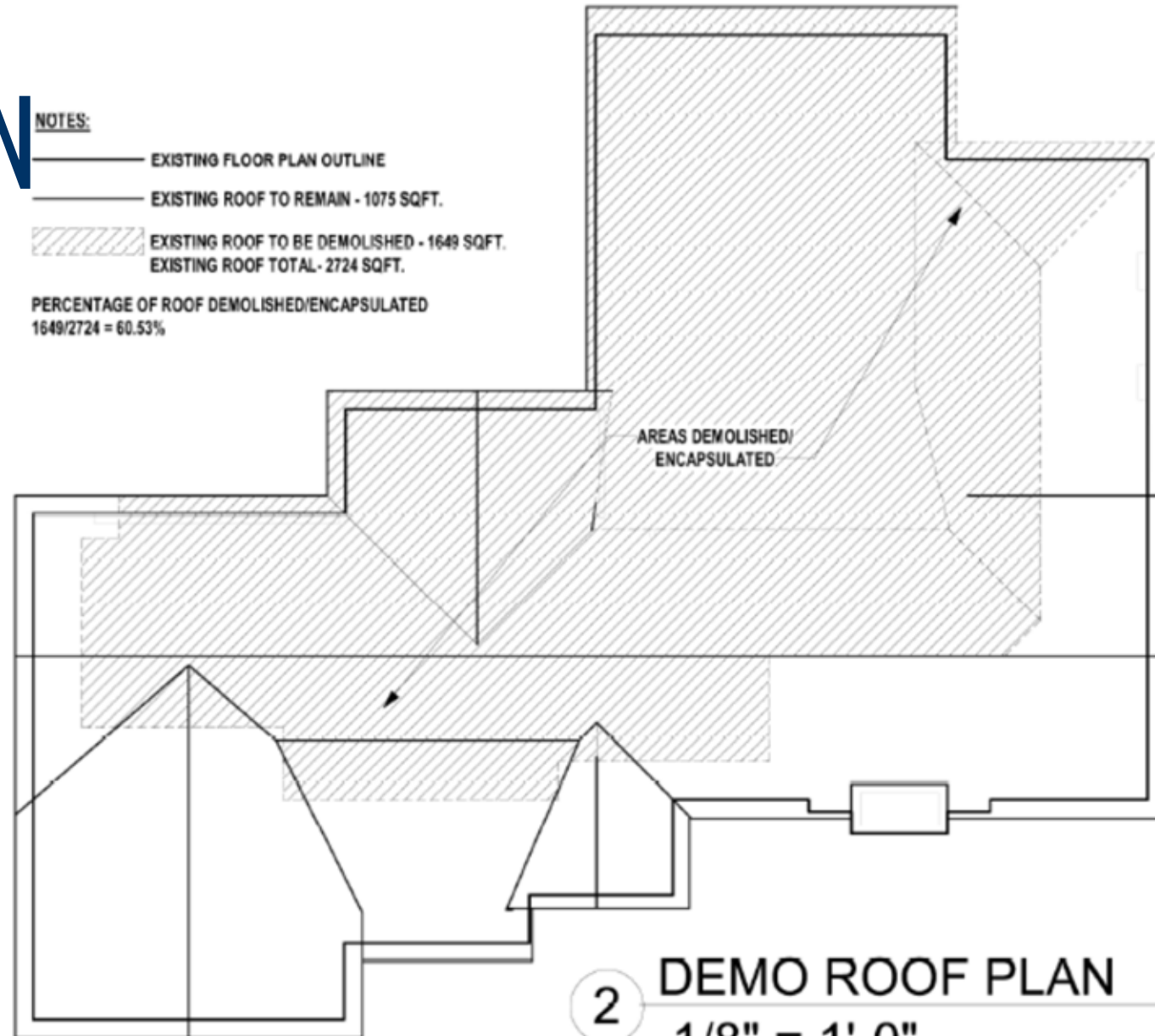
EXISTING ROOF PLAN



NOTES:

- EXISTING FLOOR PLAN OUTLINE
- EXISTING ROOF TO REMAIN - 1075 SQFT.
- EXISTING ROOF TO BE DEMOLISHED - 1649 SQFT.
- EXISTING ROOF TOTAL - 2724 SQFT.

PERCENTAGE OF ROOF DEMOLISHED/ENCAPSULATED
 $1649/2724 = 60.53\%$



Roof Demolition Calculations

Existing Roof Total = 2724sq ft

Proposed Demolition = 1649sq ft

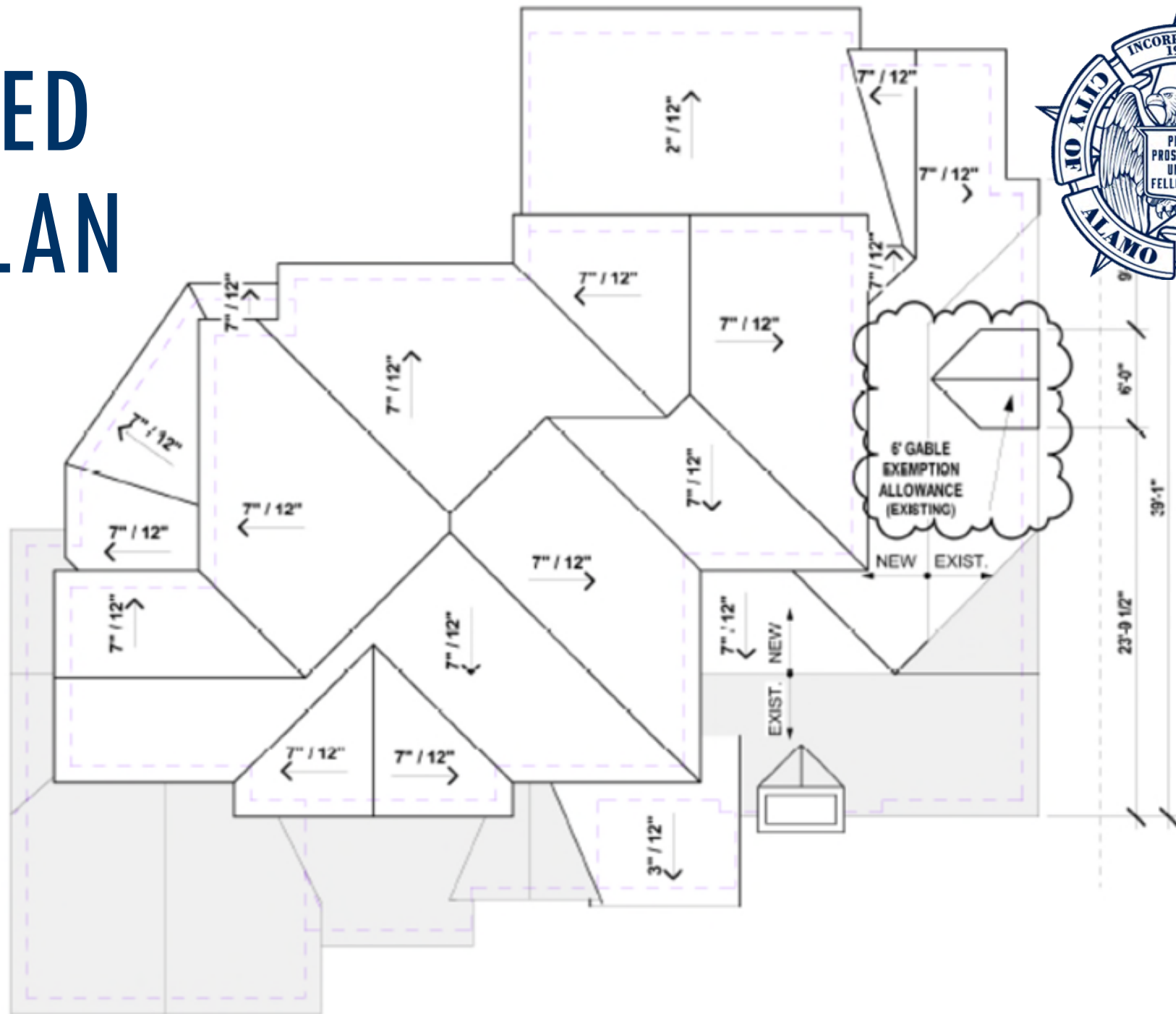
Roof Demolition = 60.53%

2

DEMO ROOF PLAN

1/8" = 1'-0"

1





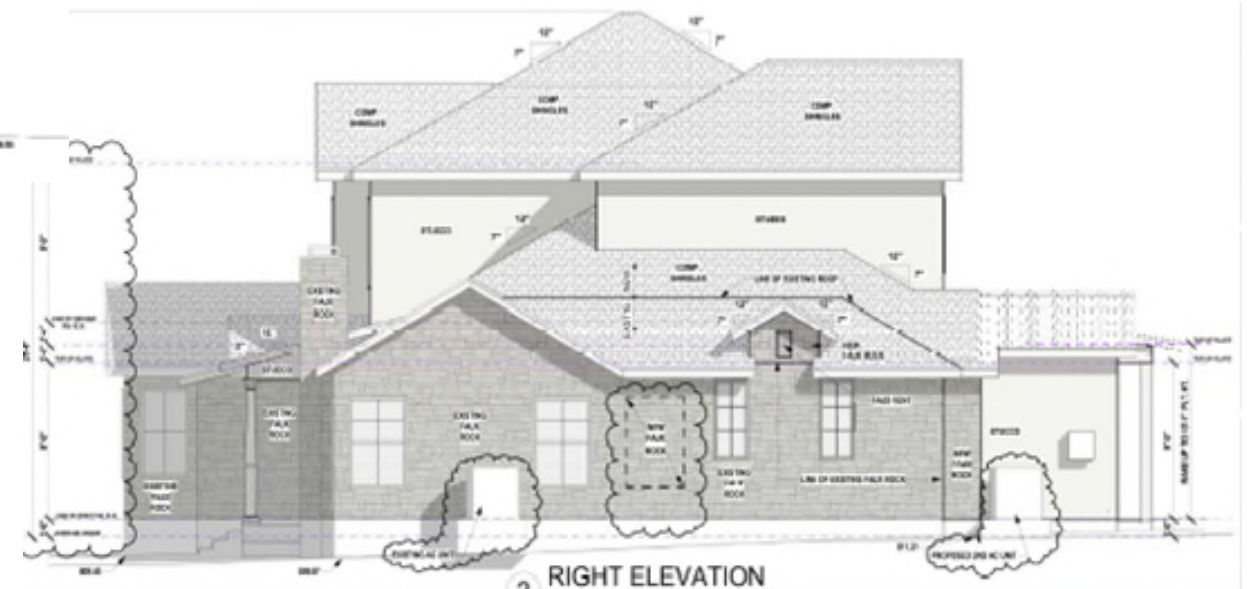


PROPOSED MAIN STRUCTURE





PROPOSED MAIN STRUCTURE





STREETSCAPE



STREET VIEW- EXISTING



STREET VIEW- PROPOSED HOUSE

NOTE: LARGE FRONT MAGNOLIA OMITTED FOR VISUAL PURPOSES



STREETSCAPE



STREET VIEW- OPPOSITE SIDE OF STREET



PROPOSED PERSPECTIVE





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. 865F 337 OGDEN

COMPATIBILITY REVIEW

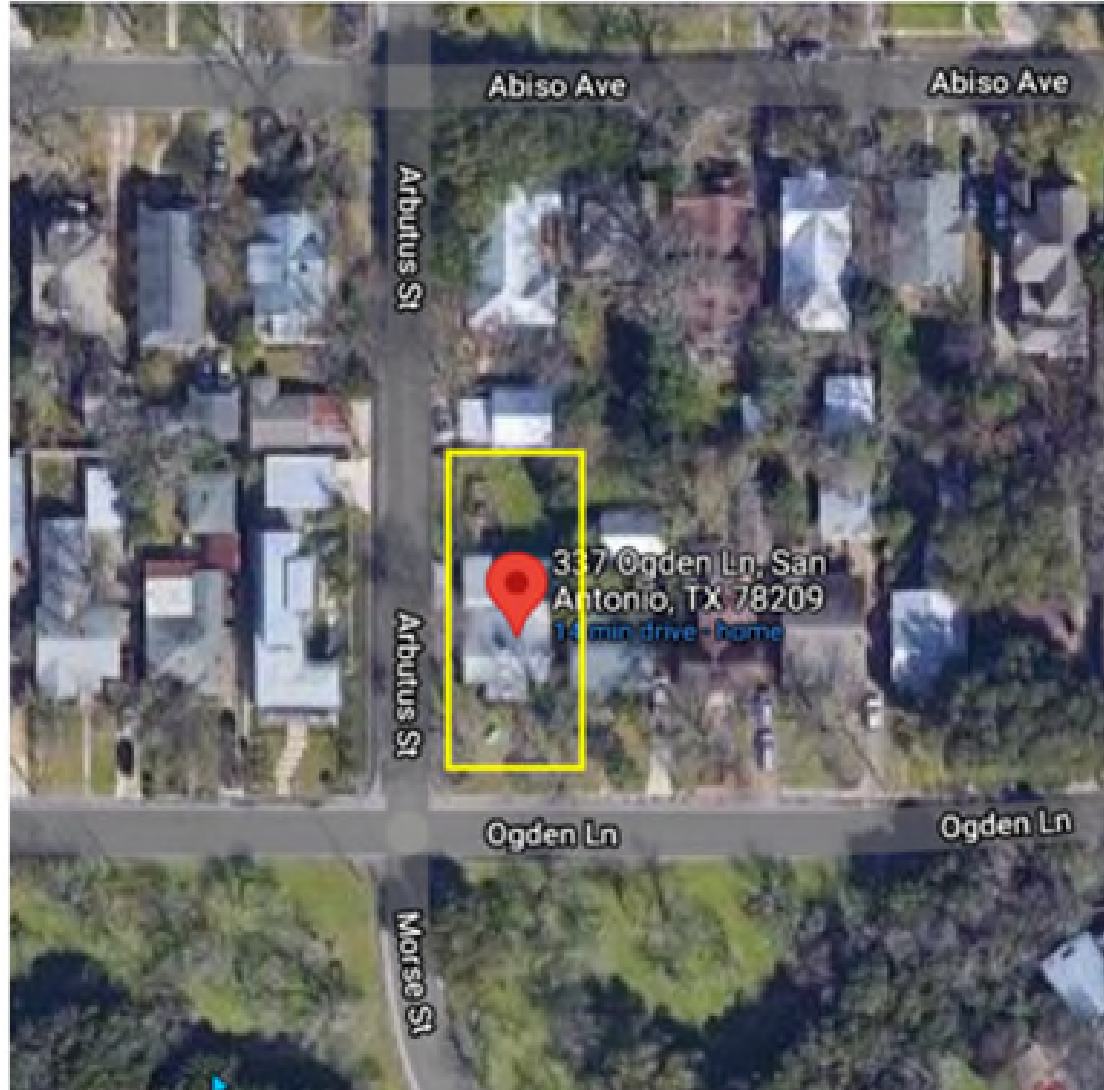


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-B
- Ogden
 - Corner on east side of Arbutus
- New Single-Family residence with detached accessory



BACKGROUND

- August 17, 2021 – ARB considered significance review
- September 13, 2021 – City Council approves ARB's recommendation
- October 19, 2021 – ARB to consider compatibility review
- October 25, 2021 – Tentatively scheduled for City Council pending ARB's recommendation



POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	7,500	7,500
Main House	1,632	2,158
Front Porch	108	0
Side Porch	0	0
Rear Porch	48	0
Att./Det. Garage	462	400
Lot Coverage / Lot Area	2,250/7,500	2,558/7,500
Total Lot Coverage	30%	34.1%

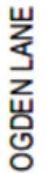
(Max – 40%)

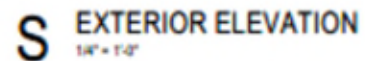
Floor Area Ratio	Existing	Proposed
Lot Area	7,500	7,500
Main 1st Floor	1,632	2,158
Main 2 nd Floor	420	980
Att./Det. Garage	462	400
FAR / Lot Area	2,514/7,500	3,538/7,500
Total FAR	33.5%	47.2%

(Max allowed – 49% with Bonuses)

*.02 bonus for single story accessory structure

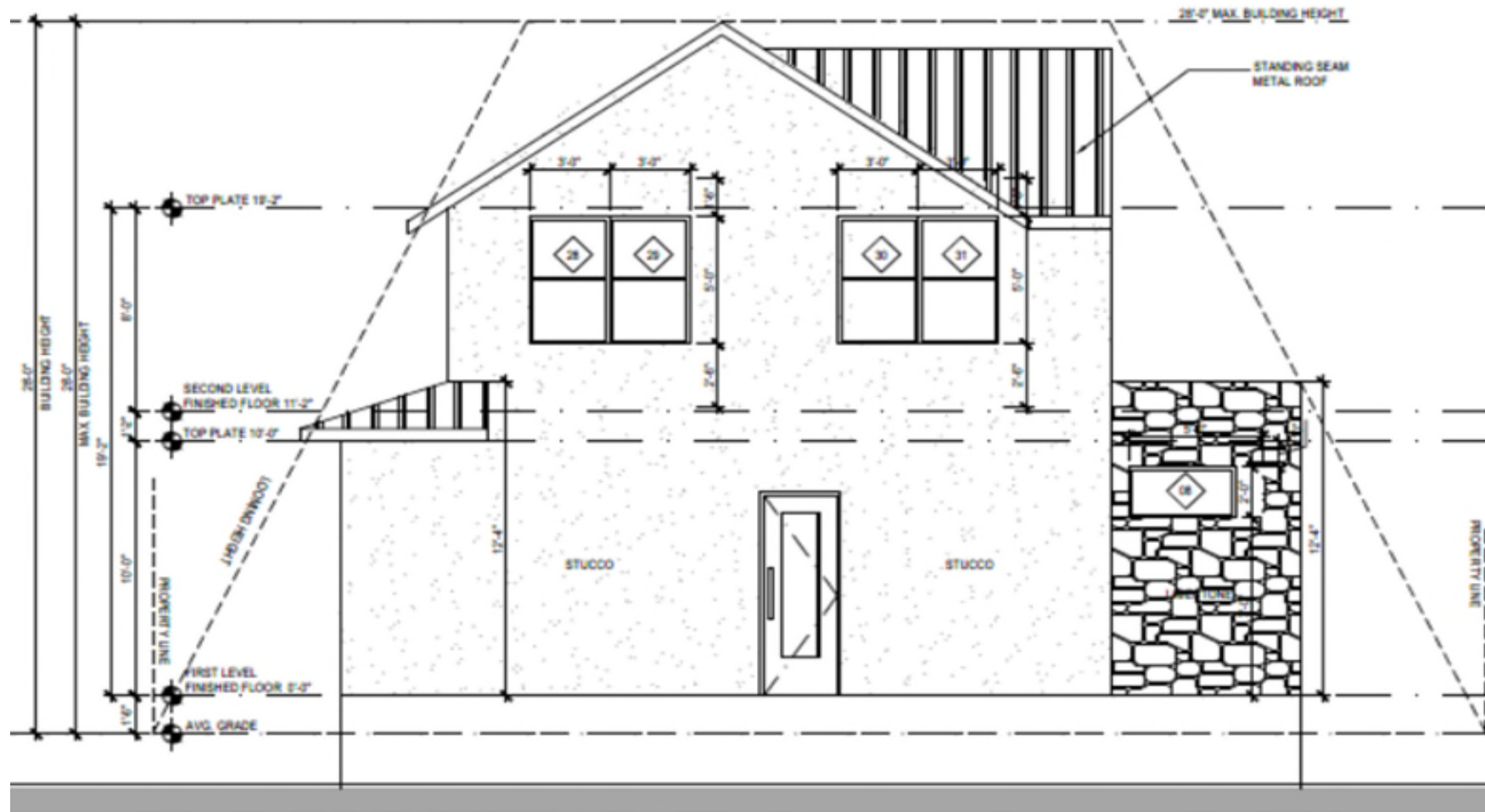
*.02 bonus for side entry to covered parking







PROPOSED MAIN STRUCTURE



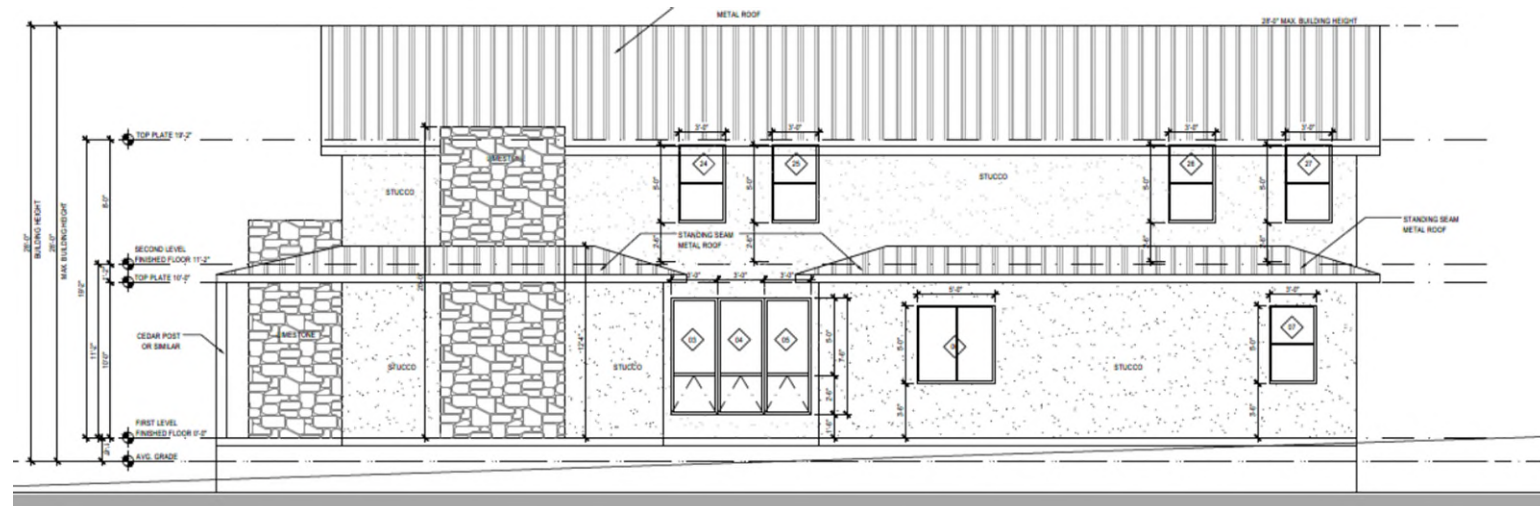
N EXTERIOR ELEVATION
1/4" = 1'-0"



PROPOSED MAIN STRUCTURE

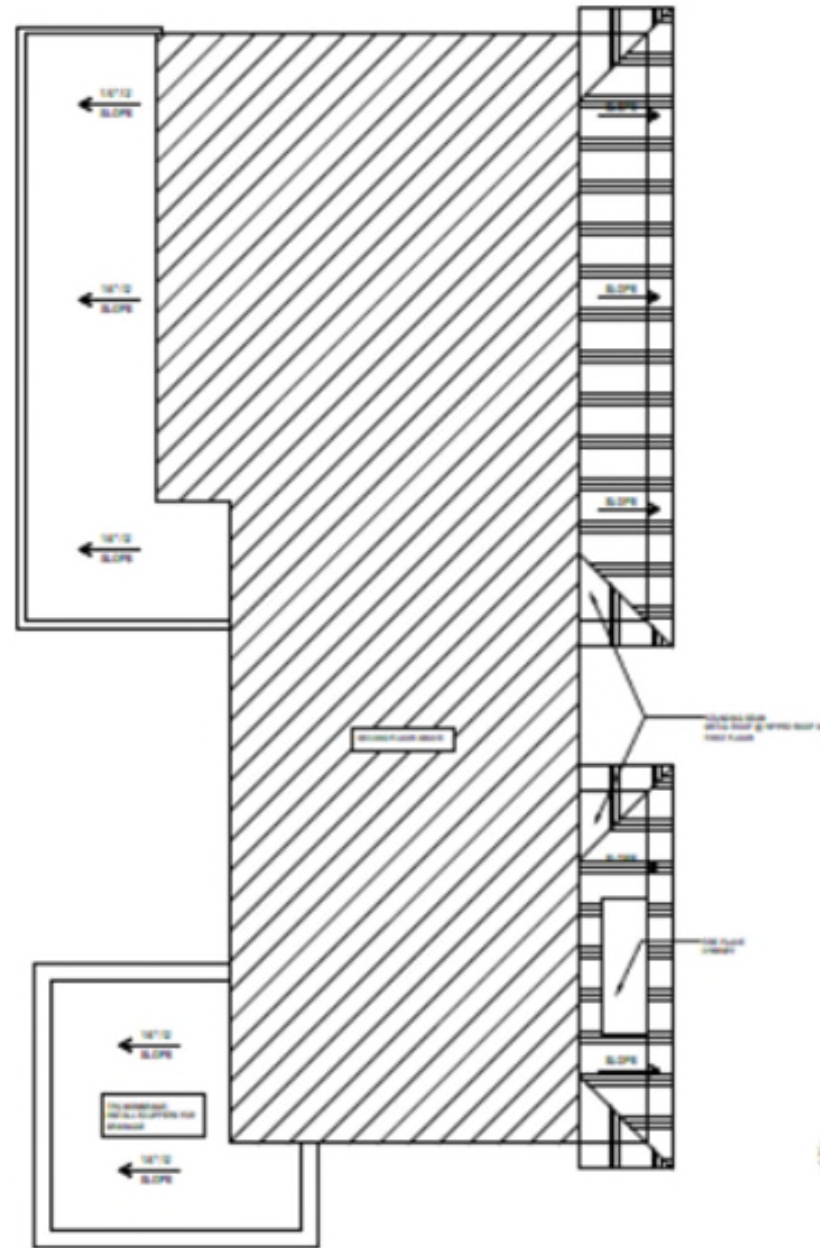


W EXTERIOR ELEVATION
1/4" = 1'-0"

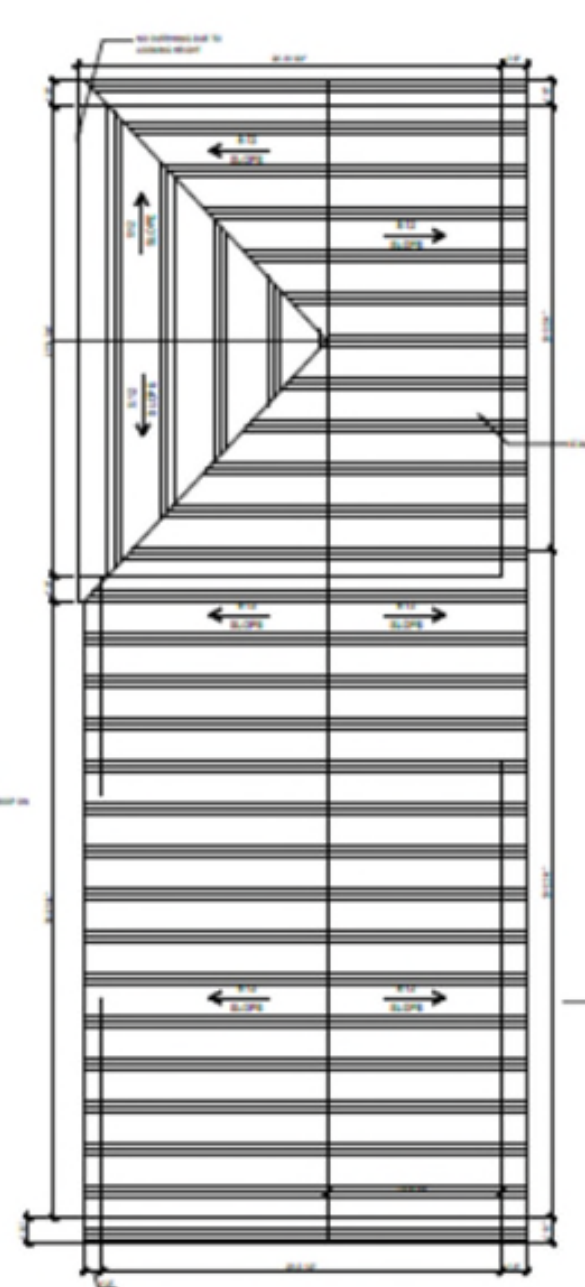


E EXTERIOR ELEVATION
1/4" = 1'-0"

PROPOSED ROOF PLAN



1 FIRST FLOOR ROOF PLAN
1/4\"/>

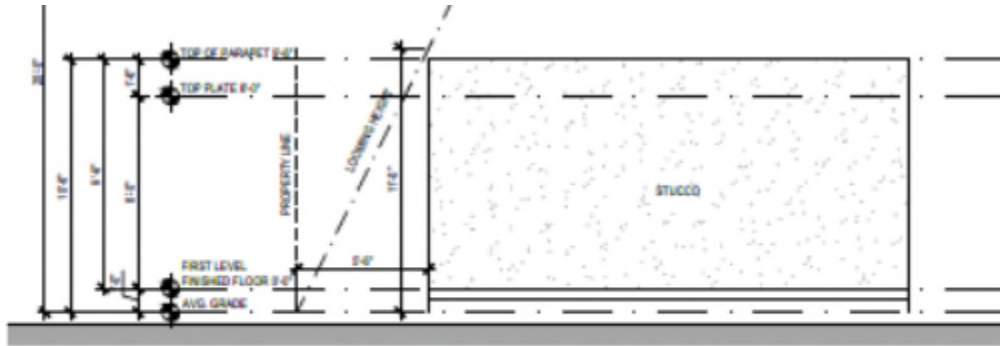


2 SECOND FLOOR ROOF PLAN
1/4\"/>

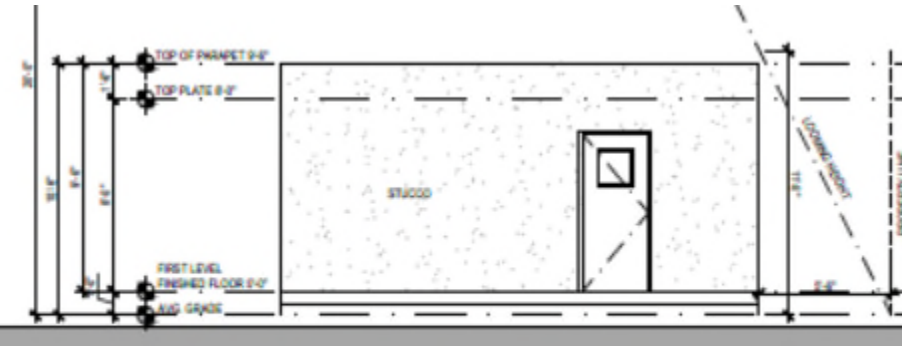




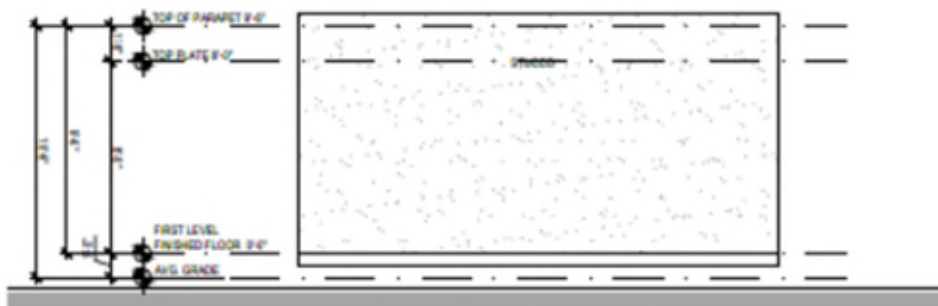
PROPOSED ACCESSORY STRUCTURE



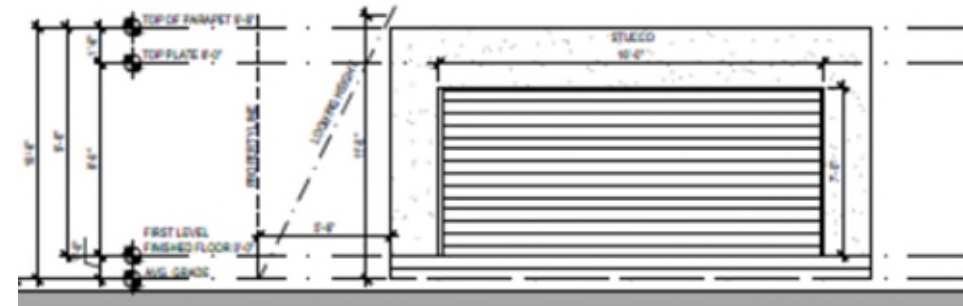
N GARAGE - EXTERIOR ELEVATION
1/4" = 1'-0"



S GARAGE - EXTERIOR ELEVATION
1/4" = 1'-0"



E GARAGE - EXTERIOR ELEVATION
1/4" = 1'-0"



W GARAGE - EXTERIOR ELEVATION
1/4" = 1'-0"



STREETSCAPE





STREETSCAPE





PROPOSED PERSPECTIVE



PROPOSED



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)