

ARB CASE NO. 866F 260 RETAMA

SIGNIFICANCE REVIEW

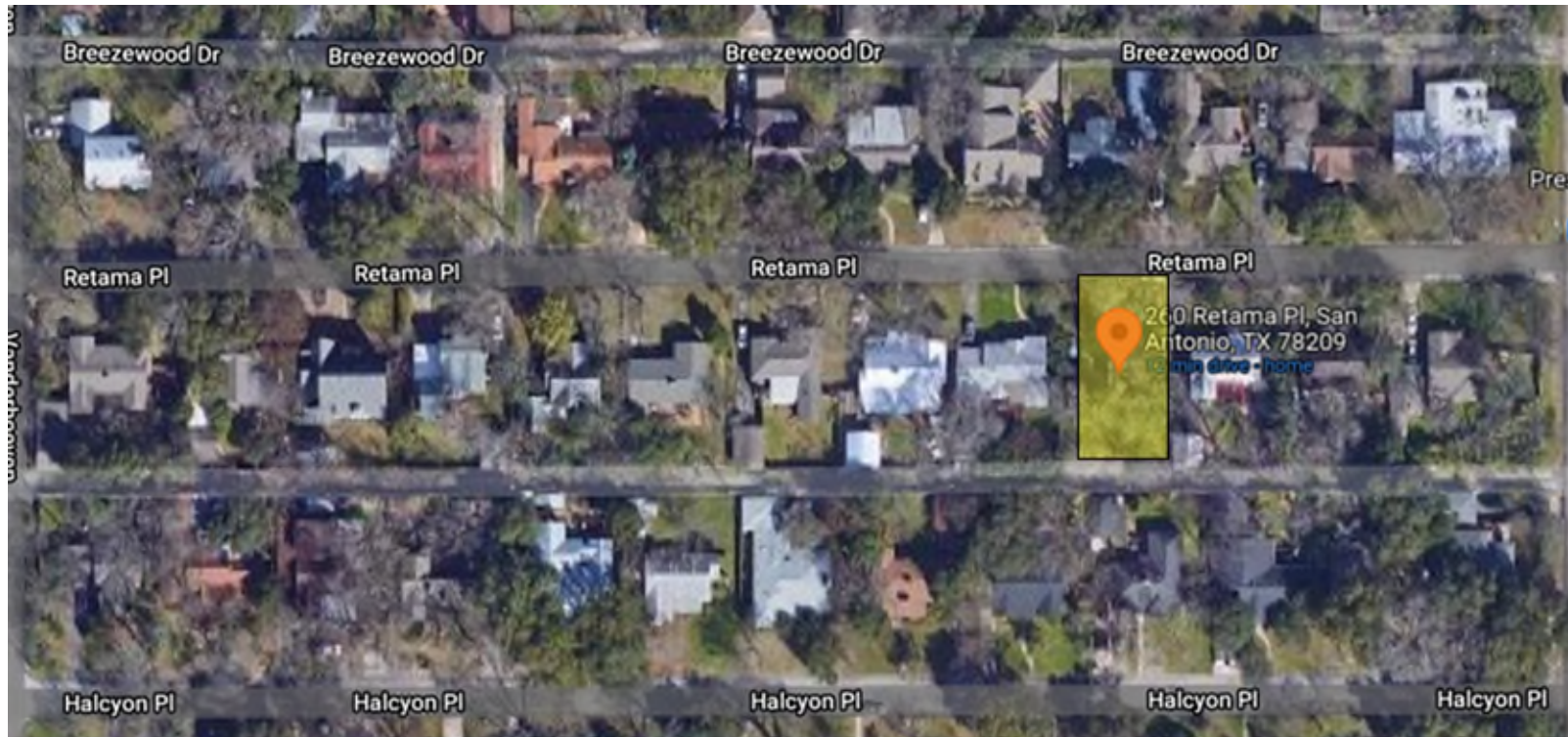


COMMUNITY DEVELOPMENT

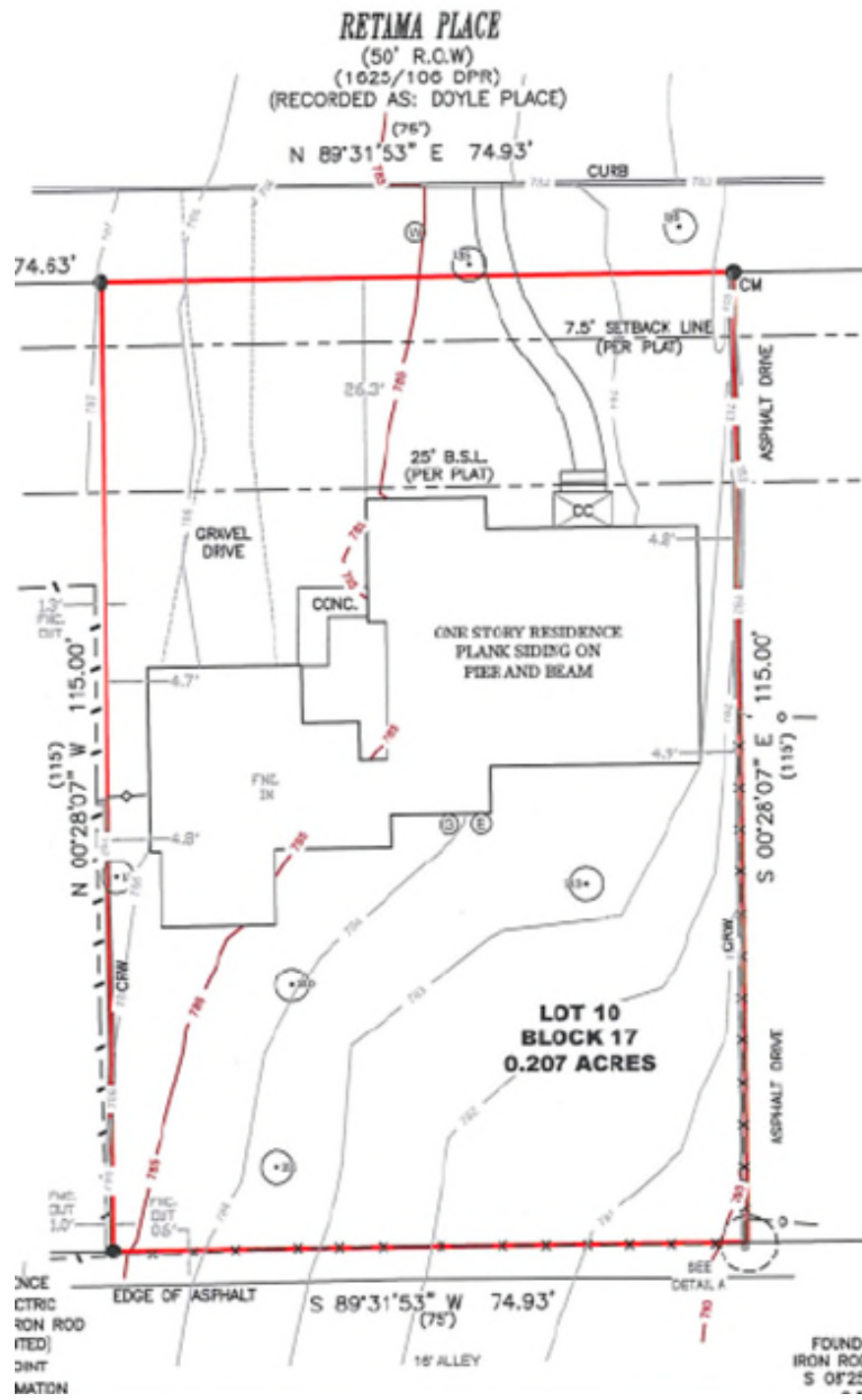
Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Retama
 - Between Vanderhoeven and N New Braunfels
- 100% Demolition





EXISTING CONDITIONS - MAIN





EXISTING CONDITIONS - GARAGE





POLICY ANALYSIS

- Staff found no historical or architectural significance
- New construction would require compatibility review by the ARB and Council as required under Demolition Ordinance 1860 (April 12, 2010)



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)

ARB CASE NO. 867F 203 GRANT

COMPATIBILITY REVIEW

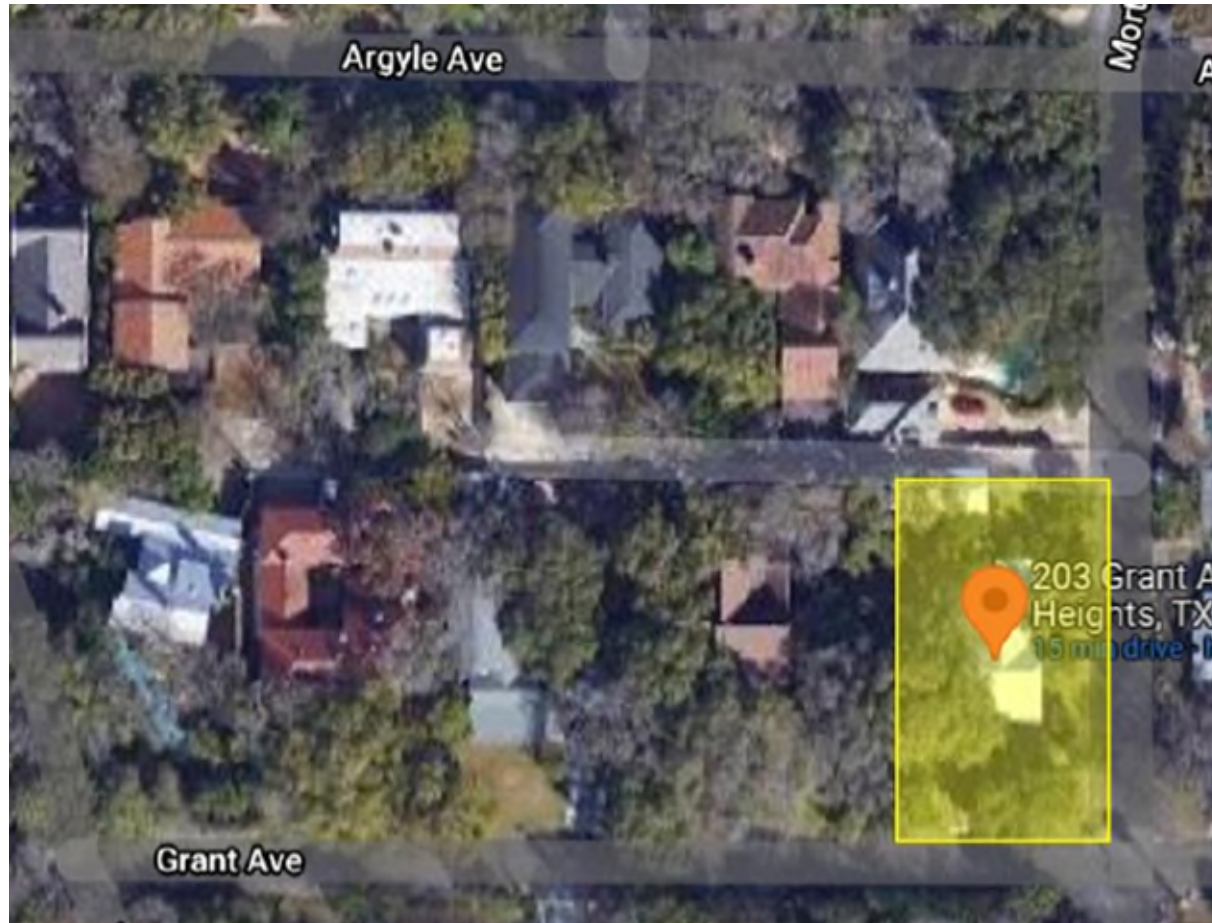


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Grant
 - Between Torcido and Morton
- New Single-Family with Attached Garage



BACKGROUND

- September 18, 2018 – ARB considered request for significance of main structure and recommended approval of demolition.
- October 08, 2018 – City Council approves recommendation.
- The project is tentatively scheduled for the December 13, 2021 City Council meeting pending the board's recommendation.



POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	14,386	14,386
Main House	1,914	3,683
Front Porch	120	
Side Porch	138	
Attached Garage	144	590
Shed (2)	774	774
Lot Coverage / Lot Area	3,090 / 14,386	5,047 / 14,386
Total Lot Coverage	21.48%	35.08%

(Max – 40%)

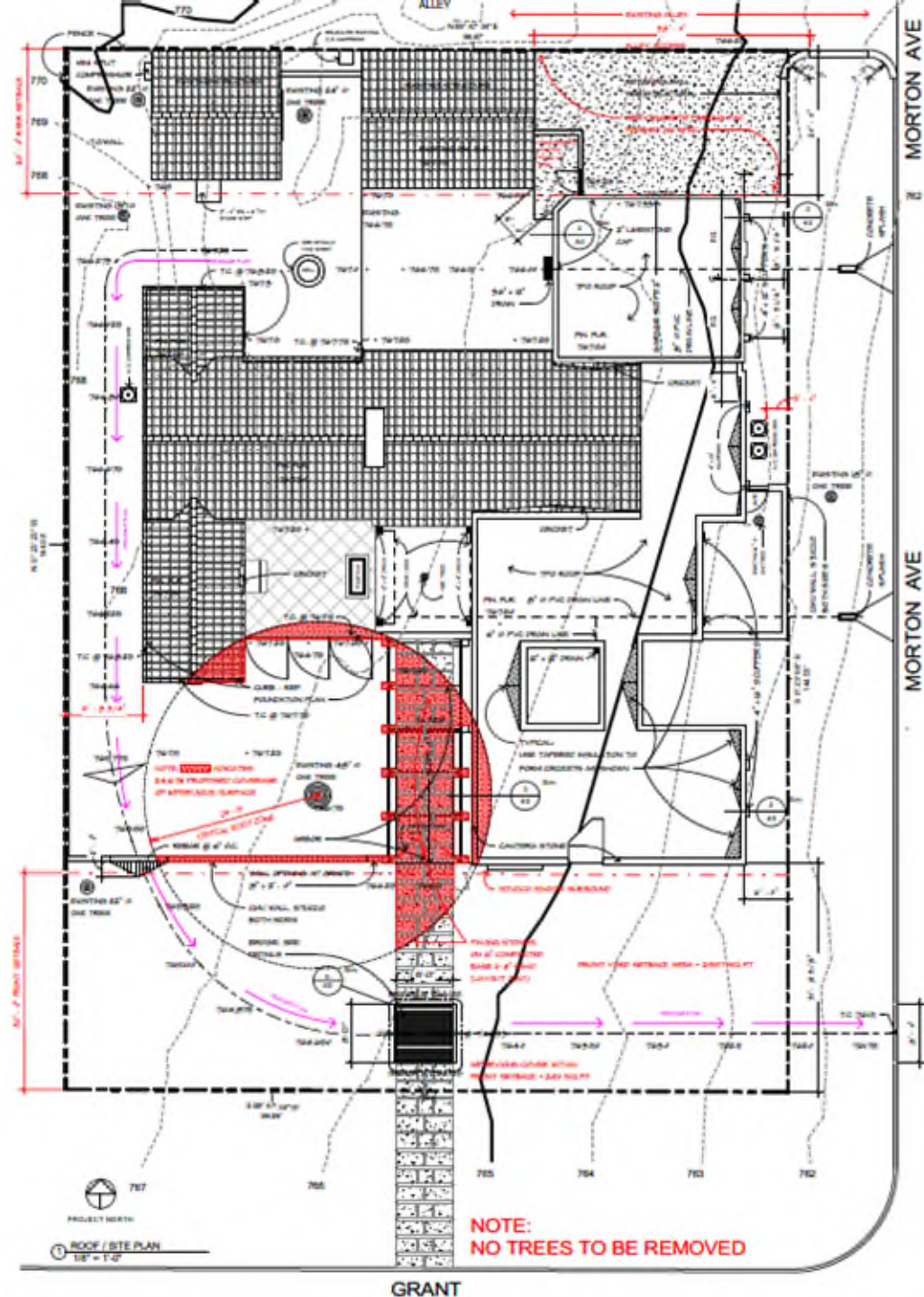
Proposed Main Structure

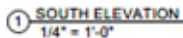
- Building Height – 21 ft 8-½ inches
- Exterior Finish Materials – Stucco and Limestone Siding with Barrell Tile Roof

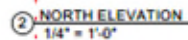
Floor Area Ratio	Existing	Proposed
Lot Area	14,386	14,386
Main 1st Floor	1,914	3,683
Garage – 1 st Fl	144	590
Garage – 2 nd Fl		533
Shed (2)	774	774
FAR / Lot Area	2,832/14,386	5,580/14,386
Total FAR	19.69%	38.79%

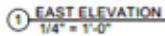
(Max allowed – 47% with Bonus)

*.02 bonus for alley access to required covered parking



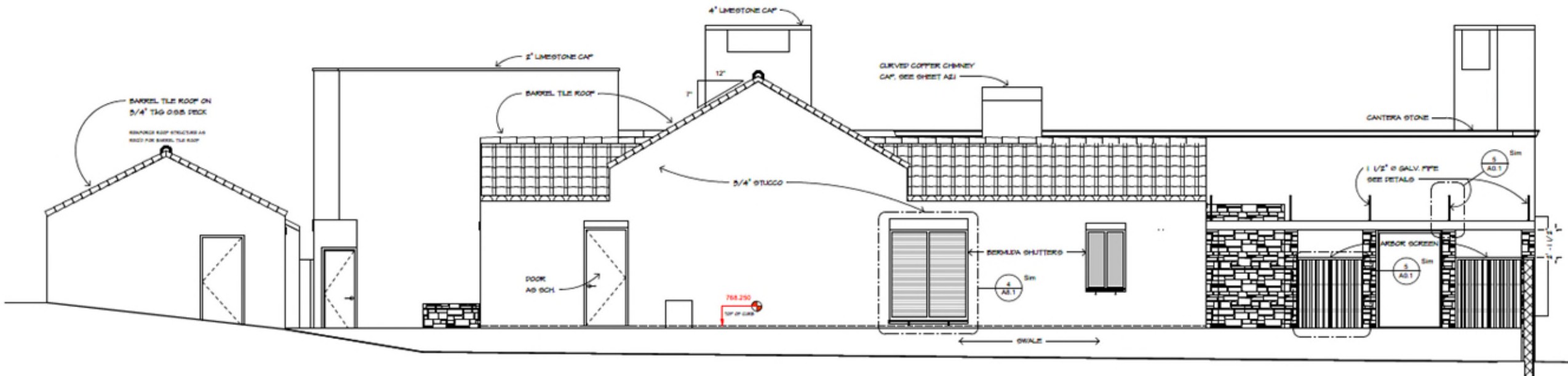








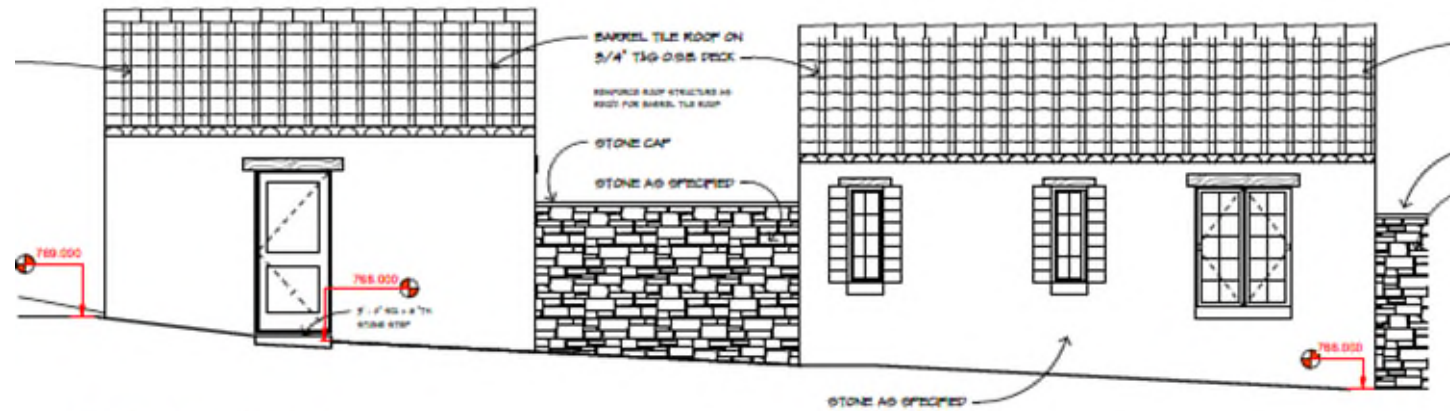
PROPOSED MAIN STRUCTURE



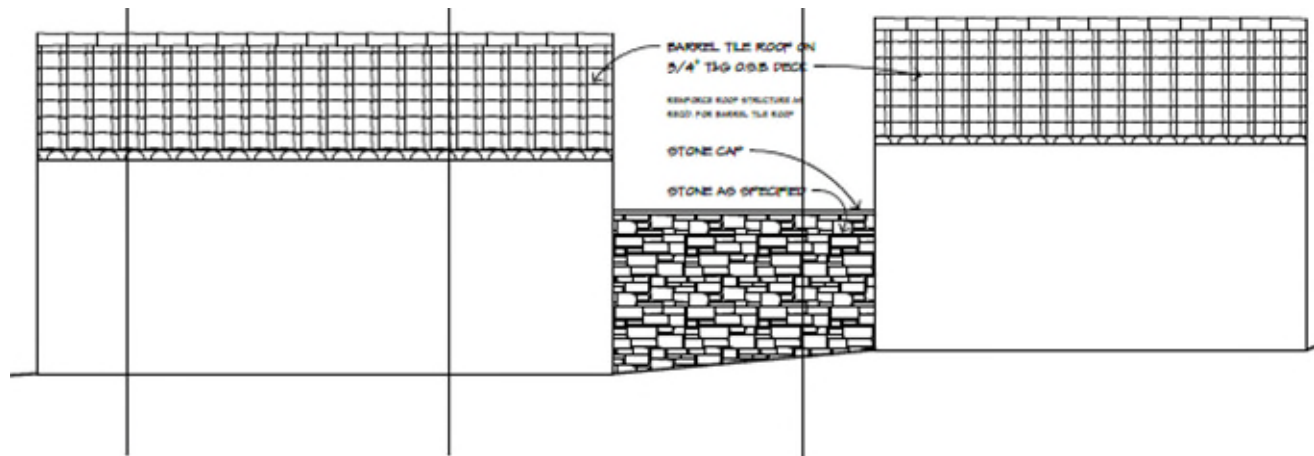
2 WEST ELEVATION
1/4" = 1'-0"



EXISTING ACCESSORY STRUCTURES



① OUTBUILDINGS ELEVATION
1/4" = 1'-0"



④ OUTBUILDINGS ELEVATION AT ALLEY
1/4" = 1'-0"



PUBLIC NOTIFICATION

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 - Support: (1) Neutral: (0)
 - Oppose: (0)

ARB CASE NO. 868F 533 NORMANDY

COMPATIBILITY REVIEW

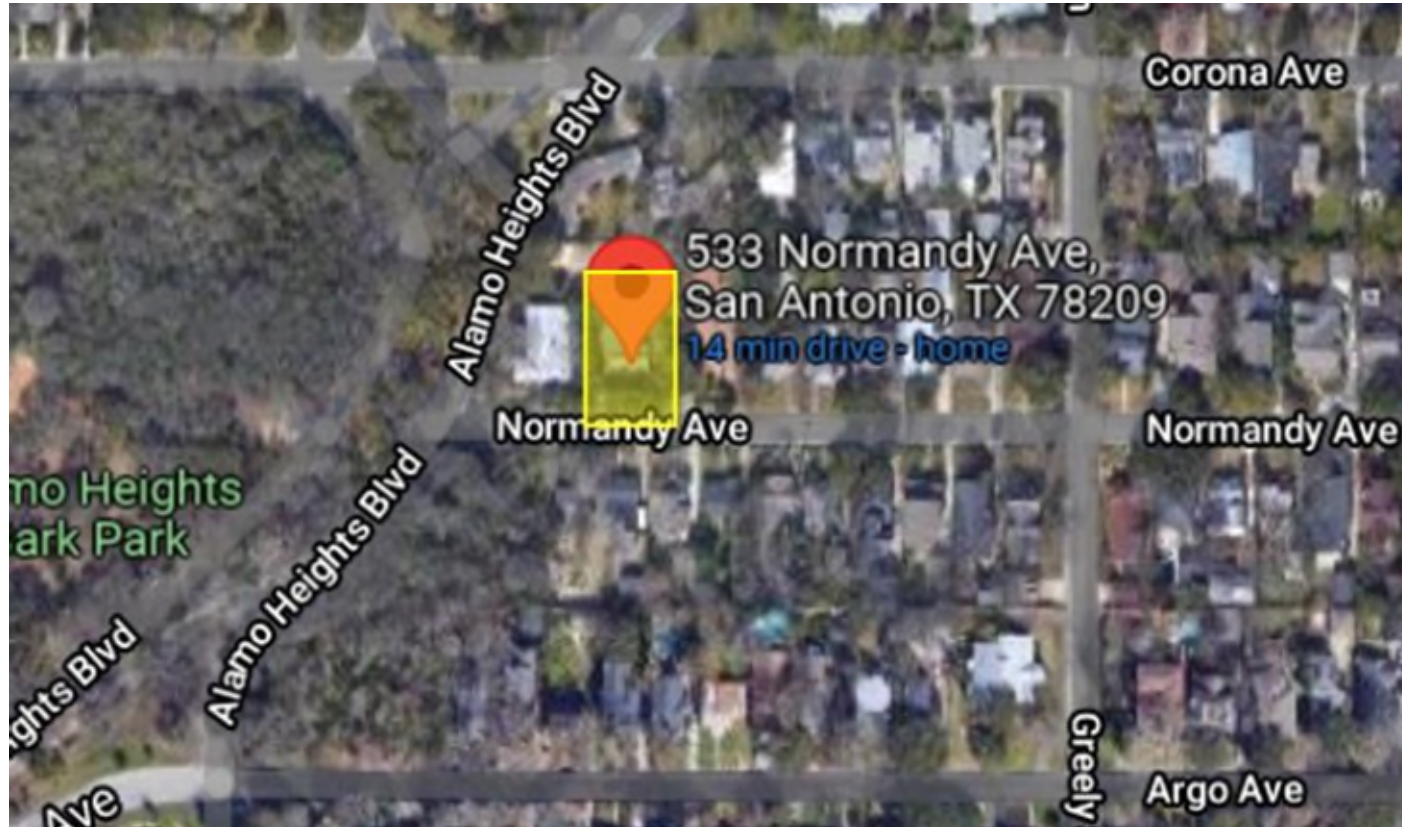


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- Between Alamo Heights and Greely
- New Single-Family with Detached Garage



BACKGROUND

- April 20, 2021 – ARB considered request for significance of main structure and recommended approval of demolition.
- May 10, 2021 – City Council approves recommendation.
- The project is tentatively scheduled for the December 13, 2021 City Council meeting pending the board's recommendation.



POLICY ANALYSIS

Lot Coverage	Existing	Proposed
Lot Area	8,500	8,500
Main House	910	2194
Front Porch		106
Side Porch		
Rear Porch	70	
Att./Det. Garage	400	400
Lot Coverage / Lot Area	1,380 / 8,500	2,700 / 8,500
Total Lot Coverage	16.24%	31.76%

(Max – 40%)

Floor Area Ratio	Existing	Proposed
Lot Area	8,500	8,500
Main 1st Floor	910	2,194
Main 2 nd Floor		1,138
Att./Det. Garage	400	400
FAR / Lot Area	1,310 / 8,500	3,732 / 8,500
Total FAR	15.41%	43.91%

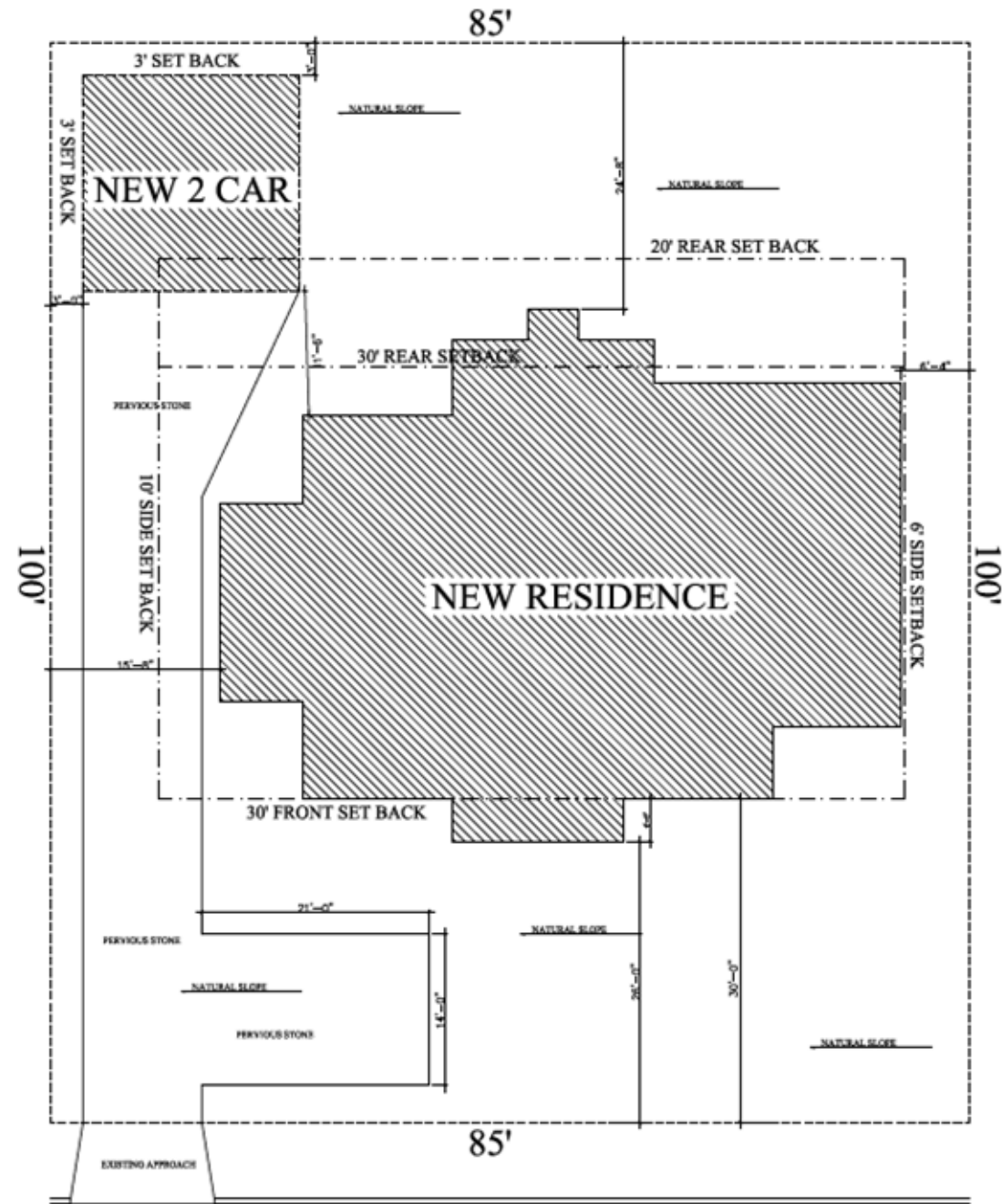
(Max allowed – 47% with Bonus)

*.02 bonus for single story accessory structure

Proposed Main Structure

- Building Height – 28ft 5 inches
- Exterior Finish Materials – Hardie Siding with Composition Shingle Roof and Standing Seam Metal accent over front porch only

PROPOSED SITE PLAN



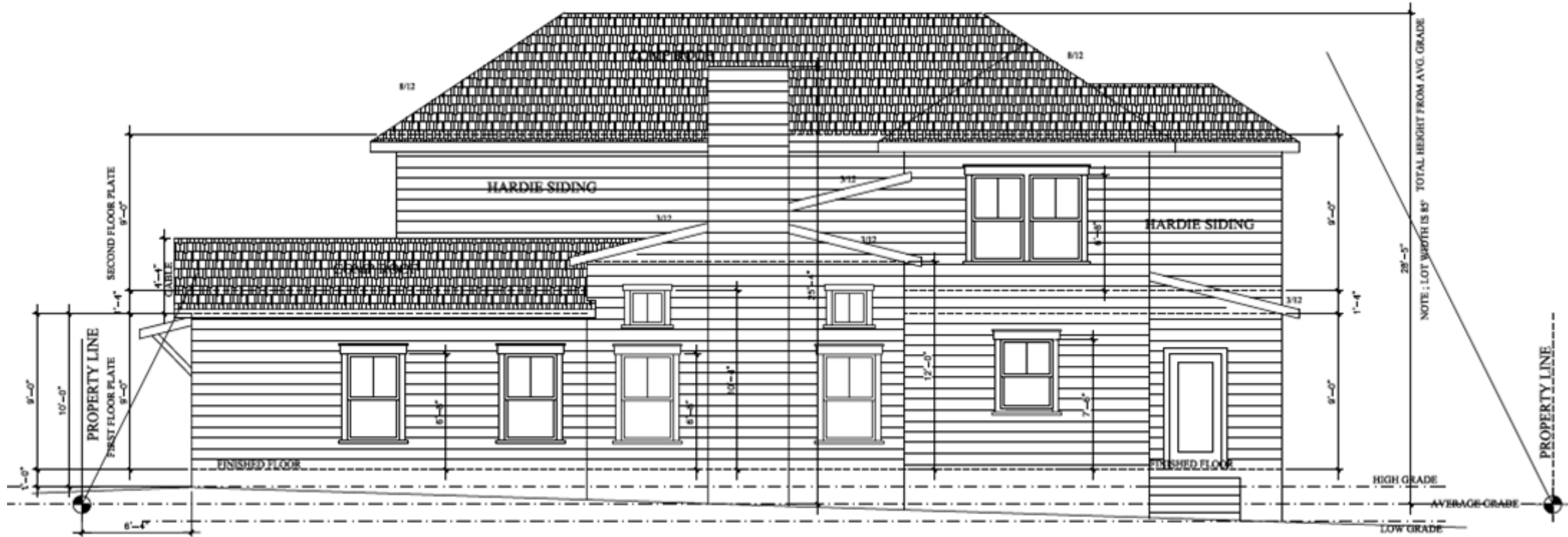
SITE PLAN
1/8" = 1'-0"



PROPOSED MAIN STRUCTURE

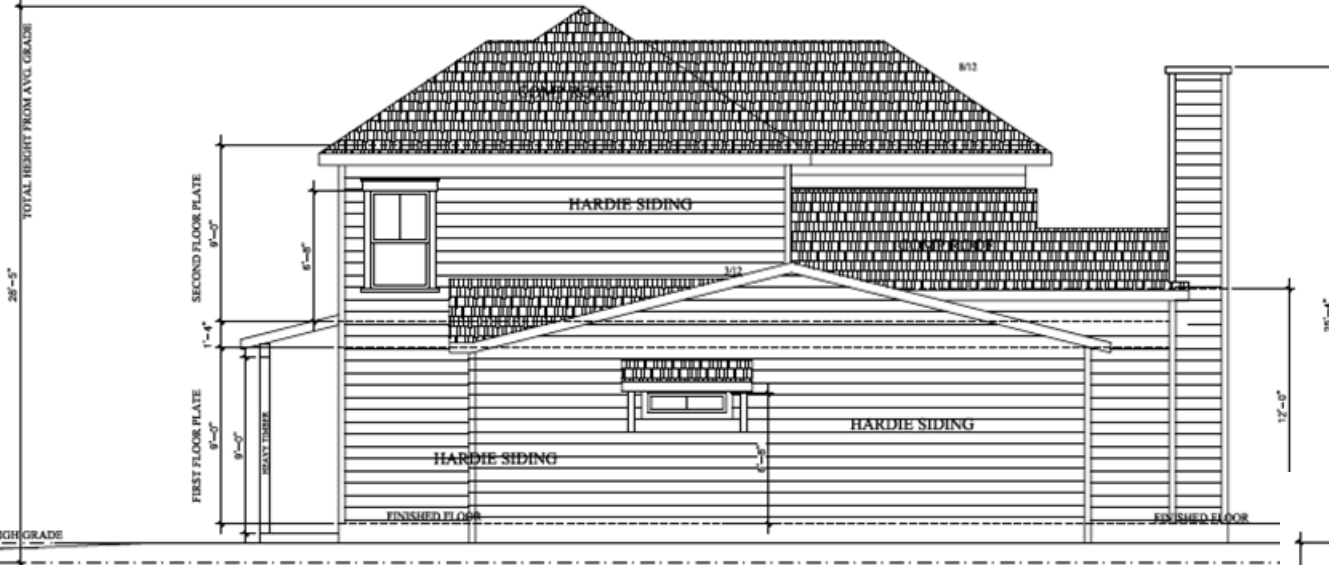


PROPOSED MAIN STRUCTURE



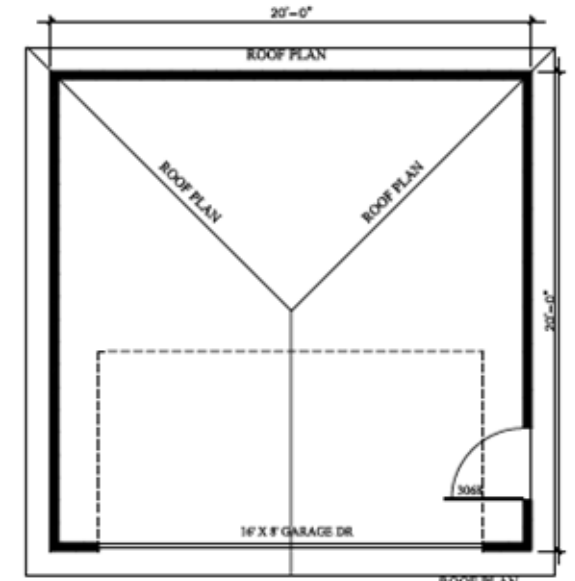
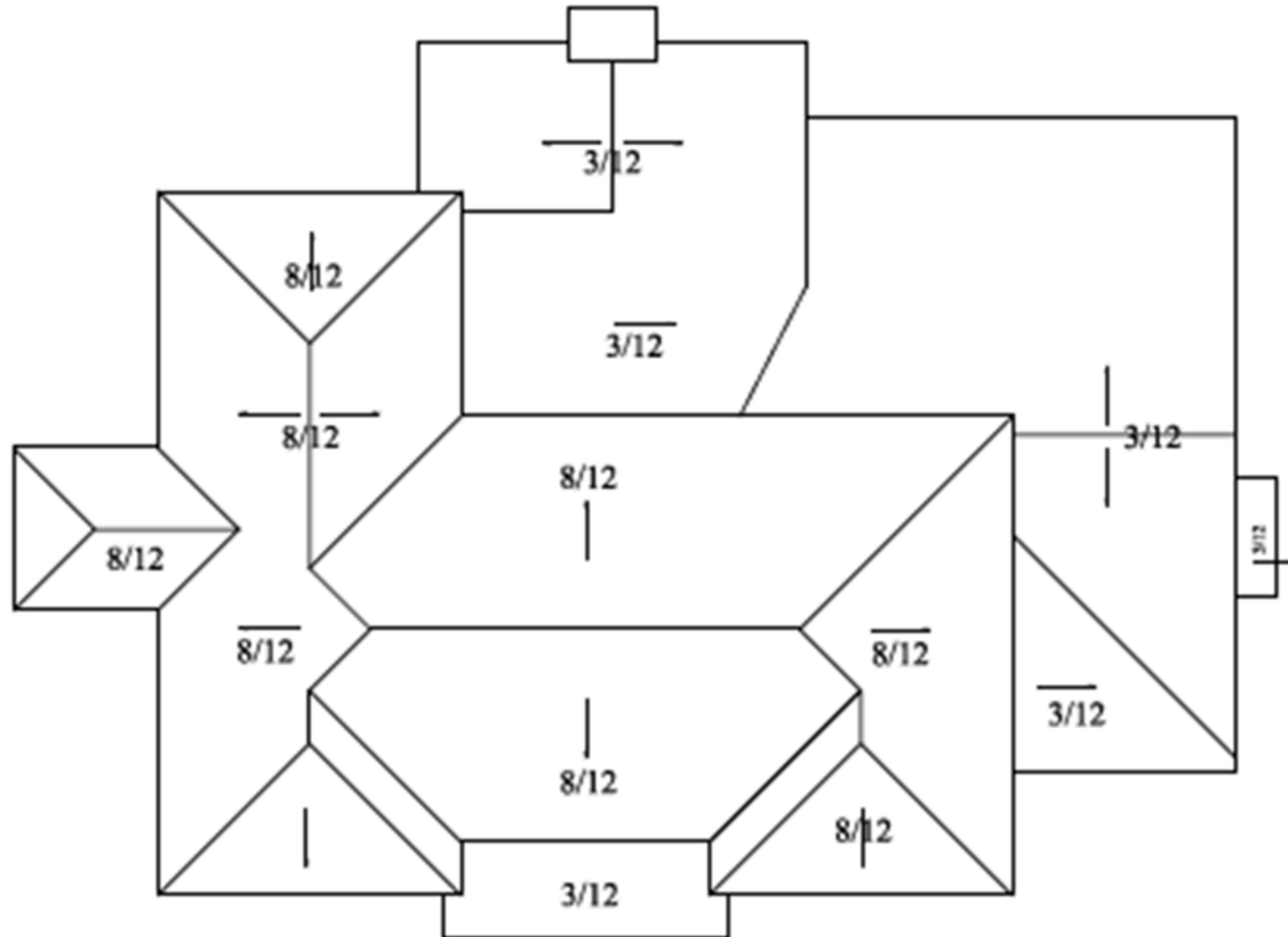


PROPOSED MAIN STRUCTURE





PROPOSED ROOF PLAN





PUBLIC NOTIFICATION

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 - Oppose: (0)