

# ARB CASE NO. 979F 630 TUXEDO AVE

## SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

### PROPERTY

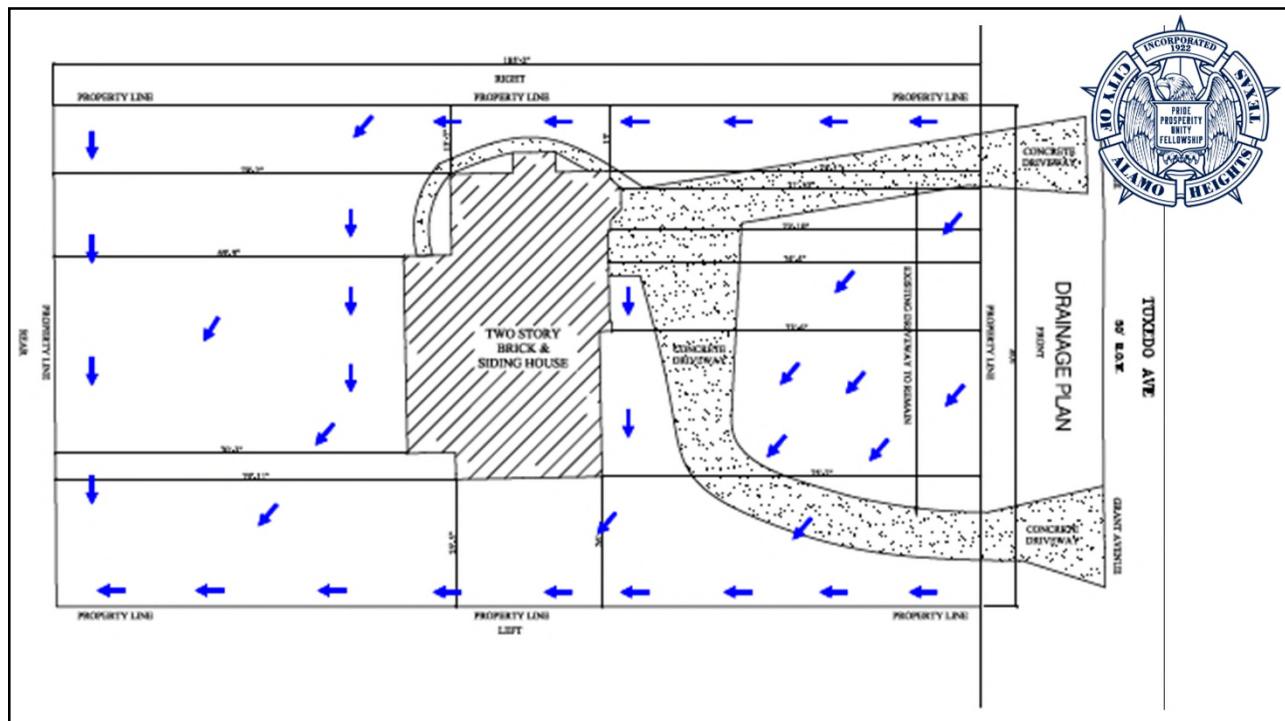


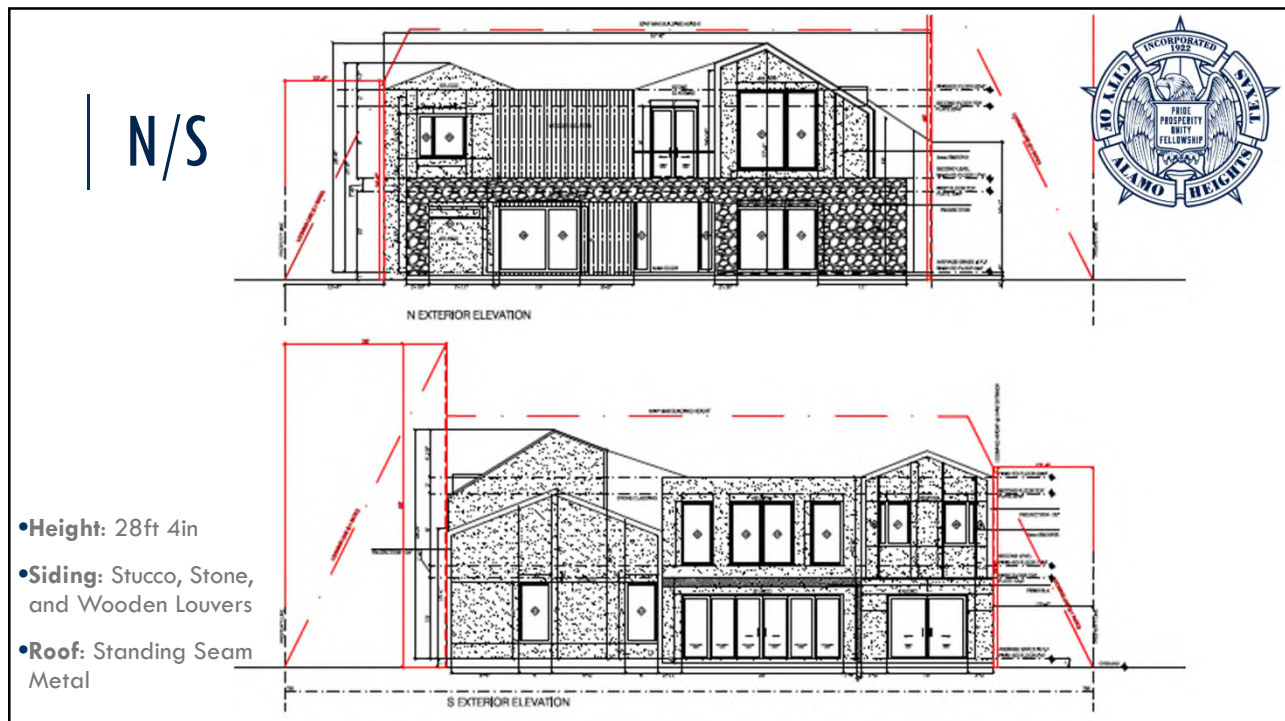
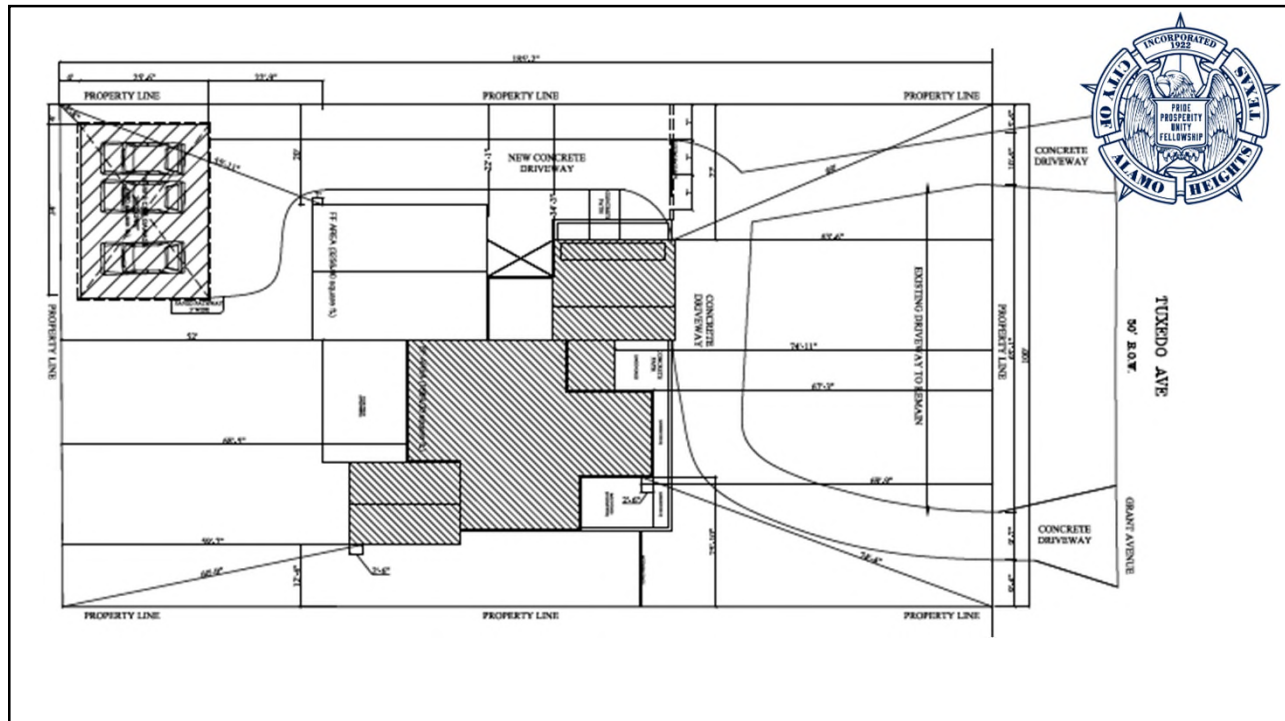
- SF-A
- South side of street east of Loveta St
- SF Residence w/  
Detached Garage

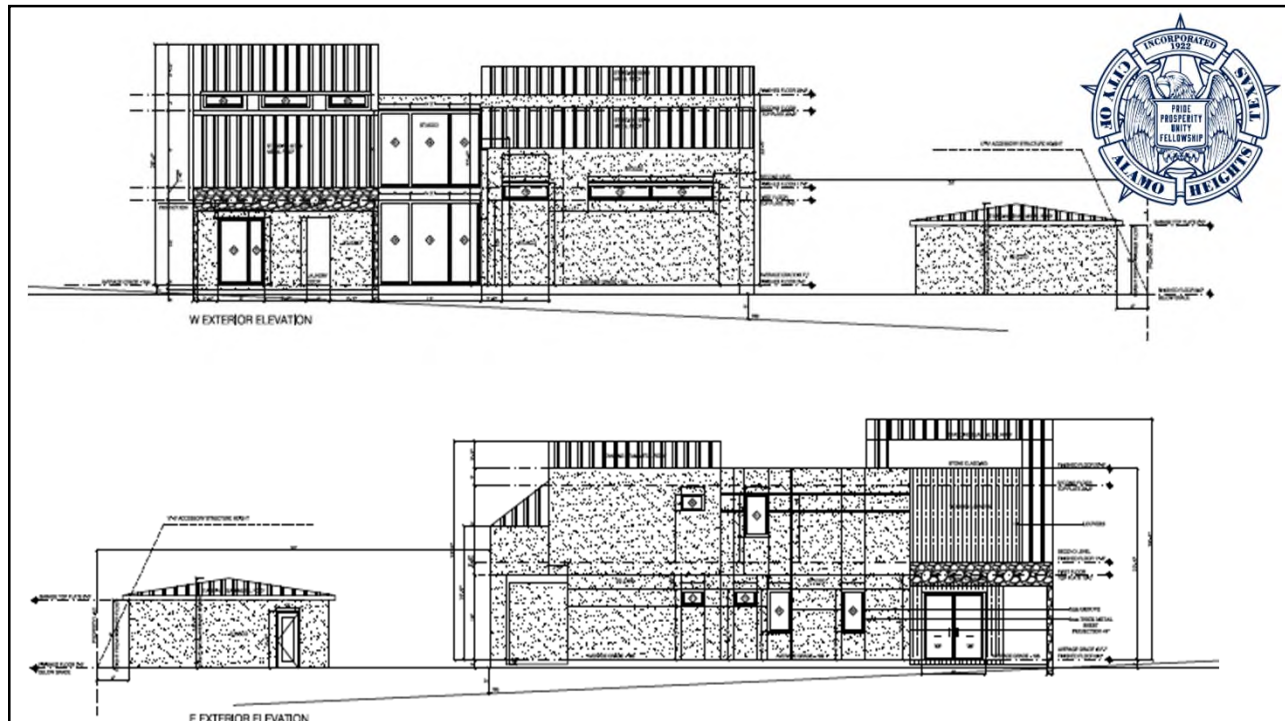


# SUMMARY

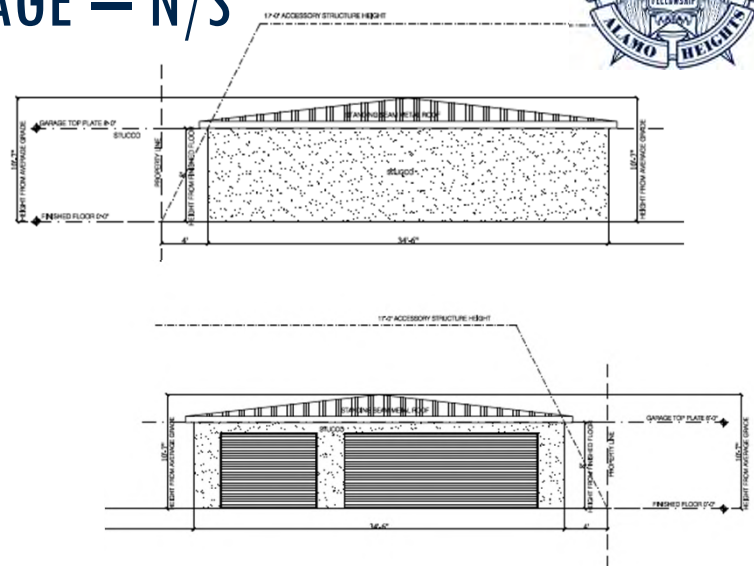
- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
    - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100%**
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof





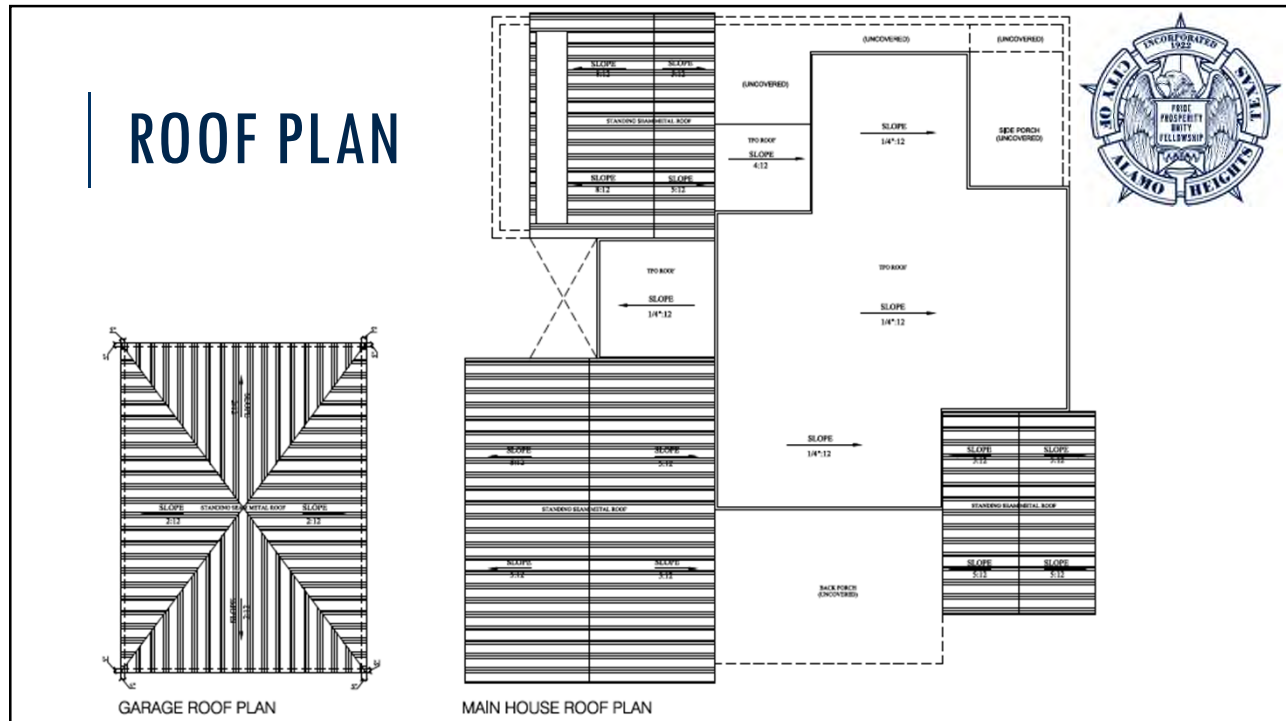


## DETACHED GARAGE — N/S



- Height: 10ft 7in
- Siding: Stucco
- Roof: Standing Seam Metal





# PROPOSED



TREE LEGEND				
TREE TAG #	DIAMETER	DESCRIPTION	NOTES	HERITAGE TREE
3	38"	OAK	TREE TO REMAIN	YES
9	47"	OAK	TREE TO REMAIN	YES
15	27"	OAK	TREE TO REMAIN	YES
20	26"	OAK	TREE TO REMAIN	NO
34	12"	OAK	TREE TO REMAIN	NO
38	22"	OAK	TREE TO REMAIN	NO
50	24"	OAK	TO REMOVE	NO
58	11"	OAK	TREE TO REMAIN	NO
63	13"	OAK	TREE TO REMAIN	NO
68	6"	CHINA	TREE TO REMAIN	NO
73	35"	OAK	TREE TO REMAIN	YES
74	18"	OAK	TREE TO REMAIN	NO
96	33"	OAK	TREE TO REMAIN	YES
97	22"	OAK	TO REMOVE	NO
100	28"	OAK	TREE TO REMAIN	YES
101	21"	OAK	TREE TO REMAIN	NO
108	19"	OAK	TO REMOVE	NO

TREE LEGEND				
TREE TAG #	DIAMETER	DESCRIPTION	NOTES	HERITAGE TREE
109	16"	OAK	TREE TO REMAIN	NO
110	25"	OAK	TREE TO REMAIN	NO
111	12"	OAK	TREE TO REMAIN	NO
112	9"	OAK	TREE TO REMAIN	NO
113	10"	OAK	TO REMOVE	NO
114	13"	OAK	TO REMOVE	NO
115	16"	OAK	TREE TO REMAIN	NO
116	15"	OAK	TREE TO REMAIN	NO
117	10"	OAK	TO REMOVE	NO
118	19"	OAK	TREE TO REMAIN	NO
119	21"	OAK	TREE TO REMAIN	NO
120	16"	OAK	TREE TO REMAIN	NO
121	14"	OAK	TREE TO REMAIN	NO
122	7"	OAK	TO REMOVE	NO
124	18"	OAK	TO REMOVE	NO
125	22"	OAK	TREE TO REMAIN	NO

\*24" DBH OAK – HERITAGE SIZE

# POLICY ANALYSIS



## LOT COVERAGE CALCS.

ALLOWED: LOT COVERAGE 40%  
 $18484.72 \times .40 = 7393.88$  SF BUILDING FOOTPRINT

ACTUAL:  
 BUILDING FOOTPRINT 3256 SF  
 GARAGE 880 SF  
 CONCRETE AC PAD 18 SF  
 CONCRETE LANDING 178.77 SF  
 CONCRETE DRIVEWAY 1237 SF  
 WOOD SIDE PATIO 127.9 SF  
 WOOD BACK PATIO 406.17 SF

TOTAL 6103.84 SF (33.02%)

## FLOOR AREA RATIO

MAIN HOUSE 1ST FLOOR 3256 SF  
 MAIN HOUSE 2ND FLOOR 1684 SF  
 GARAGE 880 SF

$5820/18484.72 = 0.31$  FAR

## FRONT YARD IMPERVIOUS COVER RATIO

FRONT YARD AREA 6347.9 SF  
 FRONT CIRCULAR DRIVEWAY 1800.9 SF

## POLICY ANALYSIS



- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the May 12, 2025 City Council meeting, pending recommendation from the board.

## PUBLIC NOTIFICATION



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



# ARB CASE NO. 980F 132 NORMANDY AVE

## SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

### PROPERTY



- SF-B
- South side between Broadway St and Columbine St
- SF Residence w/  
Detached Garage



## SUMMARY

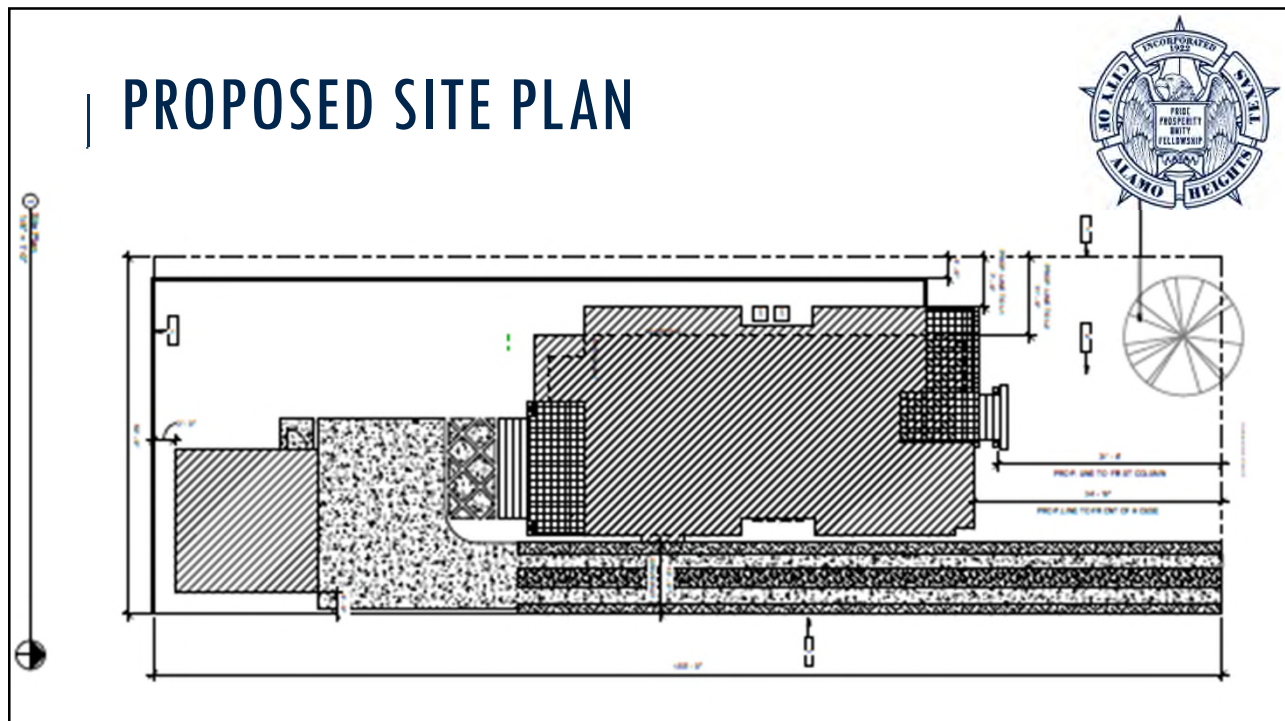
- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
    - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of roof**
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof



## EXISTING CONDITIONS

Front / North Elevation

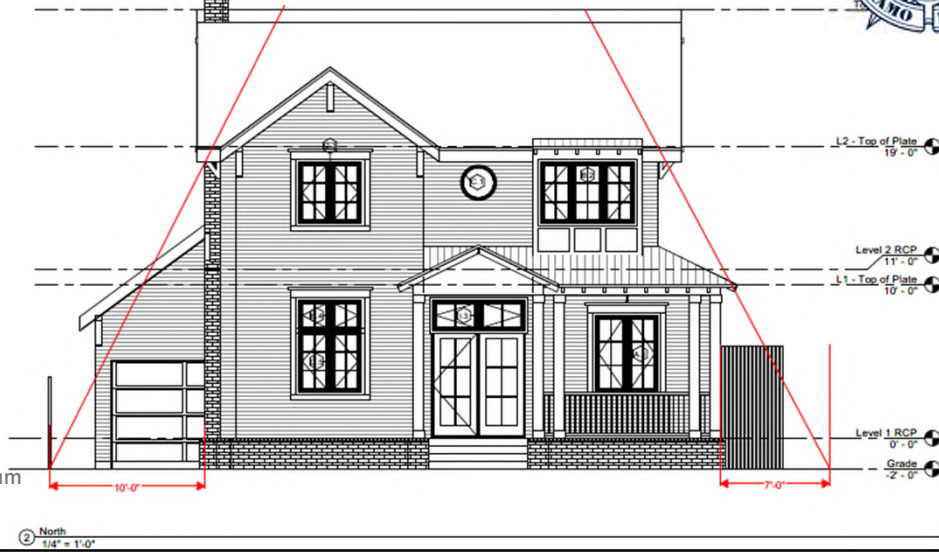




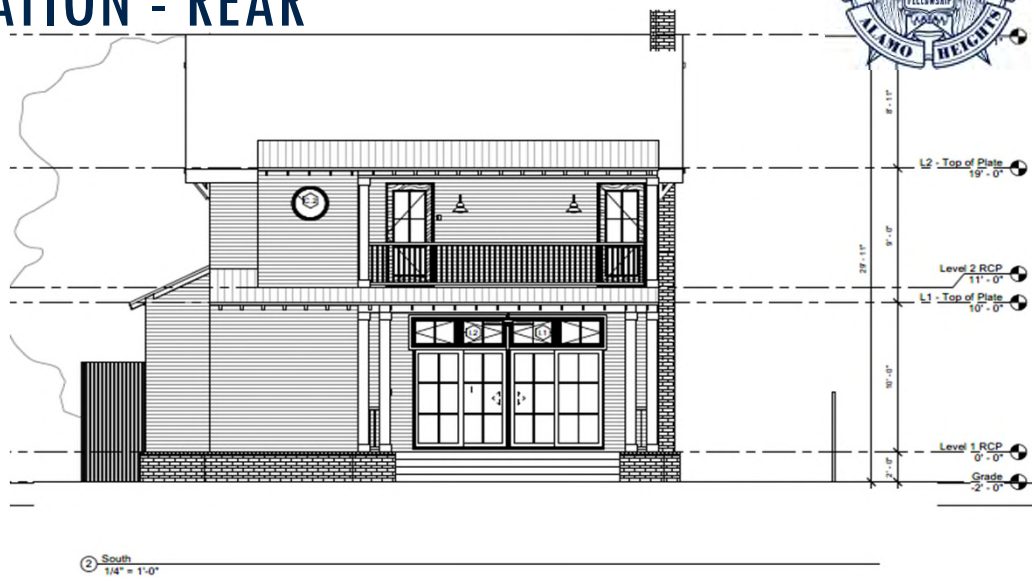
## ELEVATION - FRONT



- Height: 27ft 11in
- Siding: Hardie
- Roof: Composition Shingle/Standing Seam Metal



## ELEVATION - REAR





## ELEVATION - EAST



① East  
1" = 1'-0"

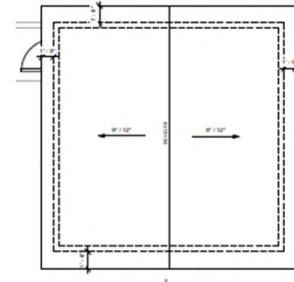
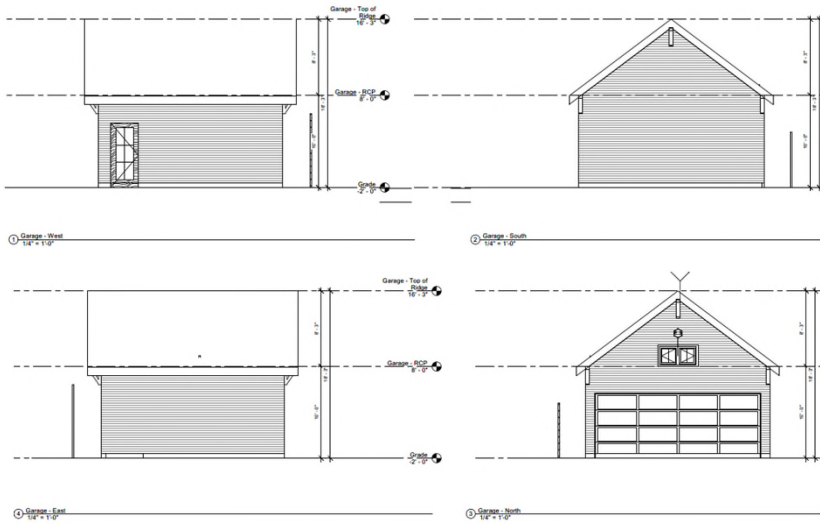
## ELEVATION - WEST



① West  
1" = 1'-0"

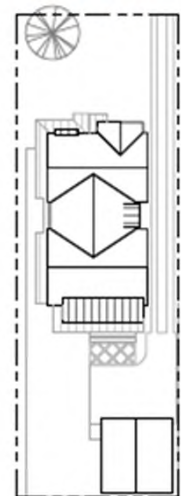
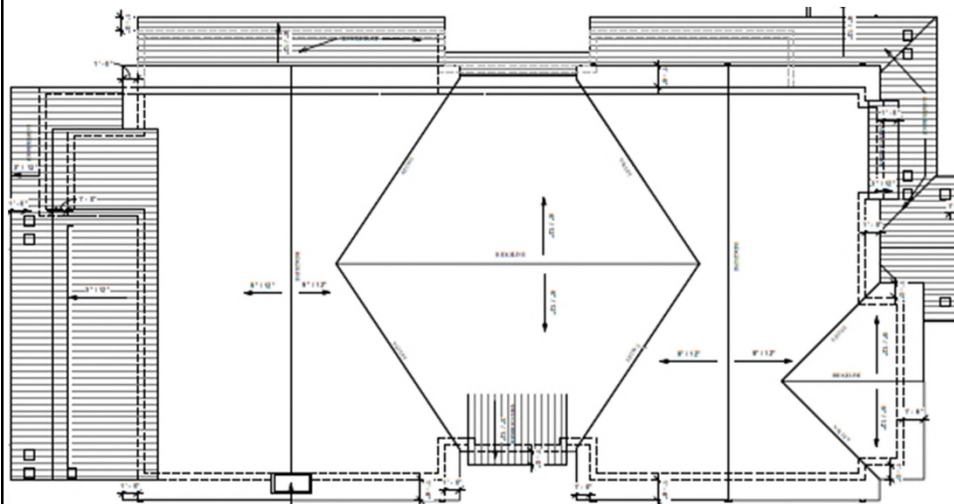


## ELEVATION — DETACHED GARAGE



- Height: 18ft 3in
- Siding: Hardie
- Roof: Composition Shingle

## ROOF PLAN



## LOT COVERAGE & FAR



	Existing	New	%		Existing	New
Lot	7500	7500		Footprint of all structures	1584	2334
Main house: 1st floor*	1248	1616		Driveway/Parking Pad	250	875
Main house: 2nd floor	0	1506		Walkways	80	80
Front porch*	72	155		Swimming Pool/Spa	0	0
Side porch*	0	0				
Rear porch*	192	0		<b>Total Impervious Cover:</b>	<b>1914</b>	<b>3289</b>
Garage/Carport: 1st floor*	264	403				
Garage - 2nd Flor	0	0				
Shed*						
Breezeway*						
Covered Patio Structure*		160				
<b>Total Square Footage:</b>	<b>1584</b>	<b>3840</b>				
<b>Total Lot Coverage*</b>	<b>1584</b>	<b>2334</b>	<b>31%</b>			
<b>FAR</b>	<b>1248</b>	<b>3525</b>	<b>47.00%</b>			

Proposed height 27'-11"

## SURROUNDING PROPERTIES — 100 BLK

100 Block of Normandy



## SURROUNDING — 200/300 BLKS

200 / 300 Block of Normandy (Other Houses)



## SURROUNDING PROPERTIES





- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the May 12, 2025 City Council meeting, pending recommendation from the board.

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





# ARB CASE NO. 981F 630 W CASTANO AVE

## SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

### PROPERTY



- SF-A
- South side between Loveta St and Ciruela St
- Renovation & Addition



## SUMMARY

- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 25% of the street-facing elevation – **31%**
    - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **34% of roof**
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof



## EXISTING CONDITIONS

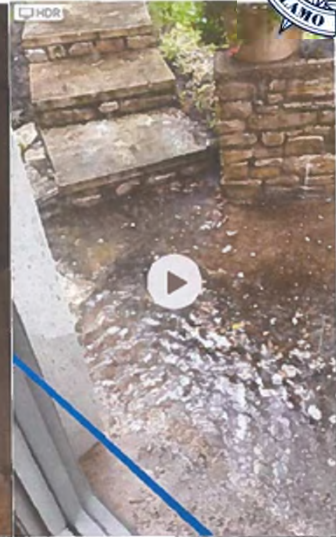
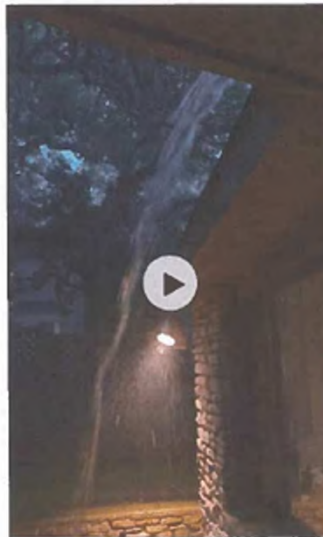




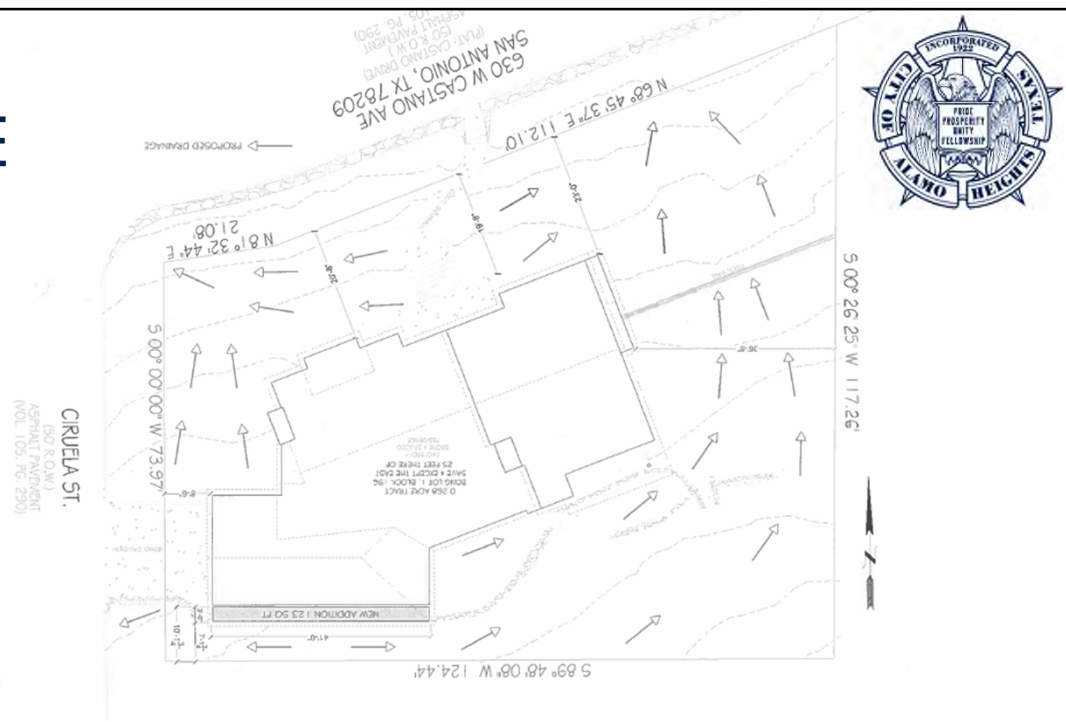
## EXISTING CONDITIONS



## EXISTING CONDITIONS



## SITE



## STREET-FACING ELEVATION - NORTH



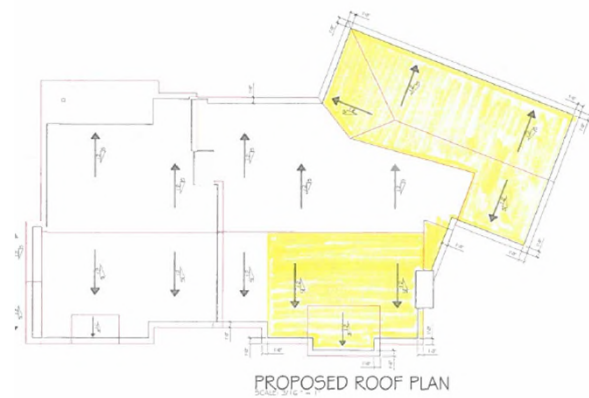
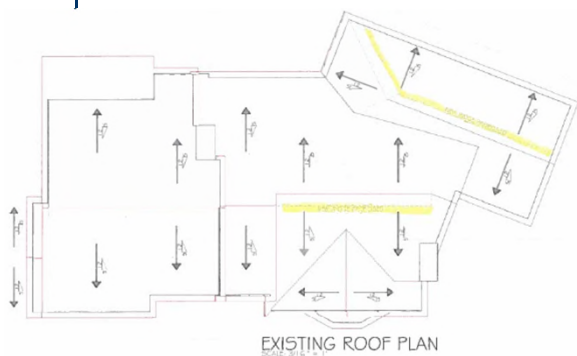




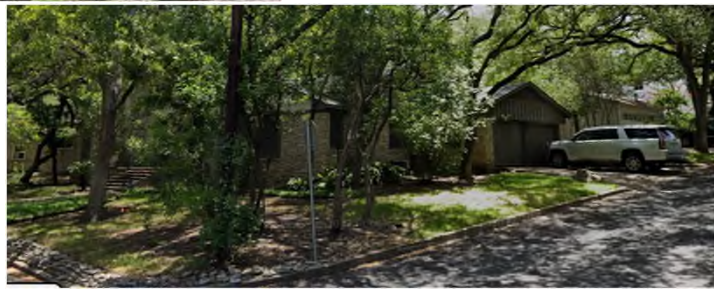
## STREET-FACING ELEVATION - EAST



## ROOF PLANS



## STREETSCAPE



## STREETSCAPE



## POLICY ANALYSIS



- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the May 12, 2025 City Council meeting, pending recommendation from the board.

## PUBLIC NOTIFICATION



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



# ARB CASE NO. 982F 271 RETAMA PL

## COMPATIBILITY REVIEW



### COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

### PROPERTY



- SF-A
- North side, east of N New Braunfels
- SF Residence w/  
Detached Garage



## SUMMARY

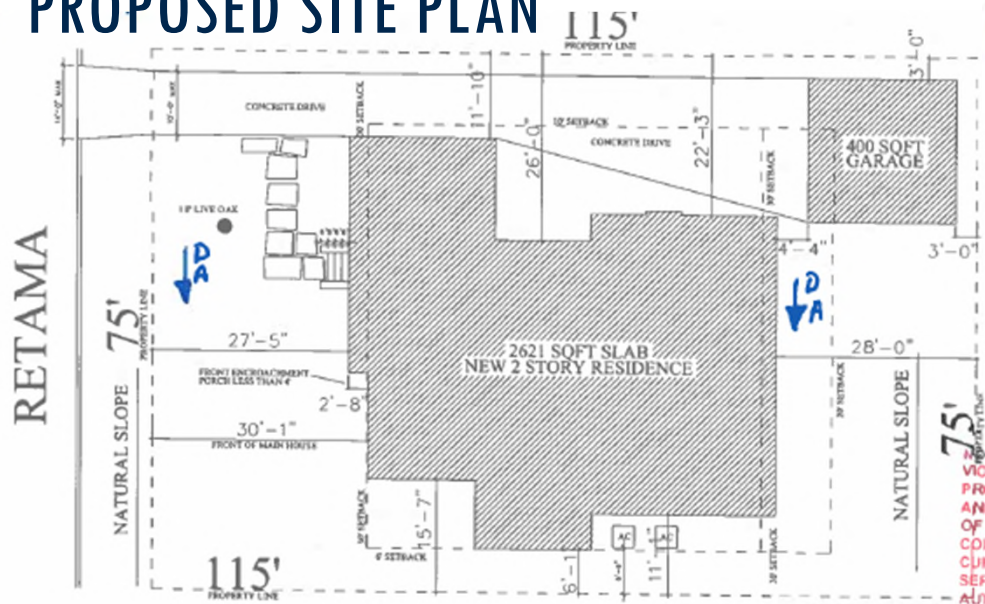
- Demolition Review
  - Significance Review
    - ARB – 02/20/2024
    - Council – 03/18/2024
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof



## EXISTING CONDITIONS



# PROPOSED SITE PLAN



## ELEVATION - FRONT

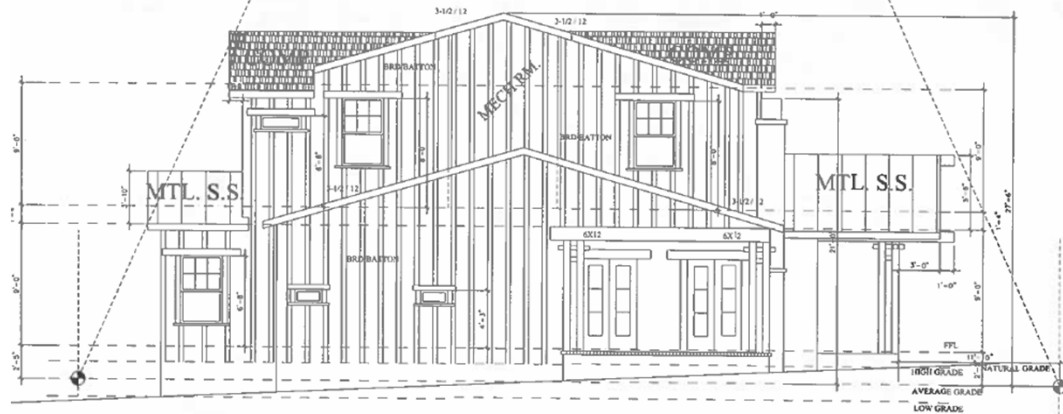


- **Height:** 27ft 6in
- **Siding:** Stucco & Board/Batton
- **Roof:** Composition Shingle/Standing Seam Metal

### SOUTH ELEVATION

$$1/4'' = 1'-0''$$


# ELEVATION - REAR



NORTH

# ELEVATION

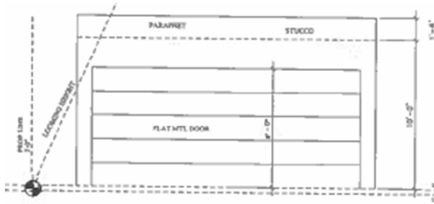


WEST

EAST



# ELEVATION — DETACHED GARAGE



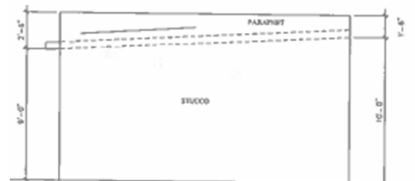
**SOUTH ELEVATION**  
1/4" = 1'-0"



**NORTH ELEVATION**  
1/4" = 1'-0"



**EAST ELEVATION**  
1/4" = 1'-0"



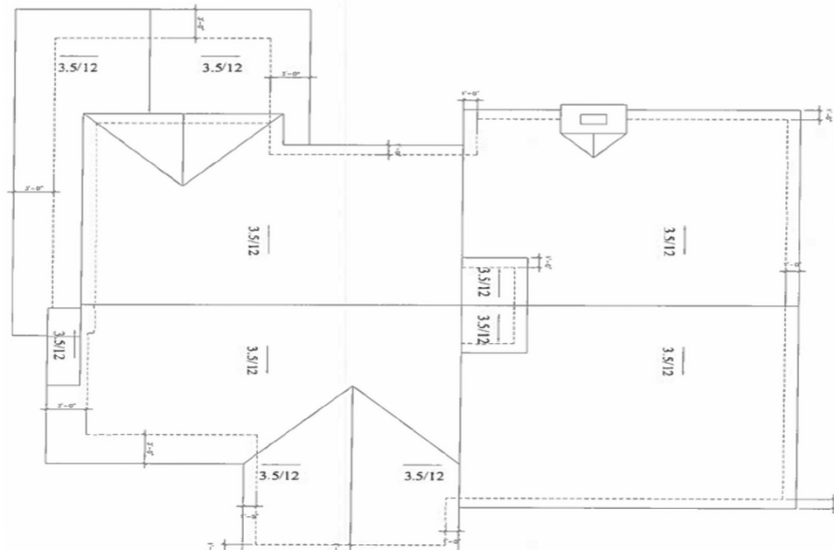
**WEST ELEVATION**  
1/4" = 1'-0"



**ROOF PLAN**  
1/8" = 1'-0"

- Height: 11ft 6in
- Siding: Stucco
- Roof: Composition Shingle/Standing Seam Metal

# ROOF PLAN



## LOT COVERAGE & FAR



Lot Coverage/FAR	Existing	Proposed
Lot Area	8625.00	8625.00
Main House - 1st Fl	1868.00	2239.00
Main House - 2nd Fl		1076.00
Front Porch (Cov)	80.00	278.00
Side Porch (Cov)		
Rear Porch (Cov)		99.00
Garage - 1st Fl	296.00	400.00
Garage - 2nd Fl		
Carport		
Shed		
Breezeway		
Covered Patio		
Other Accessory		
<b>Total Sq Ft</b>	<b>2244.00</b>	<b>4092.00</b>
<b>Total Lot Cov Sq Ft</b>	<b>2244.00</b>	<b>3016.00</b>
<b>Lot Cov Percentage</b>	<b>26.02%</b>	<b>34.97%</b>
<b>Total FAR Sq Ft</b>	<b>2164.00</b>	<b>3715.00</b>
<b>FAR Percentage</b>	<b>0.251</b>	<b>0.431</b>

Existing	Proposed	Total Impervious
1948.00	3016.00	All Structures
1065.00	1060.00	Driveway/Parking Pad
178.00	132.00	Walkways
		Pool/Spa
		Other
<b>3191.00</b>	<b>4208.00</b>	<b>Total Impervious</b>
	<b>1017.00</b>	<b>Sq Ft Increase/Decrease</b>

Impervious Cover - Front Yard Setback Area		
2254.00	2254.00	Front Yard SB Area
	86.00	Footprint of Structures
	263.00	Driveway/Parking Pad
	132.00	Walkways
		Other
<b>0.00</b>	<b>481.00</b>	<b>Total within Front Yd SB</b>
<b>0%</b>	<b>21%</b>	<b>Total Imp. Within Front Yard Setback Area</b>

## SURROUNDING



## POLICY ANALYSIS



- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the May 12, 2025 City Council meeting, pending recommendation from the board.

## PUBLIC NOTIFICATION



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





ARB CASE NO. 967F, 975F, 976F, 977F, 978F  
137, 141, 149, 151, 159 BURR RD  
(SAN ANTONIO COUNTRY CLUB)

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

PROPERTY



- MF-D/P
- North side, west of N New Braunfels
- Parking Expansion

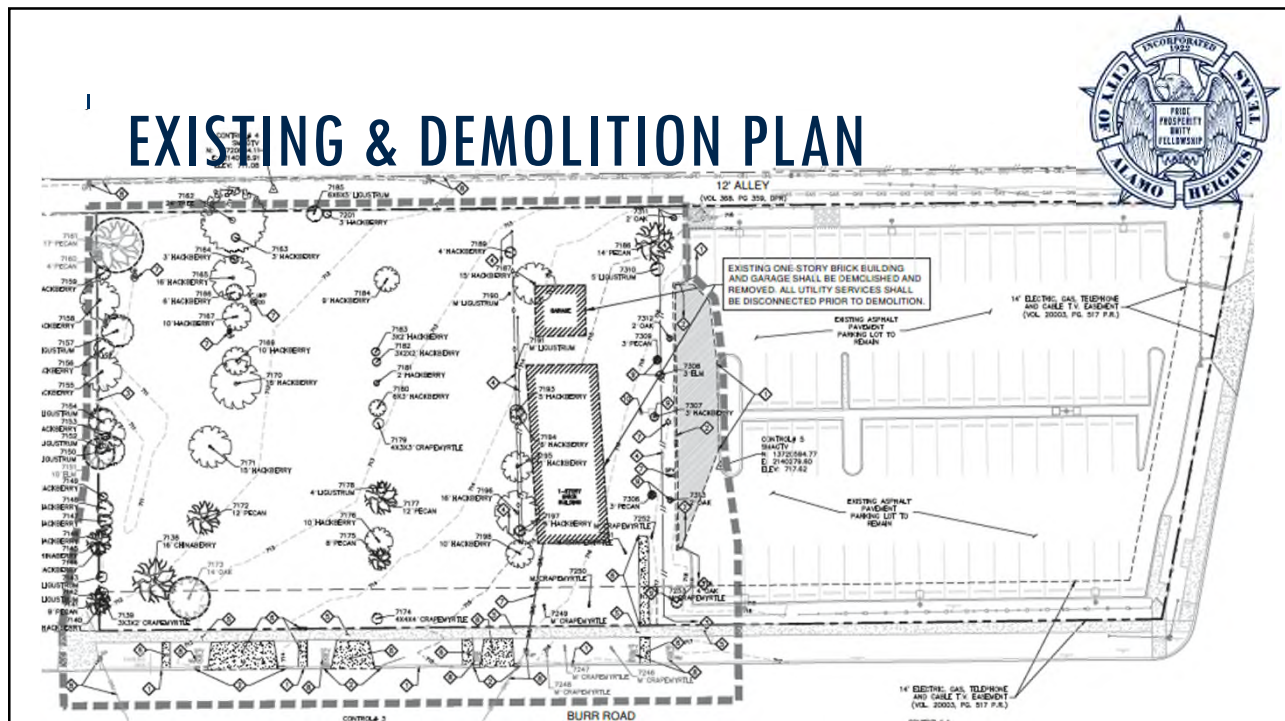


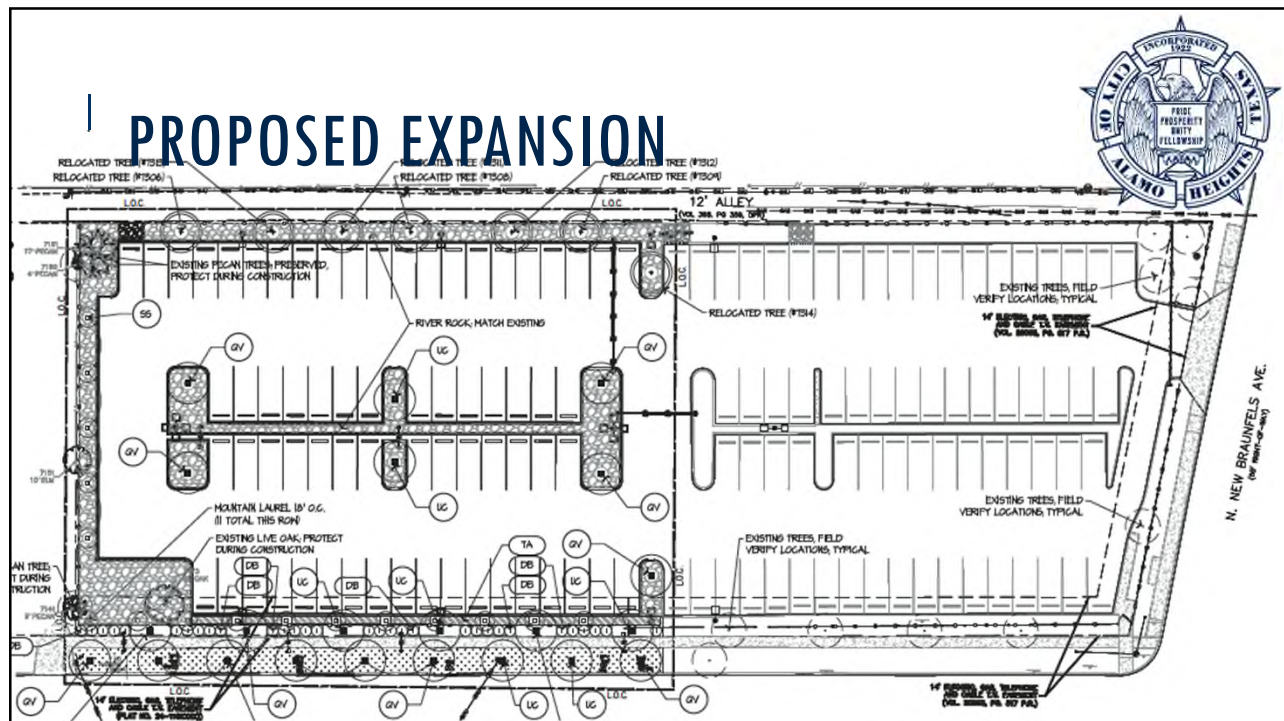
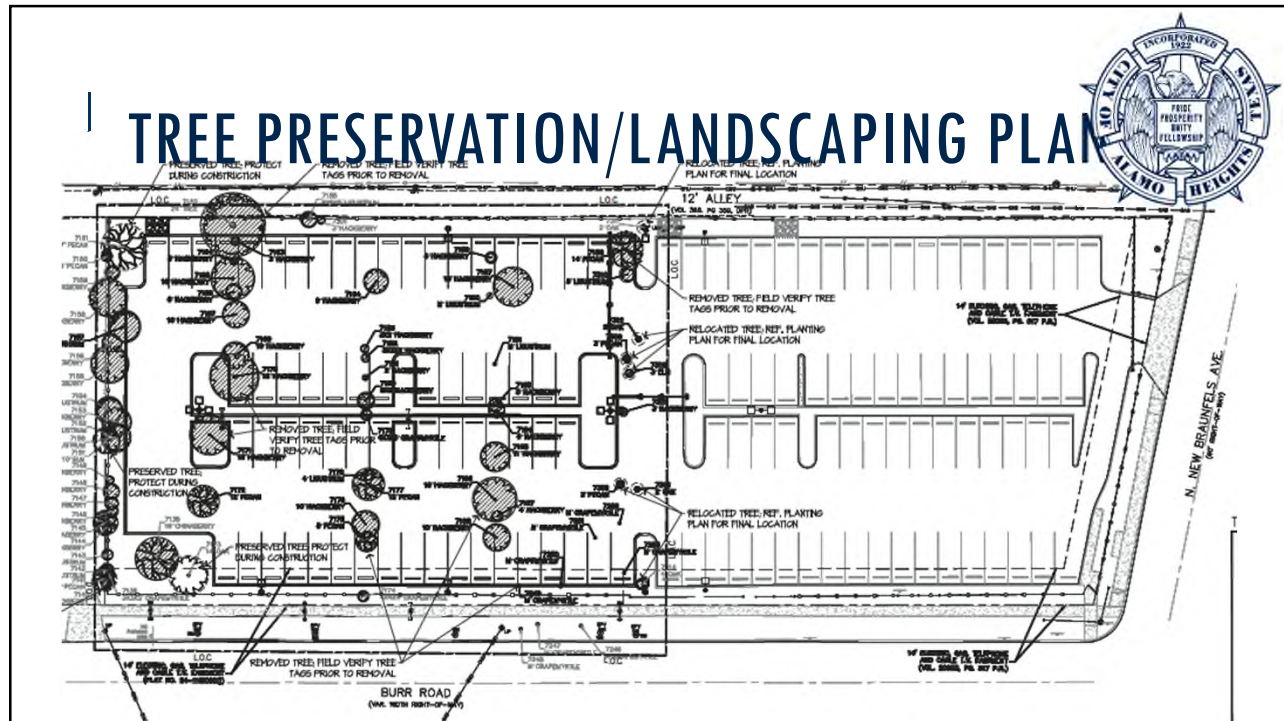


## BACKGROUND

- **2023**
  - Rezone 153 Burr Rd from MF-D to P
  - Replatted to combine 153, 157, & 159 Burr Rd
- **2024**
  - Rezone 137, 141, 149, 151 Burr Rd from MF-D to P (approved with conditions)
- **2025**
  - Replat to combine 137, 141, 149, 151, 159 Burr Rd (Plat pending recordation)

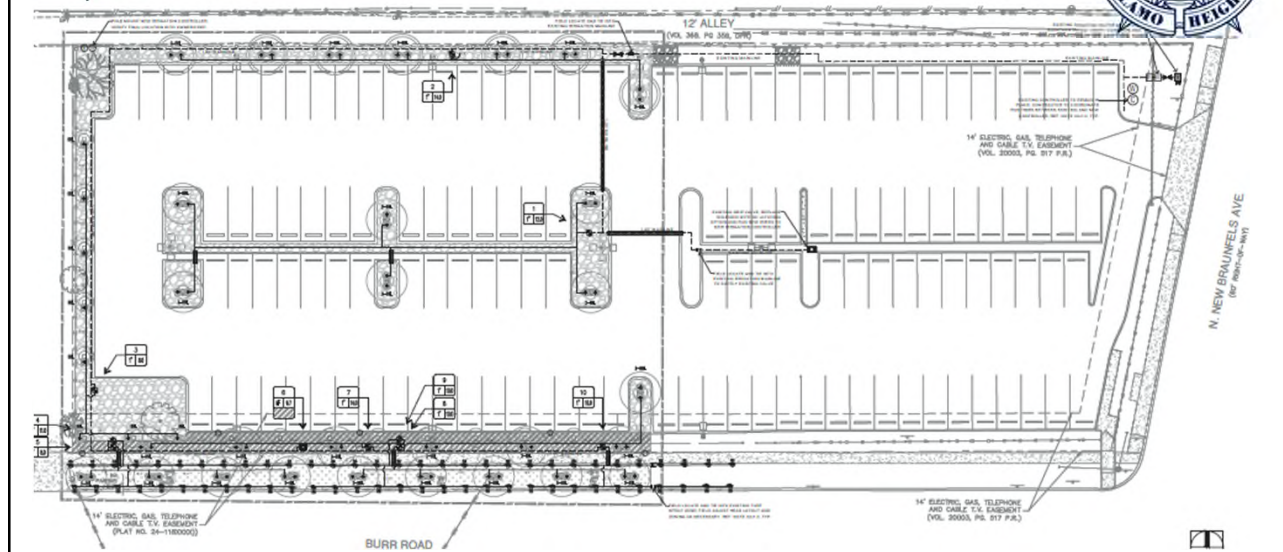
## EXISTING & DEMOLITION PLAN







## IRRIGATION PLAN



## POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the March 24, 2025 City Council meeting, pending recommendation from the board.



## PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
  - Support: (16)      Neutral: (0)
  - Oppose: (0)



## ARB CASE NO. 983F 5800 BROADWAY ST (CAMBRIDGE SHOPPING CENTER)

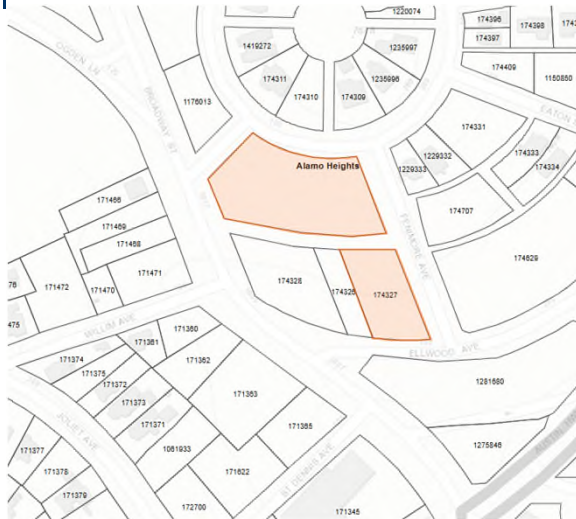
### FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

# PROPERTY



- Business District (B-1)
- East side, north of Austin Hwy
- Addition





## EXISTING CONDITIONS



## EXISTING CONDITIONS







## PROPOSED RENDERING



## POLICY ANALYSIS



- Technical and administrative reviews required to ensure compliance with current building and zoning code regulations.
- The case is tentatively scheduled to be heard at the May 12, 2025 City Council meeting, pending recommendation from the board.

## PUBLIC NOTIFICATION

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

