

# ARB CASE NO. 881F 423 EVANS

## SIGNIFICANCE REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

### PROPERTY



- SF-A
- Evans
  - North side of street between Woodway and Nacogdoches
- 100% demolition of existing residence and detached garage



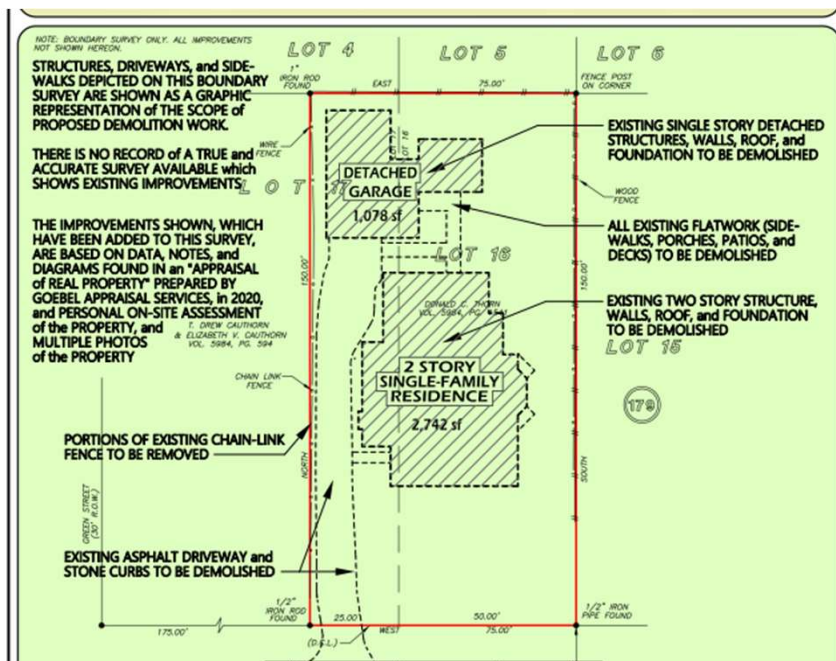


## SUMMARY

## ■ Demolition Review

- Significance Review

- Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked
- Removal/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs.
- Tentatively scheduled for the June 13, 2022 City Council meeting pending the board's recommendation.



## EXISTING CONDITIONS



WEST ELEVATION - VIEW of ENTRY FROM DRIVEWAY



VIEW FROM NORTHEAST - COVERED PATIO BEYOND

## EXISTING CONDITIONS



SOUTH ELEVATION - VIEW FROM EVANS AVE.



VIEW from SOUTHEAST - STEPS to COVERED DECK



## EXISTING CONDITIONS



EXTENSIVE WOOD-ROT and DECAY - TYPICAL



BUILDING ENVELOPE COMPROMISED - TYPICAL



EXPOSED WIRING and EXT. WALL CAVITY



MOISTURE INFILTRATION DAMAGE to SIDING - TYPICAL



WOOD-ROT and MOLD GROWTH at INTERIOR WALLS



DRY-ROT at RAILINGS / FOUNDATION INSTABILITY

## PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (5)                      Neutral: (0)
  - Oppose: (0)

# ARB CASE NO. 882F 260 RETAMA

## COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

### PROPERTY



- SF-A
- Retama
  - South side between Vanderhoeven and New Braunfels N
- New Single-Family residence with Attached Garage.

## SUMMARY



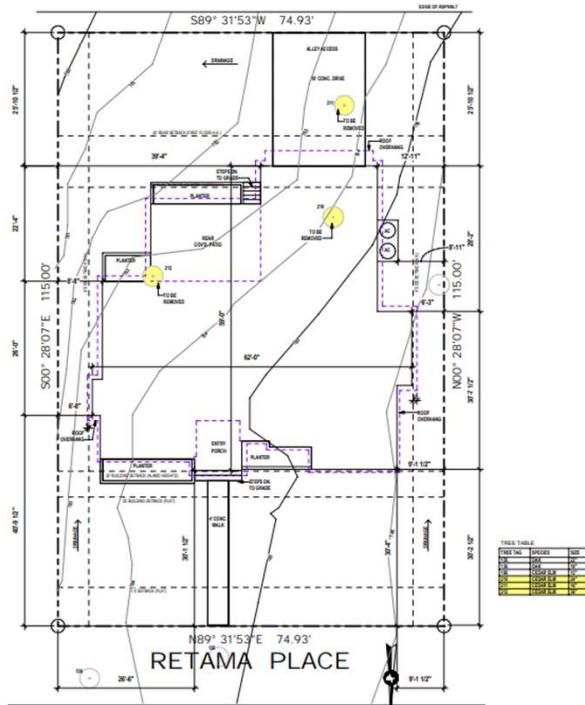
- Demolition Review
  - Significance Review
    - Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked
    - Removal/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs.
  - The board determined the previous residence was not significant at the November 30, 2021 meeting. Council approved the recommendation at their December 13, 2021 meeting.

## SUMMARY

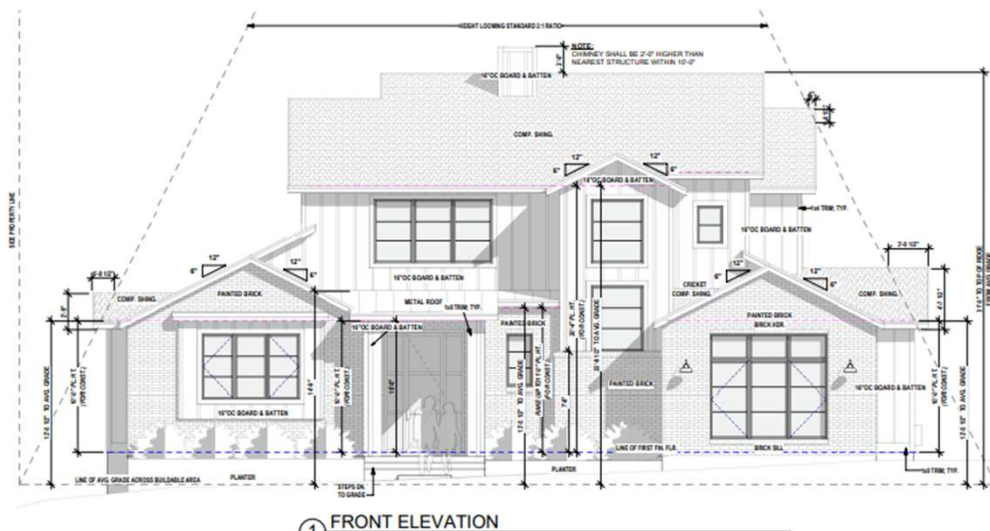


- Demolition Review
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof
    - If no plans are submitted for a replacement structure at the time of the request for demolition review, the director shall forward any future development plans for replacement structures to the Architectural Review Board for review of the replacement structure's compatibility
    - Tentatively scheduled for the June 13, 2022 City Council meeting pending the board's recommendation.

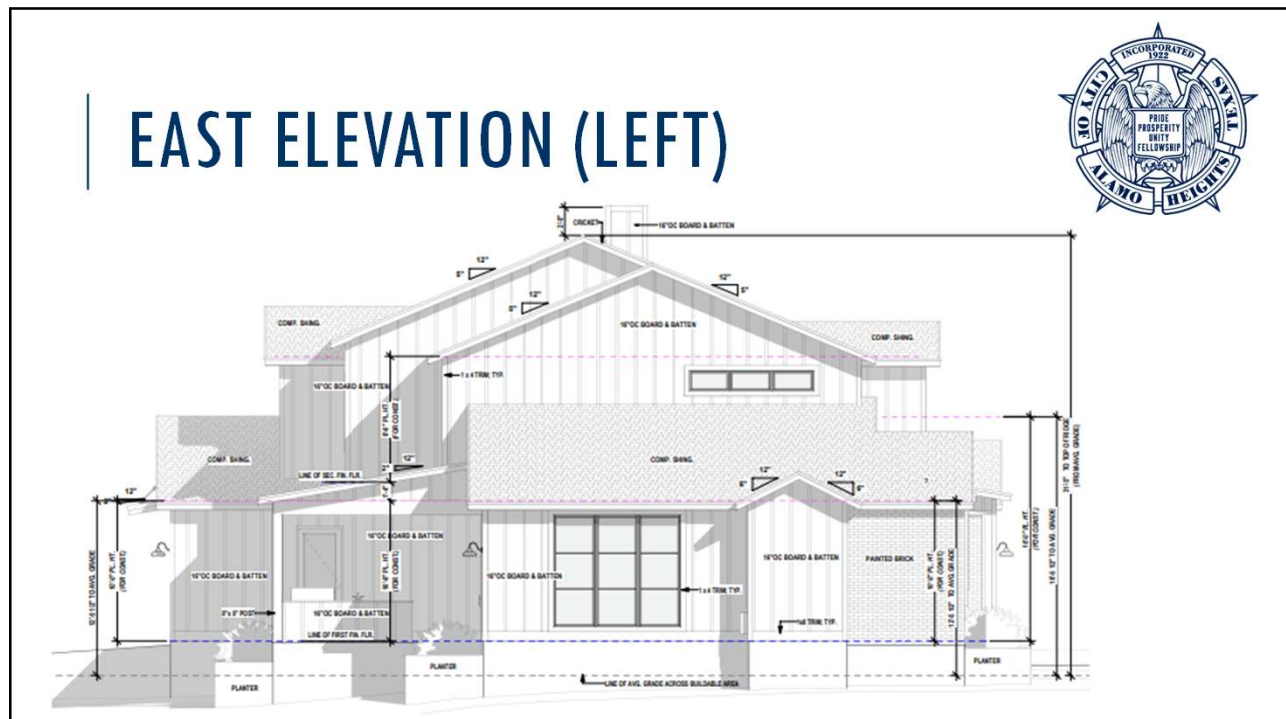
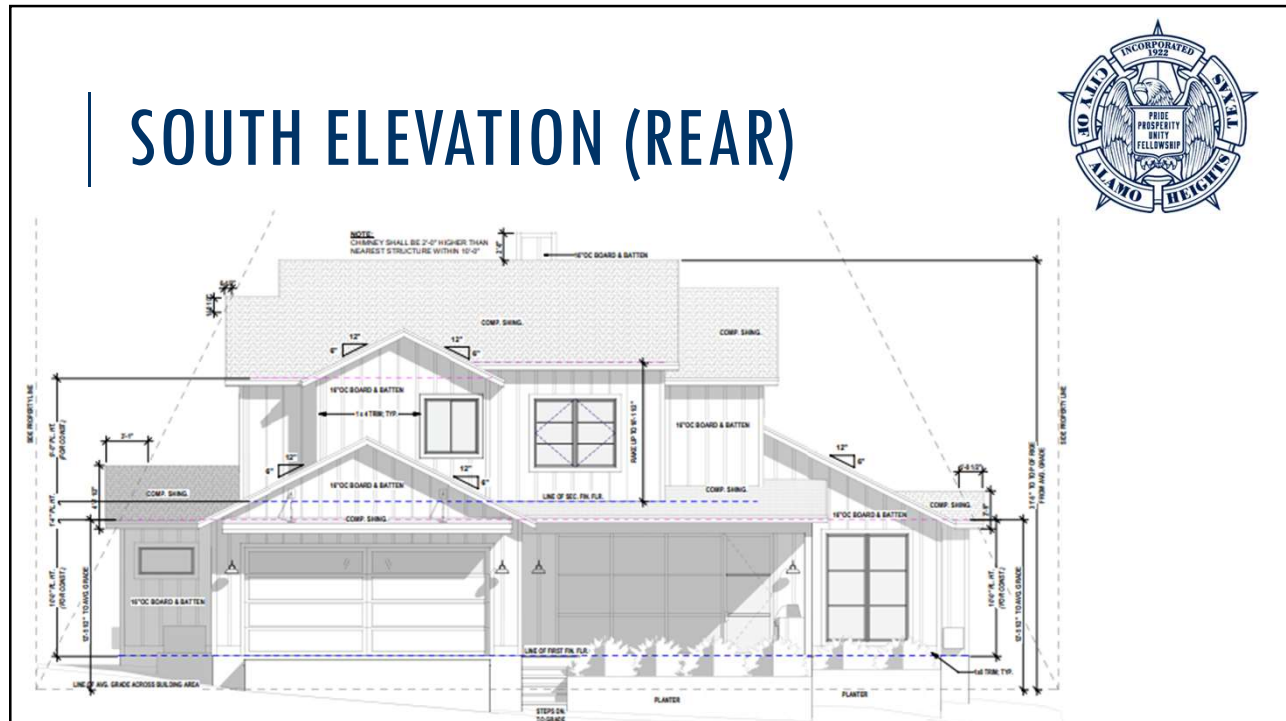
# SITE PLAN



# NORTH ELEVATION (FRONT)

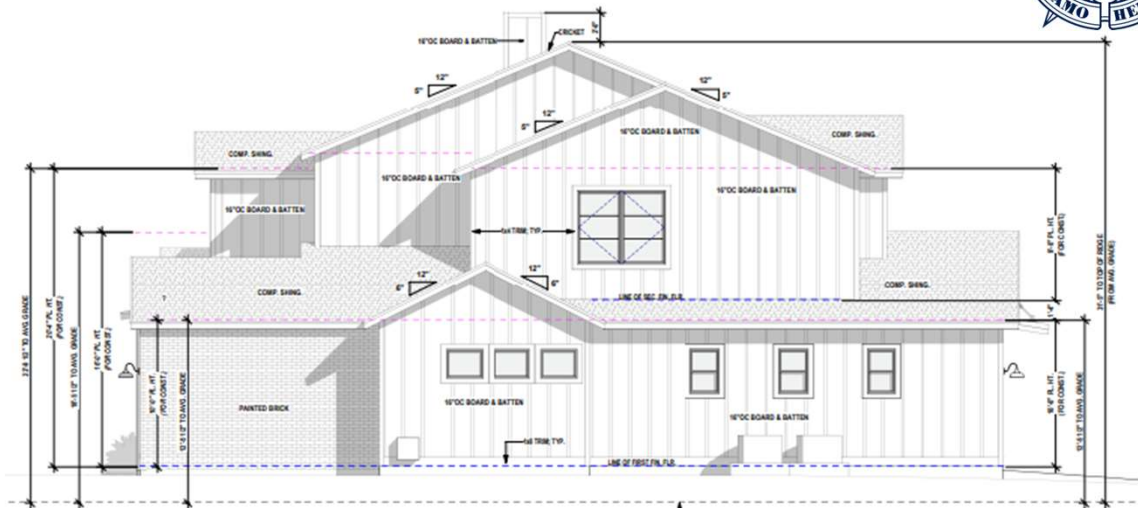


- **Height:** 31ft 5in
- **Siding:** Board and Batten with Painted Brick
- **Roof:** Composition Shingle





# WEST ELEVATION (RIGHT)



# ROOF PLAN



## POLICY ANALYSIS



Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	8616.95	8616.95
Main House 1 <sup>st</sup> Floor*	1580	1890
Main House 2 <sup>nd</sup> Floor		1318
Main House – Loft		
Garage/Carport – 1 <sup>st</sup> Floor*	306	553
Garage – 2 <sup>nd</sup> Floor		
Front Porch*	28	85
Rear Porch*		320
Covered Patio/Deck*	340	
Breezeway*		
Other*		
<b>Total Square Footage</b>	<b>2,254 sq ft</b>	<b>4,166 sq ft</b>
<b>Lot Coverage* (max 40%)</b>	<b>2,254 sq ft / 26.2%</b>	<b>2,848 sq ft / 33.1%</b>
<b>FAR (max 47% with bonus)</b>	<b>1,886 sq ft / 21.9%</b>	<b>3,846 sq ft / 44.6%</b>

### Bonuses

+2 – Side or rear street/alley access

## EXISTING STREETScape



EXISTING STREETScape ACROSS PROPERTY

## EXISTING/PROPOSED STREETSCAPE



EXISTING STREETSCAPE



PROPOSED STREETSCAPE

## PERSPECTIVE RENDERINGS



## PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received:
  - Support: (1)                      Neutral: (0)
  - Oppose: (0)

## ARB CASE NO. 883

### PROPOSED AMENDMENTS TO CHAPTER 2 ADMINISTRATION, ARTICLE III. — BOARDS AND COMMISSIONS



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



## BACKGROUND



- Composition, responsibility & procedures of boards & commissions governed by City Code
  - Section 2-48. – Architectural review board
- Current ARB ordinance
  - ARB recommendation approval requires minimum of four (4) votes
  - Council approves, disapproves, or approves with modifications projects heard by ARB
  - Council may send projects back to ARB for additional review

## PROPOSED CHANGES



- Proposed changes
  - ARB recommendations require majority vote
  - Clarifies role of ARB as a recommending body
  - Council approves, disapproves, or approves with modifications the ARB project recommendation
  - Cases will not be sent back to ARB for additional review

## NEXT STEPS

- April 19 – Staff Report
- May 17 – ARB Consideration
- May 23 – Council Consideration

