

**BOARD OF ADJUSTMENT  
CASE NO. 2388  
141 PATTERSON AVE**

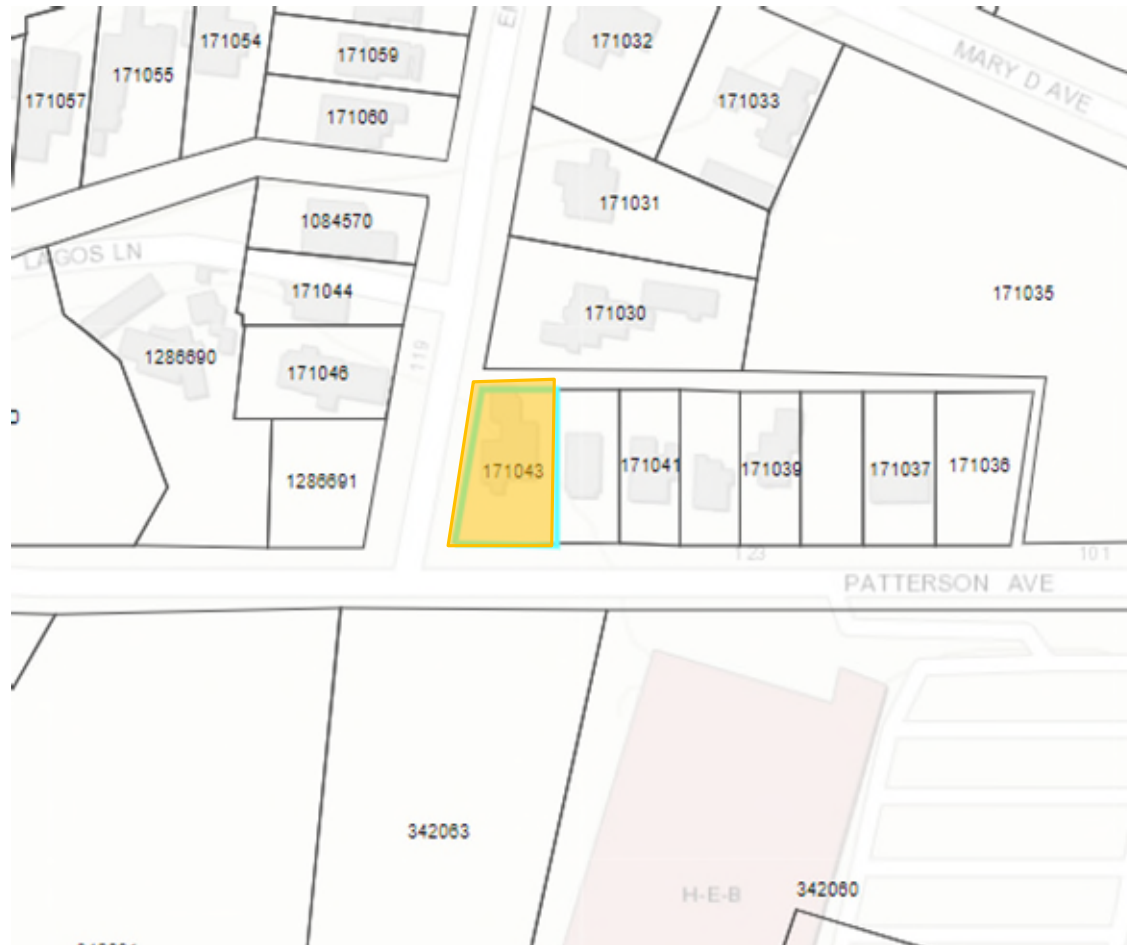


**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

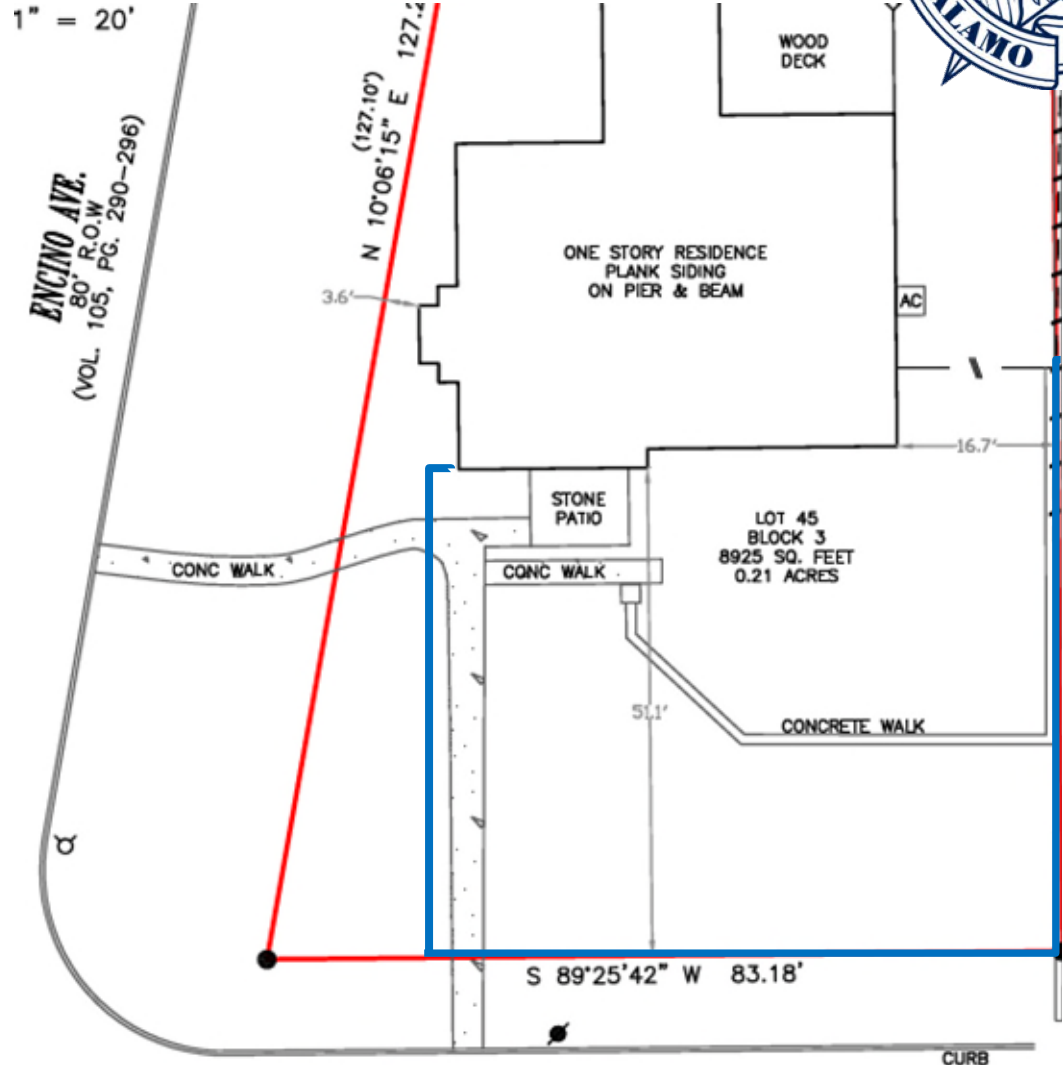
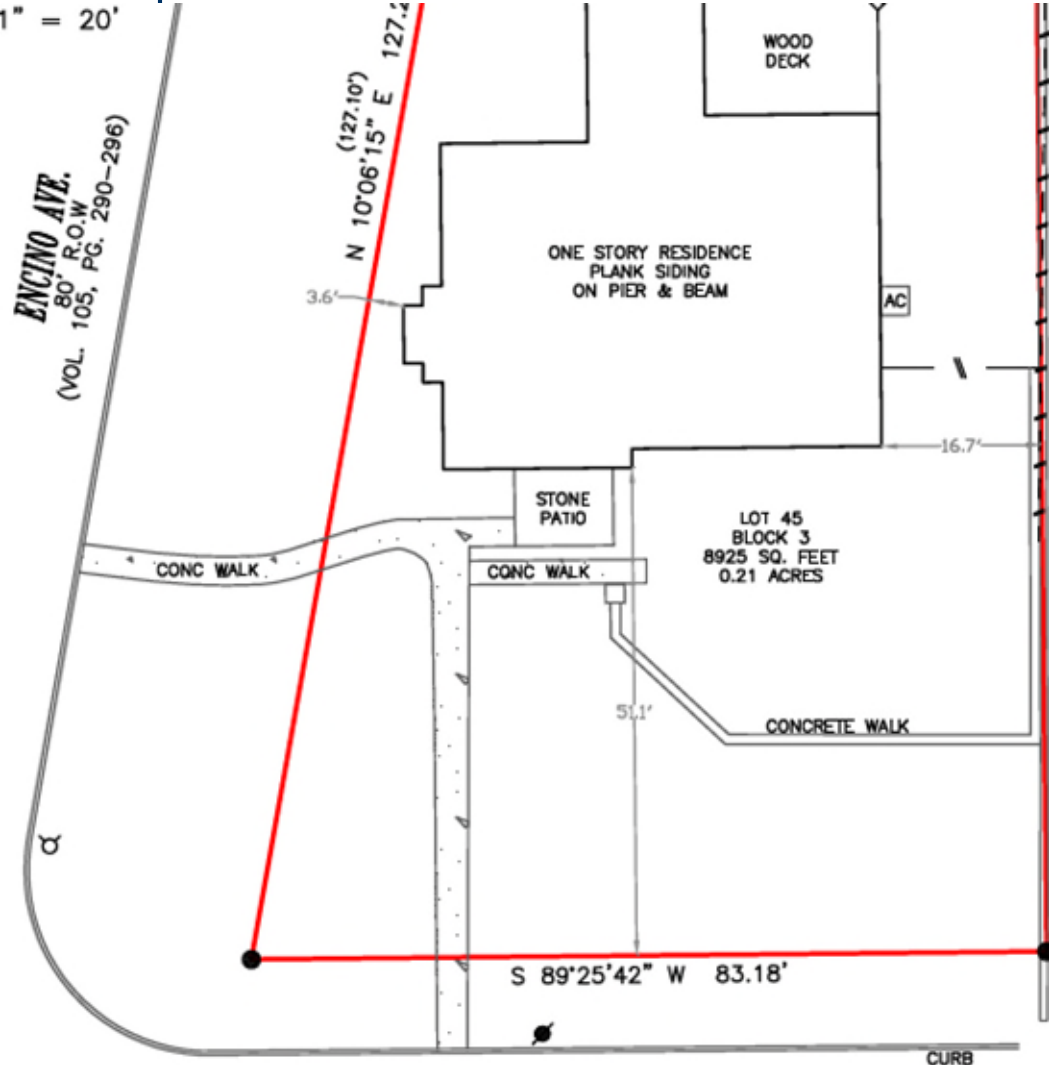


# PROPERTY



- SF-A
- Northeastern corner of Patterson Ave at Encino Ave
- New wall in front yard
- Tabled July 05, 2023

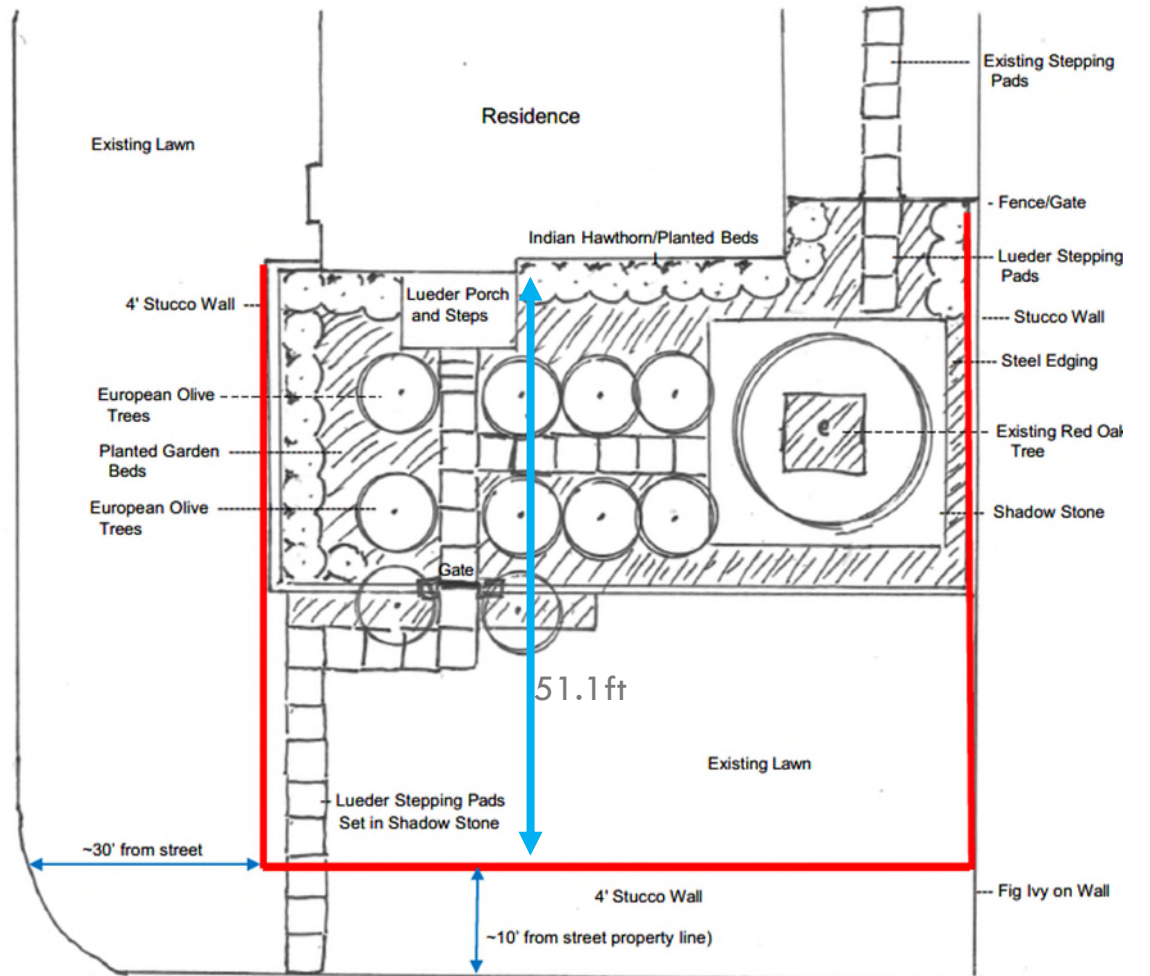
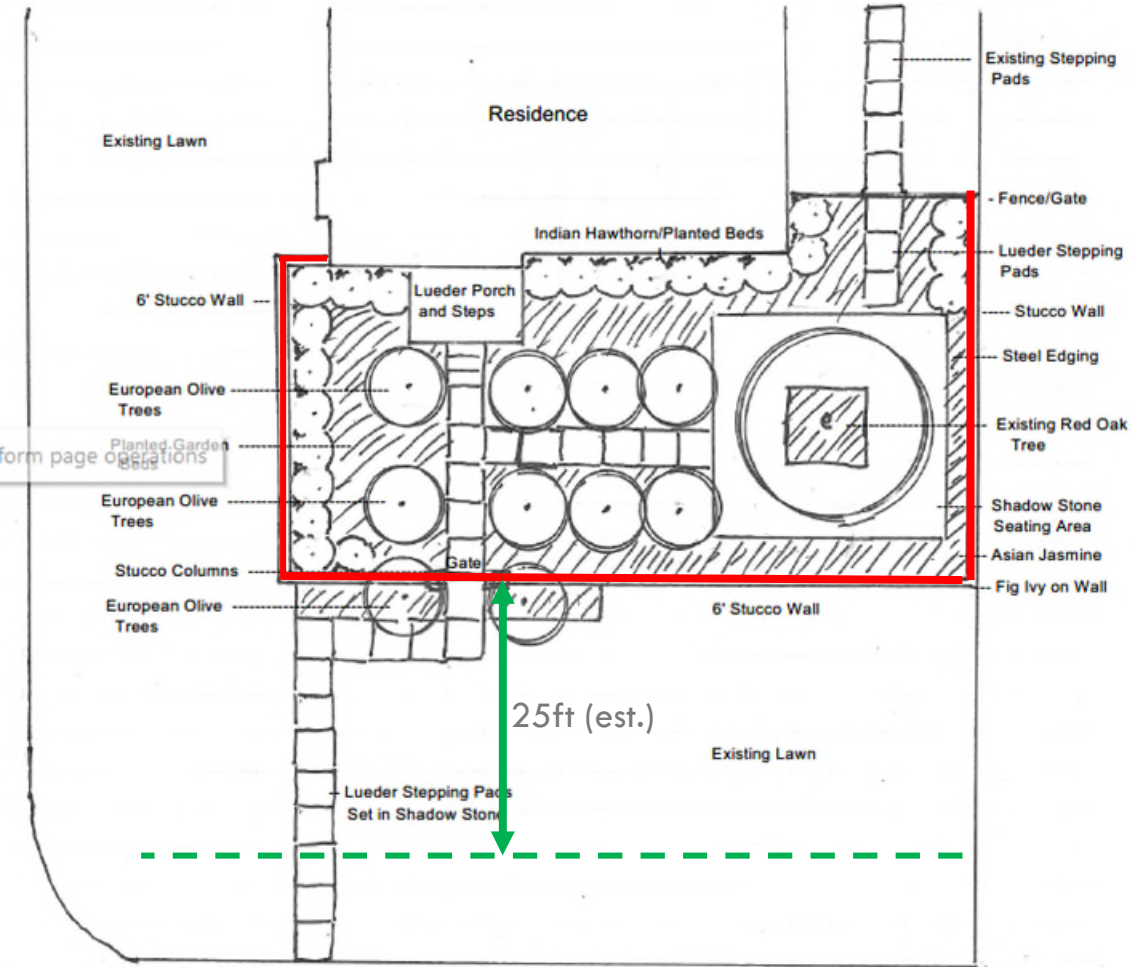
# SITE PLAN



PATTERSON AVE.

PATTERSON AVE.

# PROPOSED ELEVATION





# POLICY ANALYSIS

## ■ Hardships

- None identified concerning lot size, lot shape, or topography.

## ■ Considerations

- As of July 05, no additional comments have been received from the Fire and/or Police Departments.
- Property located in the Floodway and will require review and approval of a Floodplain Development Permit.



# PUBLIC NOTIFICATION - UPDATE

- Public Notice
  - Postcards mailed to property owners within a 200-foot radius
  - Posted on City's website and on property

- Responses received:

- Support: (7)                      Neutral: (1)

- Oppose: (3)



**BOARD OF ADJUSTMENT  
CASE NO. 2389  
222 CLAIBORNE WAY**

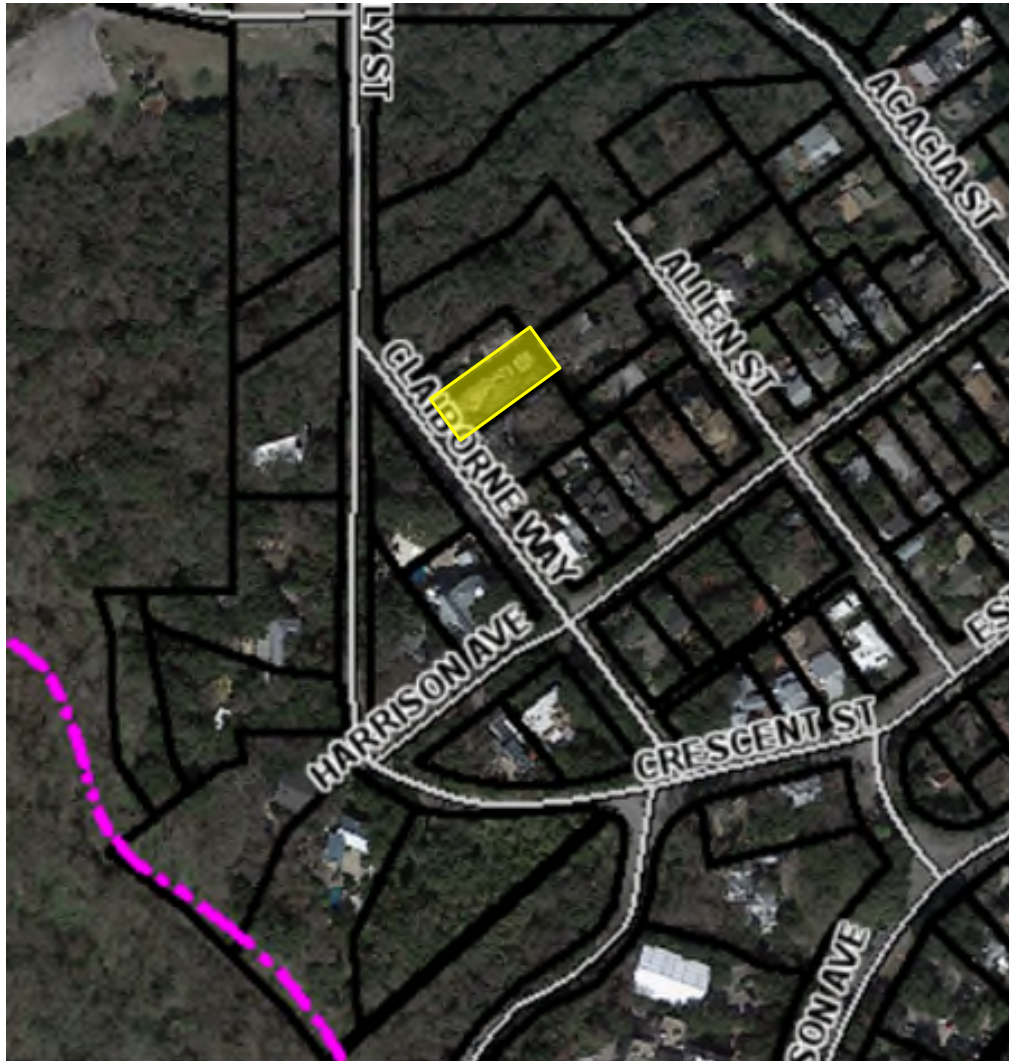


**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director



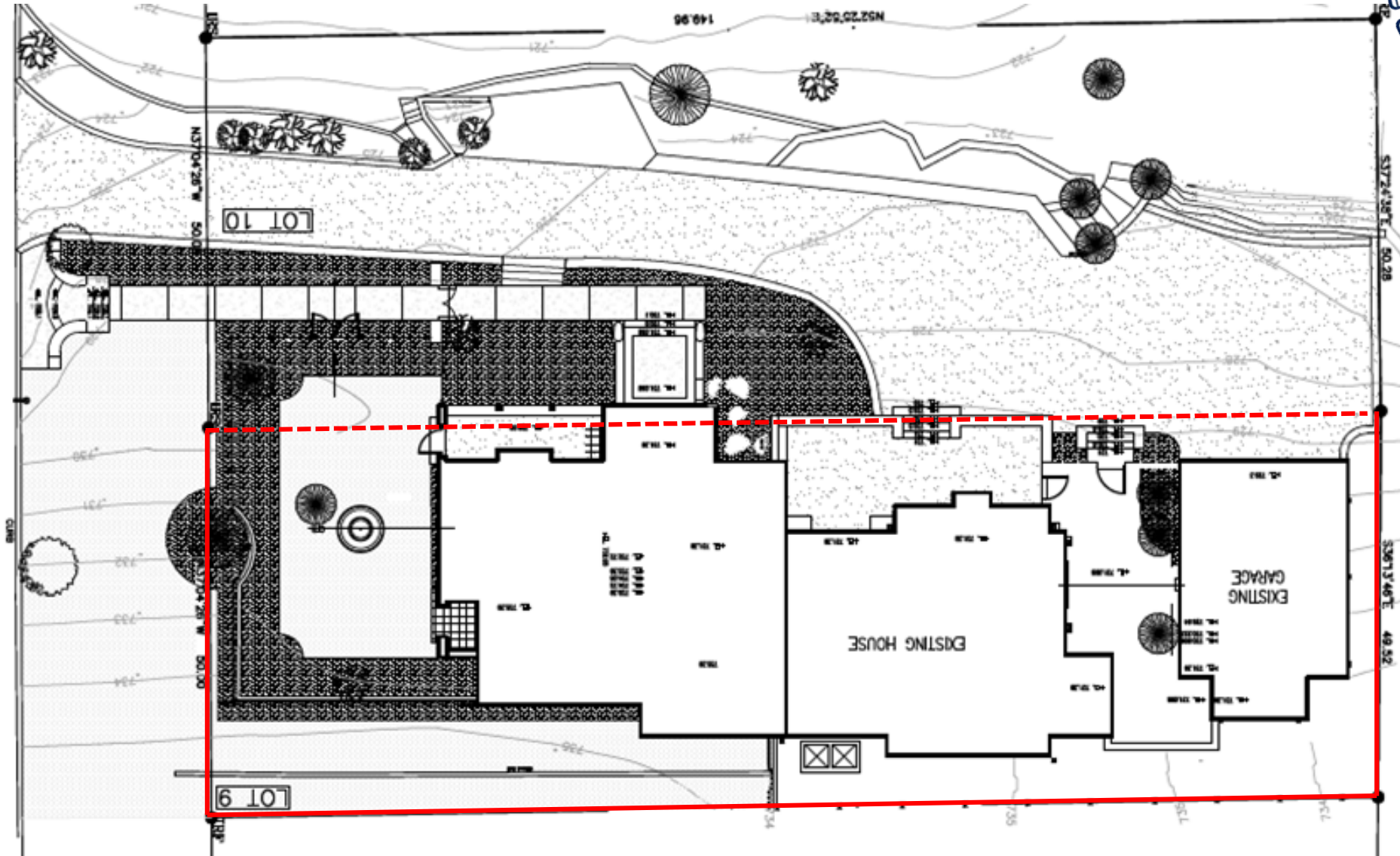
# PROPERTY



- SF-A
- Claiborne Way
  - Eastern side between Greely St and Harrison Ave
- 2<sup>nd</sup> story addition to detached accessory

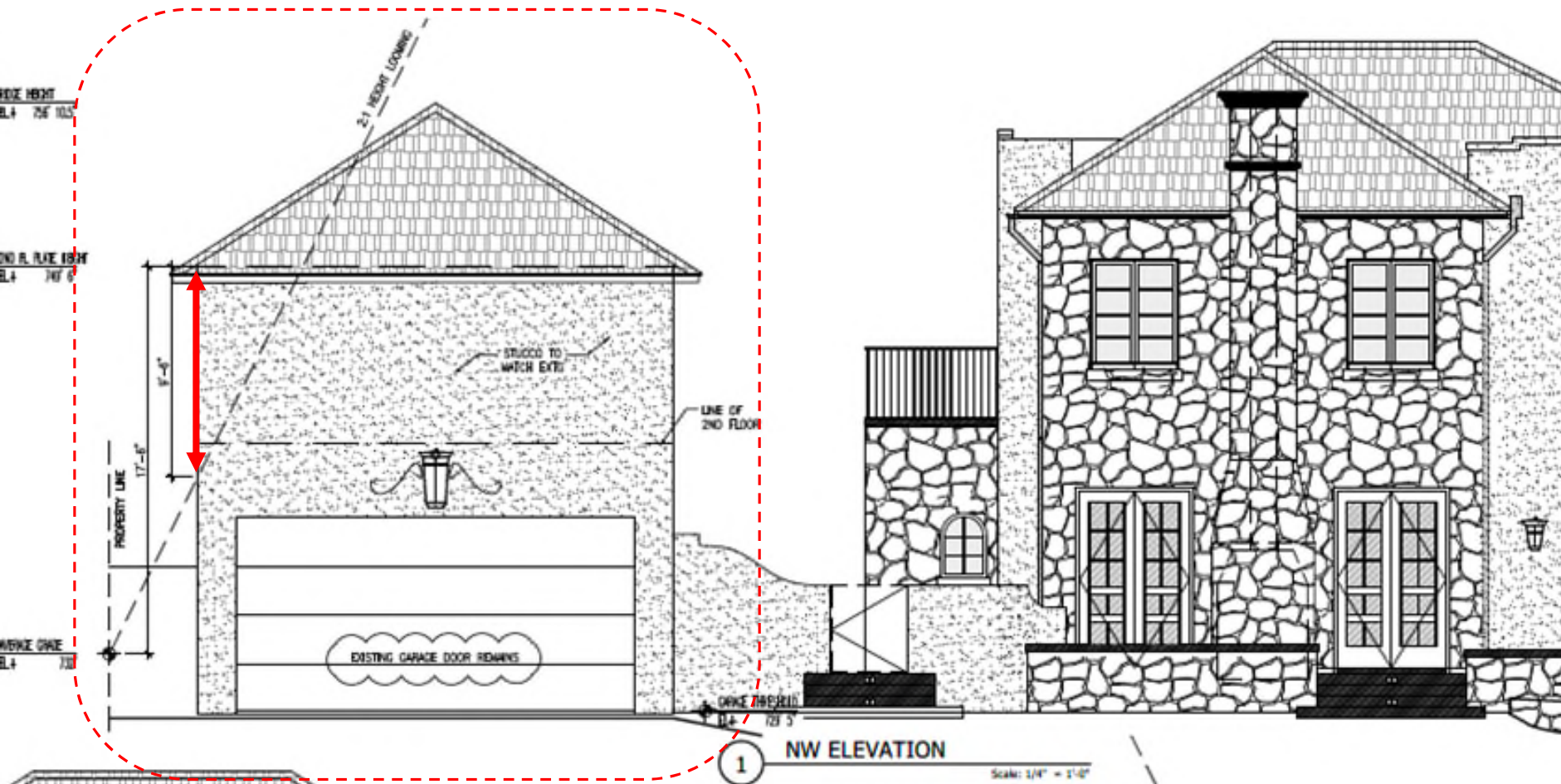


# SITE PLAN





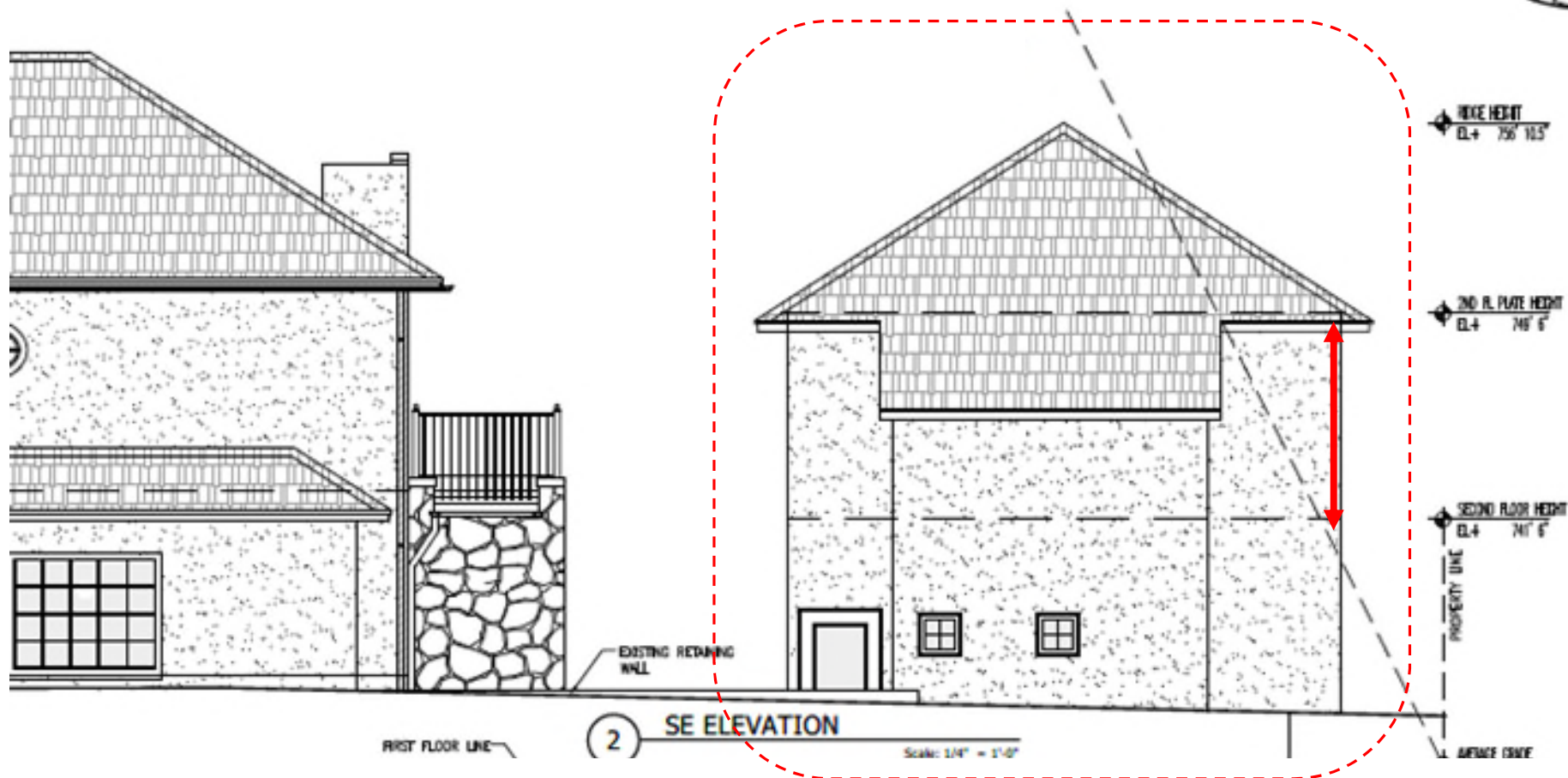
# NORTHWEST ELEVATION



- **Height:** 24ft 10½ in (max 22ft allowed)
- **Siding:** Stucco & Stone
- **Roof:** Cedar Shingle



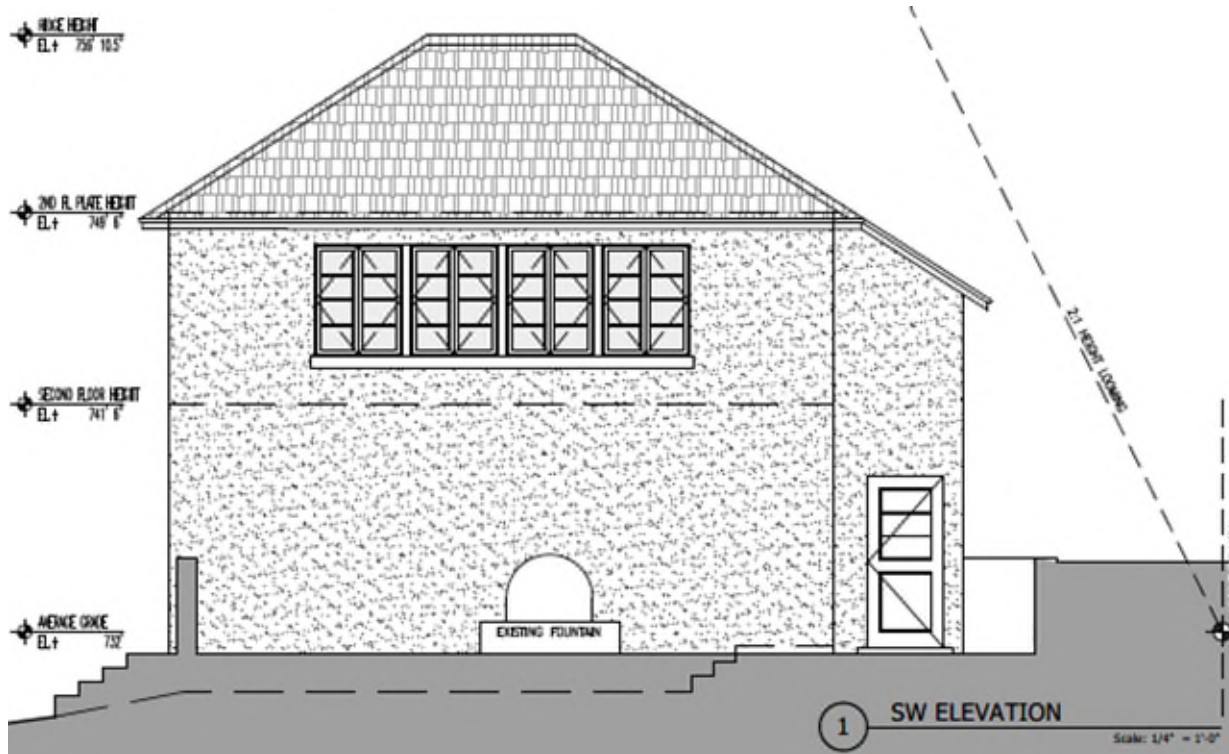
# SOUTHEAST ELEVATION



Sortheast - side



# SIDE ELEVATIONS



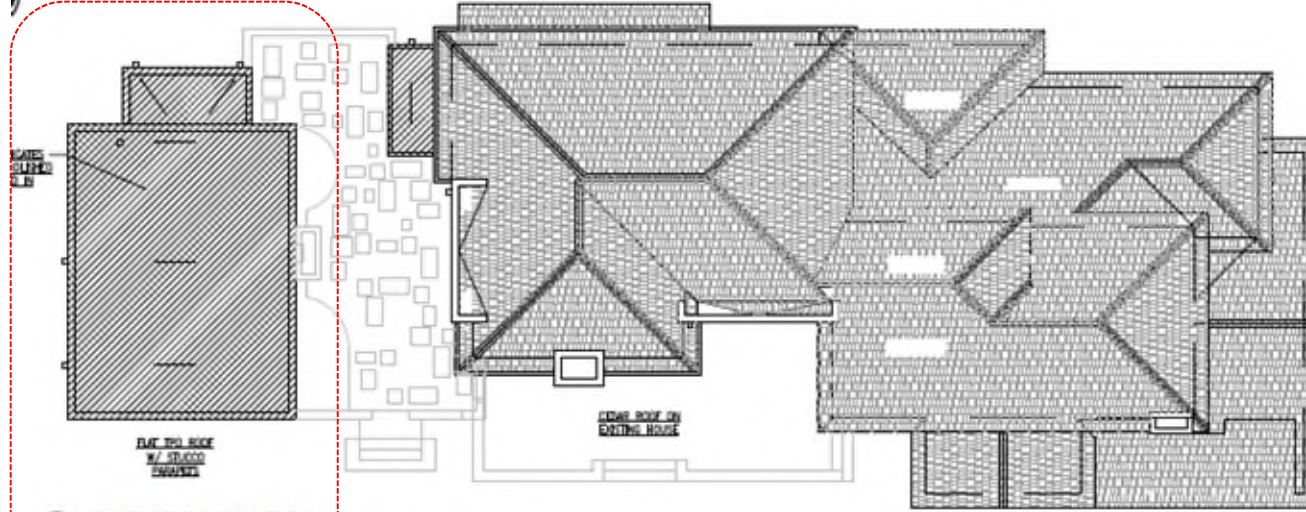
Southwest – facing main



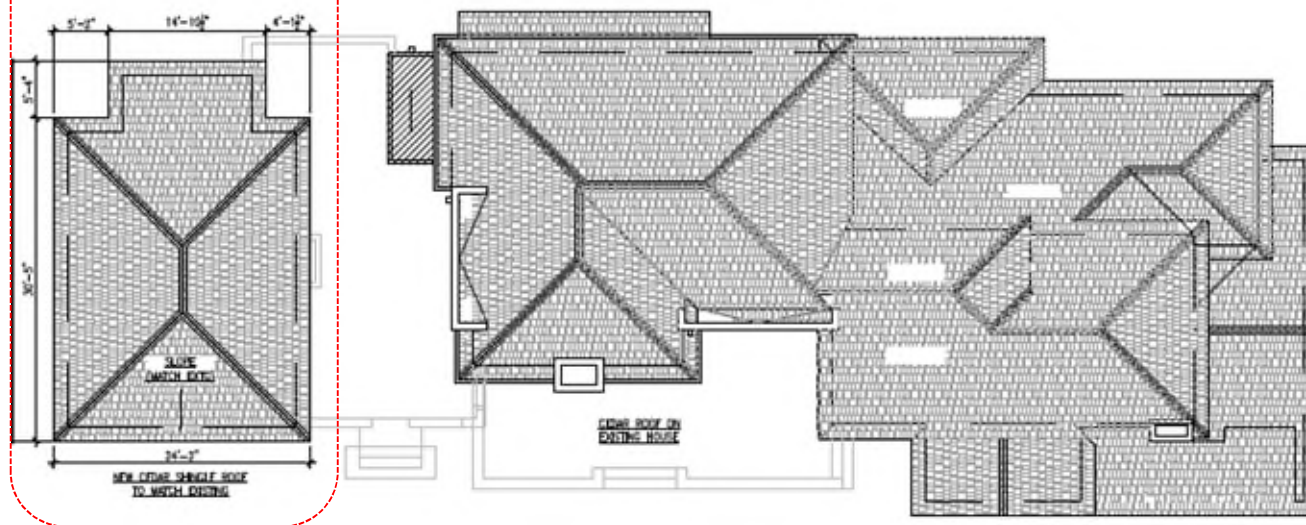
Northeast - rear



# ROOF PLAN



1 EXISTING ROOF PLAN  
Scale: 1/8" = 1'-0"





# POLICY ANALYSIS

<b>Lot Coverage / Floor Area Ratio</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area	7,500	7,500
Main House 1 <sup>st</sup> Floor*	2,596	2,596
Main House 2 <sup>nd</sup> Floor	1,526	1,526
Main House – Loft		
Garage/Carport – 1 <sup>st</sup> Floor*	648	648
Garage – 2 <sup>nd</sup> Floor		591
Front Porch*	24	24
Side Porch*	210	210
Rear Porch*		
Shed*	315	315
Covered Patio Structures*	161	177
<b>Total Square Footage</b>	<b>5,004 sq ft</b>	<b>5,595 sq ft</b>
<b>Lot Coverage* (max 40%)</b>	<b>3,478 sq ft / 46.37%</b>	<b>3,478 sq ft / 46.37%</b>
<b>FAR (max .49 with bonus)</b>	<b>4,770 sq ft / .636</b>	<b>5,361 sq ft / .715</b>

## Bonuses Utilized

+4 – Preservation of main structure

# BACKGROUND

- The Architectural Review Board completed the compatibility review on July 18, 2023 and recommended approval of the proposed design as compatible. City Council approved the recommendation on July 24, 2023.
- Currently completing plan review process.





# POLICY ANALYSIS

- **Hardships**

- None identified concerning lot size, lot shape, or topography.

- **Considerations**

- Preservation of the existing structure limits placement of improvements.
- BOA approved variances on two separate occasions (2012, 2020). The approved scope included a 2<sup>nd</sup> story additions to both the main and garage structures with a proposed connection. The request was approved due to the historical use of the lots.





# PUBLIC NOTIFICATION

- Public Notice
  - Postcards mailed to property owners within a 200-foot radius
  - Posted on City's website and on property
- Responses received within 200ft radius
  - Support: (6)                      Neutral: (0)
  - Oppose: (1)
- Responses received outside 200ft radius
  - Support: (12)                      Neutral: (0)
  - Oppose: (0)



**BOARD OF ADJUSTMENT  
CASE NO. 2393  
250 TUXEDO AVE**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

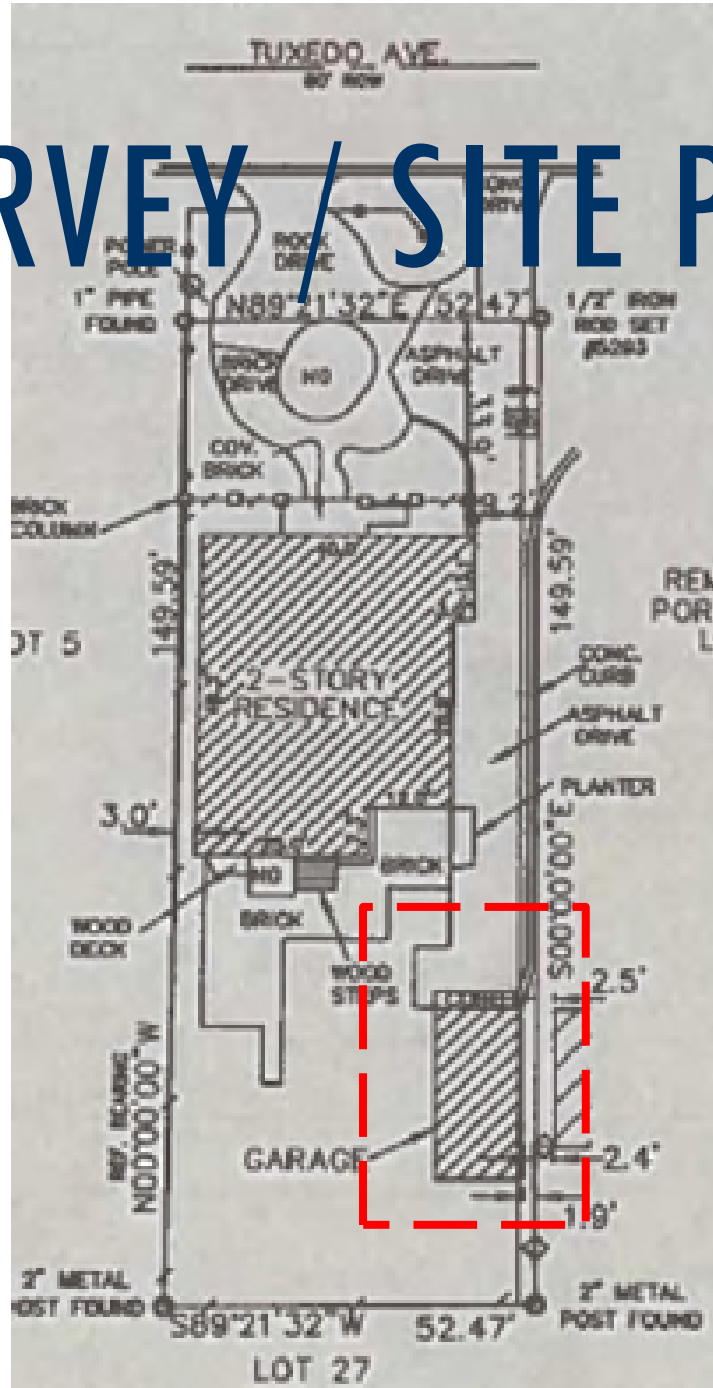


# PROPERTY



- SF-A
- South side of street, between Nacogdoches & Alamo Heights Blvd
- Detached accessory structure

# SURVEY / SITE PLAN



# EXISTING CONDITIONS



# EXISTING CONDITIONS



# EXISTING CONDITIONS

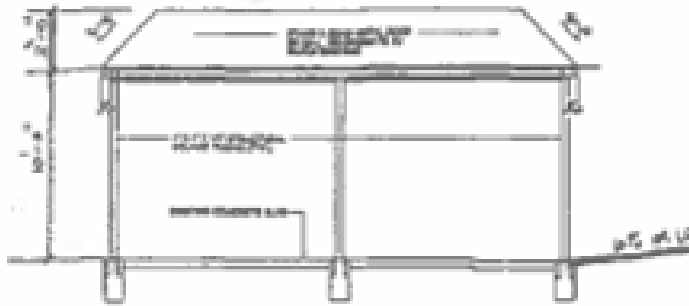


# EXISTING CONDITIONS

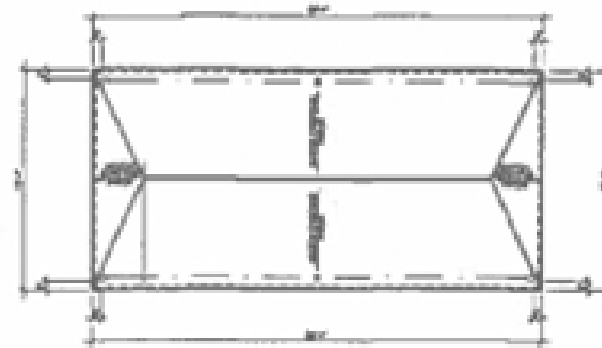




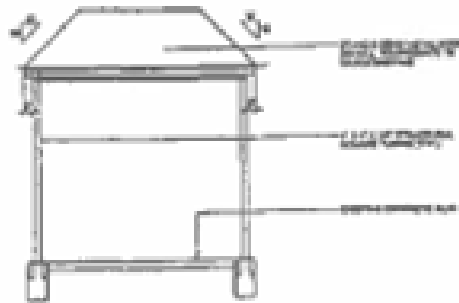
# ORIGINAL/PROPOSED SOUTH ELEVATIONS



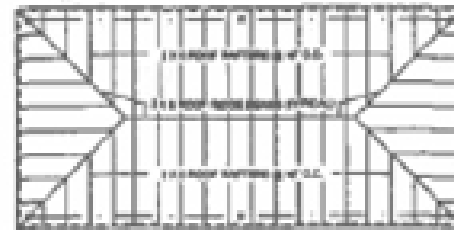
LEFT & RIGHT ELEVATIONS  
SCALE 1/4" = 1'-0"



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



FRONT & REAR ELEVATIONS  
SCALE 1/4" = 1'-0"



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

# POLICY ANALYSIS



## ■ Hardships

- None identified concerning lot size, lot shape, or topography.

## ■ Considerations

- Preservation of the existing structure limits placement of improvements.
- The existing garage is non-conforming.
- The proposed replacement would not increase in square footage.



# PUBLIC NOTIFICATION

- Public Notice
  - Postcards mailed to property owners within a 200-foot radius
  - Posted on City's website and on property
- Responses received:
- Support: (0)                      Neutral: (0)
- Oppose: (0)



**BOARD OF ADJUSTMENT  
CASE NO. 2394  
260 RETAMA PL**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

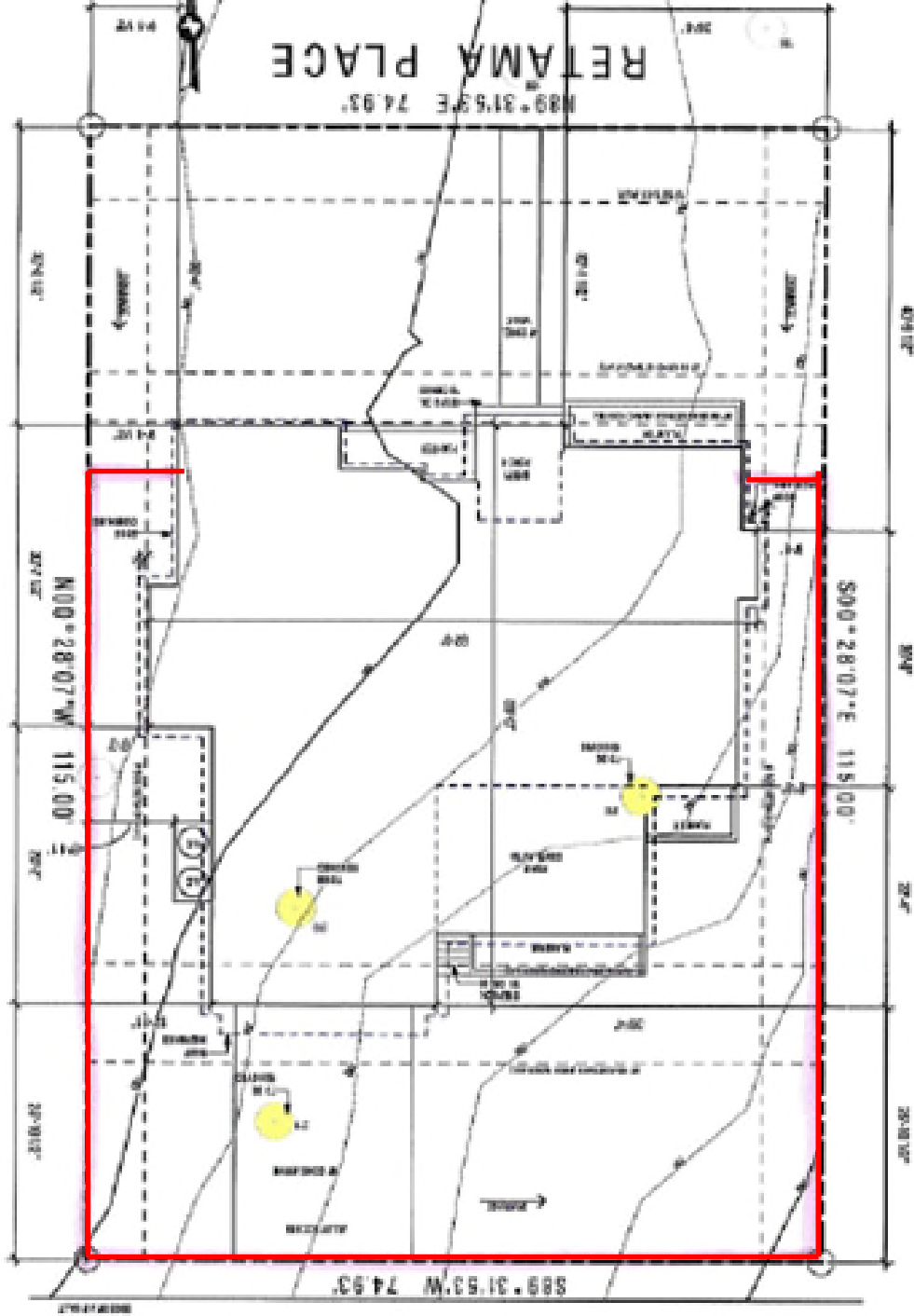


# PROPERTY



- SF-A
- Southside of street, east of N New Braunfels Ave
- New fence

# EXISTING SITE



# EXISTING SITE



# EXISTING SITE





# POLICY ANALYSIS



- **Hardships**

- None identified concerning lot size, lot shape, or topography.

- **Considerations**

- None



# PUBLIC NOTIFICATION

- Public Notice
  - Postcards mailed to property owners within a 200-foot radius
  - Posted on City's website and on property
- Responses received:
- Support: (0)                      Neutral: (0)
- Oppose: (2)

347186	347187	347188	347189	347190	347191	347192	347193
347199	347200	347201	347202	347203	347204	347205	347206
RETAMA PL							
347212	347213	347214	347215	347216	347217	347218	347219
347225	347226	347227	347228	347229	347230	347231	347232
347237	347238	347239	347240	347241	347242	347243	347244

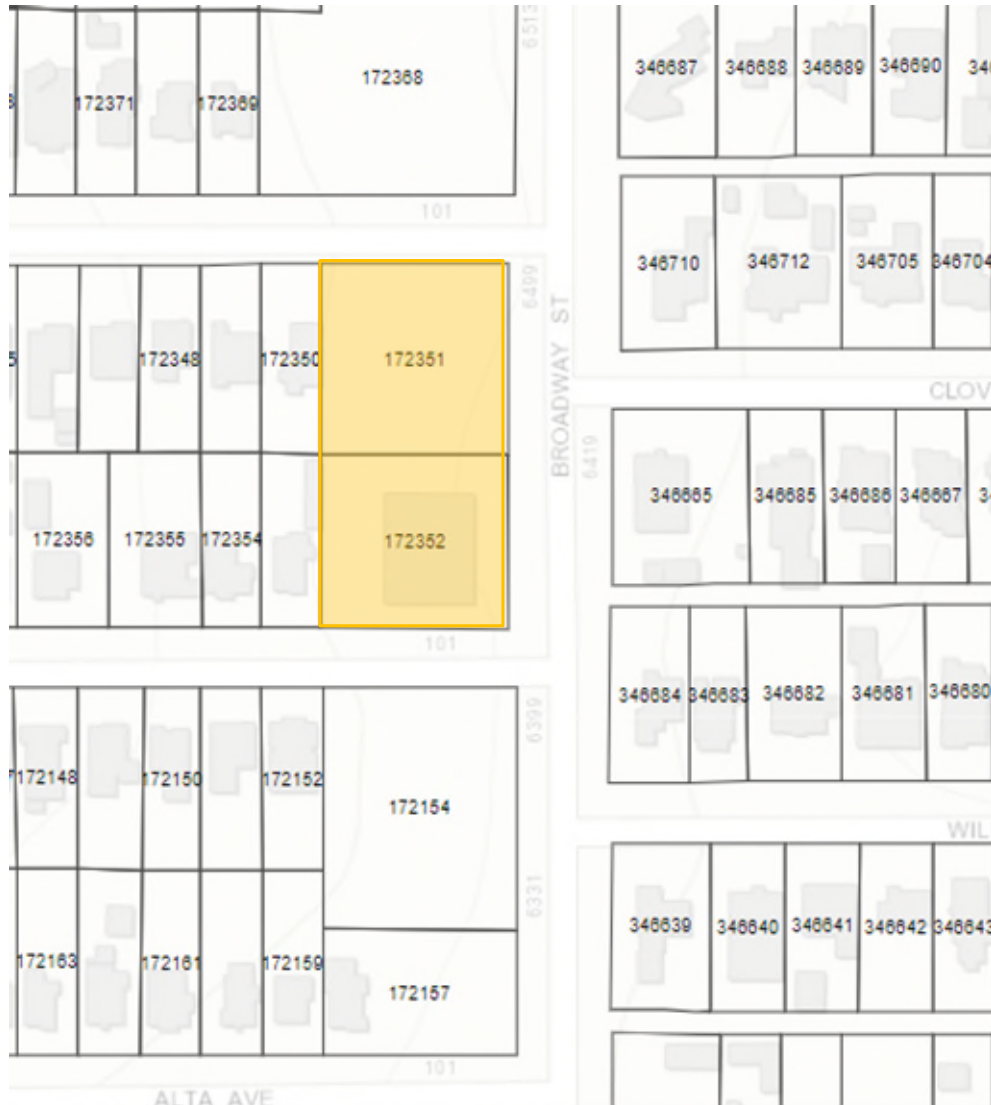
**BOARD OF ADJUSTMENT  
CASE NO. 2395  
6411 BROADWAY ST**



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

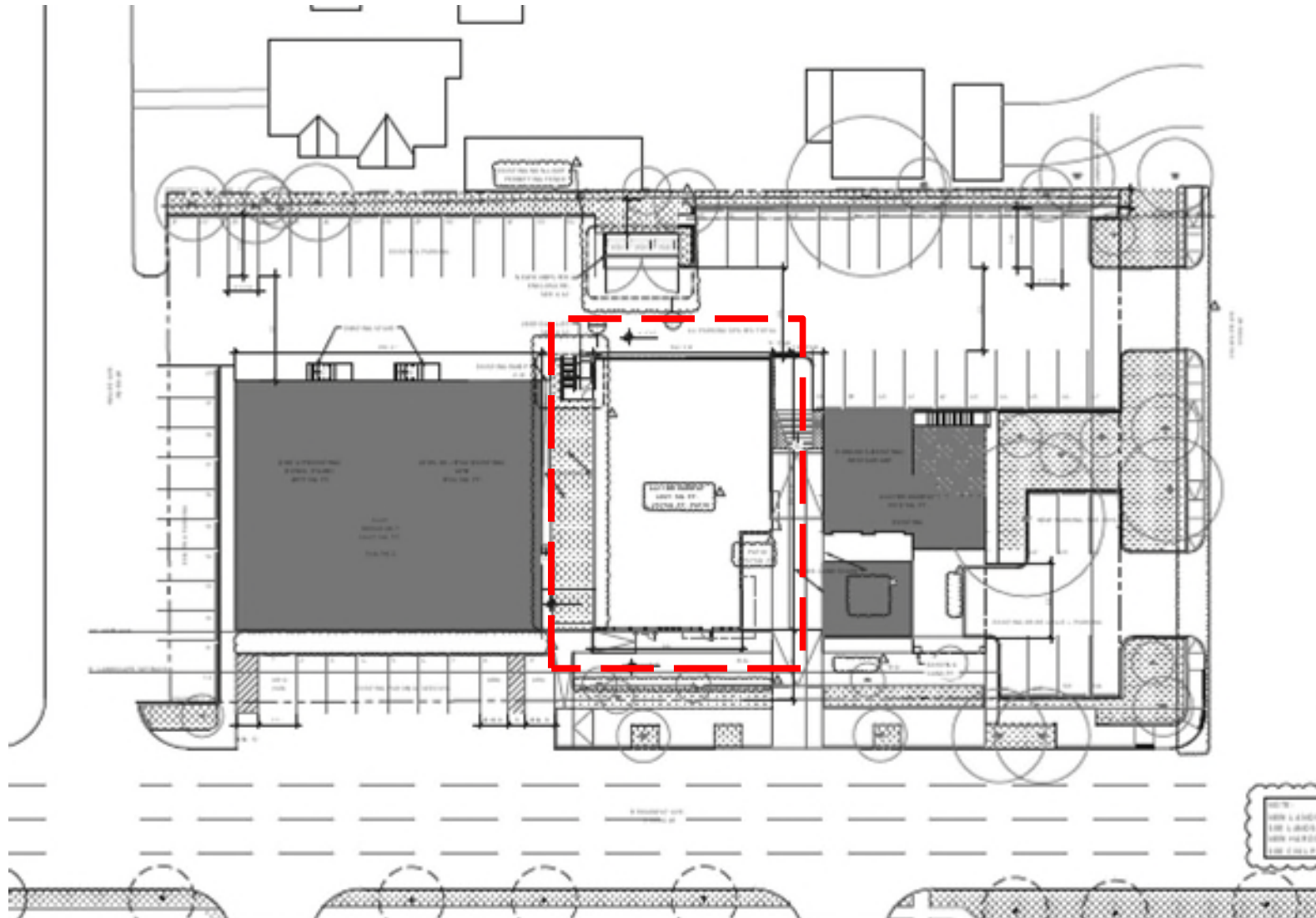
# PROPERTY



- Broadway St
  - West side of Broadway between College Blvd and Inslee Ave
- Business District (B-1)
- New Commercial Use Building



# PROPOSED SITE PLAN





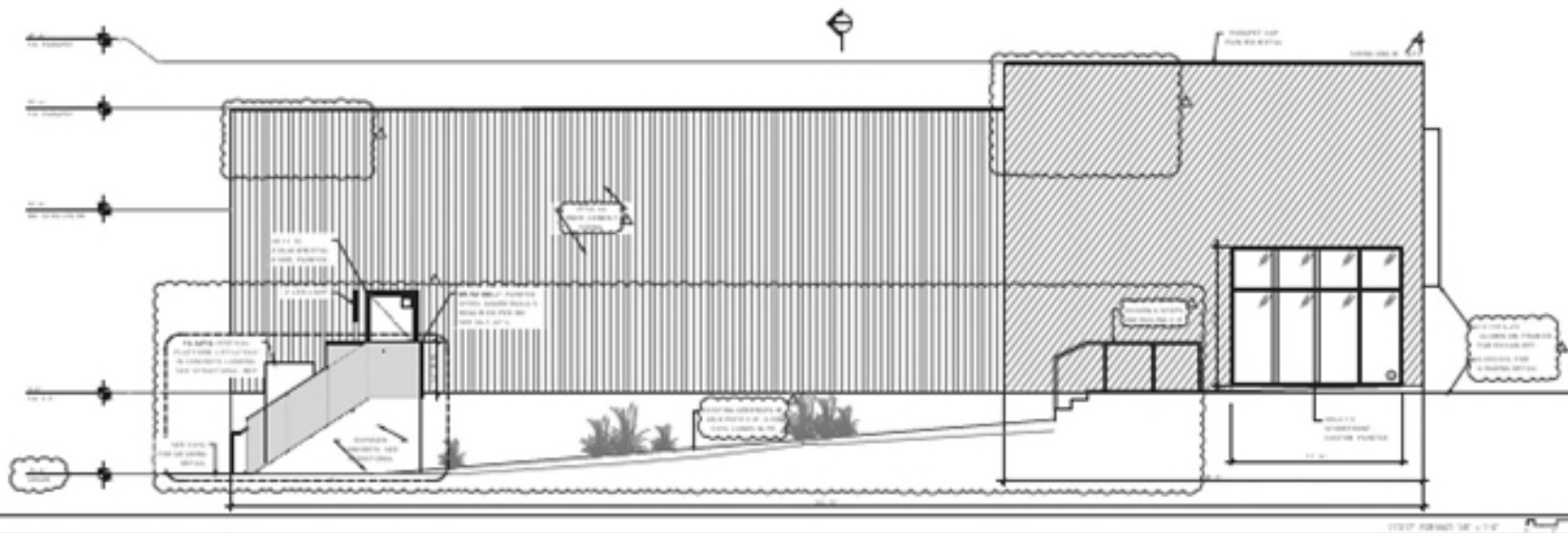
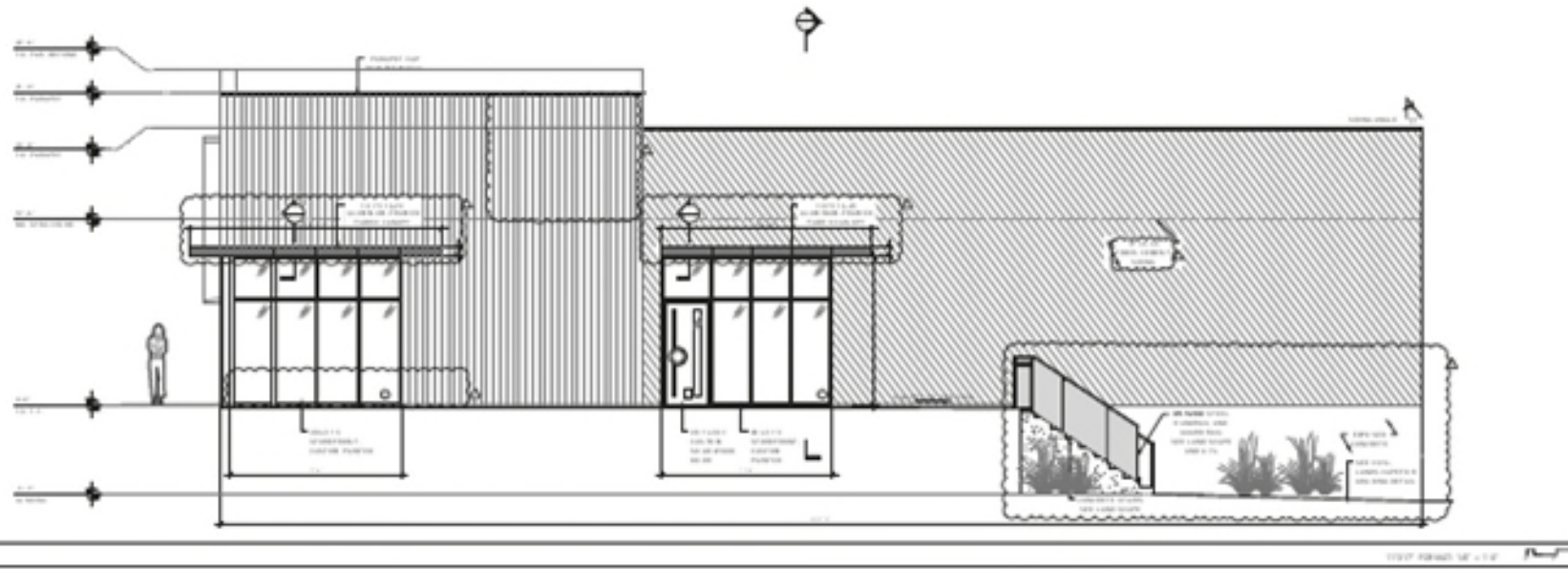
# PROPERTY



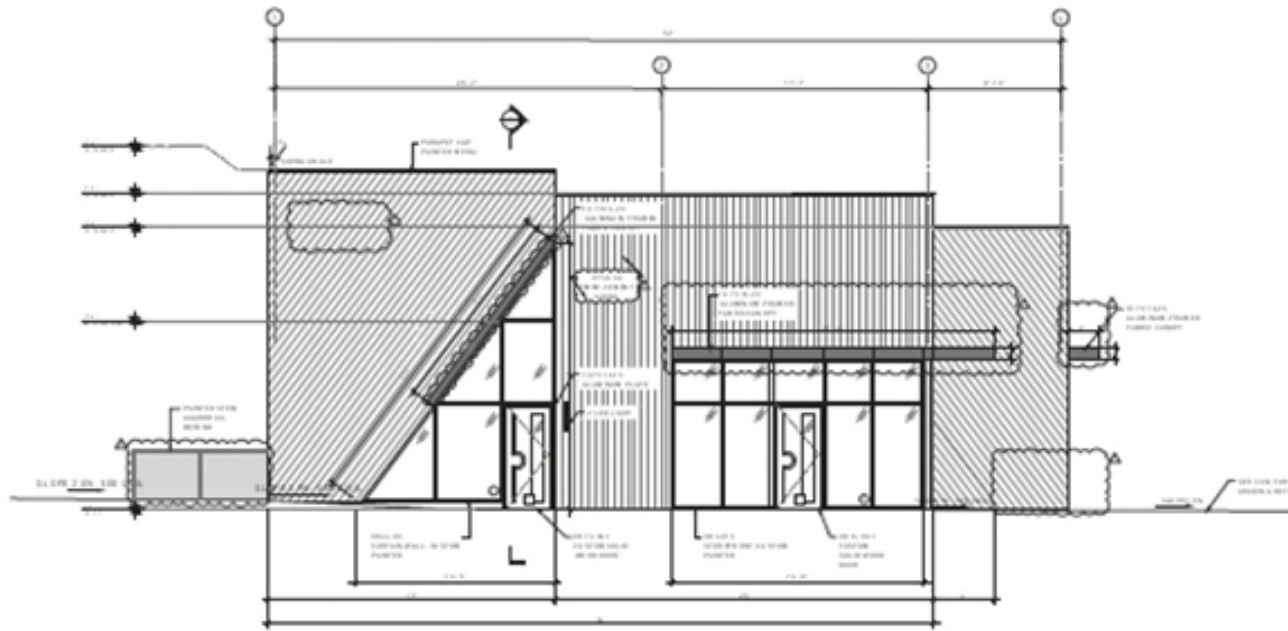


# EXISTING CONDITIONS

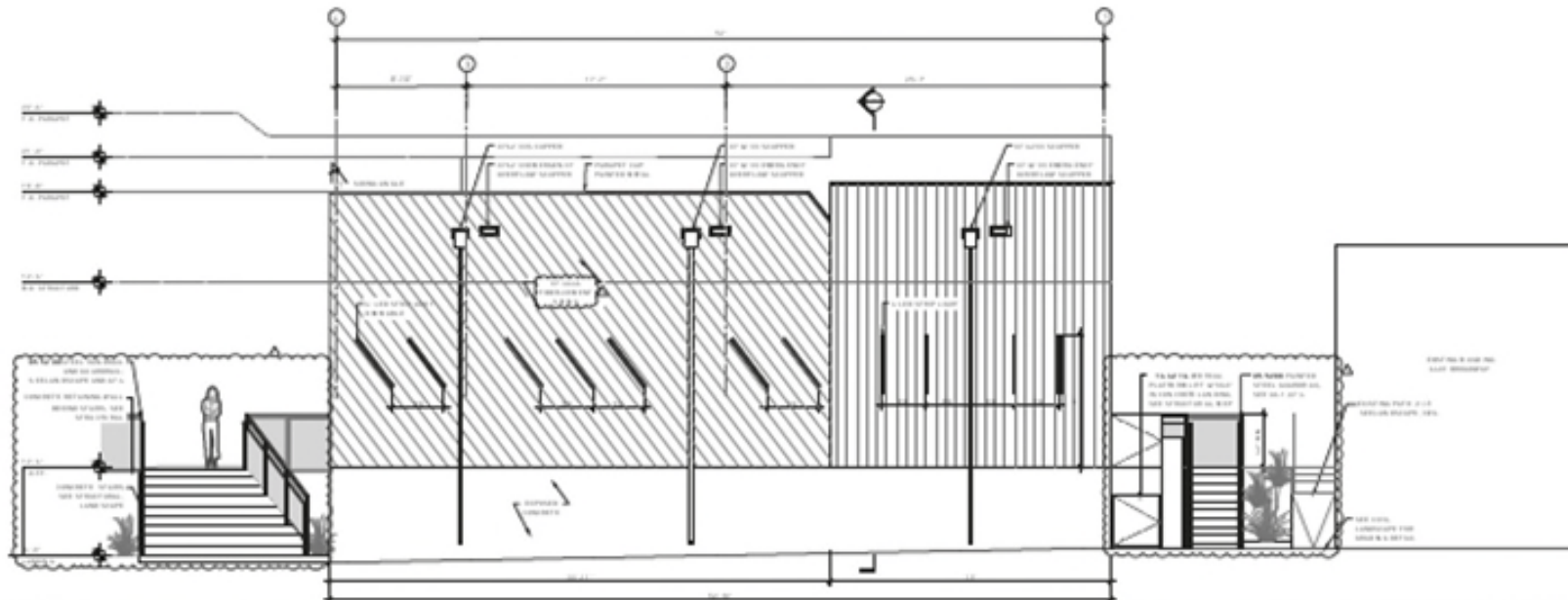








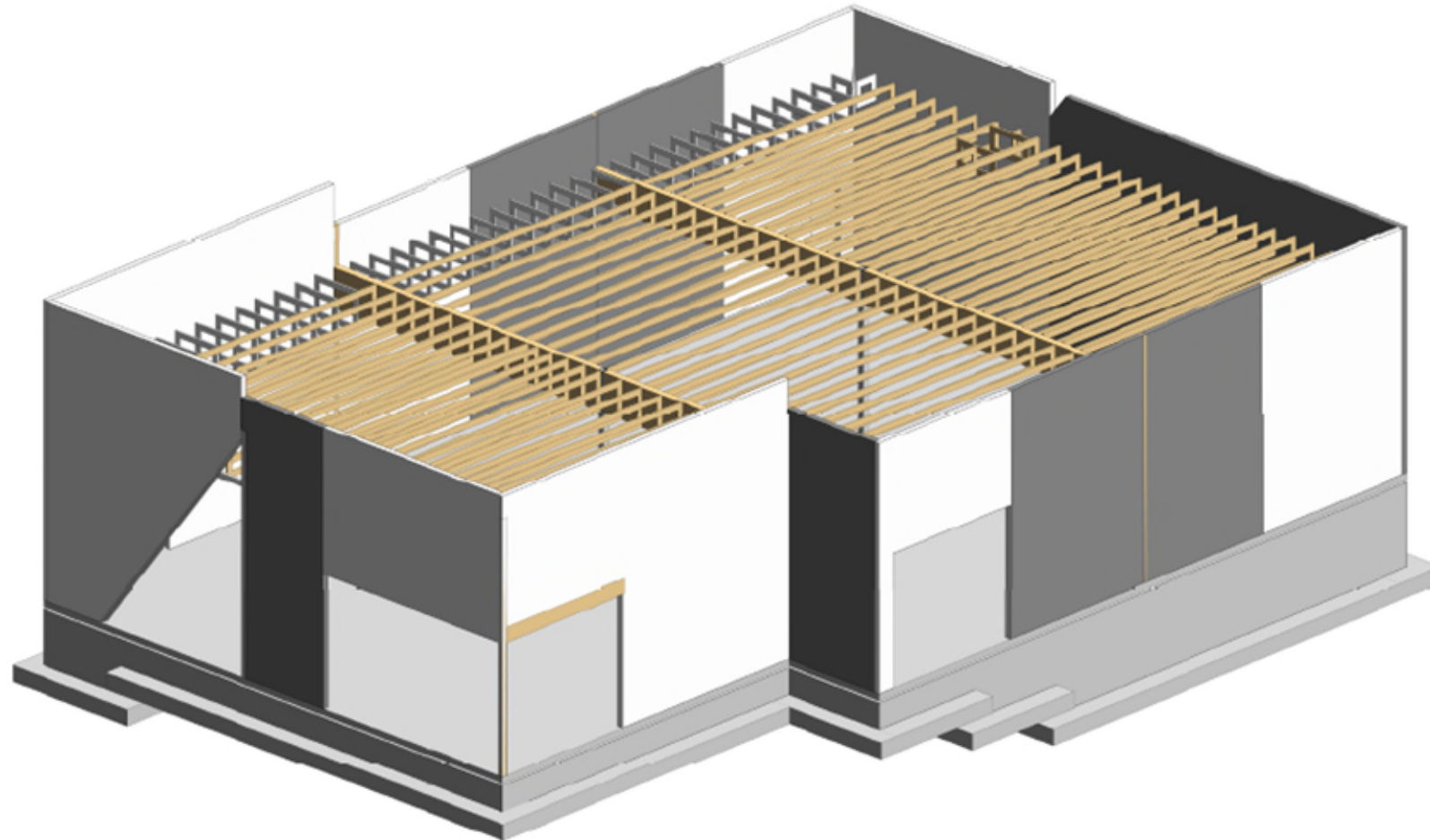
EAST ELEVATION 1/16" = 1'-0"



WEST ELEVATION 1/16" = 1'-0"



# 3D VIEW



# VIEW FROM BROADWAY



# PEDESTRIAN SIDEWALK VIEW





# BACKGROUND

- City Council - Notice of Intent – September 12, 2022
- ARB - Preliminary Review – October 18, 2022
- P&Z - Replat – November 07, 2022
  - City Council Action – November 14, 2022
- Completed plan review process.

# POLICY ANALYSIS



- **Hardships**
  - None identified concerning lot size, lot shape, or topography.
- **Considerations**
  - None



# PUBLIC NOTIFICATION

- Public Notice
  - 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)

