

BOARD OF ADJUSTMENT
CASE NO. 2454
247 E ELMVIEW PL



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



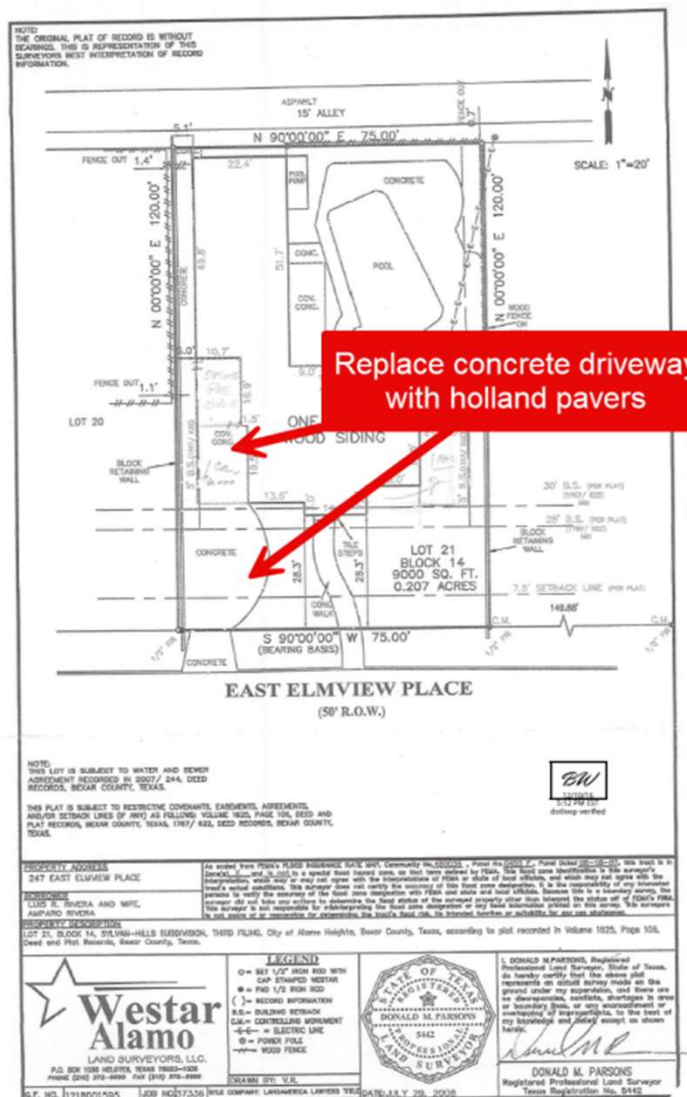
- SF-A
- North side of E Elmview Pl, west of N New Braunfels
- Allow flatwork to remain in place

HISTORY

- March 2022 Permit
- July 2025 Permit



SITE PLAN



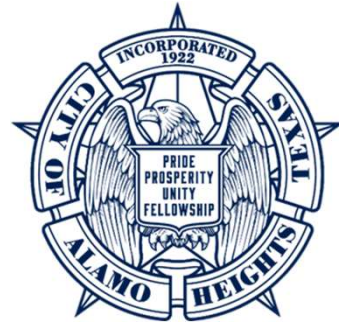
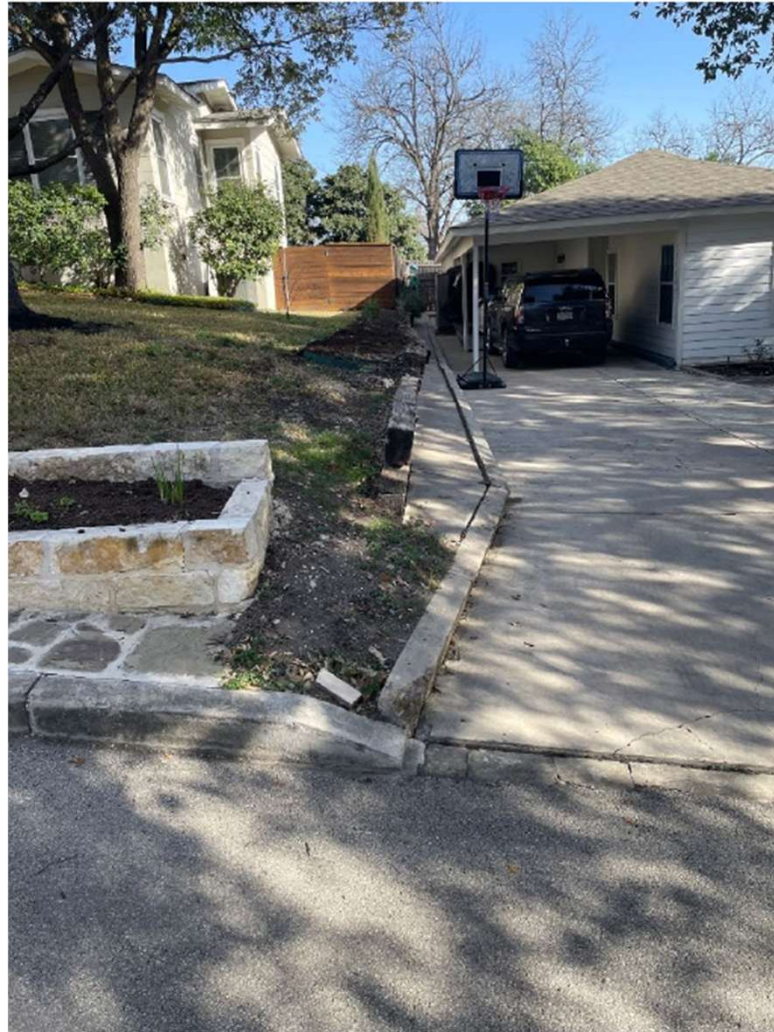
EXISTING CONDITIONS



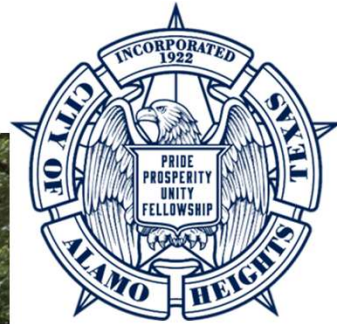
EXISTING CONDITIONS



EXISTING CONDITIONS



CURRENT CONDITIONS



POLICY ANALYSIS

- **Hardships**
 - None.





PUBLIC NOTIFICATION

Public Notice

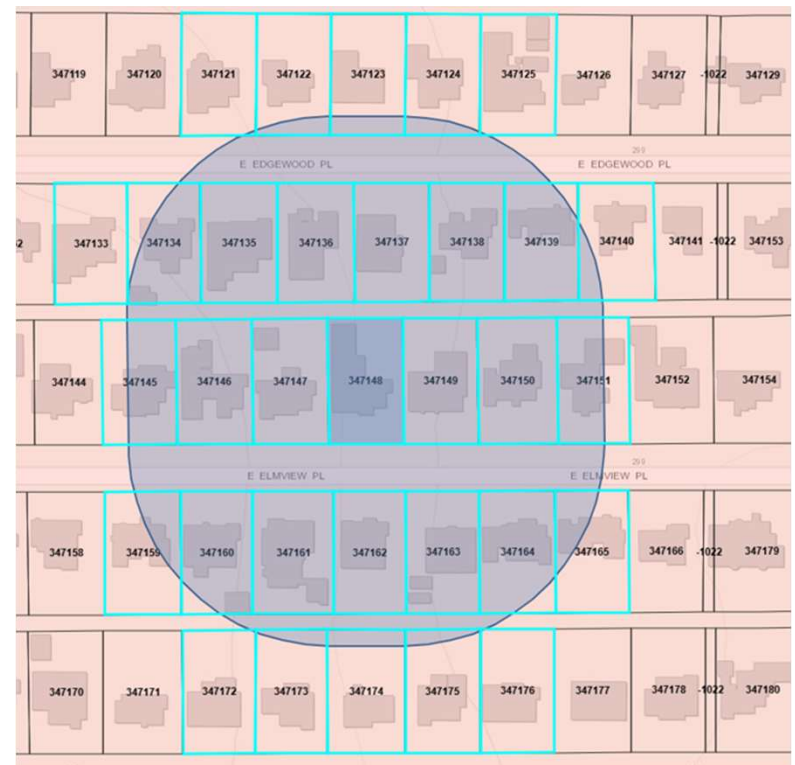
- Postcards mailed to property owners within a 200-foot radius
- Posted on City's website and on property

Responses received within 200ft:

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

Responses received outside 200ft:

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



BOARD OF ADJUSTMENT CASE NO. 2445 120-134 HARRIGAN CT



COMMUNITY DEVELOPMENT

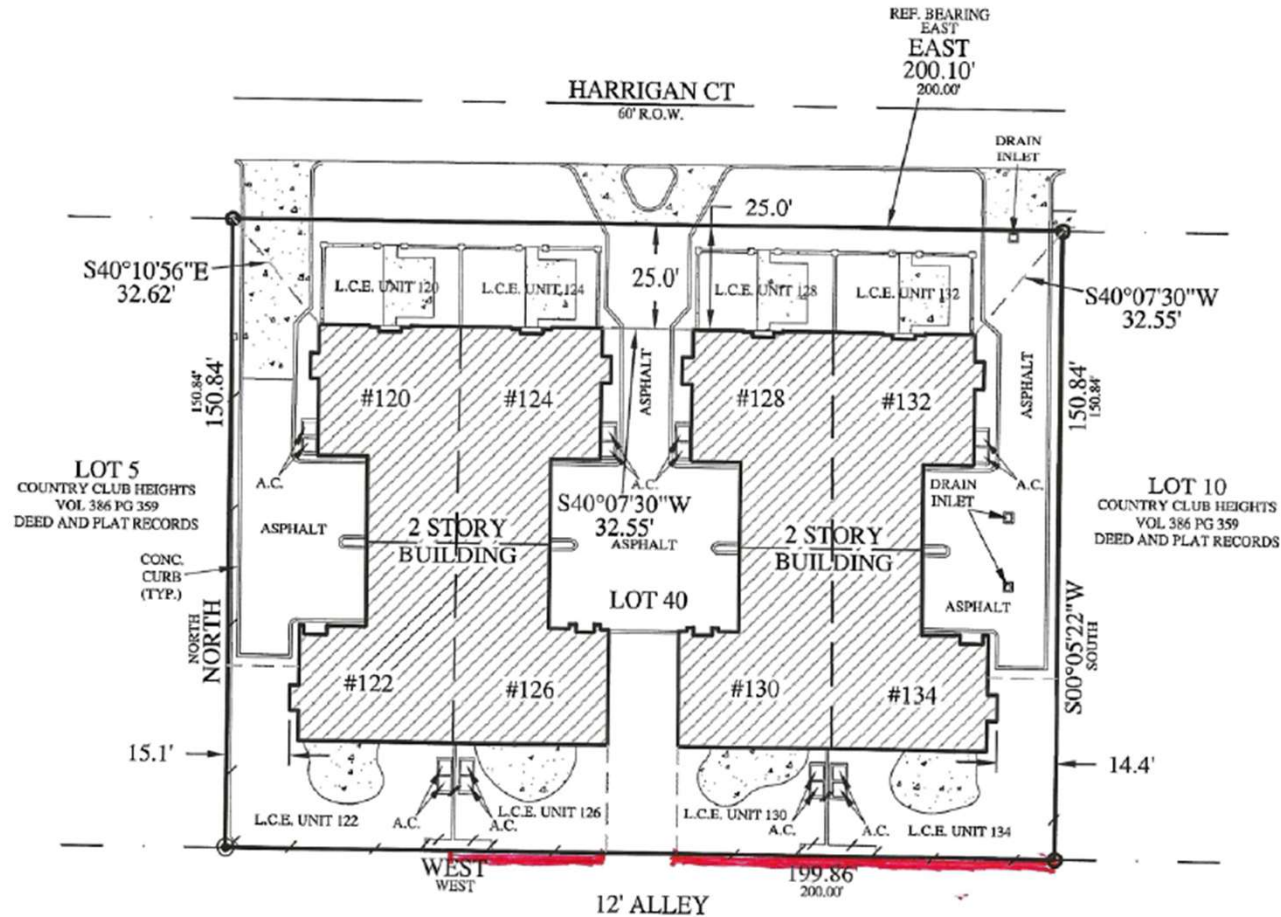
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PROPERTY



- MF-D
- South side of Harrigan Ct, east of Broadway St
- Keep replacement fence at current height

SITE PLAN



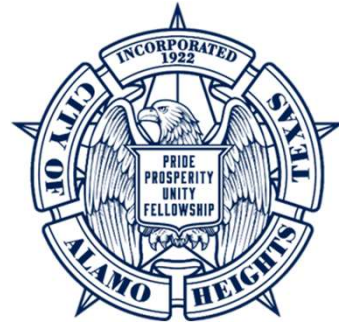
ORIGINAL FENCE — FROM ALLEY



ORIGINAL FENCE — FROM ALLEY



REPLACEMENT FENCE — FROM ALLEY



REPLACEMENT FENCE — FROM RESIDENCES AT HARRIGAN CT BACKYARD



POLICY ANALYSIS

- **Hardships**
 - None.





PUBLIC NOTIFICATION

Public Notice

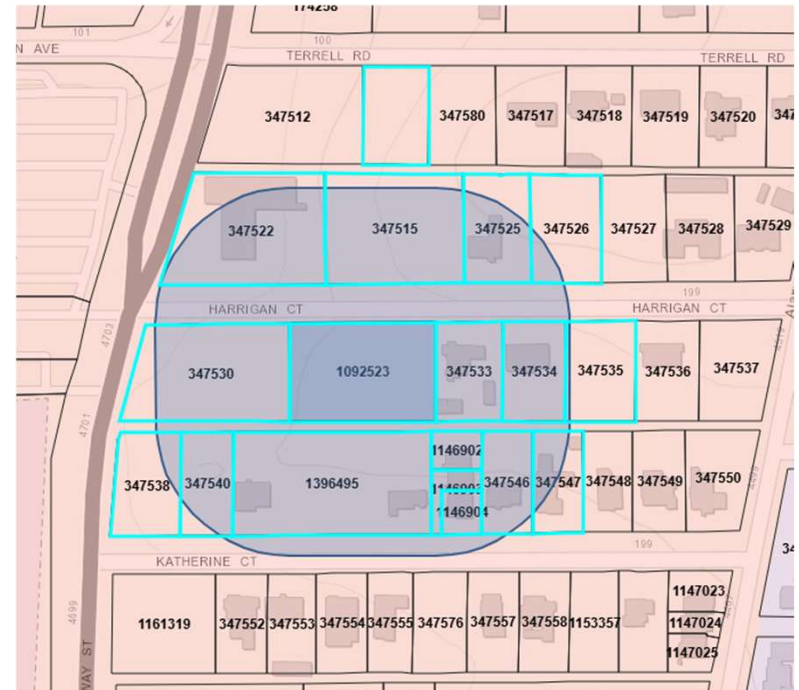
- Postcards mailed to property owners within a 200-foot radius
- Posted on City's website and on property

Responses received within 200ft:

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Responses received outside 200ft:

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



BOARD OF ADJUSTMENT CASE NO. 2456 120 TUXEDO AVE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

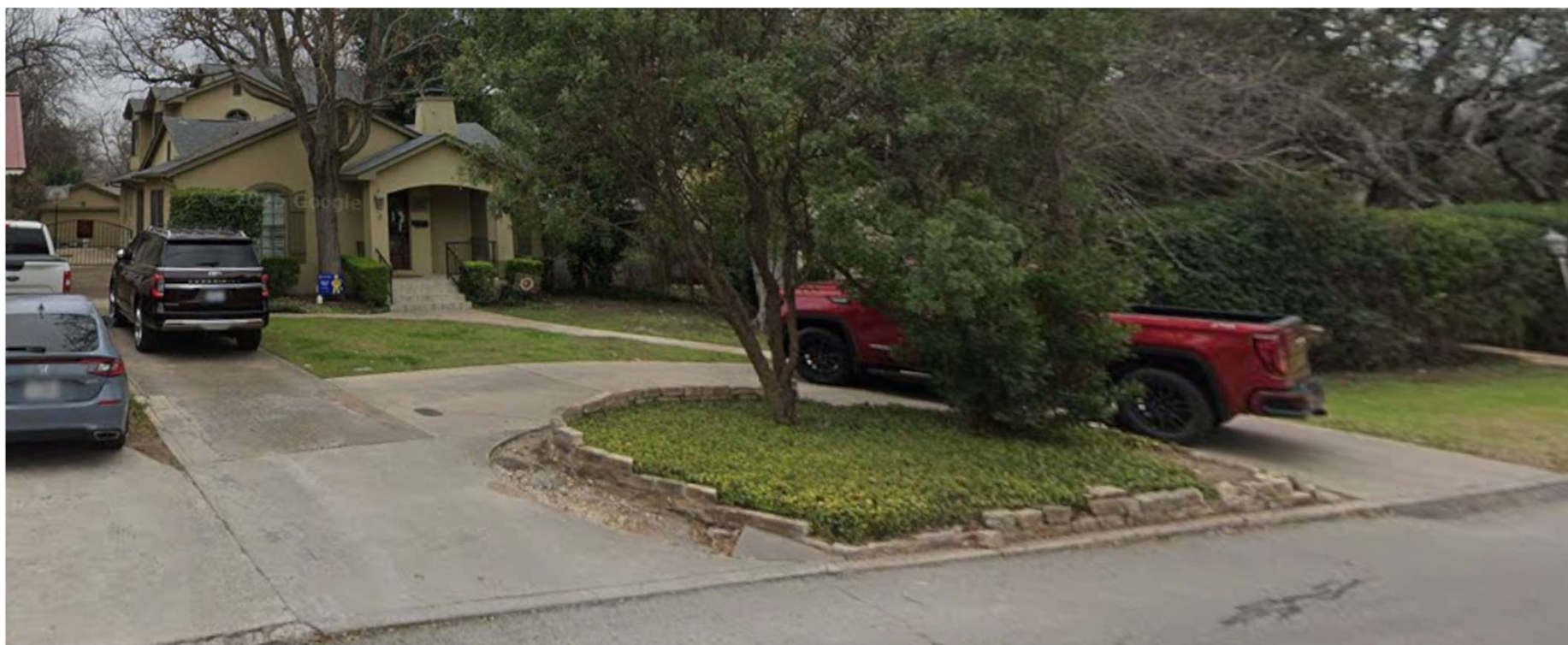


PROPERTY



- SF-A
- South side of Tuxedo Ave, west of Broadway St
- Porte-cochere

STREET VIEW



EXISTING CONDITIONS



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

EXISTING CONDITIONS

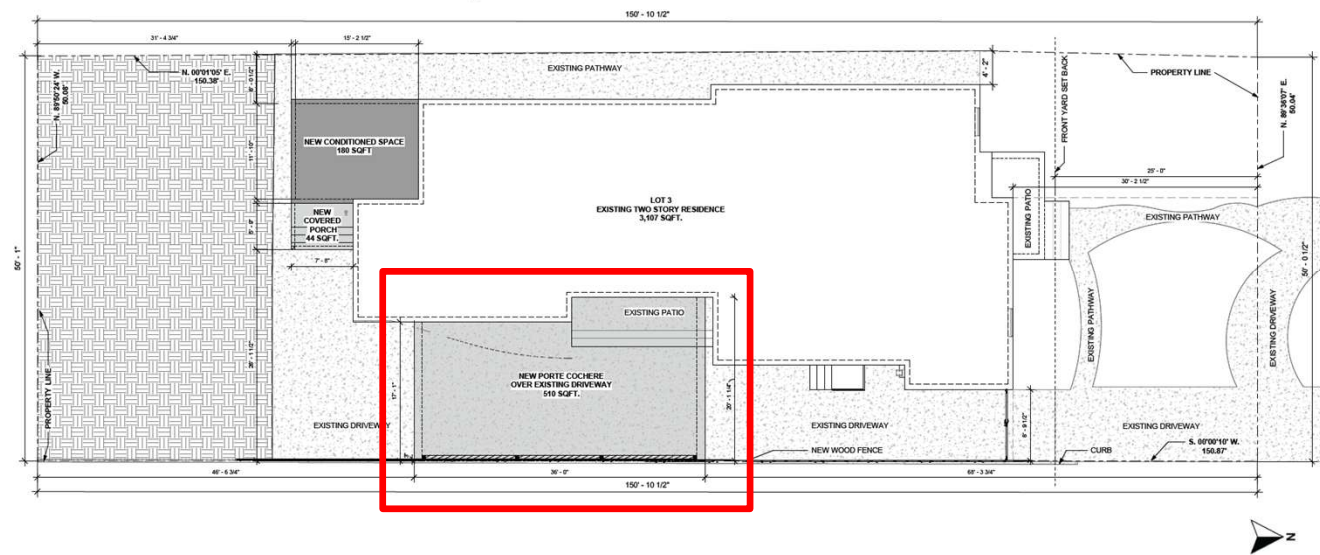
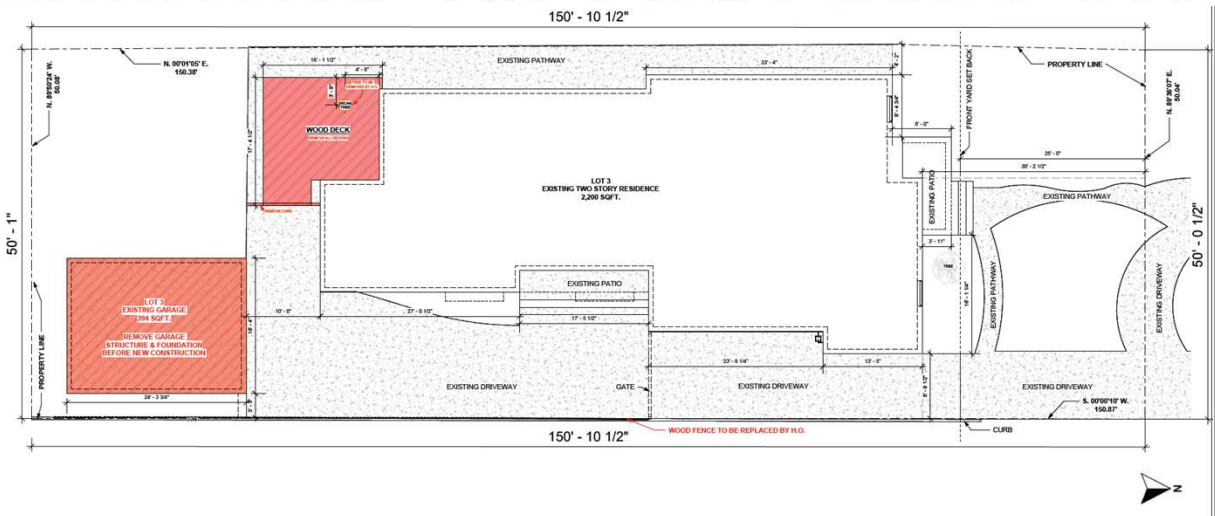


EXISTING EAST ELEVATION

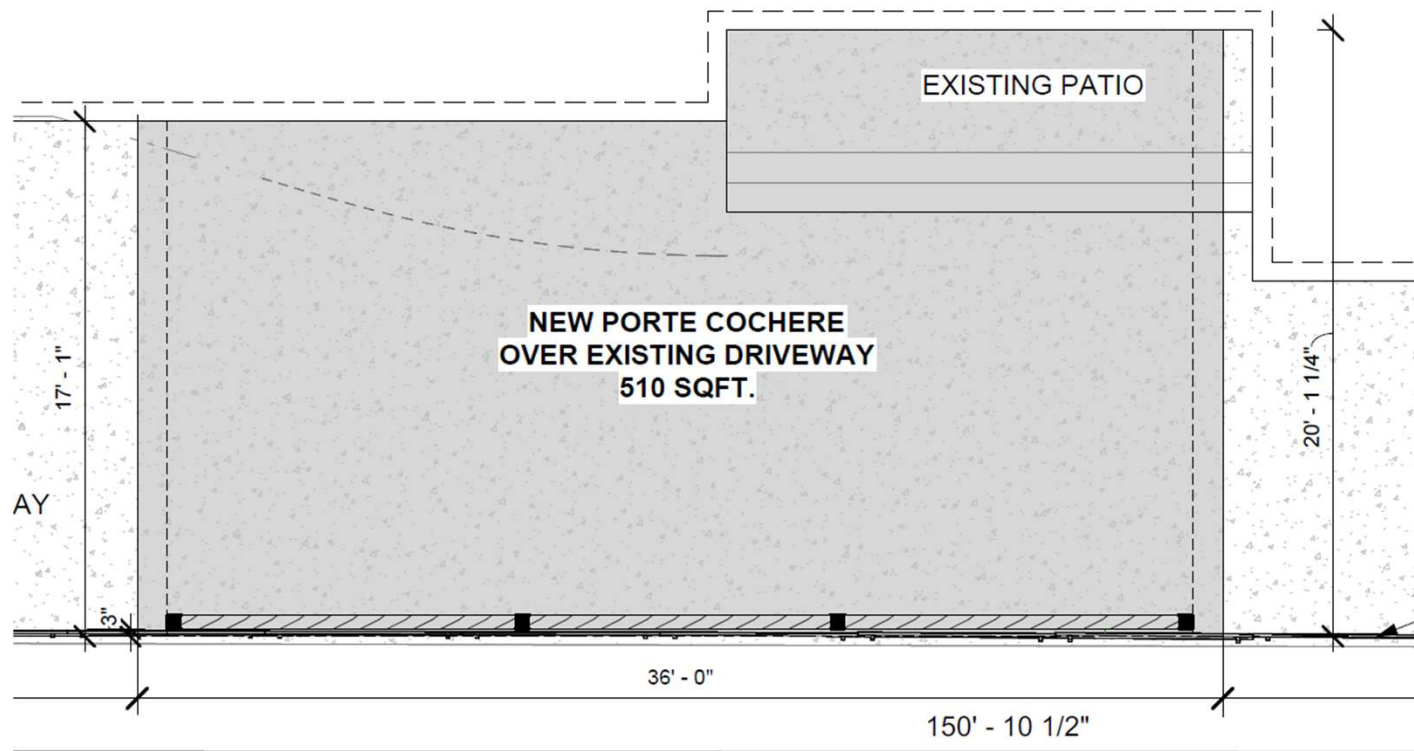


EXISTING WEST ELEVATION

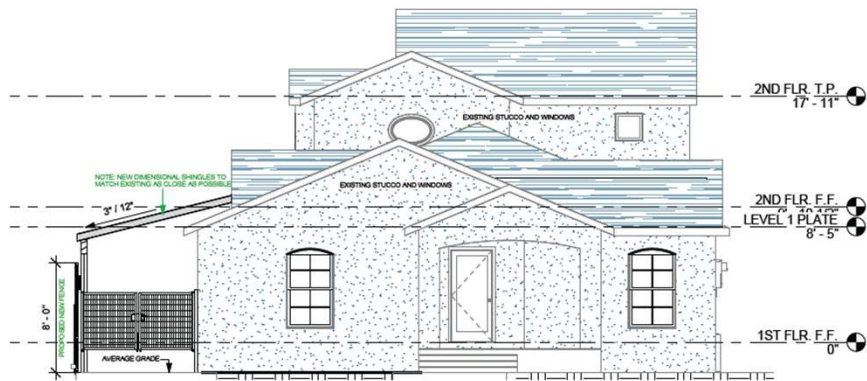
EXISTING VS. PROPOSED SITE PLAN



PROPOSED PORTE COCHERE



PROPOSED NORTH AND SOUTH ELEVATIONS



NORTH ELEVATION

3/16" = 1'-0"



SOUTH ELEVATION

3/16" = 1'-0"

RENDERINGS



NEW EXTERIOR - IMAGE 1



NEW EXTERIOR - IMAGE 2

RENDERINGS



PROPOSED PORTE COCHERE - VIEW 1



PROPOSED PORTE COCHERE - VIEW 2

POLICY ANALYSIS

- **Hardships**
 - 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 within 200ft:**
 - Support: (0) Oppose: (0) Neutral: (0)
 - **Responses received outside 200ft:**
 - Support: (0) Oppose: (0) Neutral: (0)

