

ARB CASE NO. 954S 5228 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

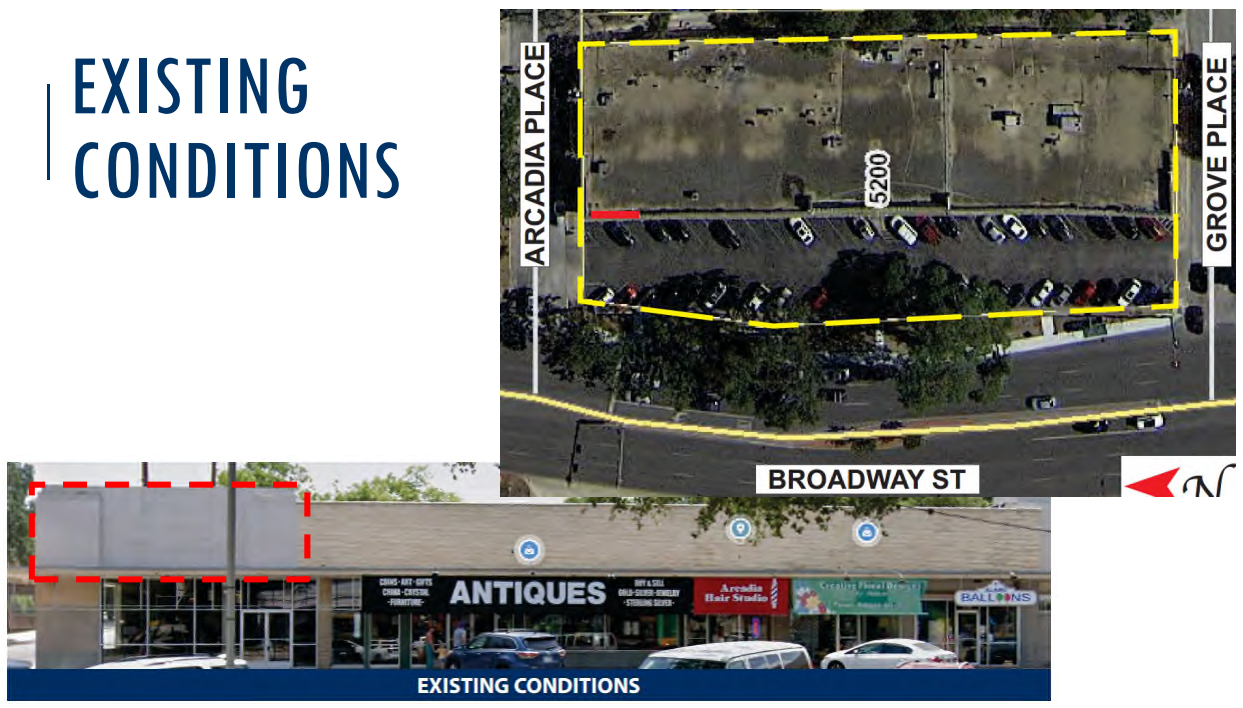
Presented by:
Lety Hernandez
Director

PROPERTY



- B-1
- East side of Broadway between Arcadia Pl & Grove Pl
- Permanent Signage
 - ISI Elite Training

EXISTING CONDITIONS



PROPOSED EXTERIOR SIGNAGE



ARB CASE NO. 949F 151 BURR RD

SIGNIFICANCE REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- MF-D
- North side of Burr between Broadway & N New Braunfels
- 100% demolition of existing single-family residence

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

EXISTING CONDITIONS



Front Elevation



Side Elevation



Side Elevation

Rear Elevation



Rear Elevation
(Accessory)

POLICY ANALYSIS



- A replacement structure is not proposed at this time. Future expansion of the existing parking lot on the east would be subject to Compatibility Review by the ARB and approval by Council. Review date unknown.
- On October 7, 2023, Planning & Zoning Commission heard request to rezone property in conjunction with proposed expansion of existing parking lot. Recommended approval of zoning from MF-D to P.
- Both P&Z rezoning & ARB significance cases scheduled to be heard at the October 28, 2024 City Council meeting, pending recommendation from ARB.

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. 953F 215 ARGYLE AVE

COMPATABILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



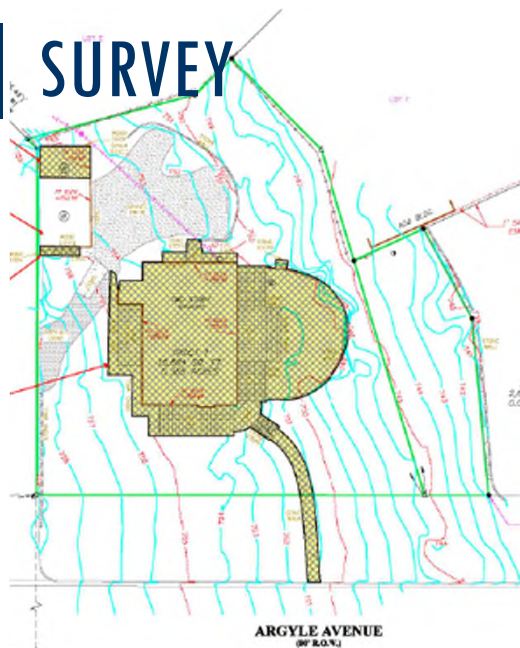
- SF-A
- North side between
Patterson Ave &
Morton Ave
- New Construction – SF
Residence w/
detached accessory



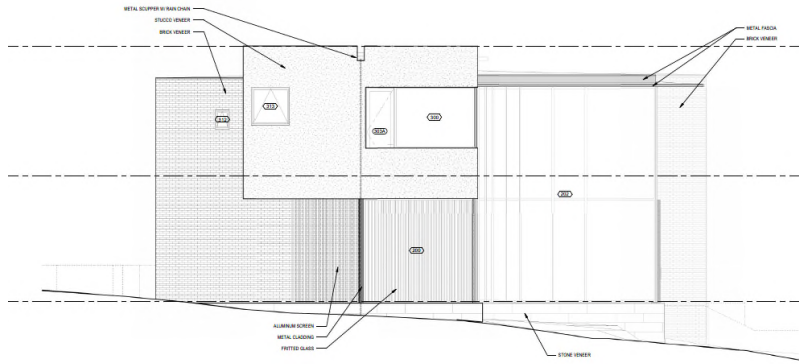
BACKGROUND

- Demolition Review
 - Significance Review – 100% Demolition
 - ARB – November 21, 2023
 - Council – December 11, 2023
- Compatibility Review
 - Due to the amount of total or substantial destruction of the new structure or portion thereof

SURVEY



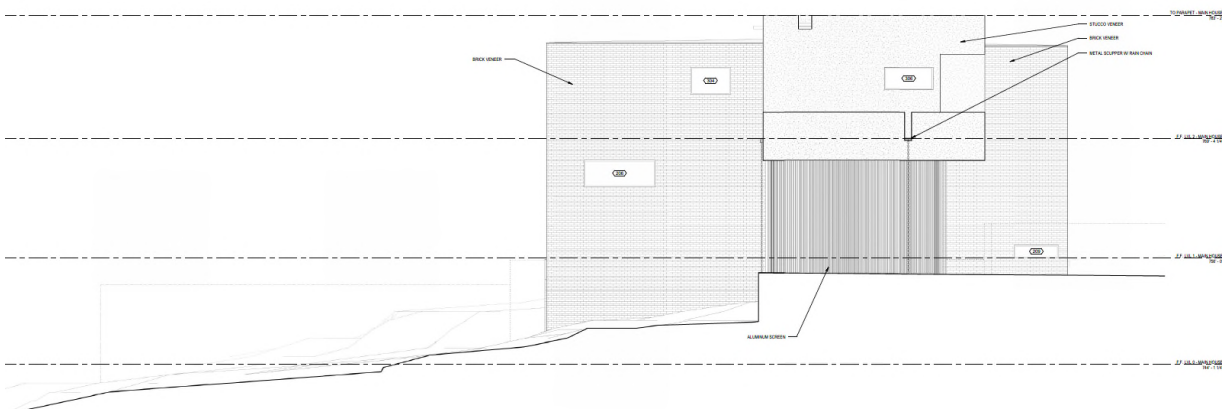
SOUTH ELEVATION



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

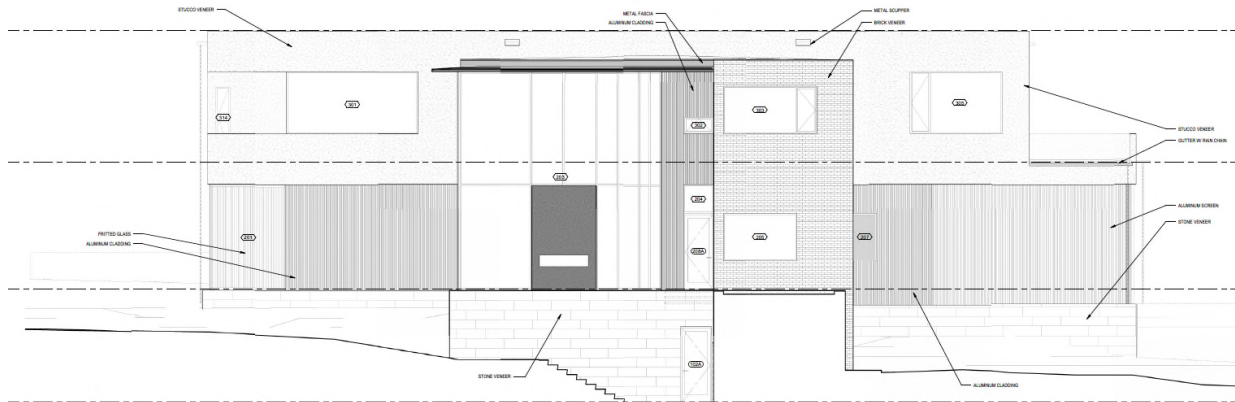
- **Height:** 32ft
- **Siding:** Stone, Brick & Stucco
- **Roof:** Flat & Parapet, TPO

NORTH ELEVATION



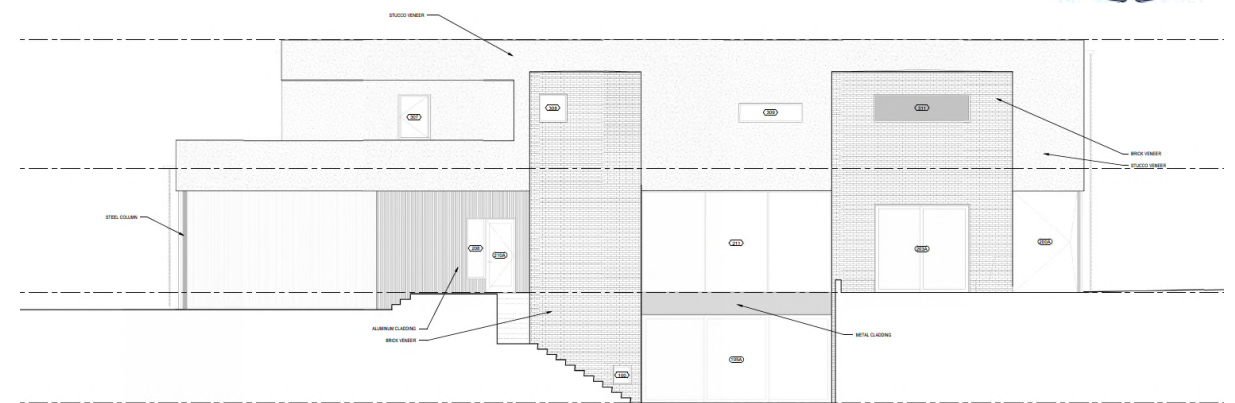
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION



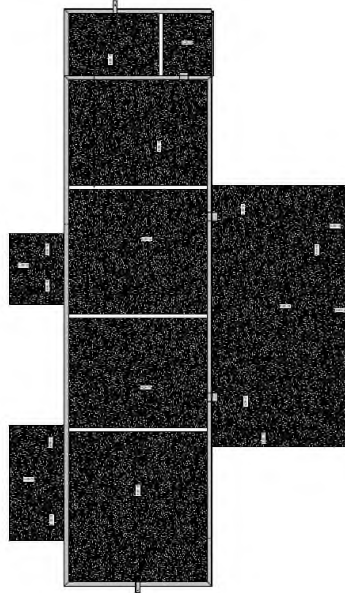
① EAST ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION



WEST ELEVATION
SCALE: 1/4" = 1'-0"

ROOF PLAN



POLICY ANALYSIS



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	15884	15884	Footprint of all structures	3625*	5030**
Main house: 1st floor*	1728	2723	Driveway/Parking Pad	1867	1672
Main house: 2nd floor	2013	2579	Walkways	503	113
Front porch*	286	146	Swimming Pool/Spa	0	450
Side porch*	609	1555*****	Other impervious cover:		612***
Rear porch*	83		Total Impervious Cover:	5995	7877
Garage/Carport: 1st floor*	735	817*****	Stormwater Development Fee:		
Garage: 2nd floor	466		Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*			Front yard setback area	4744	4744
Breezeway*			Footprint of any structure(s)	241	113
Covered patio structure*	184		Driveway/Parking Pad		112
Other accessory structures*		872	Walkways	264	113
Total Square Footage:	6104	8692	Other impervious cover:		78***
Total Lot Coverage*:	3625	5647	Total Impervious Cover within Front Yard Setback:	505	416
Total FAR:	.23	.36			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

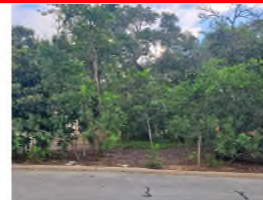
STREETSCAPE — W/O FOLIAGE



① 235 ARGYLE



② 219 ARGYLE



③ 215 ARGYLE - EXISTING



④ 201 ARGYLE



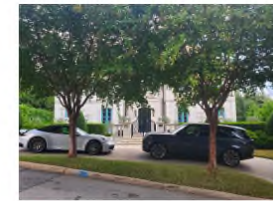
⑨ 235 ARGYLE



⑩ 219 ARGYLE



⑪ 215 ARGYLE - W/ FOLIAGE HIDDEN



⑫ 201 ARGYLE

STREETSCAPE — W/ FOLIAGE



① 235 ARGYLE



② 219 ARGYLE



③ 215 ARGYLE - EXISTING



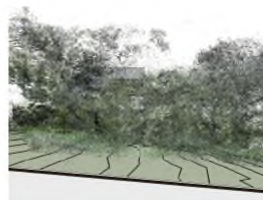
④ 201 ARGYLE



⑨ 235 ARGYLE



⑩ 219 ARGYLE



⑪ 215 ARGYLE - PROPOSED



⑫ 201 ARGYLE



POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- Tentatively scheduled for the City Council meeting of October 28, 2024 pending the board's recommendation.



PUBLIC NOTIFICATION

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



ARB CASE NO. 950P 1009 TOWNSEND AVE

PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- Multi-Family Zoning District (MF-D)
- Townsend Ave at Cambridge Oval
- Demolish/New Multi-Family Structure

EXISTING CONDITIONS



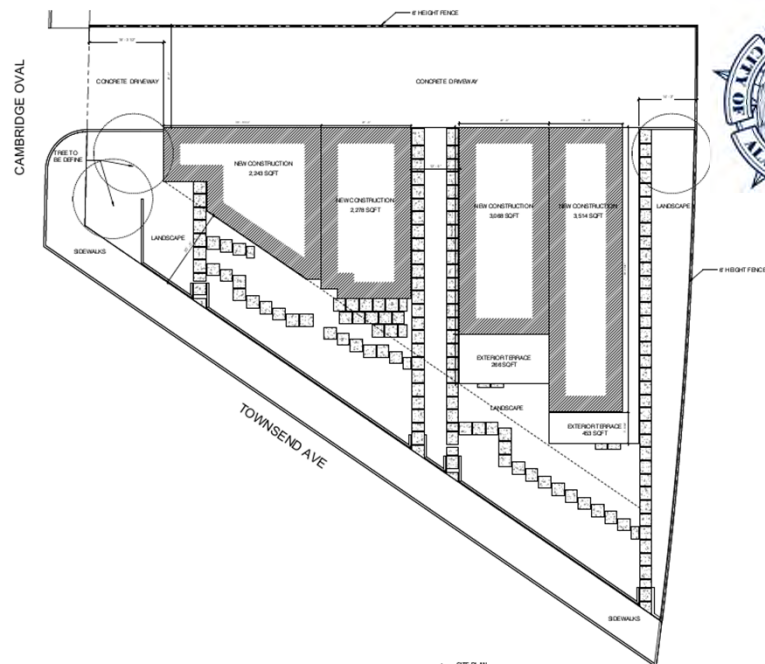
EXISTING CONDITIONS



EXISTING CONDITIONS



PROPOSED SITE PLAN



1 SITE PLAN



PROPOSED RENDERINGS



POLICY ANALYSIS

- Subject to Final Reviews by the Architectural Review Board and ultimate approval by Council
 - Notice of Intent to City Council – September 23, 2024
- Technical and administrative reviews of proposed elevations and landscaping plans will be required to ensure compliance with current building and zoning code regulations



ARB CASE NO. 952P 300 CIRCLE ST

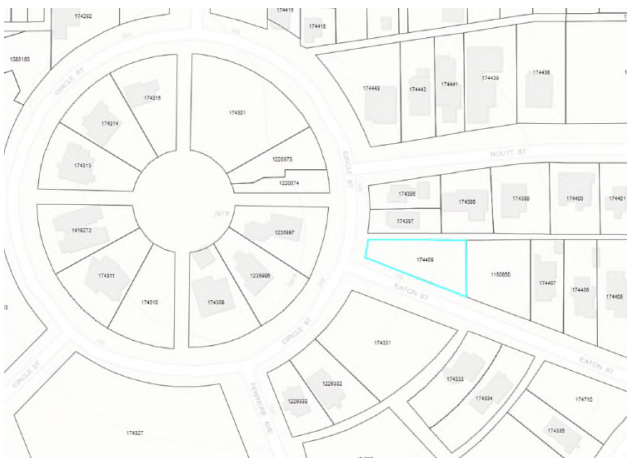
PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- Multi-Family Zoning District (MF-D)
- Southeastern side of street & north of Eaton
- New SF Residence

PROPOSED RENDERING



POLICY ANALYSIS



- Project required to complete plan review process to ensure compliance with current regulations.
- Subject to Compatibility Review by the ARB and approval by Council. Review date unknown.