

ARB CASE NO. 945F 254 RETAMA PL

COMPATIBILITY REVIEW - ACCESSORY



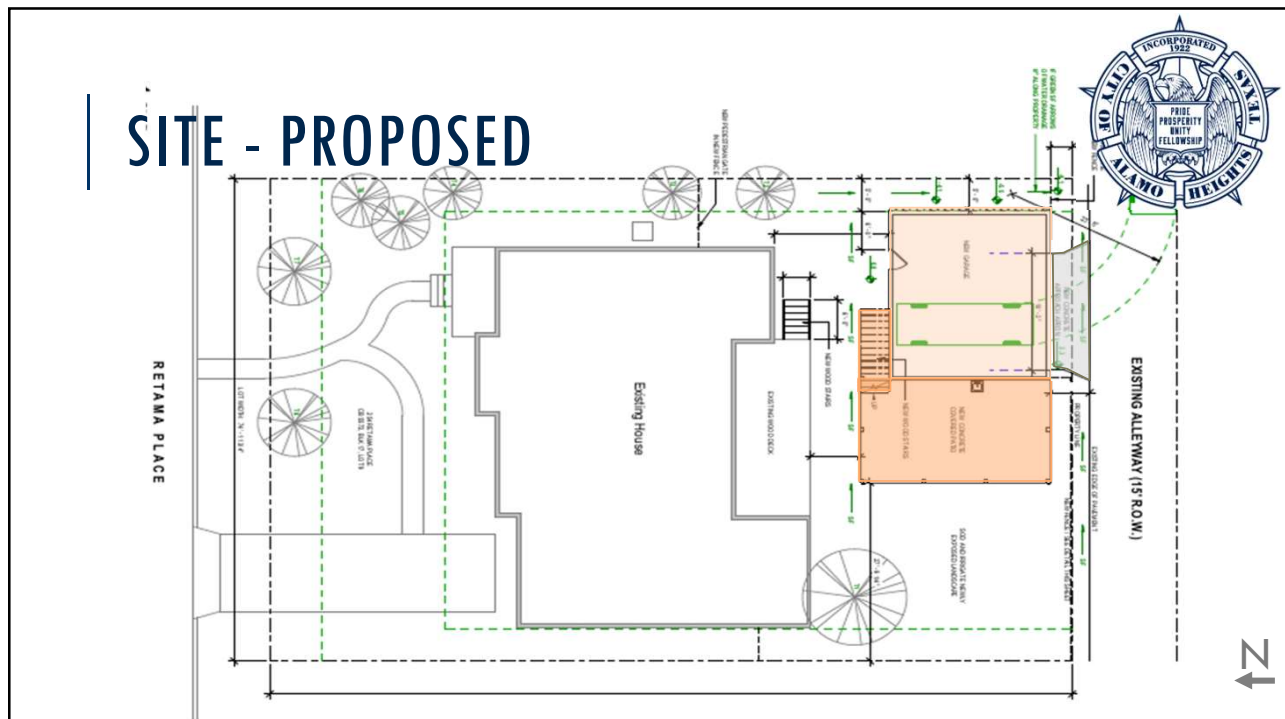
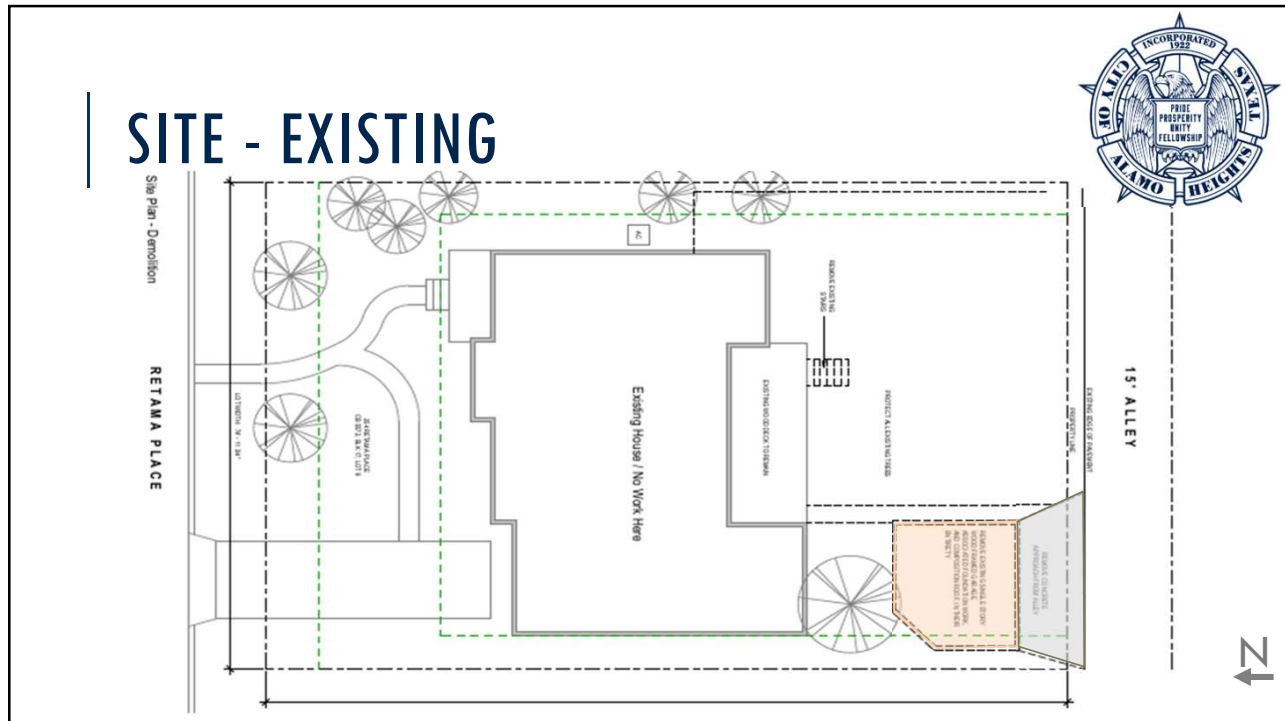
COMMUNITY DEVELOPMENT

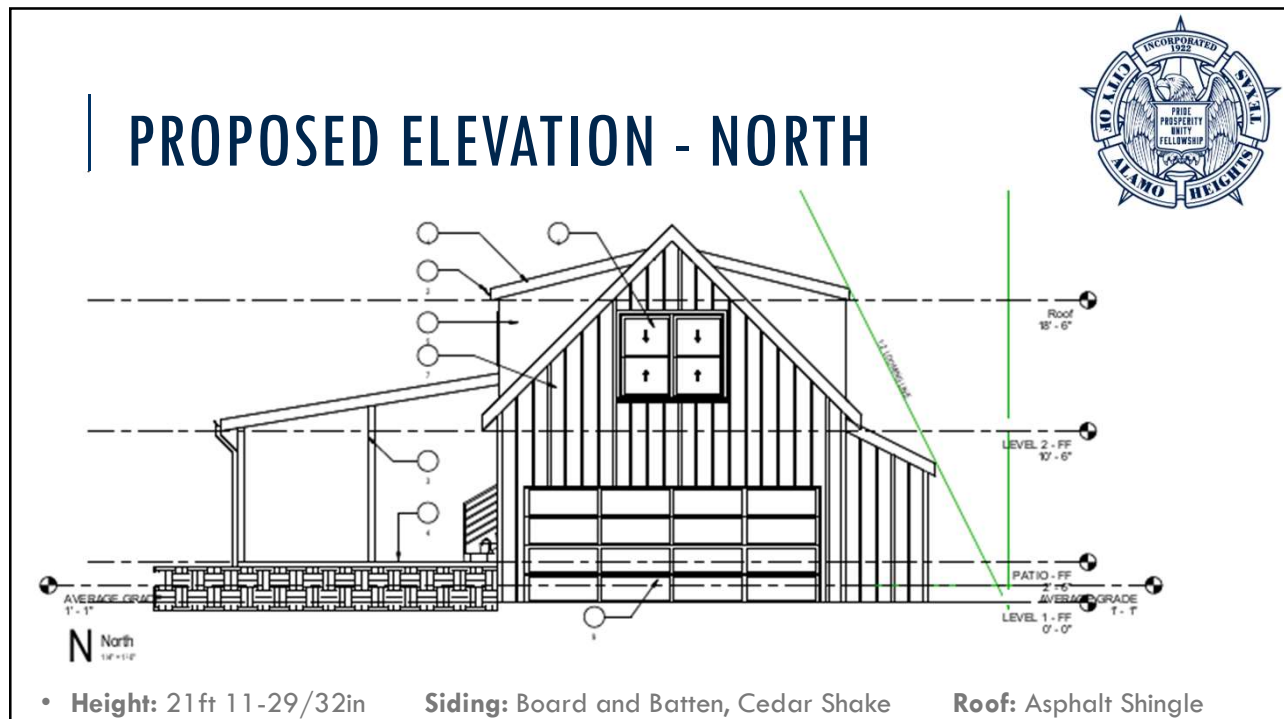
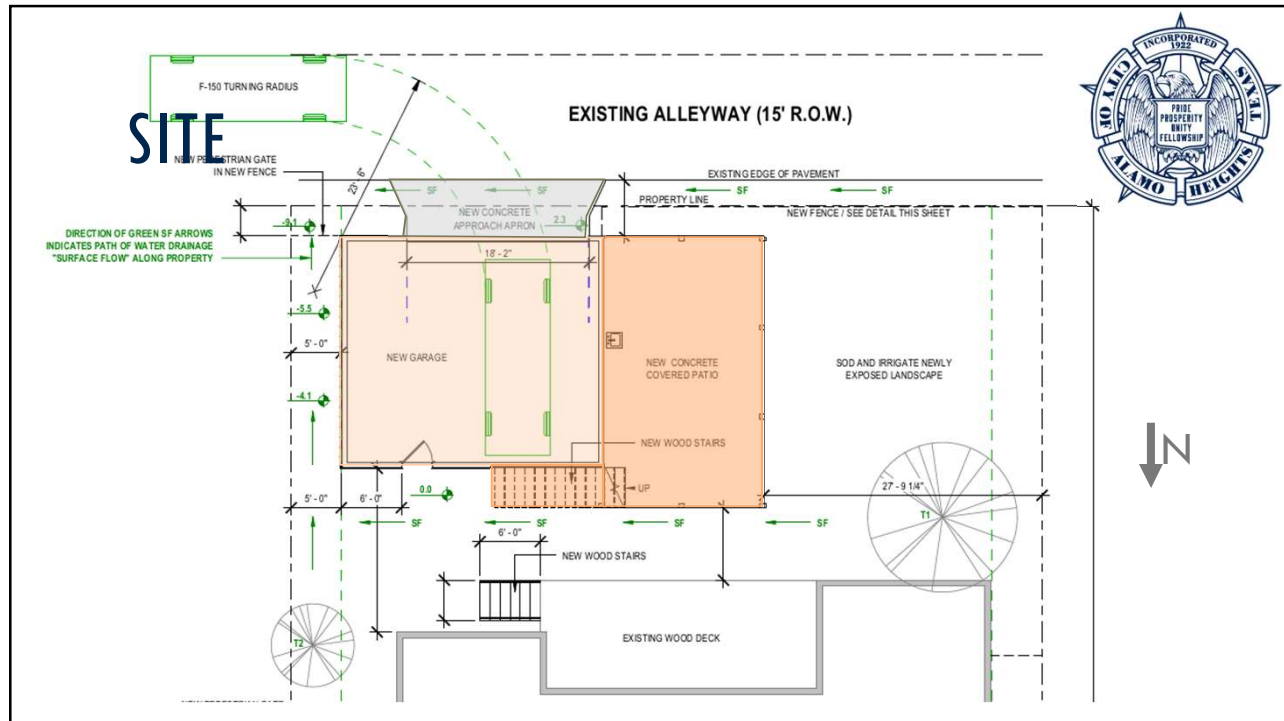
Presented by:
Lety Hernandez
Director

PROPERTY

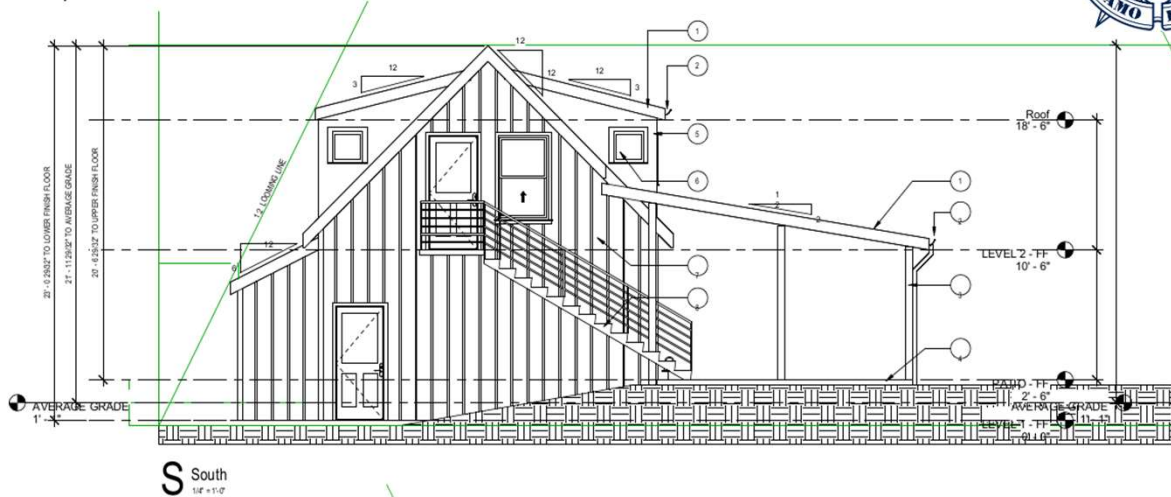


- SF-A (Single-Family District A)
- South side of street between Vanderhoeven and N New Braunfels
- Detached Accessory

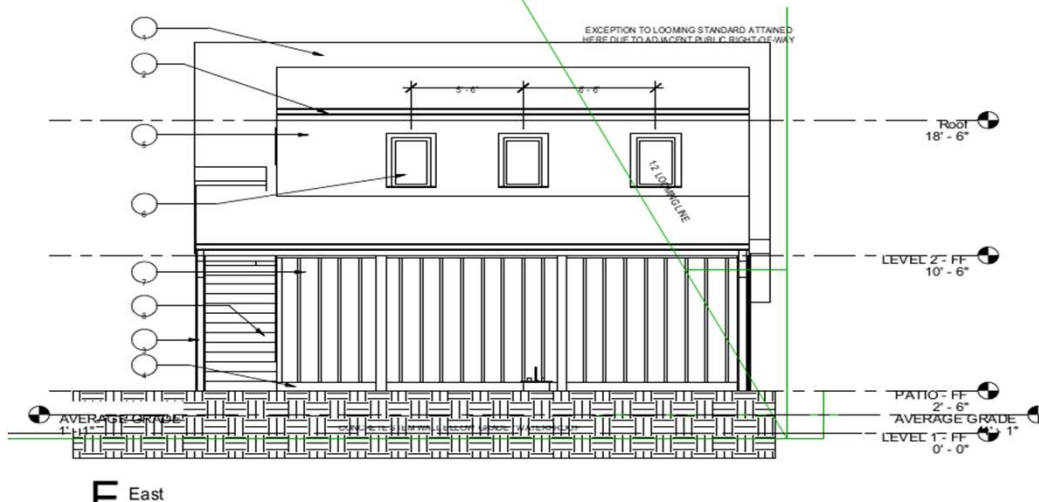




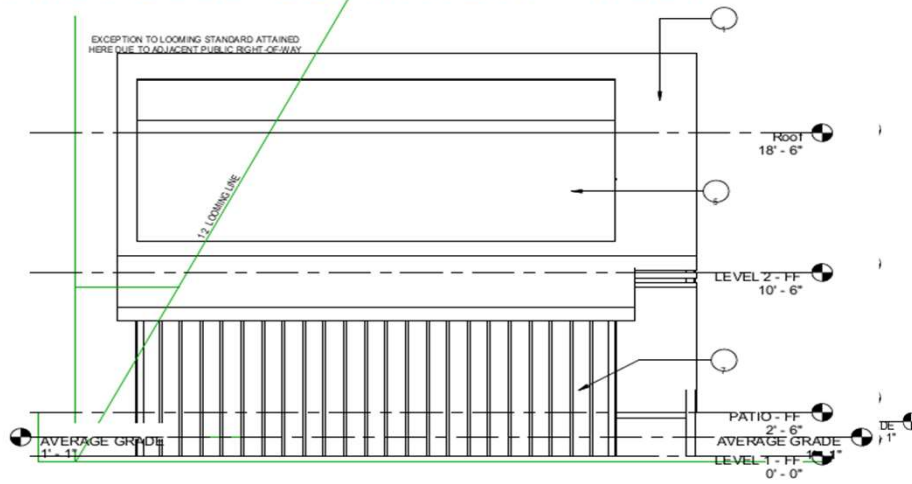
PROPOSED ELEVATION - SOUTH



PROPOSED ELEVATION - EAST

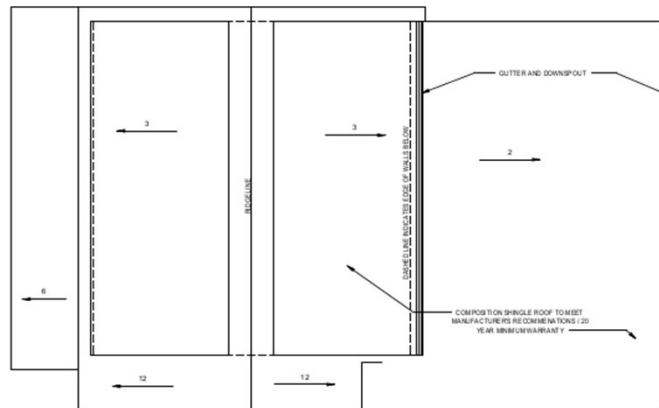


PROPOSED ELEVATION - WEST



W West
1/8" = 1'-0"

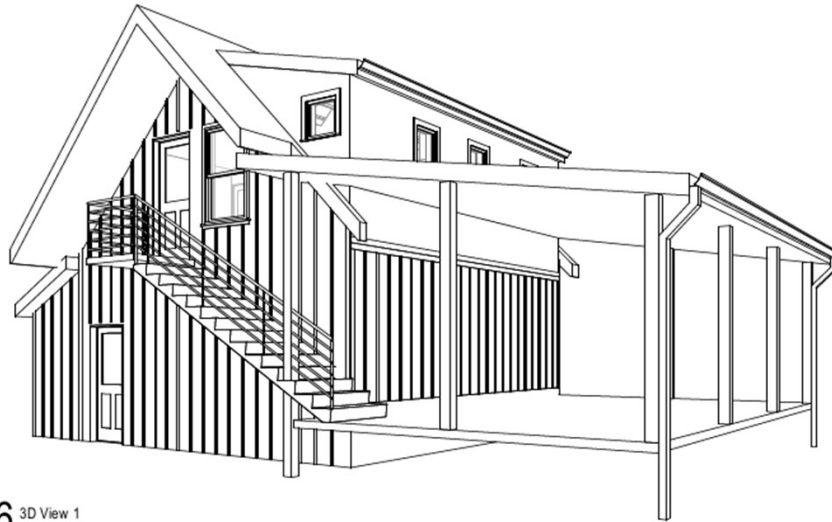
PROPOSED ROOF PLAN



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



PROPOSED RENDERING



6 3D View 1

POLICY ANALYSIS

- **FAR - MAX .50 ALLOWED**
 - **+.04** – Preservation of 50% of Main
 - **+.02** – Side or rear street/alley access

Lot Coverage* / Floor Area Ratio (FAR)	Existing (In sq. ft.)	Proposed (In sq. ft.)
Lot area	8607	8607
Main house: 1st floor*	2290	2290
Main house: 2nd floor	0	0
Front porch*	35	35
Side porch*	0	0
Rear porch*	164	164
Garage/Carport: 1st floor*	340	550
Garage: 2nd floor	0	0
Shed*	0	0
Breezeway*	0	0
Covered patio structure*	0	403
Other accessory structures*	0	0
Total Square Footage:	2,829	3442
Total Lot Coverage*:	0.329	0.400
Total FAR:		
Max. 40% lot coverage for SF-A and SF-B Districts		





POLICY ANALYSIS

- Plan review required to ensure compliance with current building and zoning code regulations.
- Tentatively scheduled for the September 09, 2024 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: (6) Oppose: (0) Neutral: (0)
- Responses received outside 200ft:
 - Support: (0) Oppose: (0) Neutral: (0)

347185	347186	347187	347188	347189	347190	347191	347192	347193
347198	347199	347200	3	347202	347203	347204	3	347206
RETAMA PL								
347211	3	347213	347214	3	347216	347217	347218	347219
347224	3	347226	347227	347228	347229	347230	347231	347232
238	347237	3	347239	347240	347241	347242	347243	347244

ARB CASE NO. 944F

103-105 ALAMO HEIGHTS BLVD

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Buddy Kuhn
City Manager

PROPERTY



- SF-A (Single-Family District A)
- North side of street between Corona and Alamo Heights Blvd/Argo
- Detached Accessory – Free Standing Gazebo

SITE



SITE



- Approx. 10 dead, diseased trees removed from site – July/August 2024
- Fewer shade options on south side of Bark Park

PROPOSED



• **Height:** 13ft 8in (approx.)

Structure Materials: Steel, Wood

Roof: Standing Seam Metal

- Detached accessory – free standing gazebo
- 26ft x 18ft dimensions
- Designed by Tobin Smith Architect



PROPOSED





POLICY ANALYSIS

- City & Bark Park considering site improvements to ensure ADA access to structure
- Tentatively scheduled for the August 26, 2024 City Council meeting pending recommendation from the board.



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