

ARB CASE NO. 964F 330 ALTA AVE

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- Single-Family District (SF-B)
- South side between Imlay St & Arbutus St
- New SF Residence

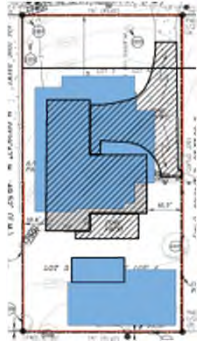
EXISTING CONDITIONS



EXISTING CONDITIONS



SITE PLANS



AREA CALCULATIONS

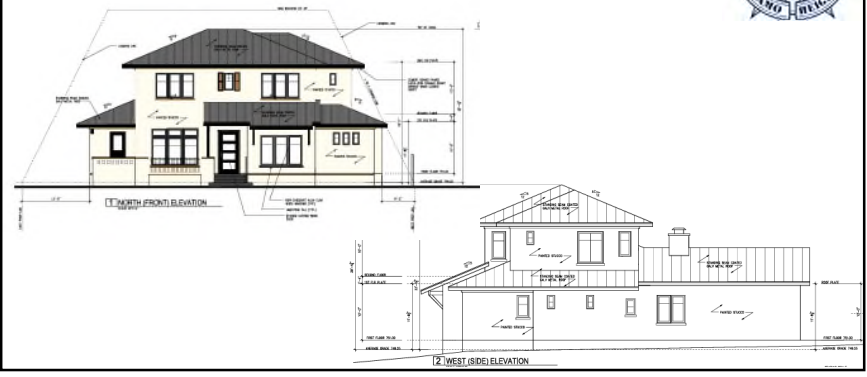
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SURVEY/DEMO PLAN

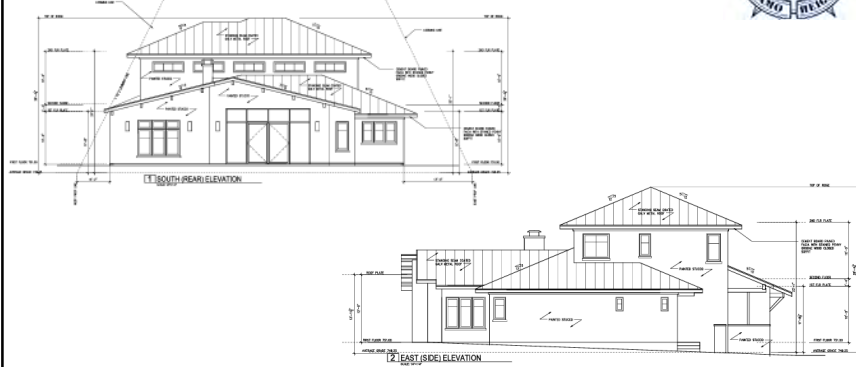
SITE PLAN



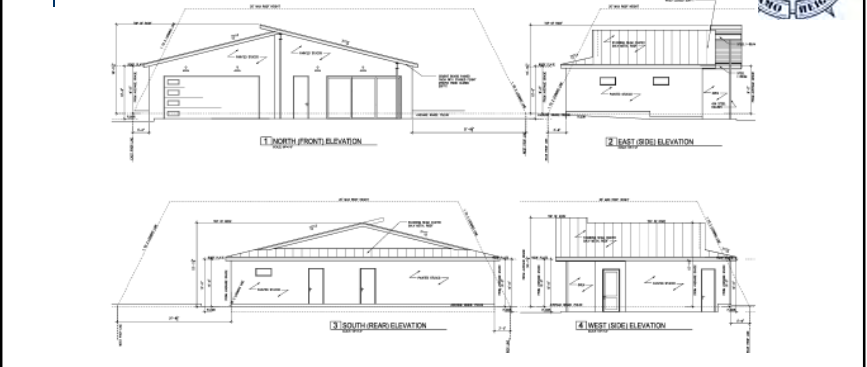
ELEVATIONS – NORTH & WEST

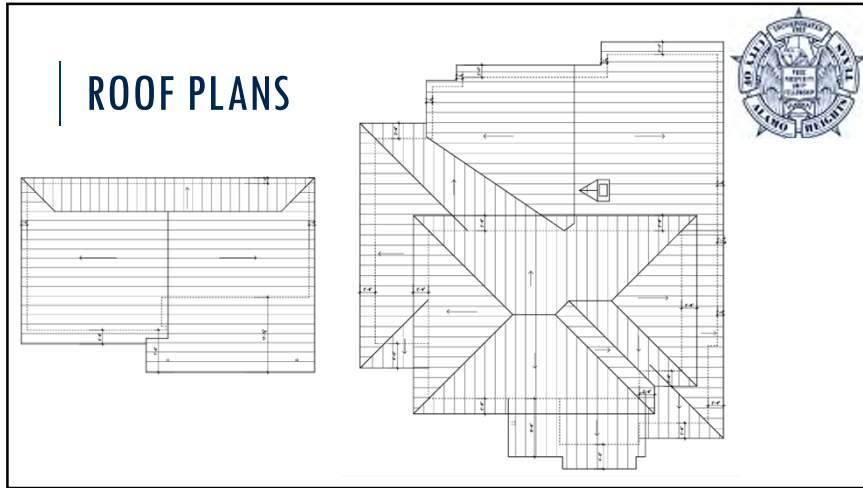


ELEVATIONS – SOUTH & EAST



ELEVATIONS - PROPOSED ACCESSORY





LOT COVERAGE & FAR

	EXISTING	NEW
FLOOR AREA RATIO IN SQUARE FEET		
LOT SIZE	11250	11250
ALLOWABLE F.A.R. .45 OF LOT SIZE	5062.5	
ADD .02 FOR 1STORY GARAGE		0.47
HOUSE, BOTH FLOORS	1596	3740
GARAGE \ ACCESSORY	438	1156
SIDE PORCH	0	0
REAR PORCH	0	0
COVERED PORCH STRUCTURE	0	285
TOTAL	2034	5181
F.A.R. PERCENTAGE	18%	46.1%
LOT COVERAGE		
LOT SIZE	11250	11250
ALLOWABLE COVERAGE .40 OF LOT SIZE	4500	4500
HOUSE	1596	2979
GARAGE	438	1156
FRONT PORCH (MORE THAN 15' HEIGHT)	0	64
SIDE PORCH	0	0
REAR PORCH	0	0
COVERED PORCH STRUCTURE	0	285
TOTAL	2034	4199
COVERAGE PERCENTAGE	18.08%	37.3%



- # POLICY ANALYSIS
- Project required to complete plan review process to ensure compliance with current regulations.
 - The case is scheduled to be heard at the January 13, 2025 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: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 958F 411 ABISO AVE

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

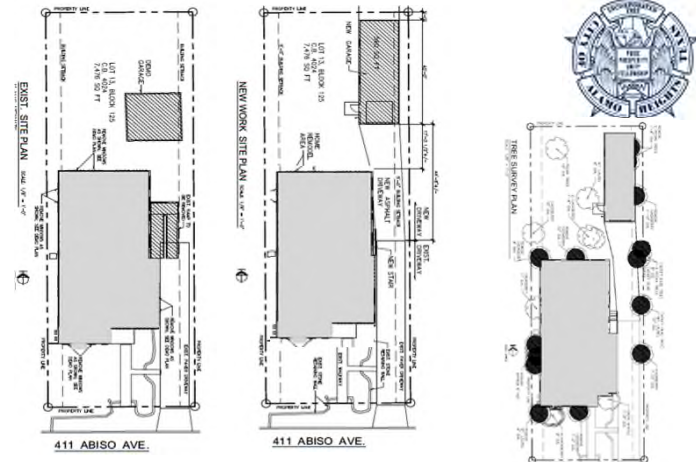
PROPERTY



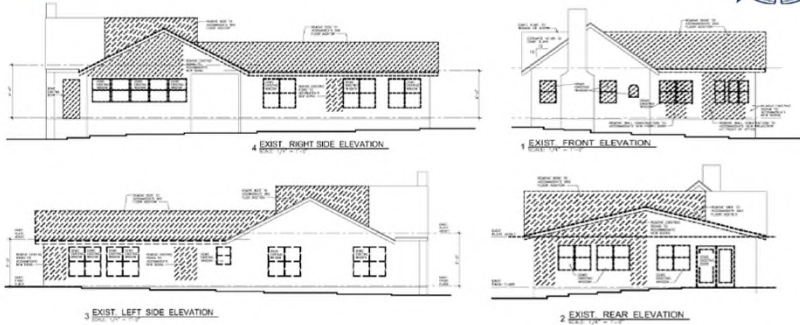
- Single-Family District (SF-B)
- North of street between Imlay and Greely St
- Addition



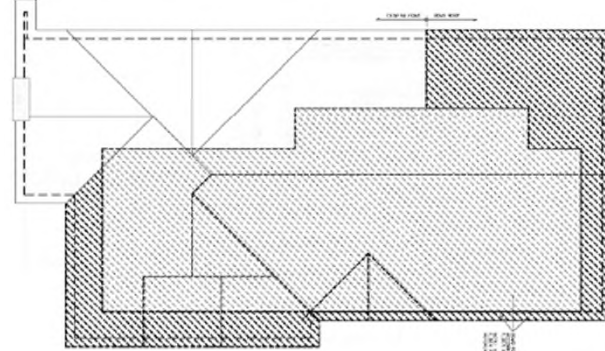
SITE



ELEVATION — DEMOLITION

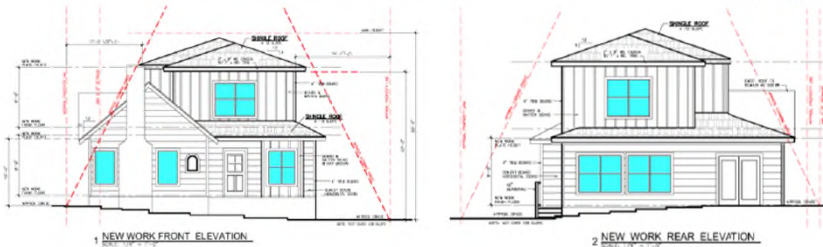


ROOF PLAN — DEMOLITION



ROOF DEMOLITION AREAS:
TOTAL ROOF AREA: 2,276 SQ FT
DEMO ROOF AREA: 1,668 SQ FT
ESTIMATED 73% DEMO AREA
FOR ROOF AND ROOF FRAMING

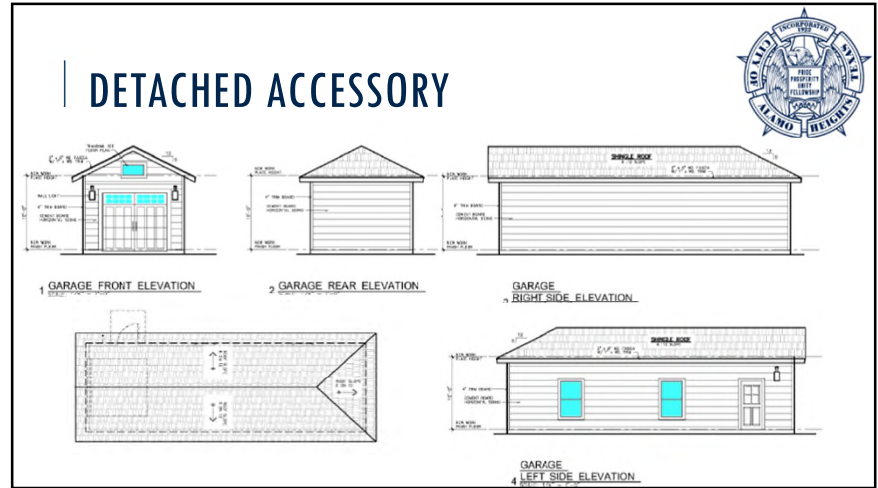
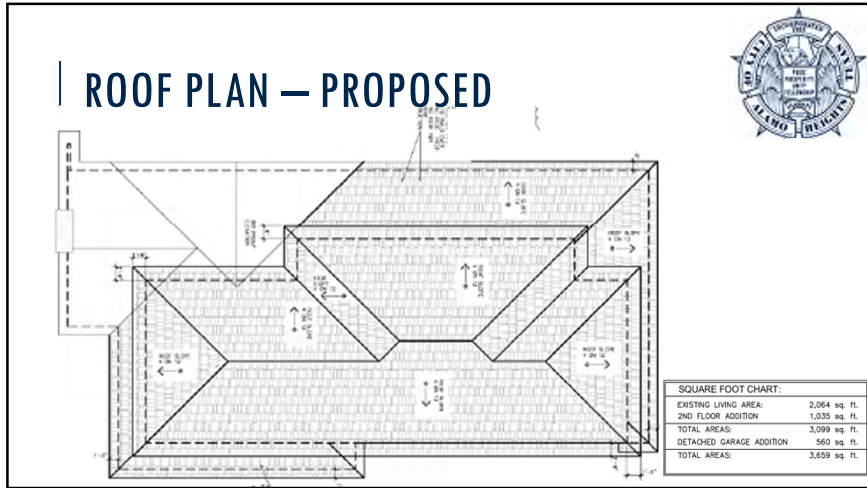
ELEVATION — PROPOSED SOUTH/NORTH



Height — 28ft
Siding — Cement board (1st Story) and Vertical Board and Batten (2nd Story)
Roof — Shingle

ELEVATION — PROPOSED EAST/WEST





LOT COVERAGE & FAR

<h3>EXISTING LOT COVERAGE</h3> <p>EXISTING LOT AREA: 7,476 SQ FT</p> <p>EXISTING MAIN HOUSE FOOTPRINT: 2,064 SQ FT</p> <p>EXISTING GARAGE FOOTPRINT: 360 SQ FT</p> <p>EXISTING TOTAL LOT COVER: 2,424 SQ FT</p> <p>2,424 SQ FT / 7,476 SQ FT = .3242</p> <p>EXIST LOT COVERAGE RATIO: 32%</p>	<h3>EXISTING FLOOR AREA RATIO</h3> <p>EXISTING LOT AREA: 7,476 SQ FT</p> <p>EXISTING MAIN HOUSE FOOTPRINT: 2,064 SQ FT</p> <p>EXISTING GARAGE FOOTPRINT: 360 SQ FT</p> <p>EXISTING TOTAL LOT COVER: 2,424 SQ FT</p> <p>2,424 SQ FT / 7,476 SQ FT = .3242</p> <p>EXIST FLOOR AREA RATIO: 32%</p>
<h3>PROPOSED LOT COVERAGE</h3> <p>LOT AREA: 7,476 SQ FT</p> <p>EXISTING MAIN HOUSE FOOTPRINT: 2,064 SQ FT</p> <p>NEW 2ND FLOOR AREA: 1,035 SQ FT</p> <p>NEW DETACHED GARAGE: 560 SQ FT</p> <p>TOTAL LOT COVER: 2,624 SQ FT</p> <p>2,624 SQ FT / 7,476 SQ FT = .3509</p> <p>TOTAL FLOOR AREA RATIO: 35%</p>	<h3>PROPOSED FLOOR AREA RATIO</h3> <p>LOT AREA: 7,476 SQ FT</p> <p>EXISTING MAIN HOUSE FOOTPRINT: 2,064 SQ FT</p> <p>NEW 2ND FLOOR LIVING AREA: 1,035 SQ FT</p> <p>NEW DETACHED GARAGE: 560 SQ FT</p> <p>TOTAL LOT COVER: 3,659 SQ FT</p> <p>3,659 SQ FT / 7,476 SQ FT = .4894</p> <p>TOTAL FLOOR AREA RATIO: 49%</p>

Bonuses: +.04 (Main Structure Preservation), +.02 (One-story Detached Accessory)



STREETSCAPE - EXISTING



POLICY ANALYSIS



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PUBLIC NOTIFICATION



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

1862	17184	17185	17186	17187	17188	17189	17190	17191	17192
17193	17194	17195	17196	17197	17198	17199	17200	17201	17202
17203	17204	17205	17206	17207	17208	17209	17210	17211	17212
17213	17214	17215	17216	17217	17218	17219	17220	17221	17222

ARB CASE NO. 956F
141 W EDGEWOOD PL

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- Single-Family District (SF-A)
- North side of street between Nacogdoches Rd and Broadway St
- Addition

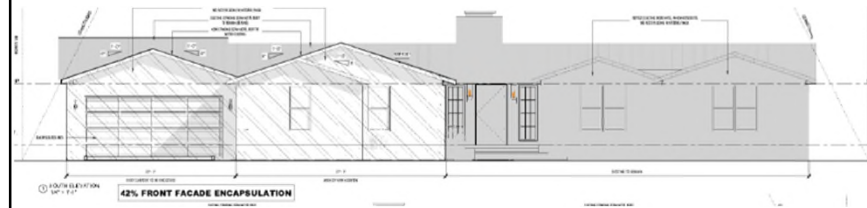
EXISTING CONDITIONS



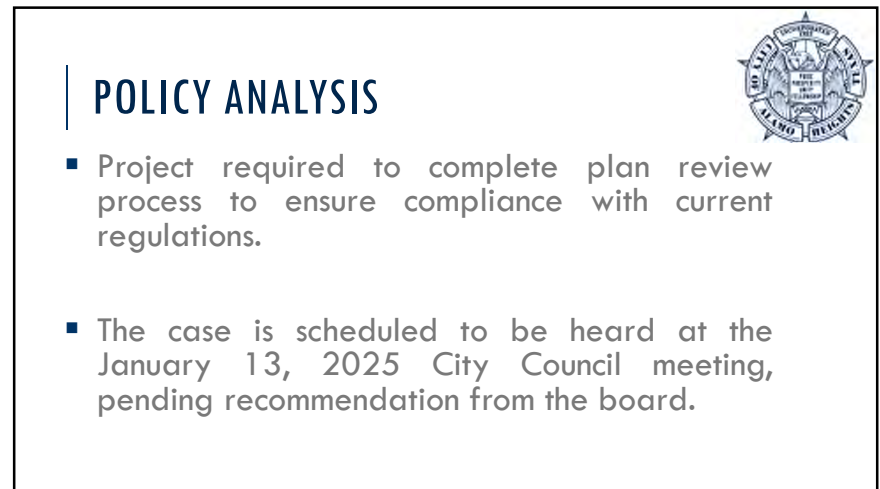
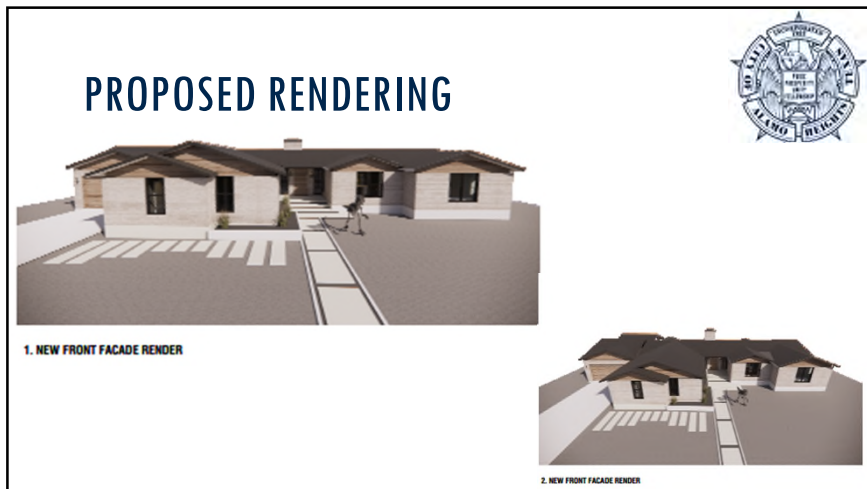
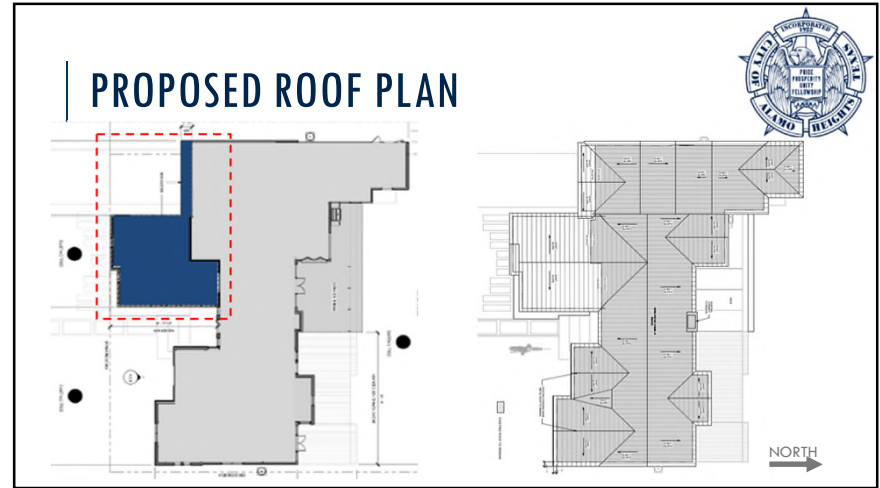
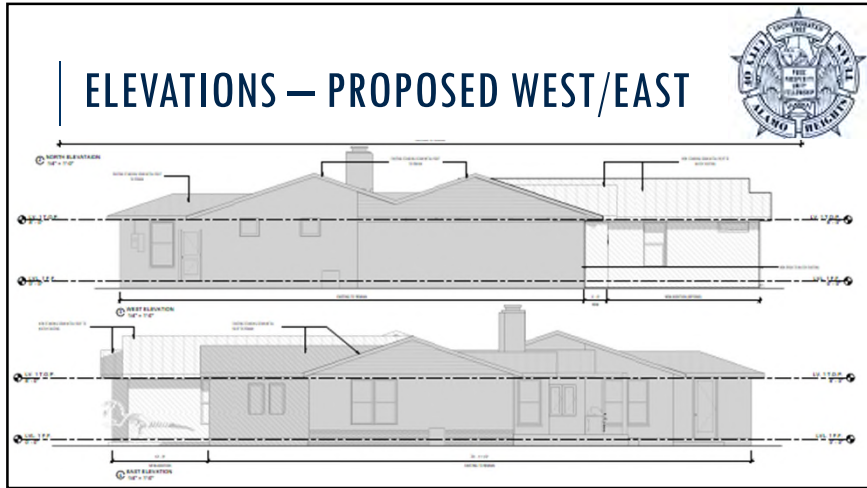
PROPOSED SITE PLAN



ELEVATION — PROPOSED SOUTH



Height – Not Provided
 Siding – Wood Accoya
 Roof – Standing Seam Metal



PUBLIC NOTIFICATION

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



ARB CASE NO. 965F 331 PRIMROSE PL

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- Single-Family District (SF-A)
- North side of street between Broadway St and N New Braunfels
- Addition



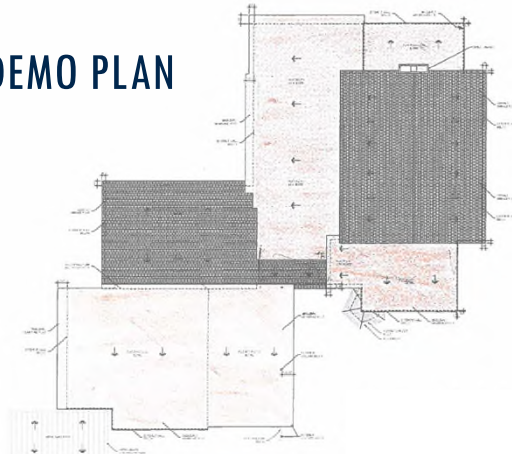
PROPOSED — SOUTH



PROPOSED ELEVATIONS



ROOF DEMO PLAN



POLICY ANALYSIS



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 - Oppose: (0)

