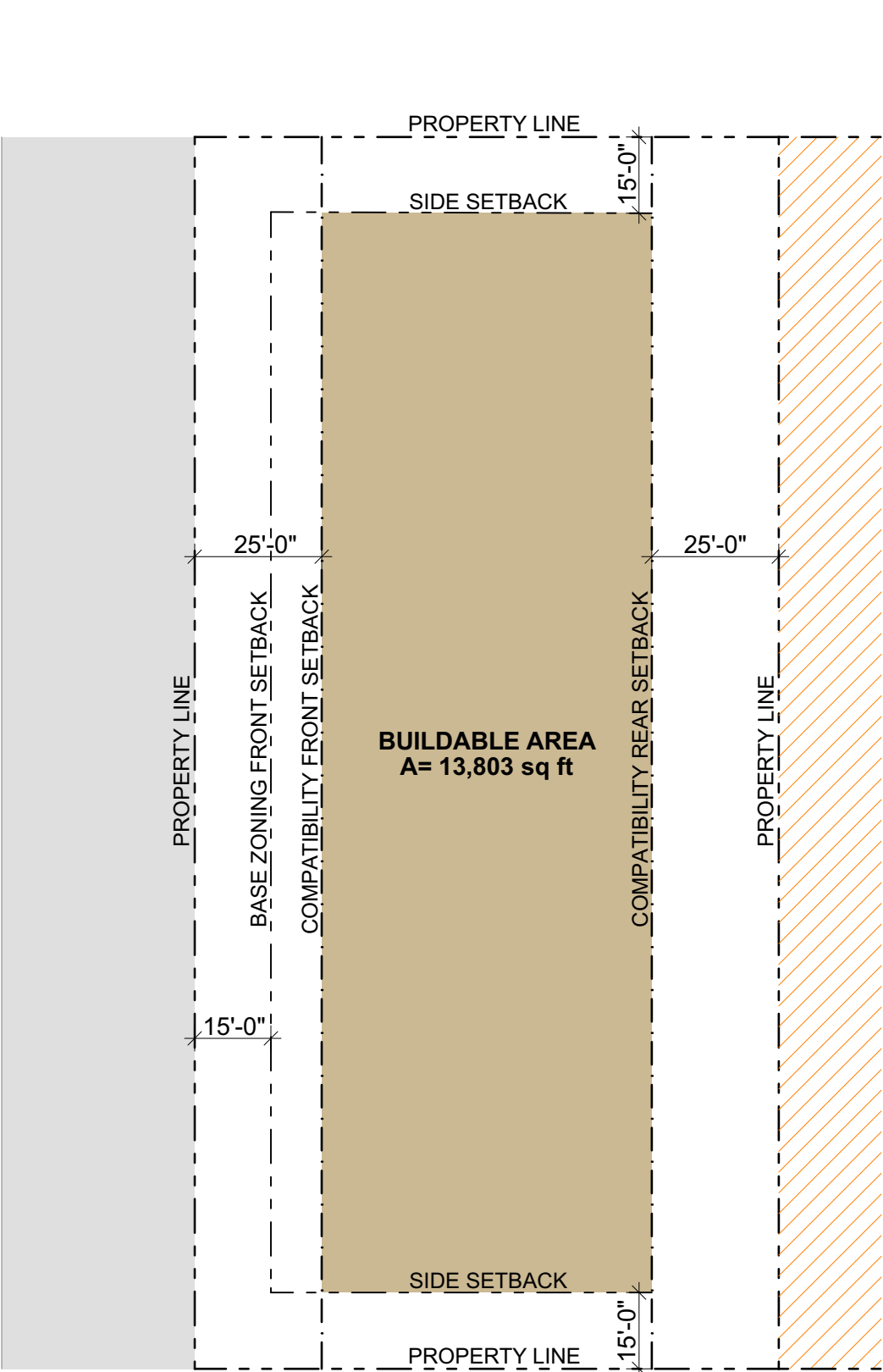


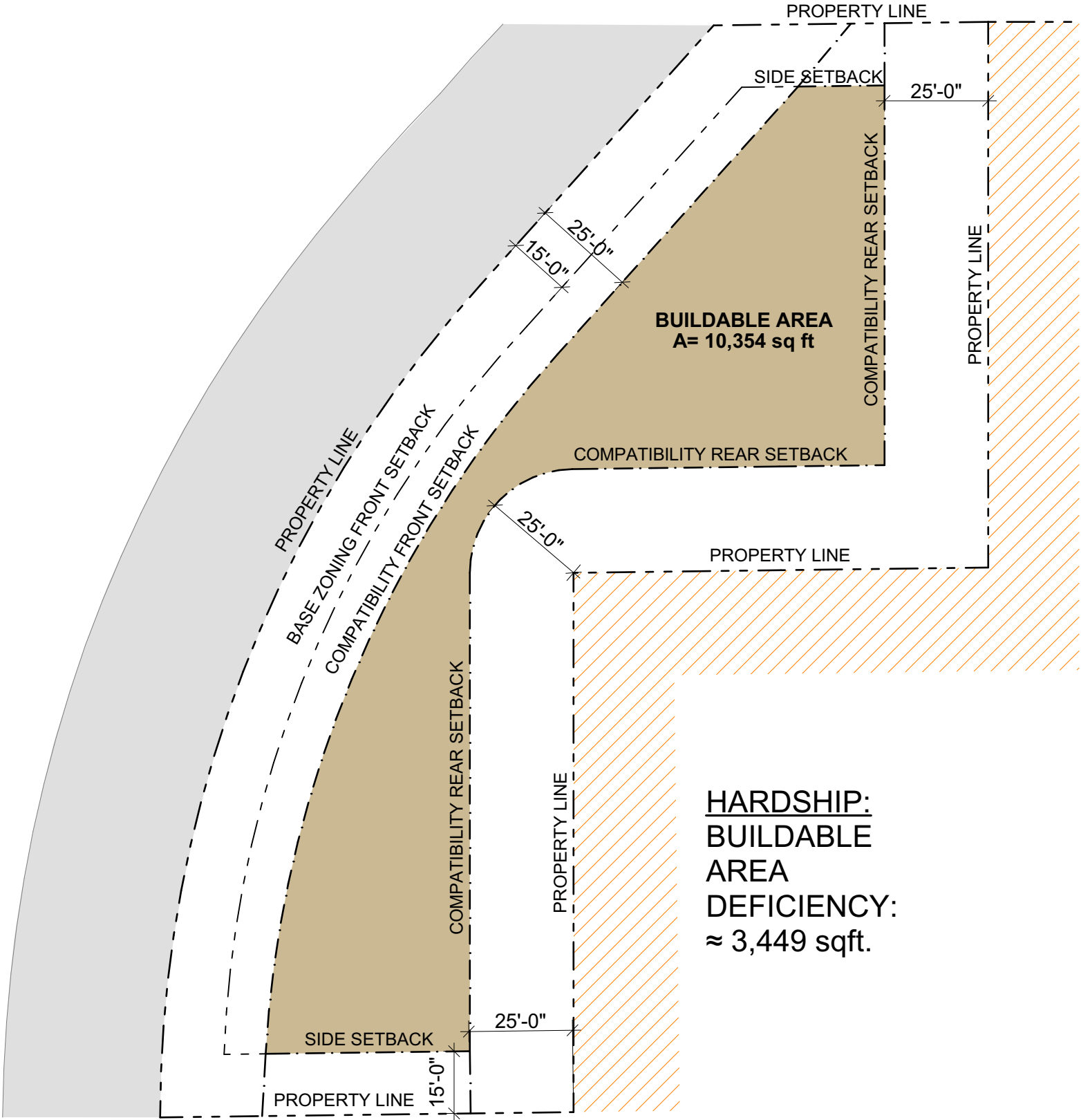


PROPERTY AREA = 27,873 SF

TYPICAL MF-4 PROPERTY

SCALE: 1/32" = 1'-0"

1



PROPERTY AREA = 27,873 SF

5413 GUADALUPE ST

SCALE: 1/32" = 1'-0"

2



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ARCHITECTURE

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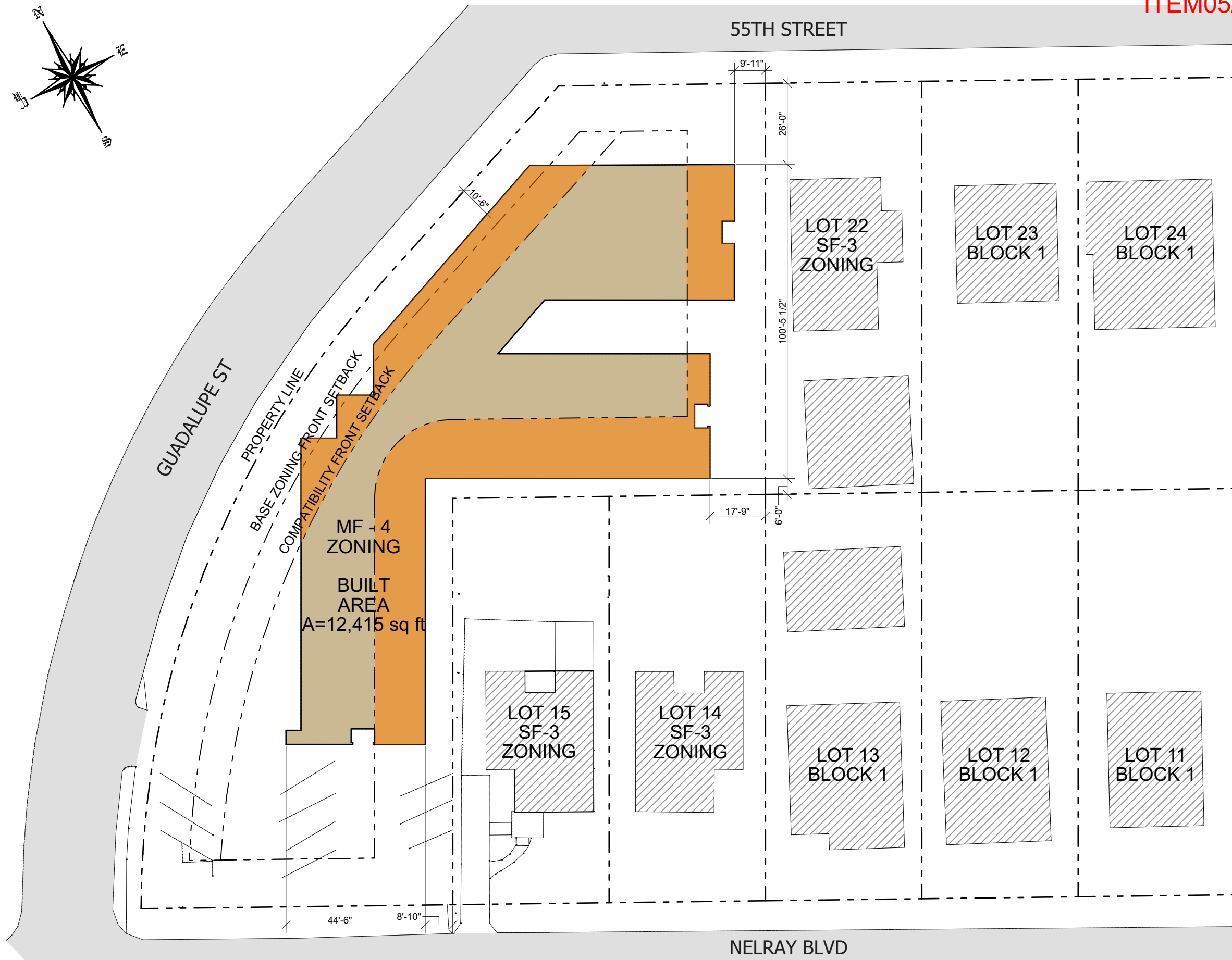
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A01

BOARD OF ADJUSTMENTS:
COMPATIBILITY DIAGRAMS



EXISTING SITE PLAN

SCALE: 1/32" = 1'-0"



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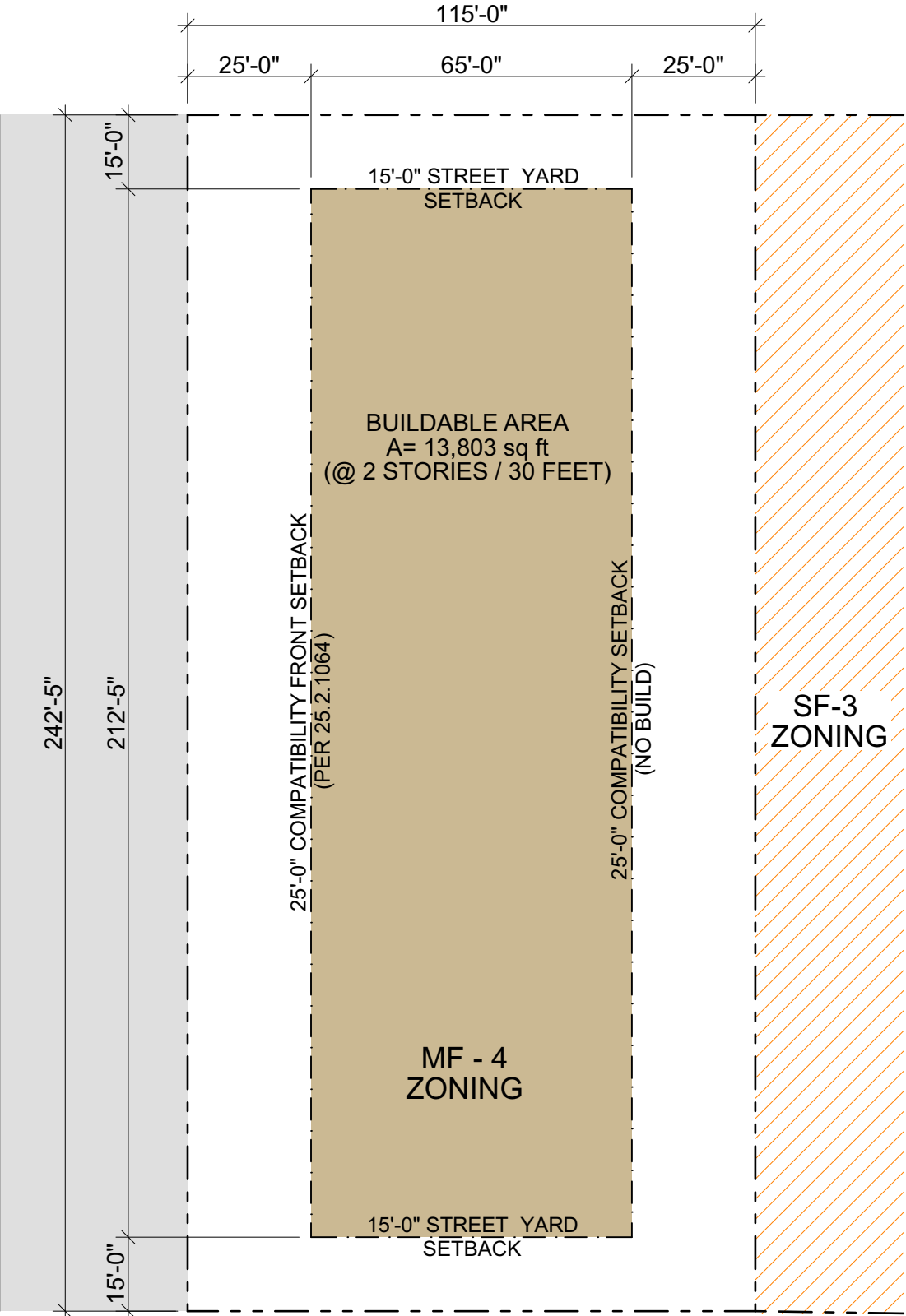
1220 Lavaca Street
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A02

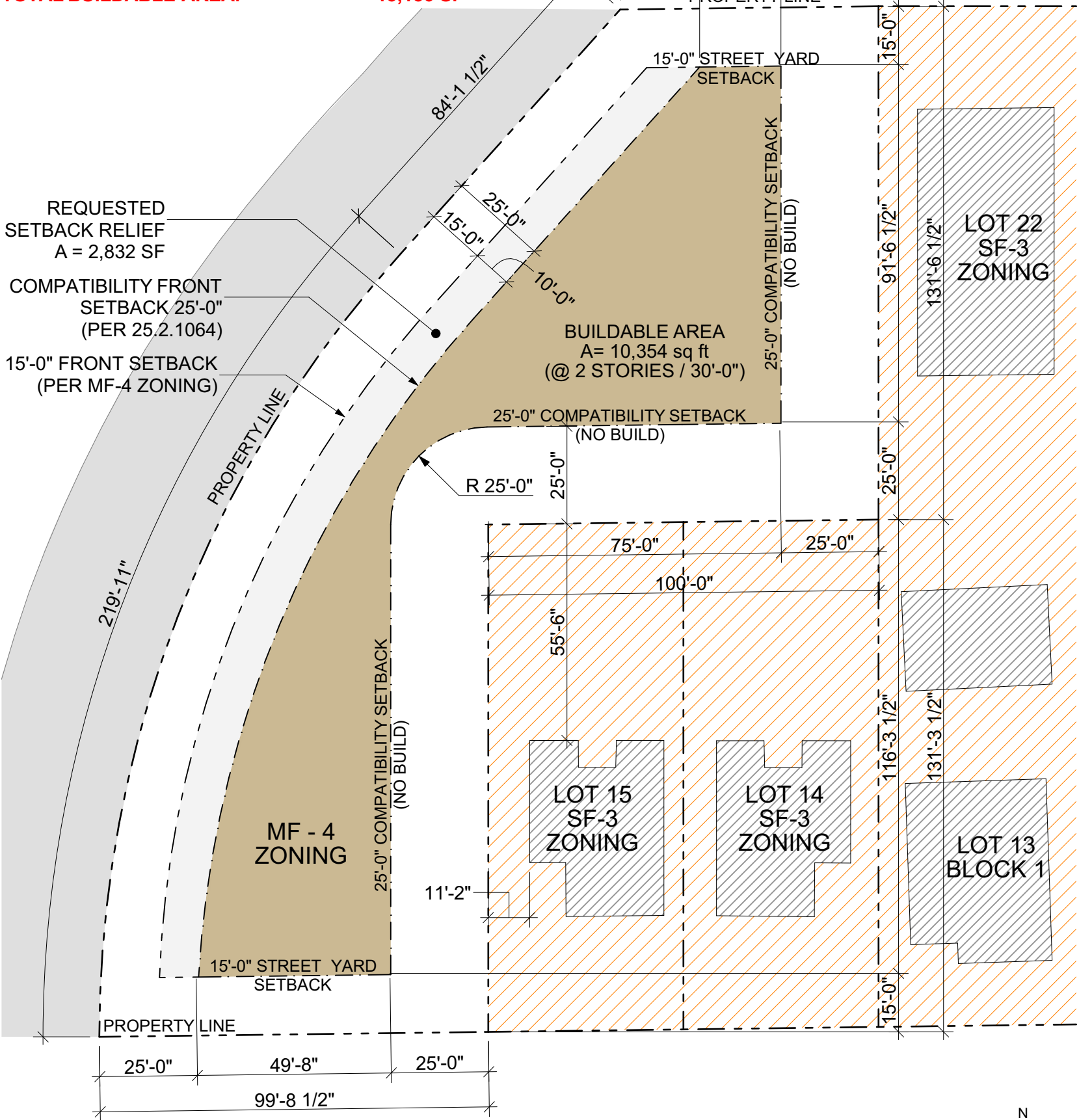
BOARD OF ADJUSTMENTS:
EXISTING CONDITIONS

TYP. LOT AREA: 27,873 SF
BUILDABLE AREA: 13,803 SF
TOTAL BUILDABLE AREA: 13,803 SF



TYPICAL MF-4 PROPERTY 1
SCALE: 1/32" = 1'-0"

5413 GUADALUPE ST LOT AREA: 27,873 SF
BUILDABLE AREA: 10,354 SF
FRONT SETBACK RELIF AREA: 2,832 SF
TOTAL BUILDABLE AREA: 13,186 SF



5413 GUADALUPE ST 2
SCALE: 1/32" = 1'-0"

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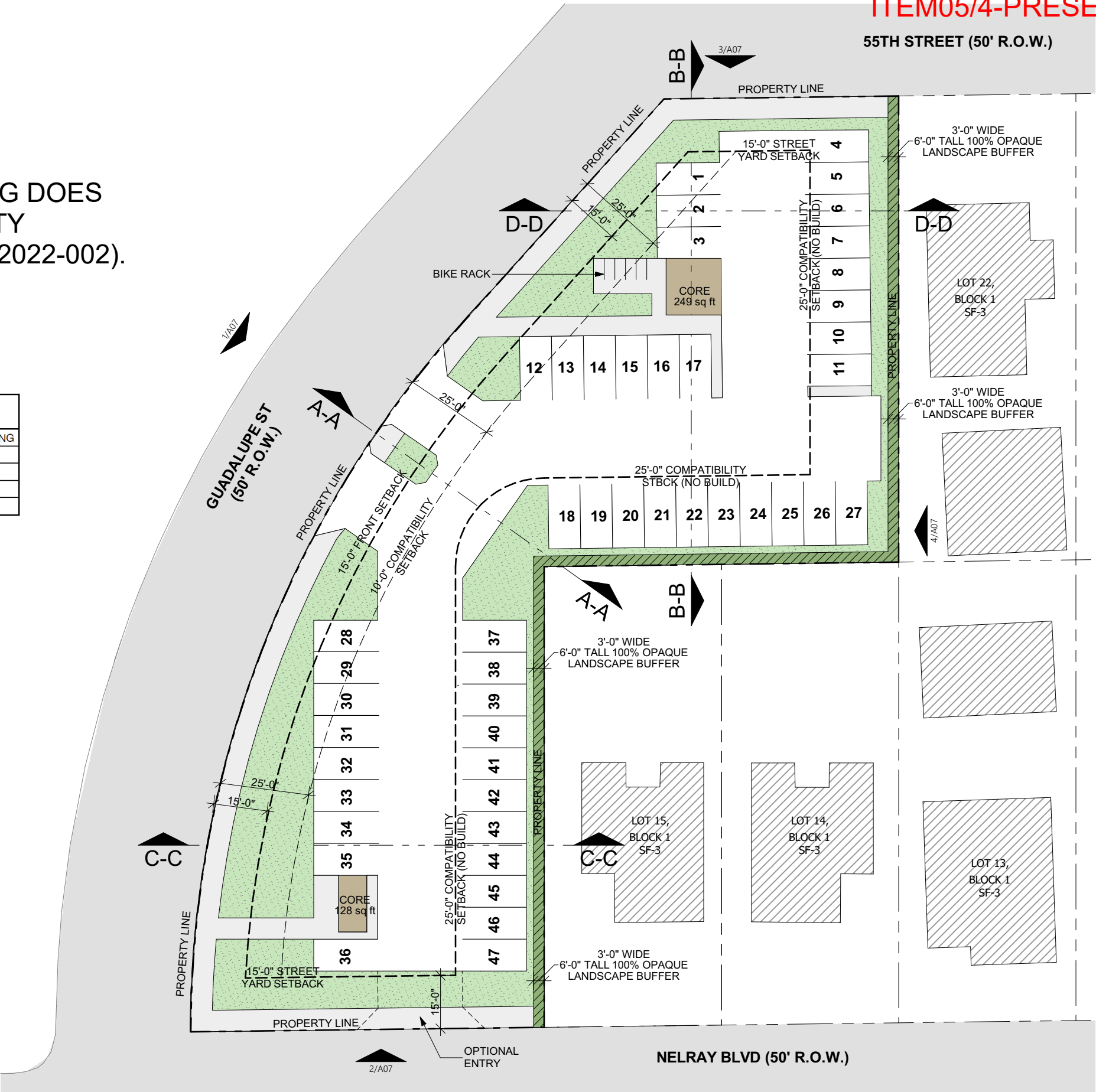
Friday, February 9, 2024

A03
BOARD OF ADJUSTMENTS:
COMPATIBILITY DIAGRAMS

PREVIOUSLY PROPOSED PARKING DOES NOT COMPLY WITH COMPATIBILITY REQUIREMENTS (REF. CASE NO. 2022-002).

HARDSHIP:
PARKING ELIMINATED WILL HAVE IMPACT ON NEIGHBORHOOD

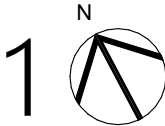
PRE-C20-2023-10 (PARKING REQUIREMENTS ELIMINATED) ZONING REQUIREMENTS			
TYPE	PARKING PER UNIT	PROPOSED UNITS	REQUIRED PARKING
EFFICIENCY	1.0	0	0
ONE BEDROOM	1.5	16	24
TWO BEDROOM	2.0	10	20
TOTAL		26	44



PREVIOUSLY PROPOSED (CASE NO. 2022-002)

GROUND LEVEL PARKING

SCALE: 1/32" = 1'-0"



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A04
BOARD OF ADJUSTMENTS:
PARKING: GROUND FLOOR
(PREVIOUSLY PROPOSED)

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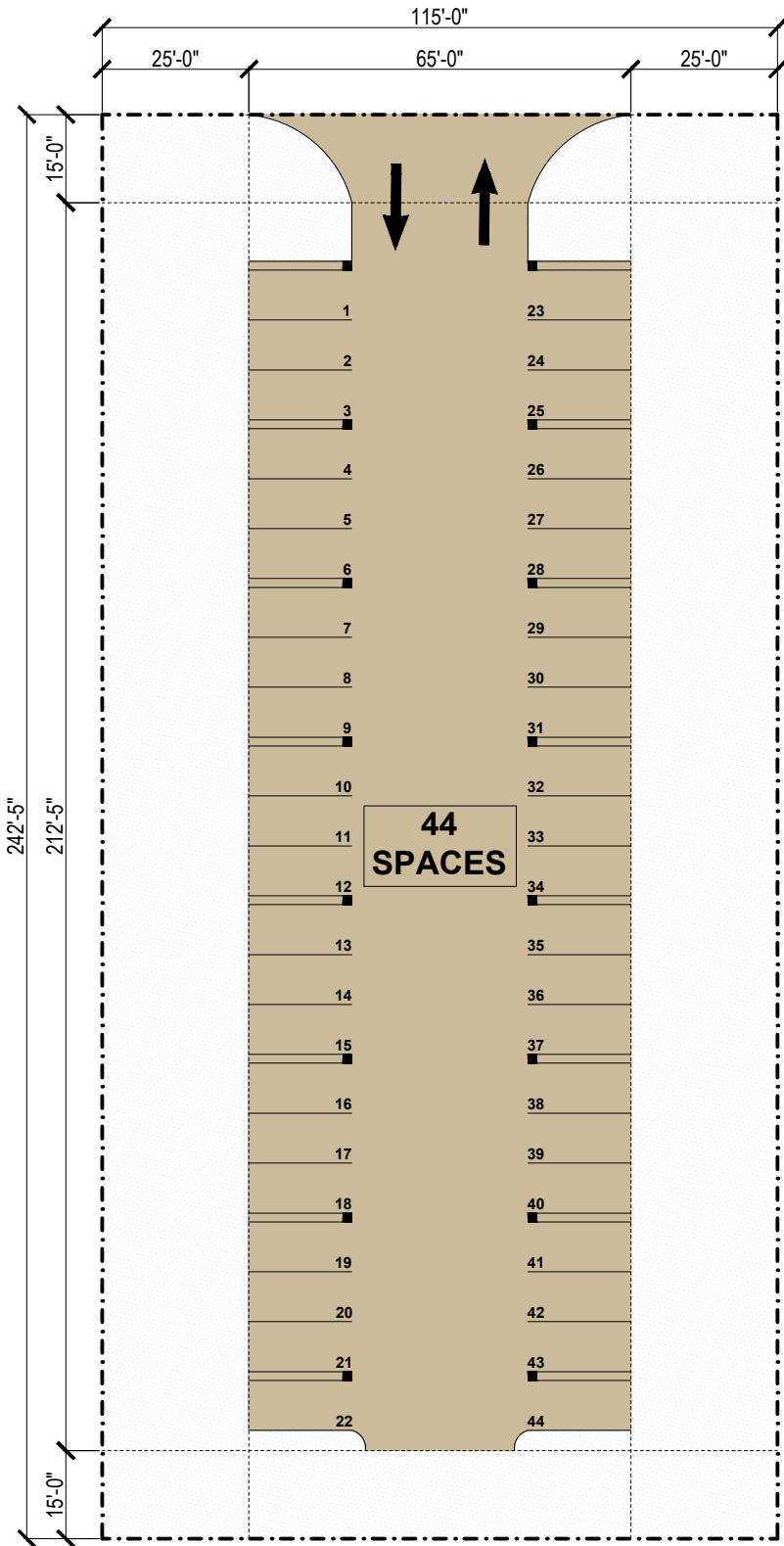
FRIDAY 9, 2024

A05

BOARD OF
ADJUSTMENTS:
COMPATIBILITY SETBACK
PARKING COMPLIANCE

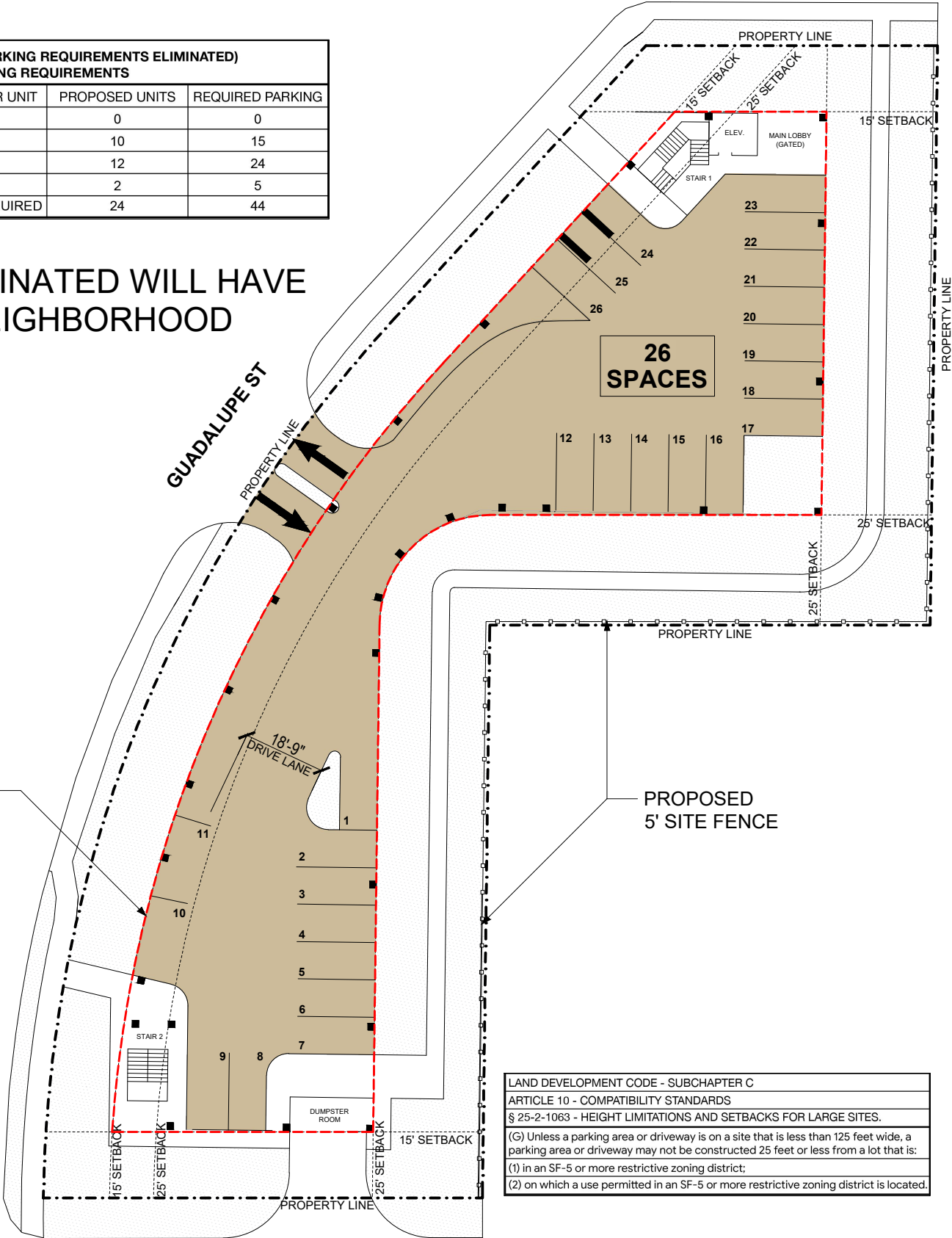
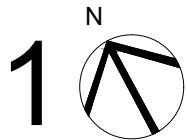
PRE-C20-2023-10 (PARKING REQUIREMENTS ELIMINATED) ZONING REQUIREMENTS			
TYPE	PARKING PER UNIT	PROPOSED UNITS	REQUIRED PARKING
EFFICIENCY	1.0	0	0
ONE BEDROOM	1.5	10	15
TWO BEDROOM	2.0	12	24
THREE BEDROOM	2.5	2	5
TOTAL PARKING REQUIRED		24	44

HARDSHIP:
PARKING ELIMINATED WILL HAVE
IMPACT ON NEIGHBORHOOD



TYPICAL LOT: PARKING

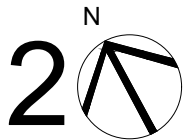
SCALE: 1/32" = 1'-0"



5413 GUADALUPE ST: PARKING
(WITH COMPATIBILITY SETBACK APPLIED)

PARKING NOT MET (ONLY 26 OF 44 SPACES PROVIDED)

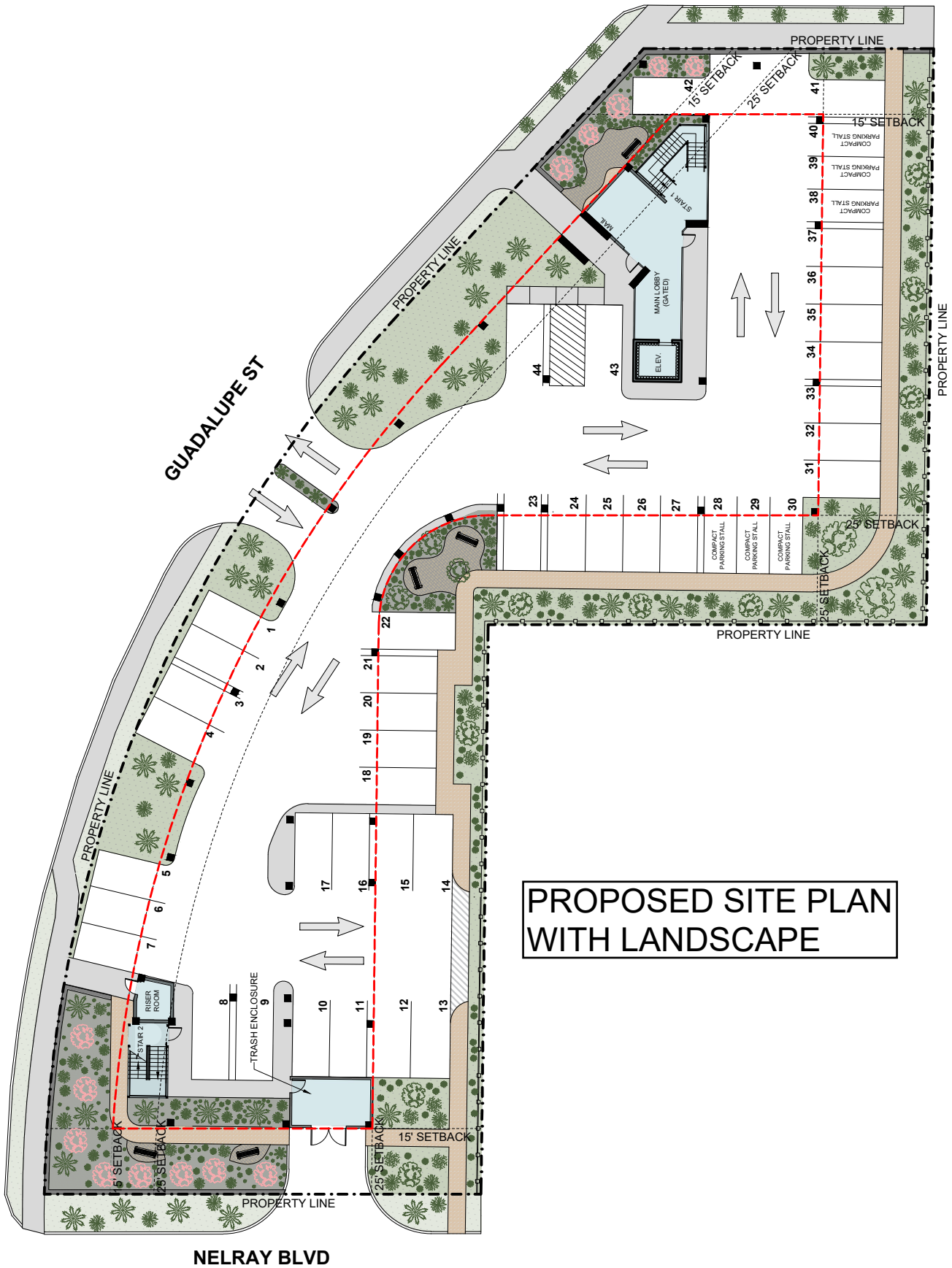
SCALE: 1/32" = 1'-0"



LAND DEVELOPMENT CODE - SUBCHAPTER C
ARTICLE 10 - COMPATIBILITY STANDARDS
§ 25-2-1063 - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.
(G) Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is:
(1) in an SF-5 or more restrictive zoning district;
(2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

MEETS PREVIOUS PARKING REQUIREMENTS

W 55TH ST

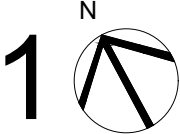


PROPOSED SITE PLAN
WITH LANDSCAPE

5413 GUADALUPE ST: SITE PLAN (PROPOSED)

MEETS PREVIOUS PARKING REQUIREMENTS

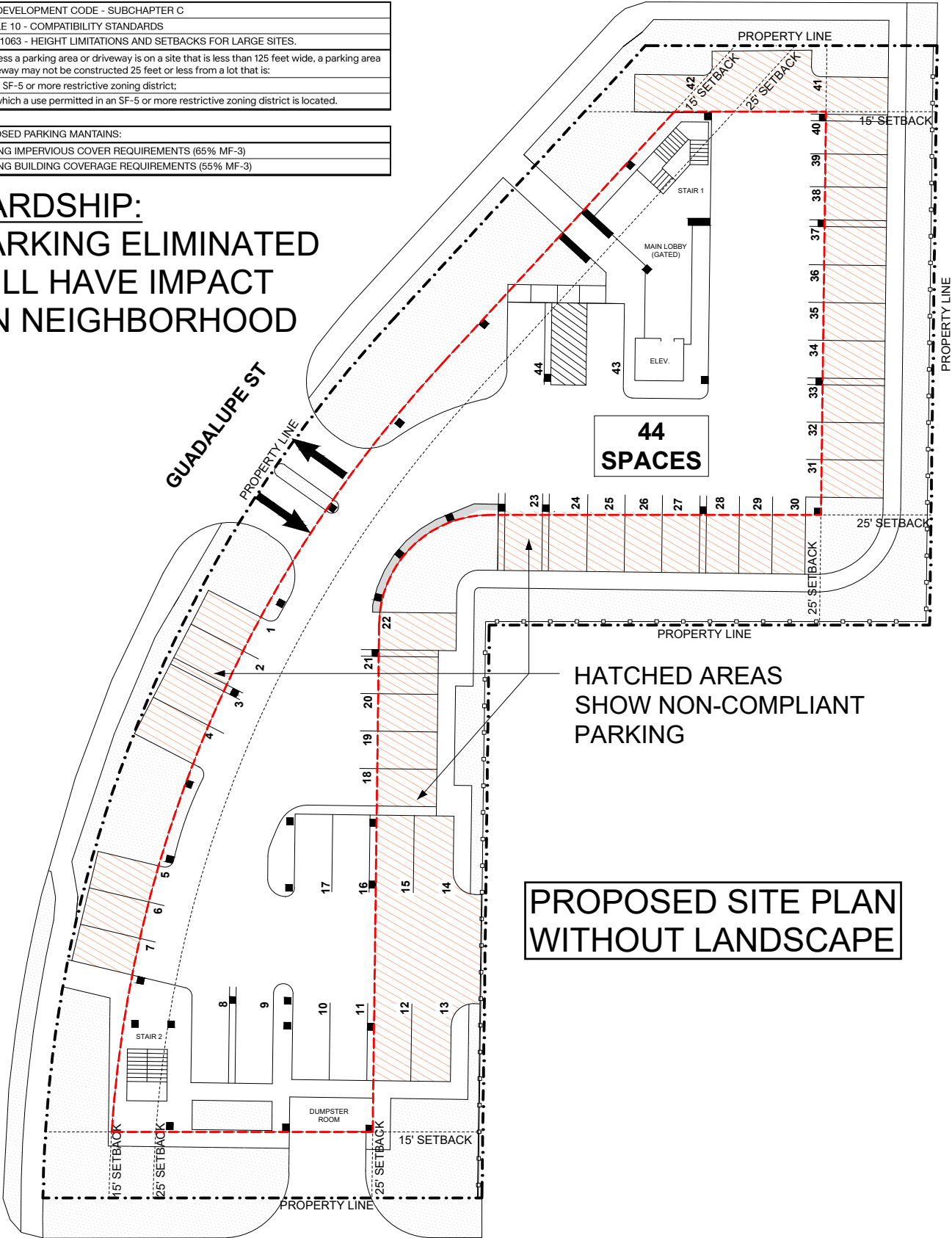
SCALE: 1/32" = 1'-0"



LAND DEVELOPMENT CODE - SUBCHAPTER C
ARTICLE 10 - COMPATIBILITY STANDARDS
§ 25-2-1063 - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.
(G) Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is:
(1) in an SF-5 or more restrictive zoning district;
(2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

PROPOSED PARKING MAINTAINS:
- ZONING IMPERVIOUS COVER REQUIREMENTS (65% MF-3)
- ZONING BUILDING COVERAGE REQUIREMENTS (55% MF-3)

HARDSHIP:
PARKING ELIMINATED
WILL HAVE IMPACT
ON NEIGHBORHOOD



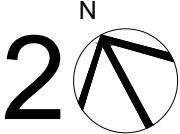
HATCHED AREAS
SHOW NON-COMPLIANT
PARKING

PROPOSED SITE PLAN
WITHOUT LANDSCAPE

5413 GUADALUPE ST: PARKING (PROPOSED)

MEETS PREVIOUS PARKING REQUIREMENTS
WITH COMPATIBILITY RELIEF

SCALE: 1/32" = 1'-0"



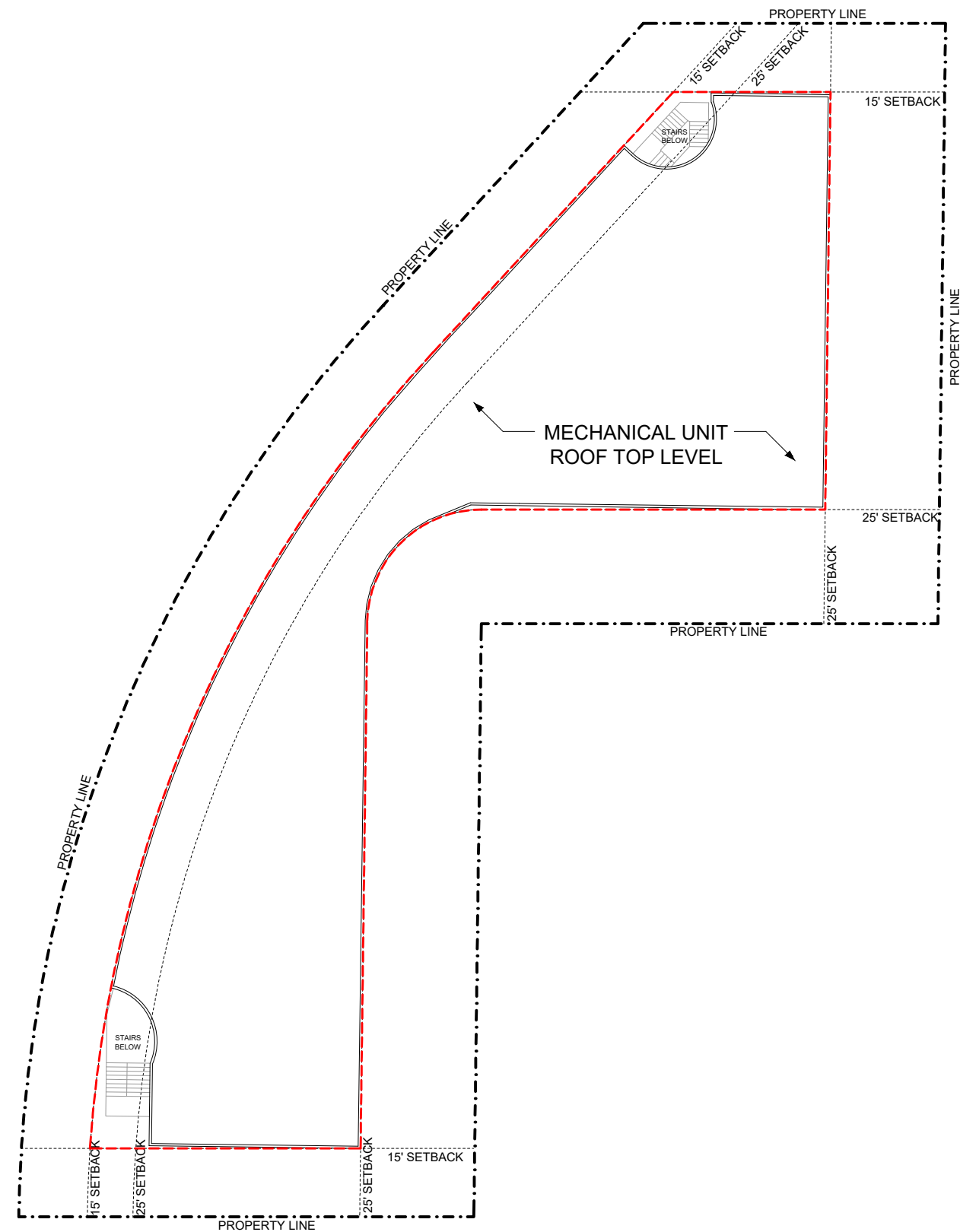
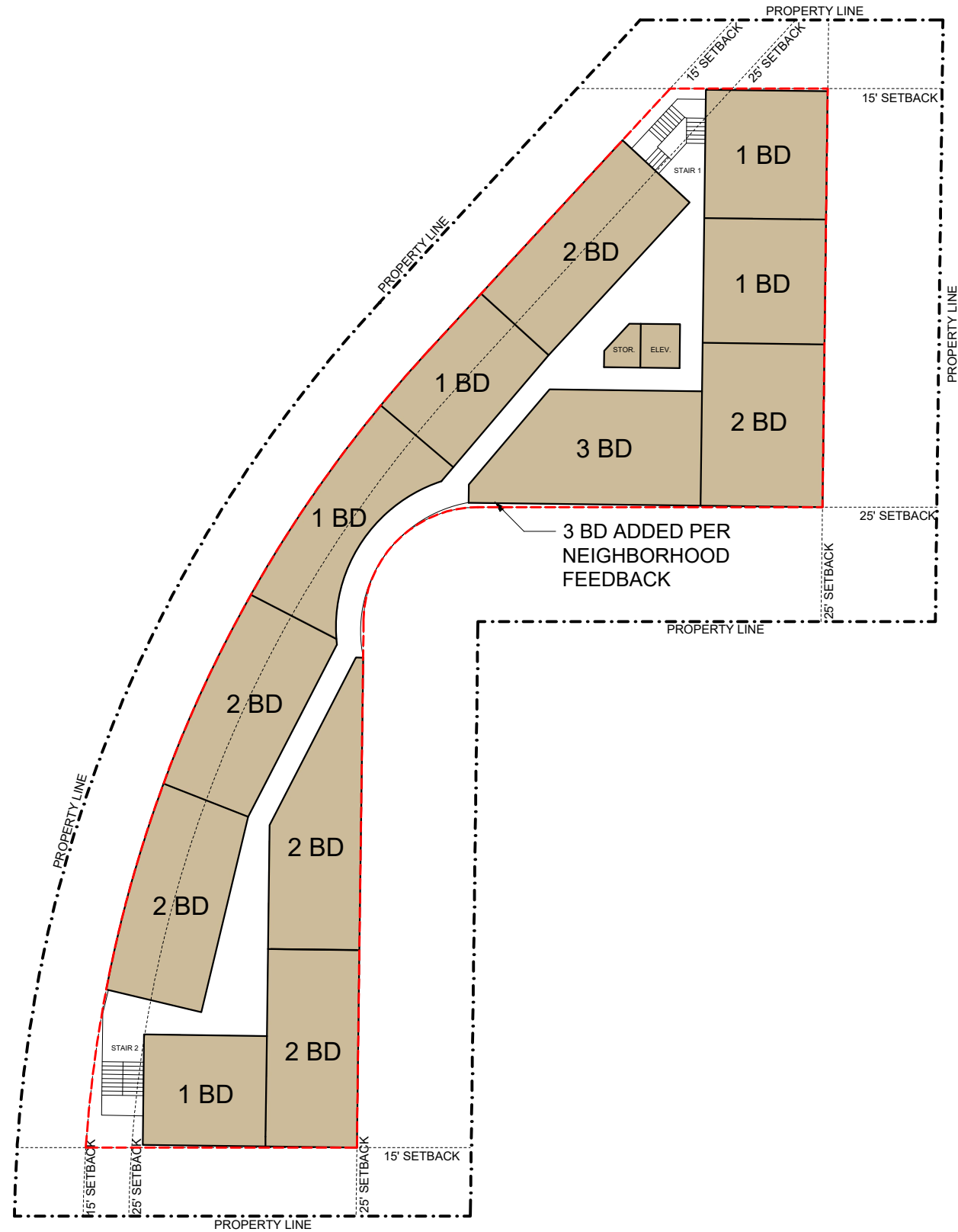
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A06
BOARD OF
ADJUSTMENTS:
COMPATIBILITY SETBACK
PARKING PROPOSED



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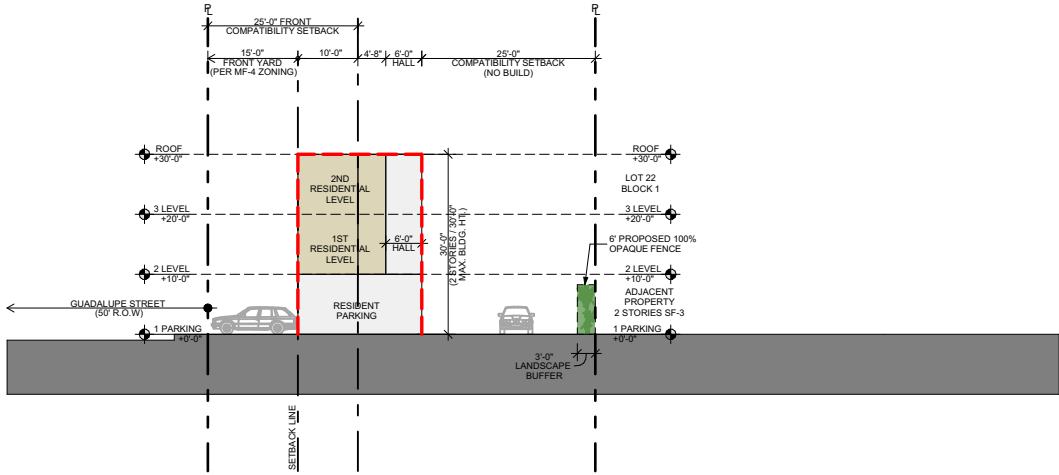
220 Lavaca Street
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FRIDAY 9, 2024

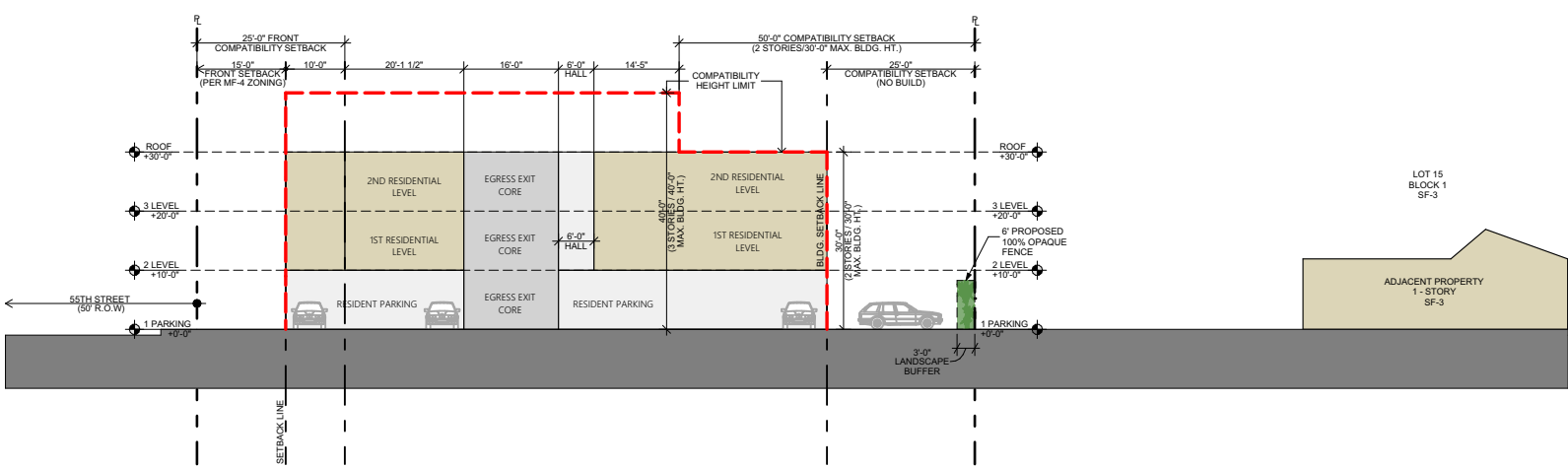
A07

BOARD OF
ADJUSTMENTS:
BUILDING PLAN &
ROOF PLAN

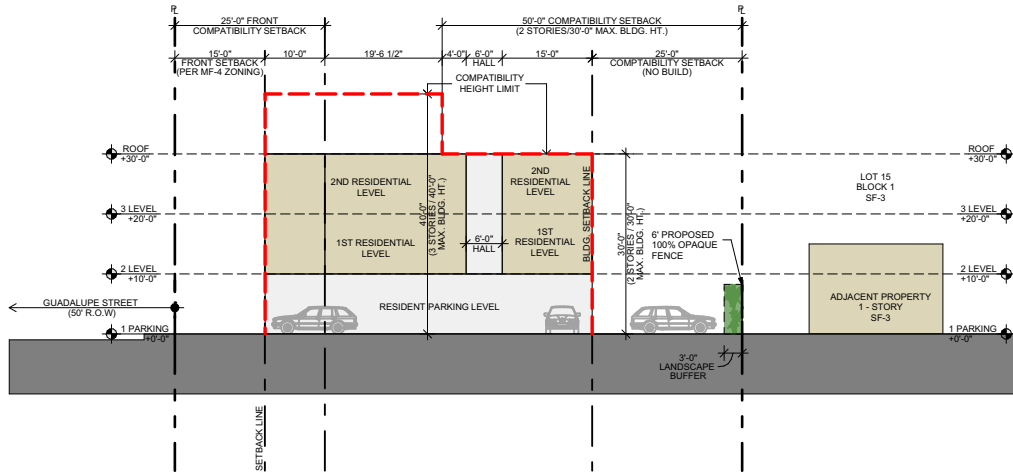
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Webber + Studio, Architects



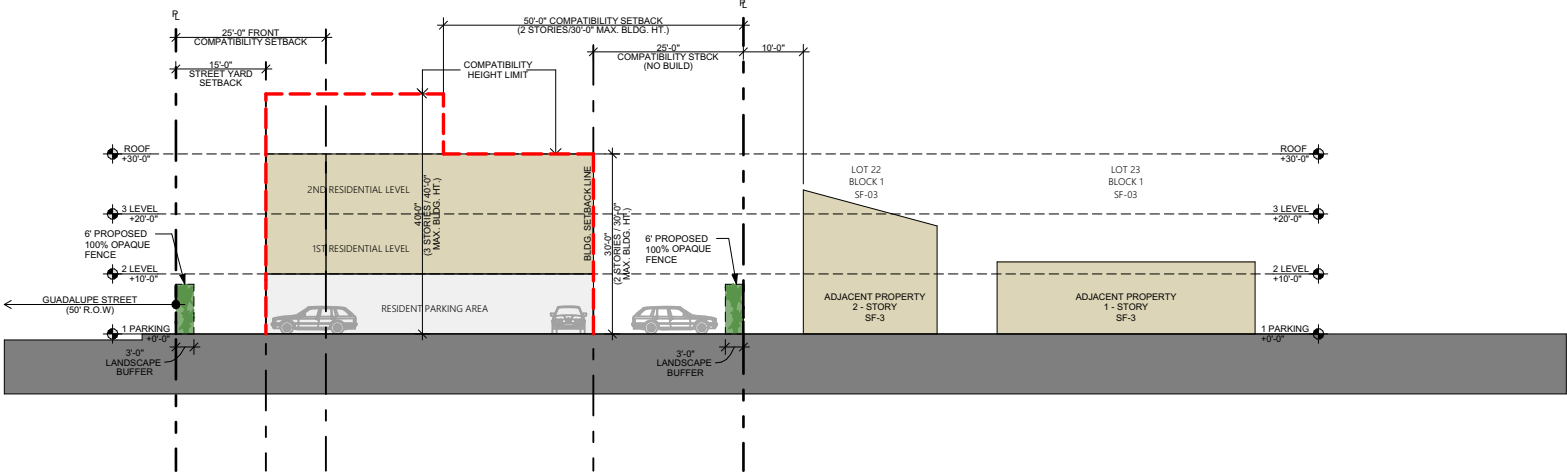
SECTION A-A
Scale: 1/32" = 1'-0"



SECTION B-B
Scale: 1/32" = 1'-0"



SECTION C-C
Scale: 1/32" = 1'-0"



SECTION D-D
Scale: 1/32" = 1'-0"

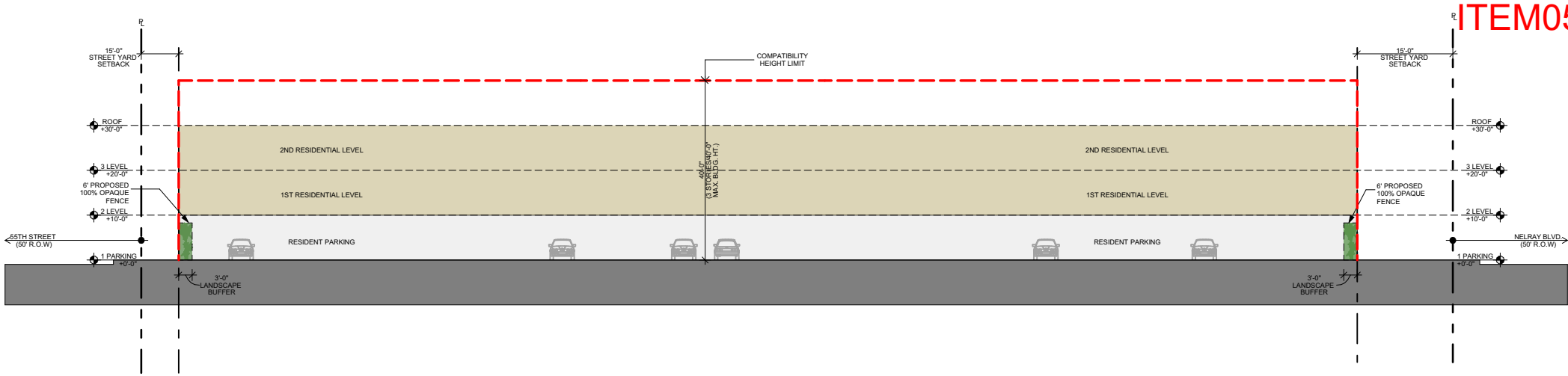
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A08

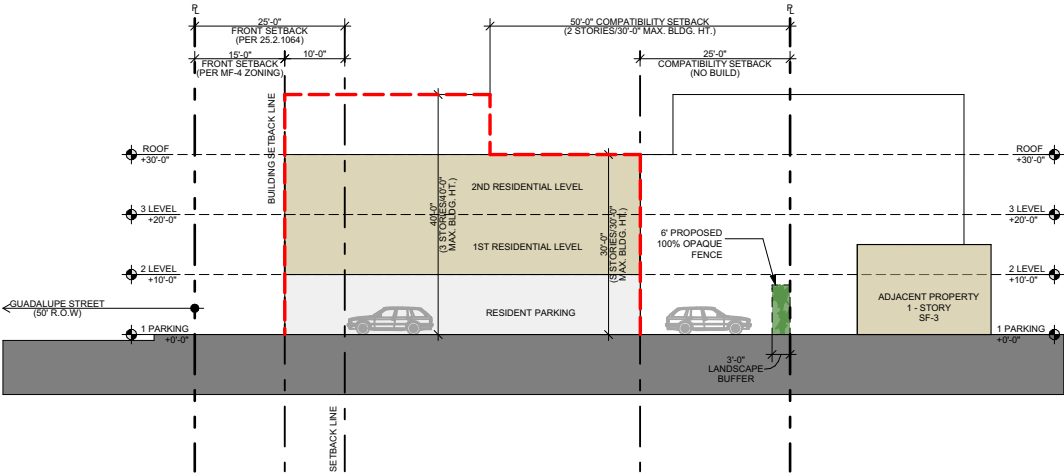
BOARD OF ADJUSTMENTS:
BUILDING SECTIONS



NORTH ELEVATION

Scale: 1/32" = 1'-0"

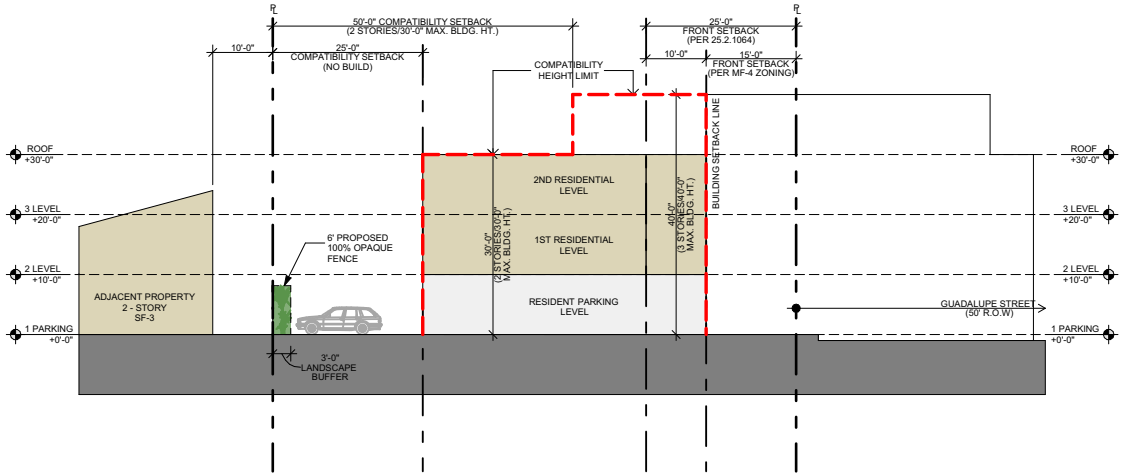
1



WEST ELEVATION

Scale: 1/32" = 1'-0"

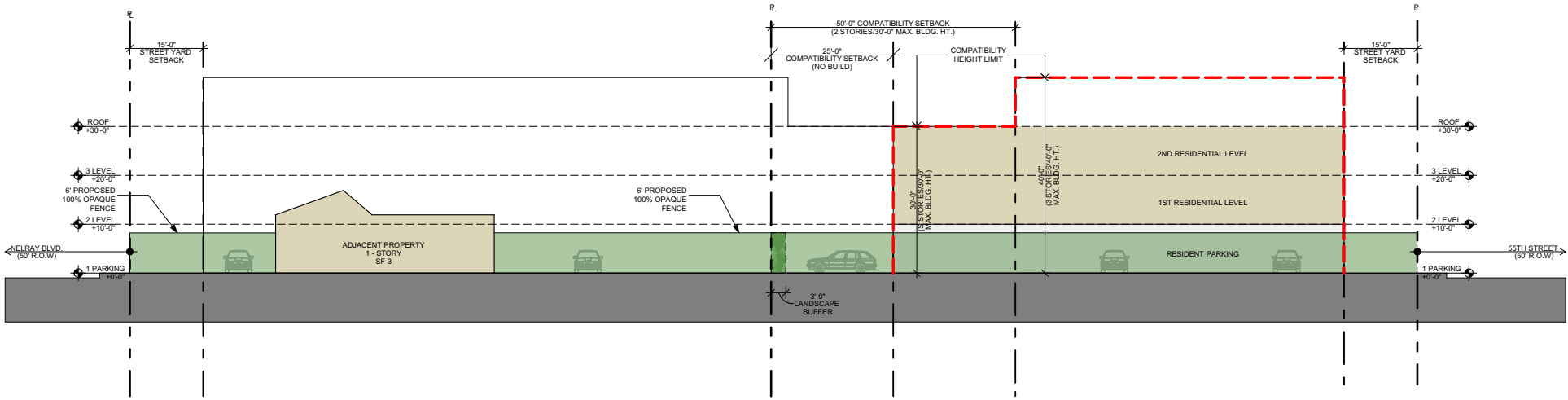
2



EAST ELEVATION

Scale: 1/32" = 1'-0"

3



SOUTH ELEVATION

Scale: 1/32" = 1'-0"

4

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A09

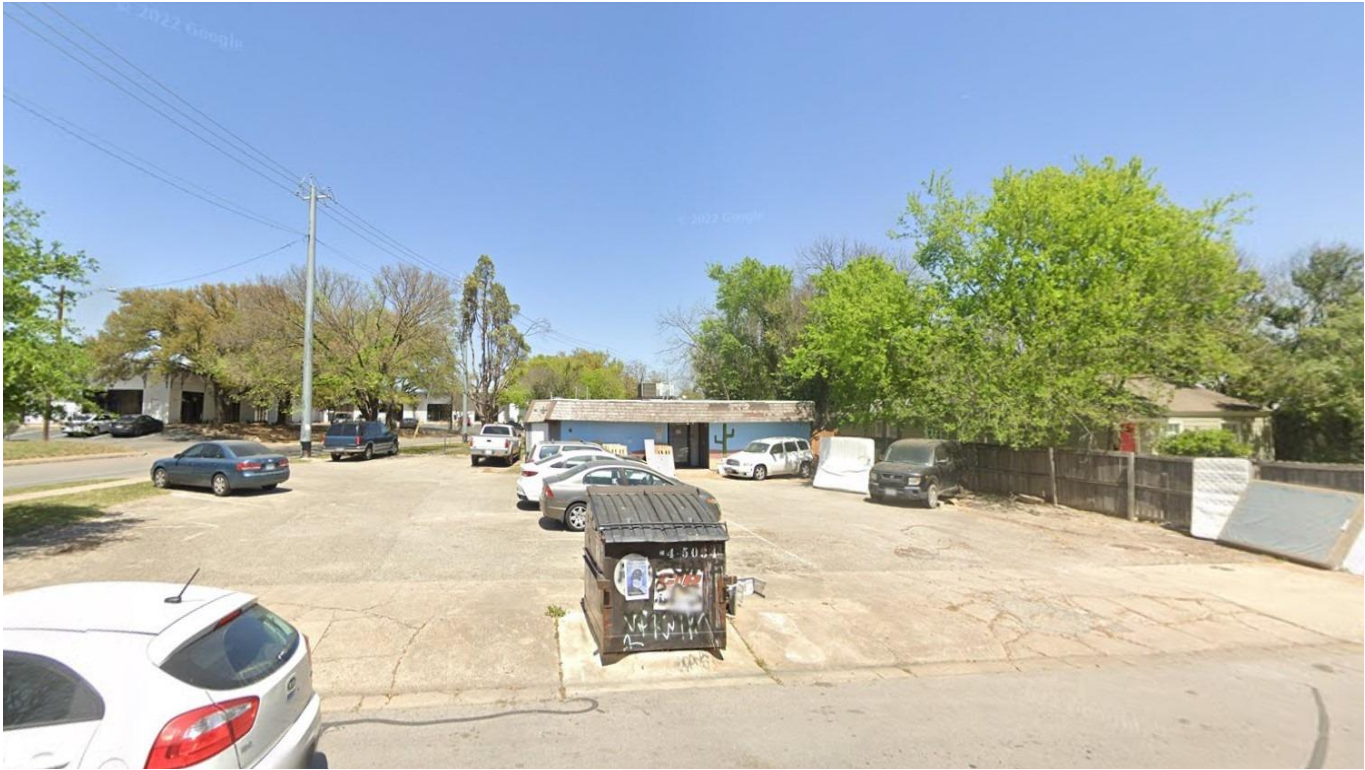
BOARD OF ADJUSTMENTS:
BUILDING ELEVATIONS



GUADALUPE ST - EXISTING BUILDING 1



GUADALUPE ST - 3-STORY ADJACENT PROPERTY 2



NELRAY BLVD - EXISTING BUILDING ENTRY 3



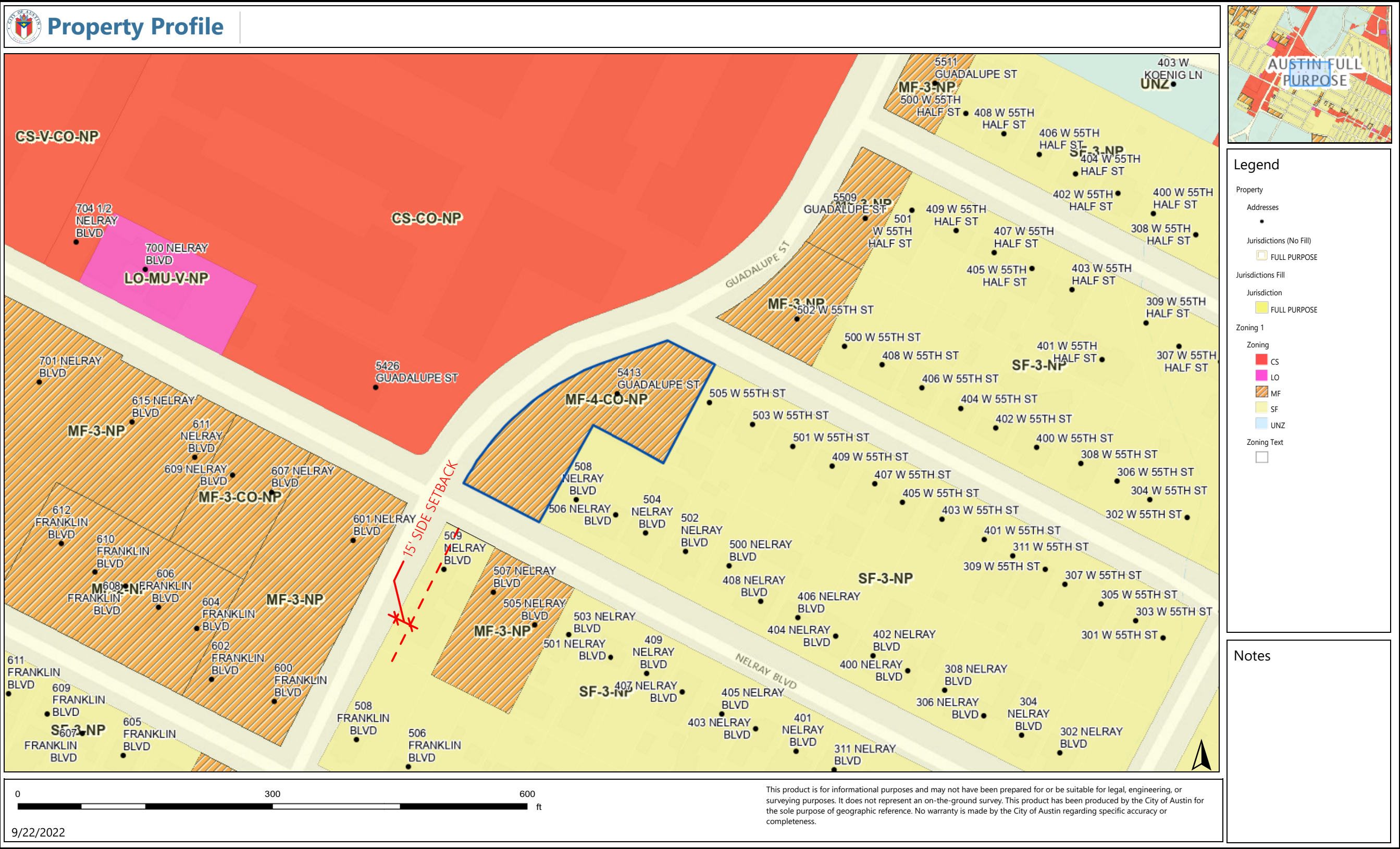
W 55TH ST - 3-STORY ADJACENT PROPERTY ENTRY 4

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SD10
BOARD OF ADJUSTMENTS:
EXISTING CONDITIONS
PHOTOGRAPHS



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SD11

BOARD OF ADJUSTMENTS:
ZONING MAP