

ARCHITECTURAL REVIEW BOARD AGENDA

August 6, 2019

3:00 p.m.

Pre-meeting to begin at 2:30 p.m.

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|-----------|---|--|
| #1 | Joe & Lindsey Serrano
5625 Pembroke Lane | Changes to previously approved project |
| #2 | Mike & Tracy Jackson
2311 W. 69 th Terrace | New circle drive |
| #3 | Michael & Chasitie Walden
6535 Wenonga Terrace | New koi pond & patio; railings;
mechanical equipment location |
| #4 | Chris & Stephanie Cooch
5630 High Drive | Replace pool and patio; new spa,
patios, outdoor kitchen, and landscaping |

* Variance required

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

#1 Joe & Lindsey Serrano

5625 Pembroke Lane

The Serranos are returning to the ARB with change to their previously approved project.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The original project include a screened porch with full height screens. The Serranos are now proposing a half wall design with screens above. They are also proposing to replace the previously approved screen doors with two pairs of French doors. A small Martini balcony is proposed at one of the sets of doors rather than providing stairs to grade.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

#2 Mike & Tracy Jackson

2311 West 69th Terrace

The Jacksons are proposing a new circle drive.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The ARB had approved a circle drive in June on the condition that the City Arborist determine that the City tree would not be damaged by the new drive. The City Arborist indicated that the City tree would be harmed by the approved drive placement.

The newly proposed circle drive connects to an existing direct drive and is a consistent 11 feet wide for the full length and is to be constructed of concrete. 67 feet is being provided between curb cuts and the interior green is 35 feet deep.

The Jacksons are proposing an alternative drive plan which puts the new drive portion a little over 1 foot from the side property line, and under the drip line of the City tree.

Ordinance Compliance:

There are no conflicts between the proposed project and City ordinances.

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area. Subsection G.b suggests that circle driveways have a minimum of 80 feet between curb cuts and an interior green at least 40 feet deep. The proposed driveway has a slightly shallower interior green. **Discussion is recommended.**

#3 Walden Residence

6535 Wenonga Terrace

The Waldens are returning to the ARB with information requested by the ARB at a previous meeting. They are also proposing a new koi pond in their rear yard.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

When the house was originally approved, the Waldens had not finalized the design for the guardrails at the various decks and balconies around the house. They are now returning to the ARB with an iron railing design.

The Waldens have also finalized the location of the home's HVAC equipment and generator. They will be located on a pad directly behind the 2-car garage.

In addition to the equipment and railings, the Waldens are proposing a new koi pond and patio in their rear yard. The pond will need to be less than 2 feet deep to not be considered a pool. Even so, the pond is located within the rear yard fence and meets all the required setbacks for a pool. A new patio is located next to the pond. It is bluestone, to match the existing patios, and includes a walkway connection to the existing patios. New landscaping has been provided around the pond, including a new rain garden.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

#4 Chris & Stephanie Cooch

5630 High Drive

The Cooches are proposing to replace their existing pool and patio in their rear yard. The project includes a new spa, patios, an outdoor kitchen, and extensive landscaping.

The proposed project is a substantial construction matter and was noticed as such.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The new pool is located in the same location as the previous pool and is similar in size. A large pool deck encircles the pool and connects to a new spa located to the side of the pool. A future pergola is proposed on the opposite side of the pool. It is not clear if any of this work will be included as part of this project.

The outdoor kitchen is located on one of the new patios, attached to an existing covered patio. It is a simple stone counter with a built-in grill.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Lot Information	
Zoning:	R-1(25)/LS-3
Lot Area:	20,996 SF
Lot Width:	148'

Ordinance	Allowable/Required	Proposed
Maximum Height	35'	No Change
Minimum Front Yard:	Average of Adjacent	No Change
Minimum Side Yard (Left):	10'	11.13'
Minimum Side Yard (Right):	10'	14.7' (Existing)
Minimum Combined Side Yards: (25% of Mean Lot Width)	24.625'	25.83'
Minimum Rear Yard: (20% of Mean Lot Depth)	42.7' (At Closest Point)	42.7'
Lot Coverage:	5,305 SF	3,973 sf (74.9% of Max)

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used	
5924 High Drive	20,783	2,821	5,305	53.18%	
5920 High Drive	21,330	3,410	5,401	63.13%	
5931 High Drive	20,307	3,369	5,220	64.54%	
2110 Stratford Road	27,616	2,808	6,463	43.45%	
			Average	56.08%	
			50% Increase	84.11%	
5924 High Drive	20,783	Proposed =	3,973	5,305	74.90%
Allowable Lot Coverage reduced by 150% Rule =				4,462	89.04%