

# ARB CASE NO. 915S 5231 BROADWAY ST #105

## PERMANENT SIGNAGE



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- B-1
- Broadway
  - West side, south of Austin Hwy at Kennedy
- Permanent Signage

## POLICY ANALYSIS



### ■ Sec. 15-32(1) – Definitions

- **Reface**. Reface of a sign shall be defined as replacing, restoring, repainting, or repairing the existing advertising sign face area. It does not include resizing the sign, rebuilding, reconstructing, reconfiguring, or expanding the area, size, height, or form of the existing sign structure or existing sign support structure. The city's administrative officer shall approve all sign re-facings provided that the re-facing is similar in text and color patterns and no enlargement of the sign is proposed. The city's administrative officer may choose to send a re-facing application to the architectural review board. A reface does not include any structural addition or expansion to the sign structure and does not require architectural review board approval.

## POLICY ANALYSIS



### ■ Sec. 15-32(c)(1) – Shopping Center or Multi-tenant building

- A business or office in a shopping center or multi-tenant building may have one (1) identification sign, per tenant, attached to the building and one (1) detached sign (monument or multi-tenant sign) for the shopping center.

### ■ Sec. 15-32(e)(4) Window signs/graphics

- a. **Purpose**. To maintain the functional use of windows in buildings as they are intended to be utilized and minimize the volume of signage within windows on structures.
- b. **Window signs are permitted**. The total area of the sign shall not exceed ten (10) percent of the window surface area or three and one-half (3.5) square feet sign area, whichever is less. All monument or multi-tenant signs shall maintain a ten-foot setback from a street and a setback of fifteen (15) feet from intersecting right-of-way lines.

## EXISTING VIEW



## PROPOSED - ORIGINAL



- **Box Sign - Reface**
- **Window Signage**
  - **Material:**  
Aluminum panel with graphics printed on adhesive vinyl
  - **Left:** 80"x50"
  - **Right:** 60"x48"

# PROPOSED - REVISED



- **Box Sign – Reface**
- **Storefront – 322sf**
  - W - 28'
  - H - 11.5'
- **Window Signage – 9.98%**
  - **Material:**  
Aluminum panel with graphics printed on adhesive vinyl
  - **Left:** 36½"x48"
  - **Right:** 60"x48"

## POLICY ANALYSIS



- Public Notice
  - Not Required for commercial signage.
- Proposed calculations pending staff confirmation

# ARB CASE NO. 912F 255 CLAYWELL DR

## SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

### PROPERTY



- SF-A
- North side between Vanderhoeven Dr and N New Braunfels Ave
- New SF Residence w/detached Garage
- Tabled from December 19, 2023



# SUMMARY



- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
    - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of roof**
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof

# EXISTING CONDITIONS



FRONT



RIGHT



REAR

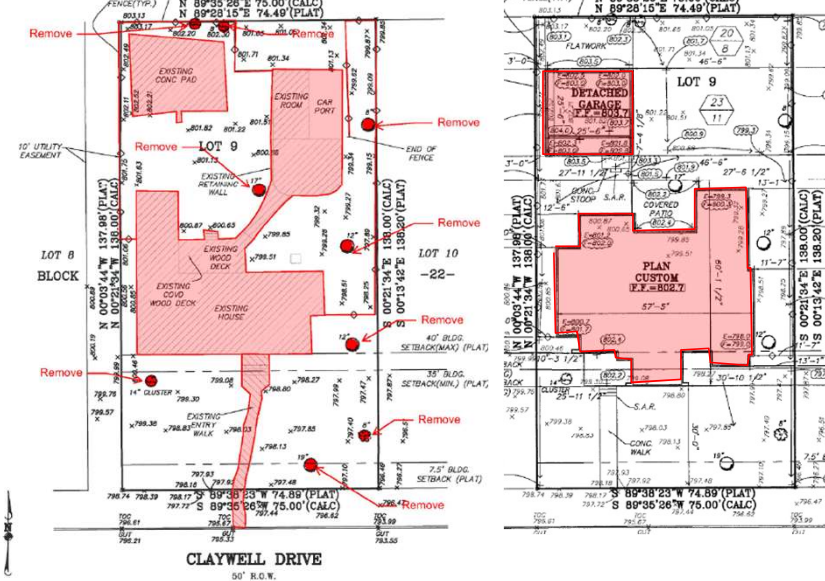


LEFT



TERMITE DAMAGE

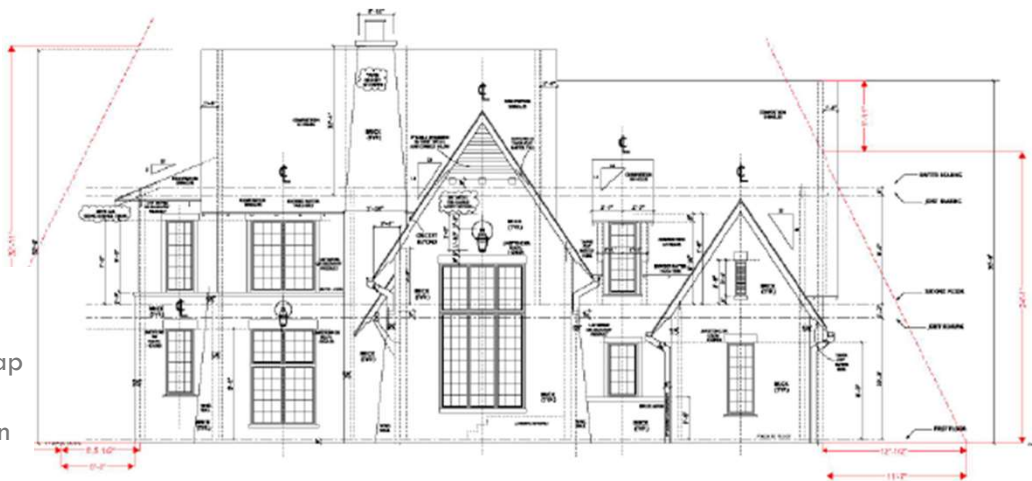
# EXISTING & PROPOSED SITE PLANS



## NORTH ELEVATION - ORIGINAL



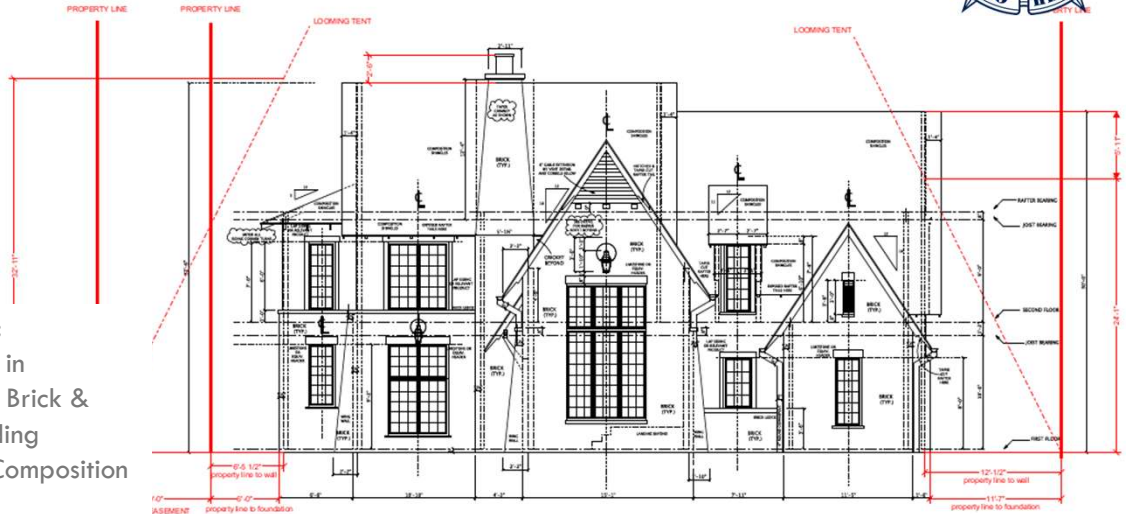
- **Height:**  
32ft 11in
- **Siding:** Brick & Lap Siding
- **Roof:** Composition Shingle



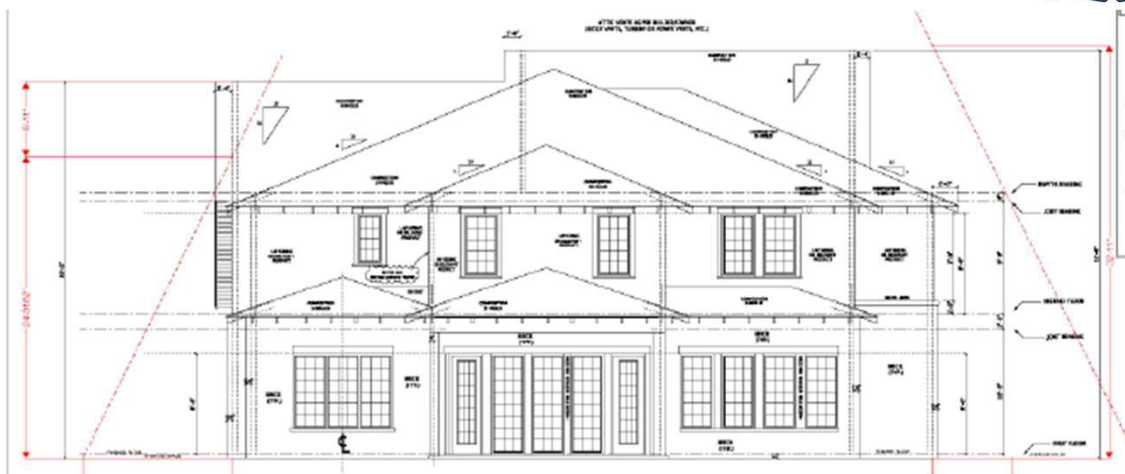
# NORTH ELEVATION - REVISED



- **Height:** 32ft 11in
- **Siding:** Brick & Lap Siding
- **Roof:** Composition Shingle

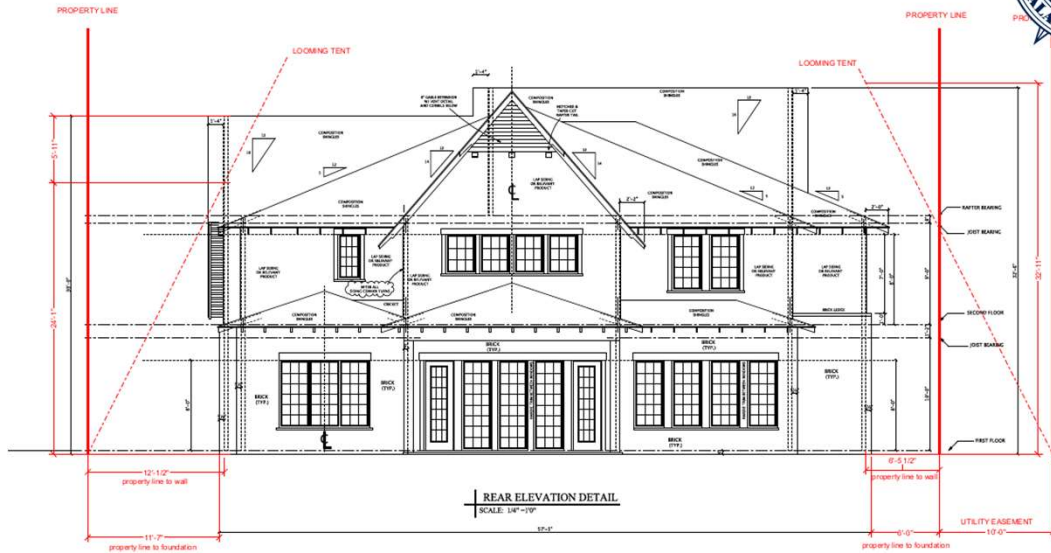


# SOUTH ELEVATION - ORIGINAL

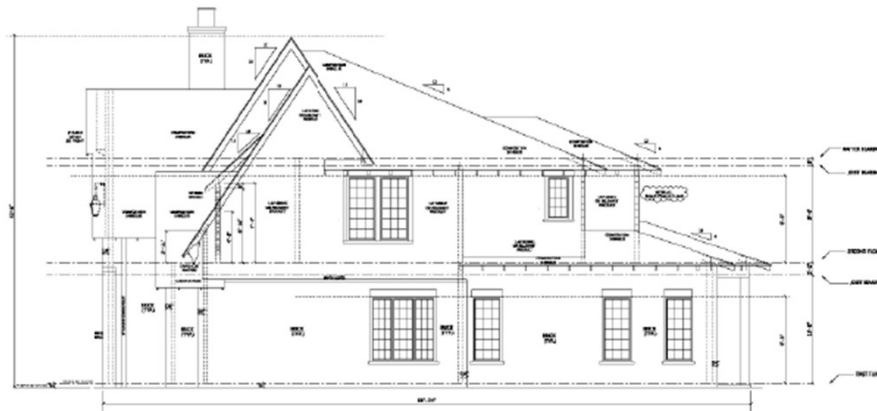




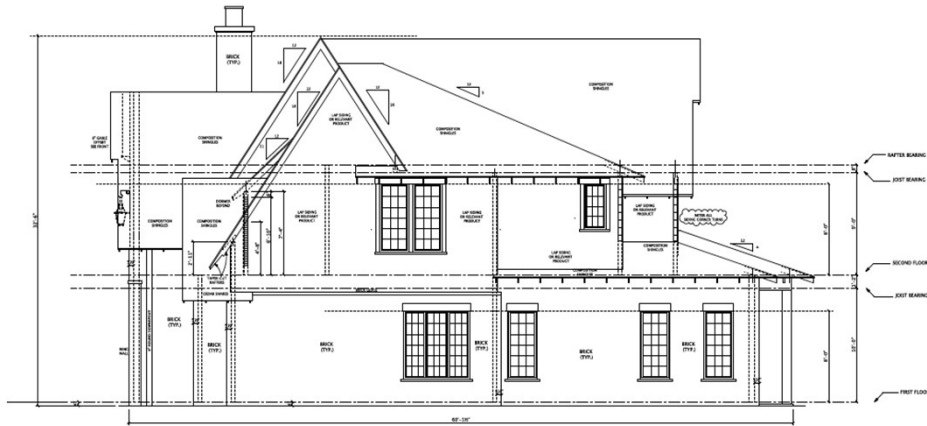
# SOUTH ELEVATION — REVISED



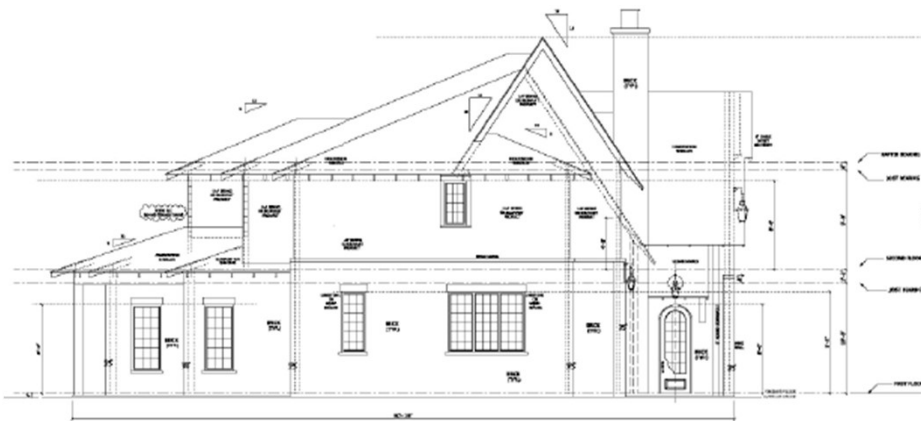
## EAST ELEVATION — ORIGINAL



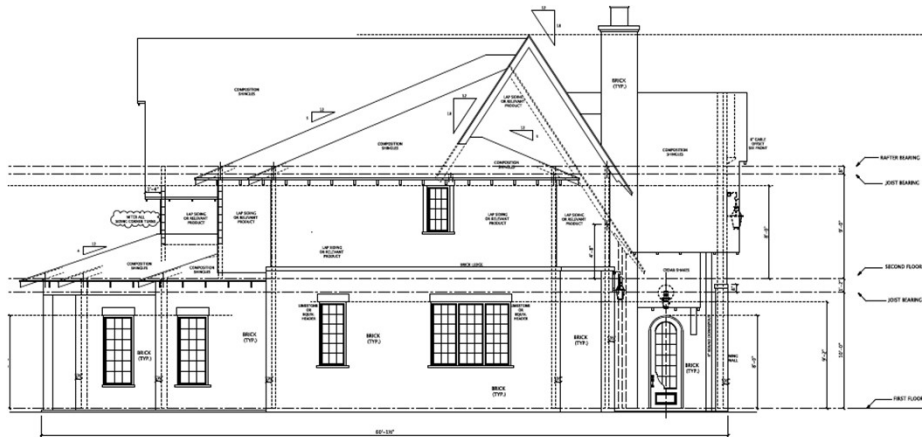
# EAST ELEVATION — REVISED



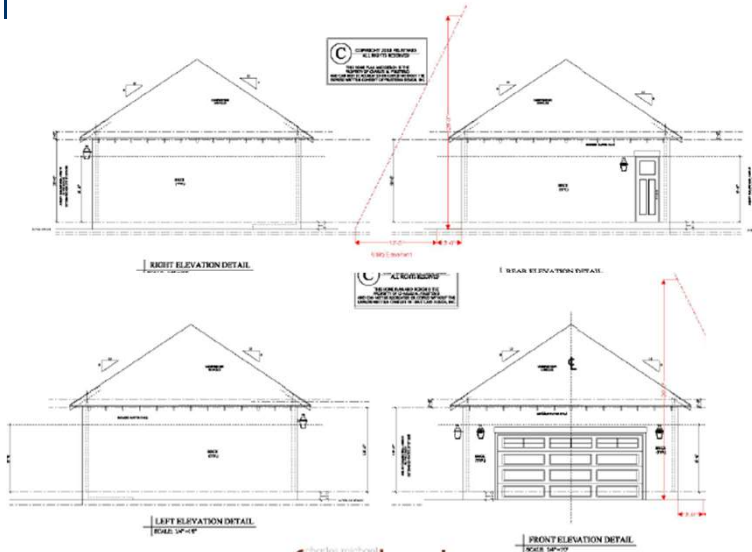
# WEST ELEVATION - ORIGINAL



# WEST ELEVATION - REVISED

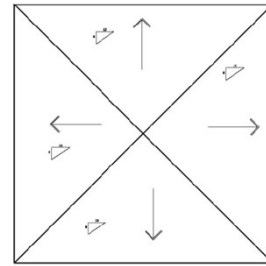
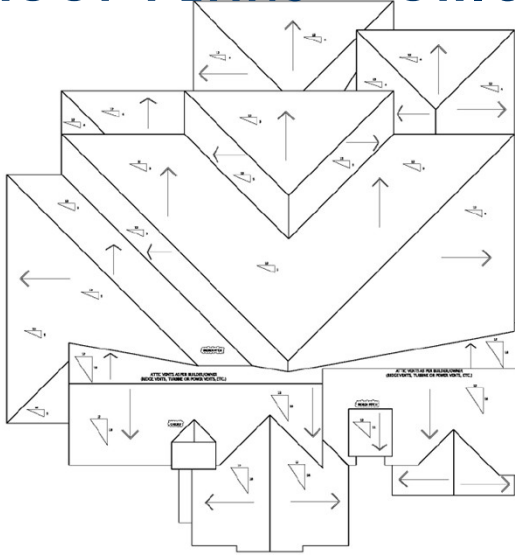


# DETACHED GARAGE - ORIGINAL

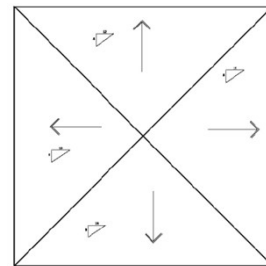
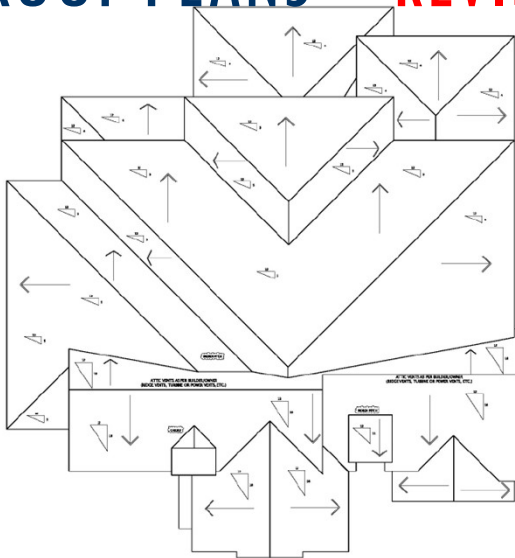


- **Height:**  
Unknown
- **Siding:** Brick
- **Roof:**  
Composition  
Shingle

# ROOF PLANS – ORIGINAL



# ROOF PLANS – REVISED PENDING





# POLICY ANALYSIS



Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	10350	10350
Main House 1 <sup>st</sup> Floor*	1564	2302
Main House 2 <sup>nd</sup> Floor		1862
Main House – Loft		
Garage/Carport – 1 <sup>st</sup> Floor*	600	650
Garage – 2 <sup>nd</sup> Floor		
Front Porch*	23	123
Side Porch*		
Rear Porch*	213	275
Breezeway*		
Shed*		
<b>Total Square Footage</b>	<b>2400 sq ft</b>	<b>5212 sq ft</b>
<b>Lot Coverage* (max 40%)</b>	<b>2400 sq ft / 23.2%</b>	<b>3350 sq ft / 32.4%</b>
<b>FAR (max .47 with bonus)</b>	<b>2164 sq ft / .209</b>	<b>4814 sq ft / .465</b>

## Bonuses Utilized

+2 – One-story detached garage

# EXISTING STREETScape



247 Claywell Dr.



255 Claywell Dr. (SUBJECT HOME)



261 Claywell Dr.



248 Claywell Dr.



256 Claywell Dr.



262 Claywell Dr.

## PROPOSED STREETScape



247 Claywell Dr.



255 Claywell Dr. (PROPOSED HOME)



261 Claywell Dr.



248 Claywell Dr.



256 Claywell Dr.



262 Claywell Dr.

## POLICY ANALYSIS



- Applicant has not formally applied for a building permit. Review of plan documents has not been completed by staff for zoning compliance.
- The case is scheduled to be heard at the February 12, 2024 City Council meeting pending recommendation from the board.

## PUBLIC NOTIFICATION



- Public Notice
  - Postcards mailed to property owners within a 200-foot radius
  - Posted on City's website and on property
- Responses received:
- Support: (2)                      Neutral: (0)
- Oppose: (2)



ARB CASE NO. 914F  
231 ENCINO AVE

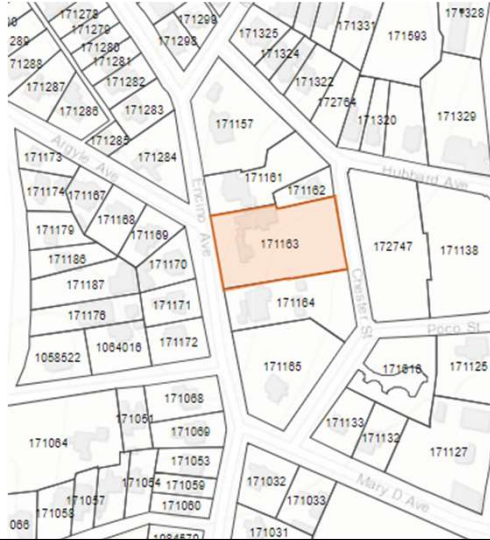
SIGNIFICANCE REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-A
- East side of Encino between Mayflower St and Mary D Ave
- 100% demolition of existing single-family residence

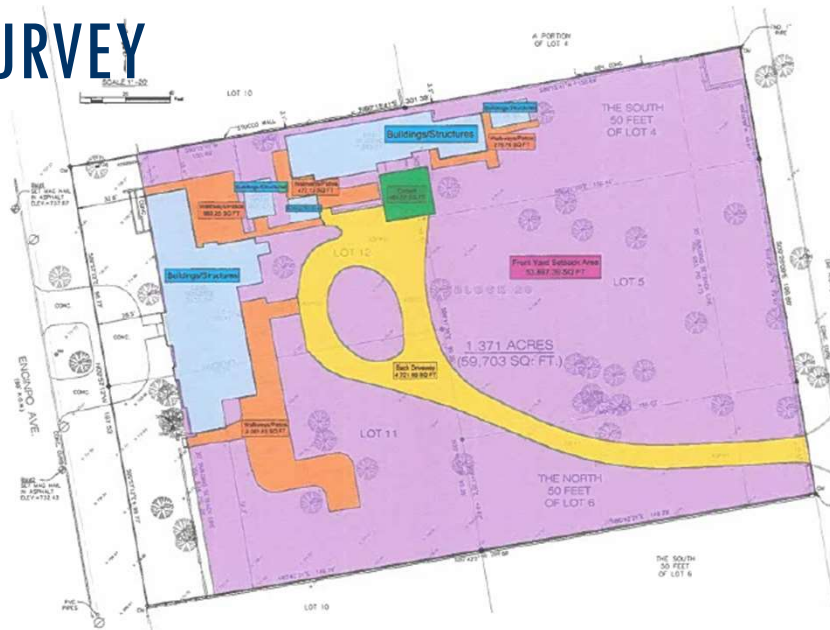
## SUMMARY



- 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.



# SURVEY



# EXISTING CONDITIONS (MAIN)



Front elevation



Rear elevation



Side elevation south side



South elevation side elevation

## EXISTING CONDITIONS (ACCESSORY)



Back House



Back house



Back house /shed



Green house

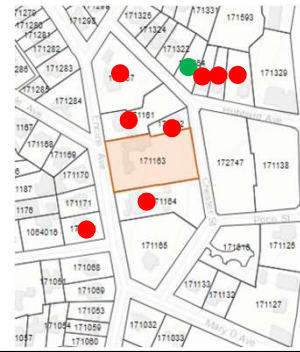
## POLICY ANALYSIS



- A replacement structure is not proposed at this time. Future construction of a single-family residence would be subject to Compatibility Review by the ARB and approval by Council.
- The case is scheduled to be heard at the February 12, 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: (1)                      Neutral: (0)
  - Oppose: (8)
- Responses received outside 200ft:
  - Support: (0)                      Neutral: (1)
  - Oppose: (8)



ARB CASE NO. 918F  
6900 BROADWAY ST

SIGNIFICANCE REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- SF-A
- East side of Broadway St between E Fair Oaks Pl and E Castano Ave
- 100% demolition of existing academic building

## 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.

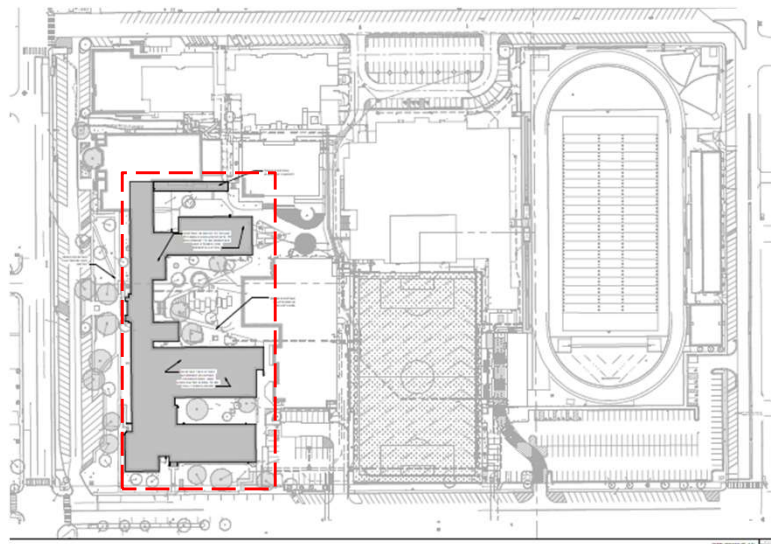




## EXISTING CONDITIONS



## EXISTING SITE



## POLICY ANALYSIS



- Future construction would be subject to Final Review by the ARB and approval by Council.
- The case is scheduled to be heard at the February 12, 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: (3)                      Neutral: (0)
  - Oppose: (0)



# ARB CASE #917P 6900 BROADWAY ST

## PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- East side of Broadway St between E Fair Oaks Pl and Castano Ave
- Academic Building
- Demolition/New Construction

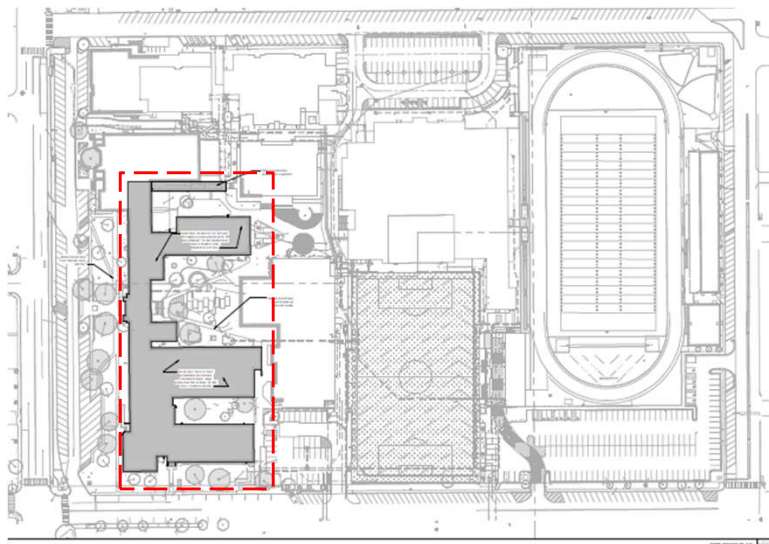




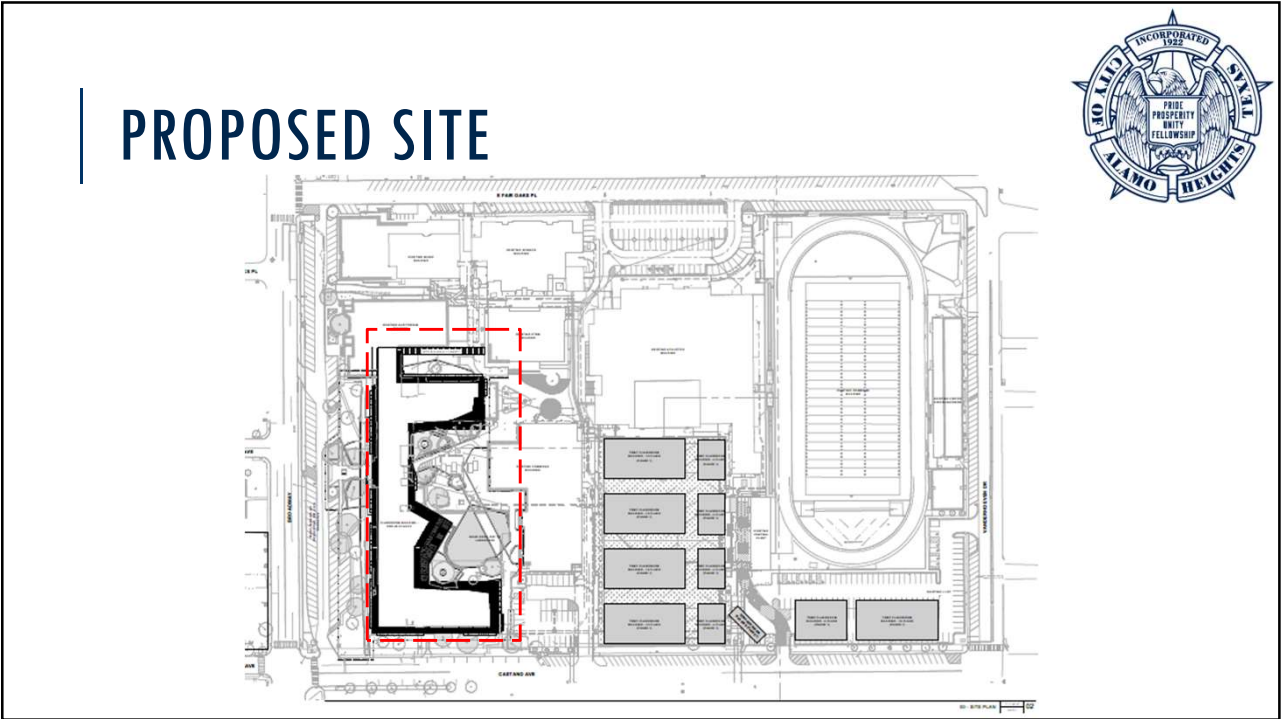
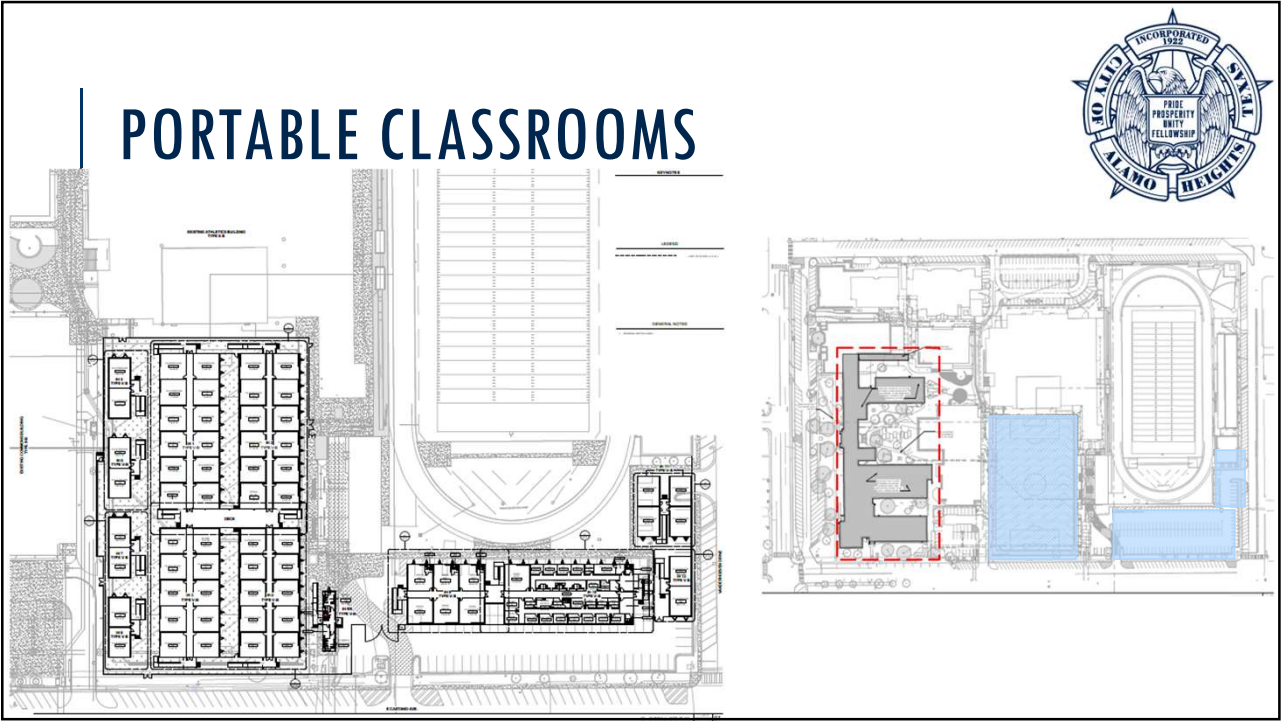
## EXISTING CONDITIONS



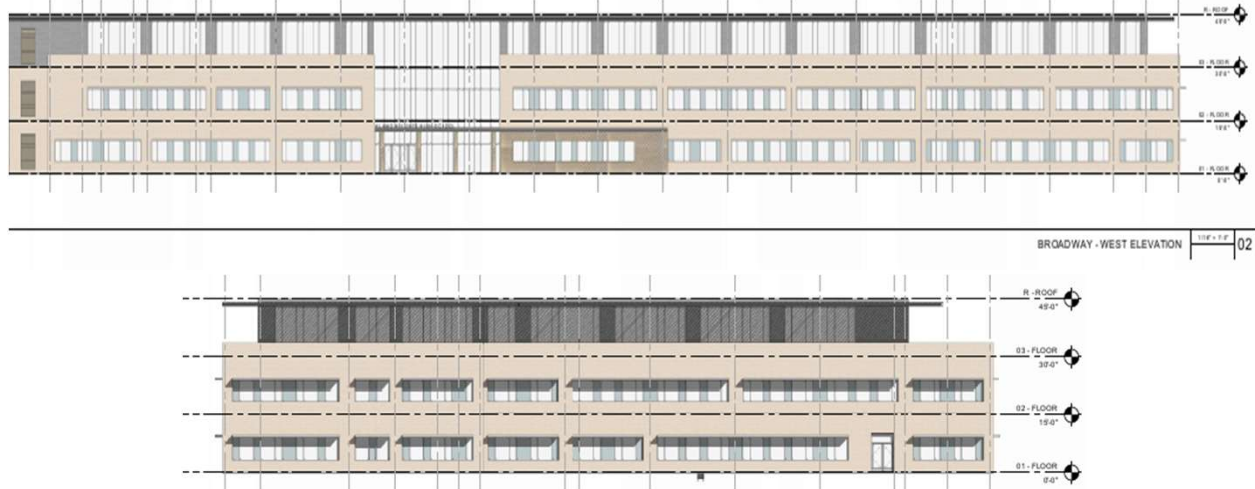
## EXISTING SITE







## PROPOSED EXTERIOR



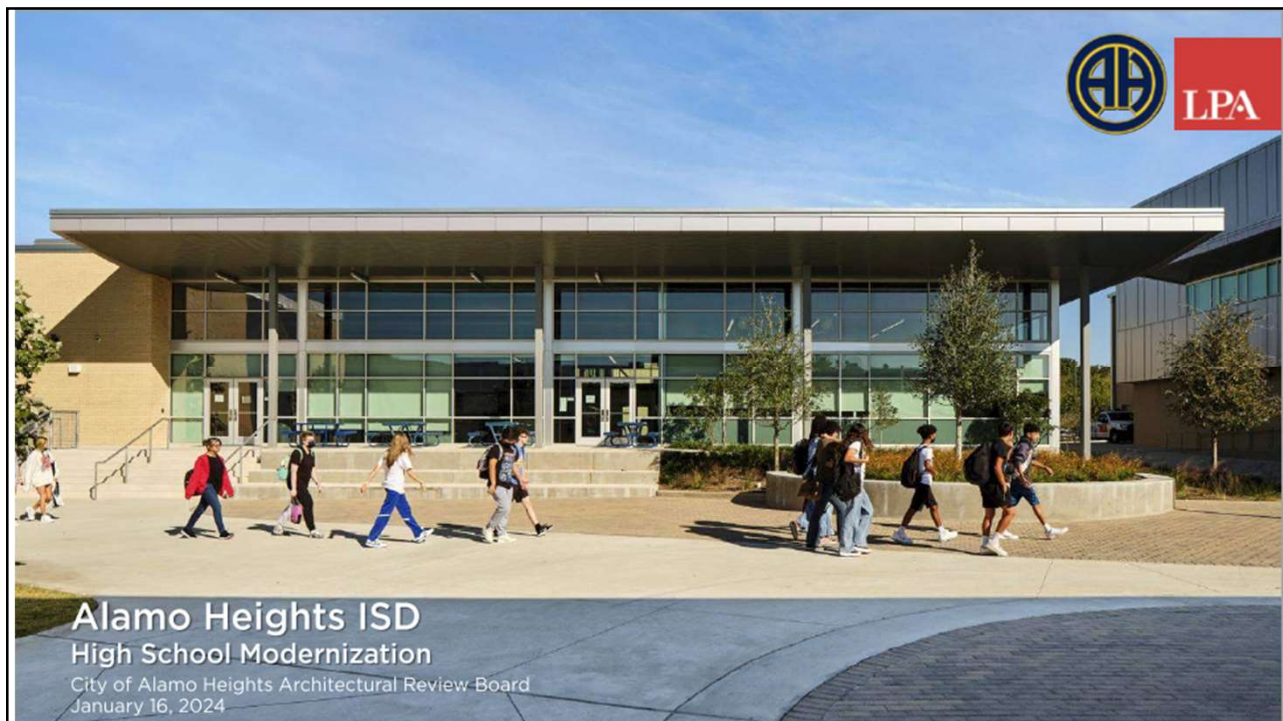
## POLICY ANALYSIS



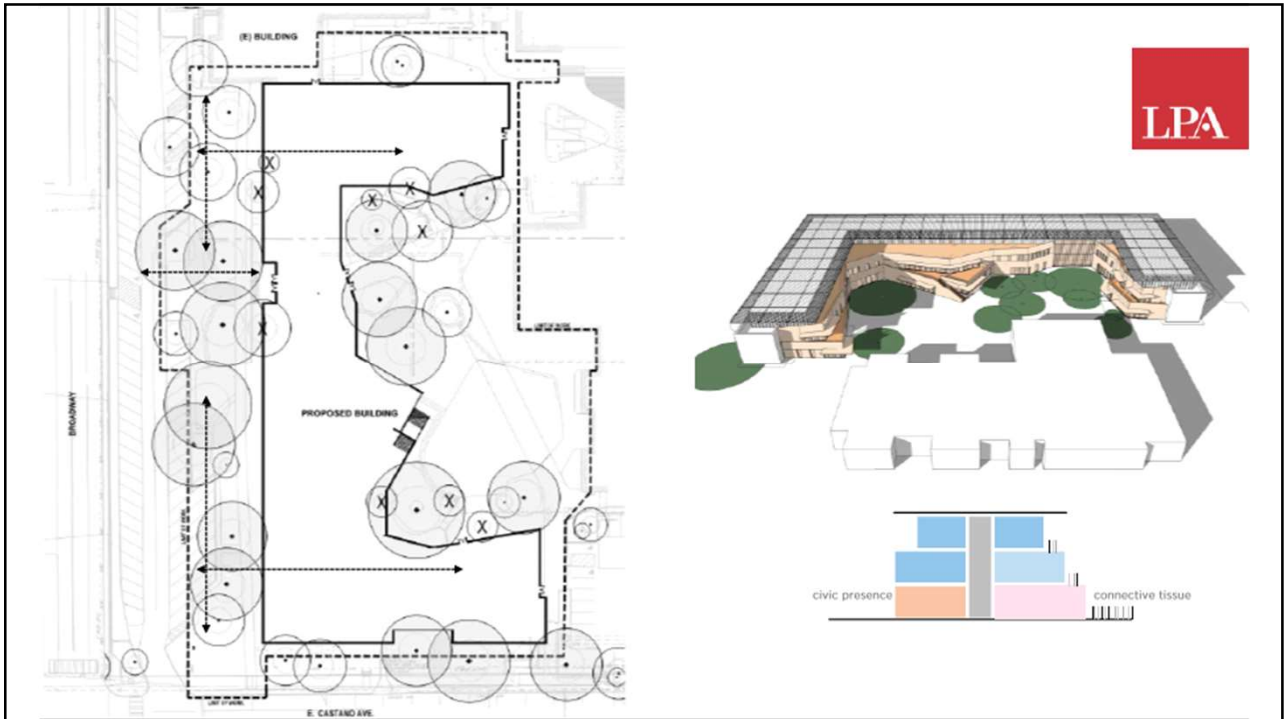
- Architectural Review Board
  - Preliminary Review – January 16, 2024
  - Demolition Review (Significance) – January 16, 2024
    - City Council February 12, 2024
  - Final Review - TBD
- Planning & Zoning Commission
  - SUP – TBD
- City Council – Review of P&Z & ARB Recommendations
- Technical and administrative reviews of proposed elevations and landscaping plans will be required to ensure compliance with current building and zoning code regulations.

## PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
  - Support: (3)                      Neutral: (0)
  - Oppose: (0)

























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