

ARB CASE NO. 1017S
5206 BROADWAY ST

PERMANENT SIGNAGE

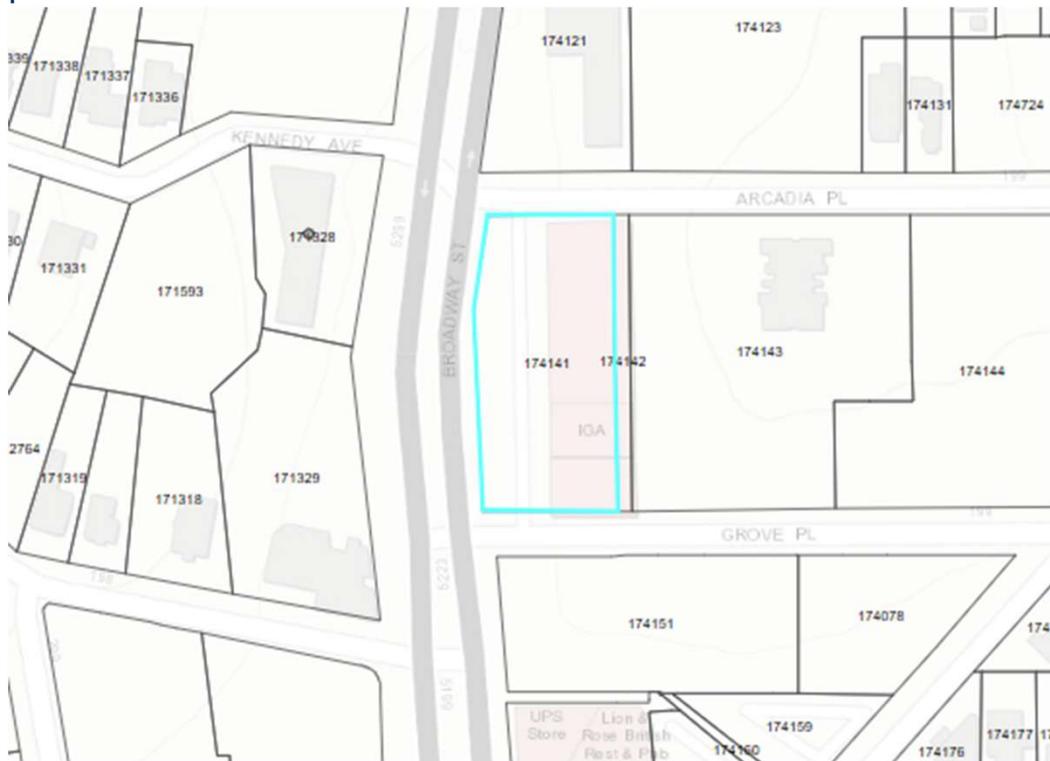


COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY

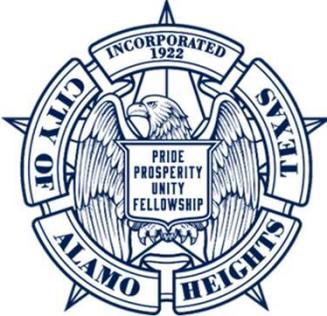


- B-1
- East side of Broadway St between Arcadia Pl and Grove Pl
- Permanent Signage

EXISTING CONDITIONS



PROPOSED WALL SIGN



SIGN SPECIFICATIONS



- Material: Aluminum Composite Material
- Color: Green and White
- Mounting: Angle steel frame mounted to canopy
- Lighting: Unlit



POLICY ANALYSIS

§ 15-32 Limitation of signs for business or office premises.

(c) Shopping center or multi-tenant building.

- (1) 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.
 - a. The monument sign shall only display the name and address of the facility.
 - b. Multi-tenant signs for the shopping center shall only be allowed when the businesses do not front or are not visible from city streets or rights-of-way.



COMPLIANCE/PUBLIC NOTICE

- Sign Size – Limited to 24 sq ft (36 sq ft proposed)
- No public notice required

ARB CASE NO. 1014F
280 TUXEDO AVE

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- Southeast corner of Tuxedo Ave and Nacogdoches Rd
- SF Addition



SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **36% facing Tuxedo Ave**
 - Removal/encapsulation of more than 50% of the existing roof – **100%**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING CONDITIONS



1 FRONT ON TUXEDO
SCALE: 1/4"=1'-0"



2 SIDE ON NACOGDOCHES
SCALE: 1/4"=1'-0"



3 SIDE EAST ELEVATION
SCALE: 1/4"=1'-0"



4 REAR SOUTH ELEVATION
SCALE: 1/4"=1'-0"



DEMO PLAN - NORTH

NORTH SIDE DEMO CALCULATION

850 SF TOTAL
547 SF WALL AREA TO REMAIN
303 SF WALL AREA TO DEMO/ENCAPSULATED
36% DEMO/ENCAPSULATION

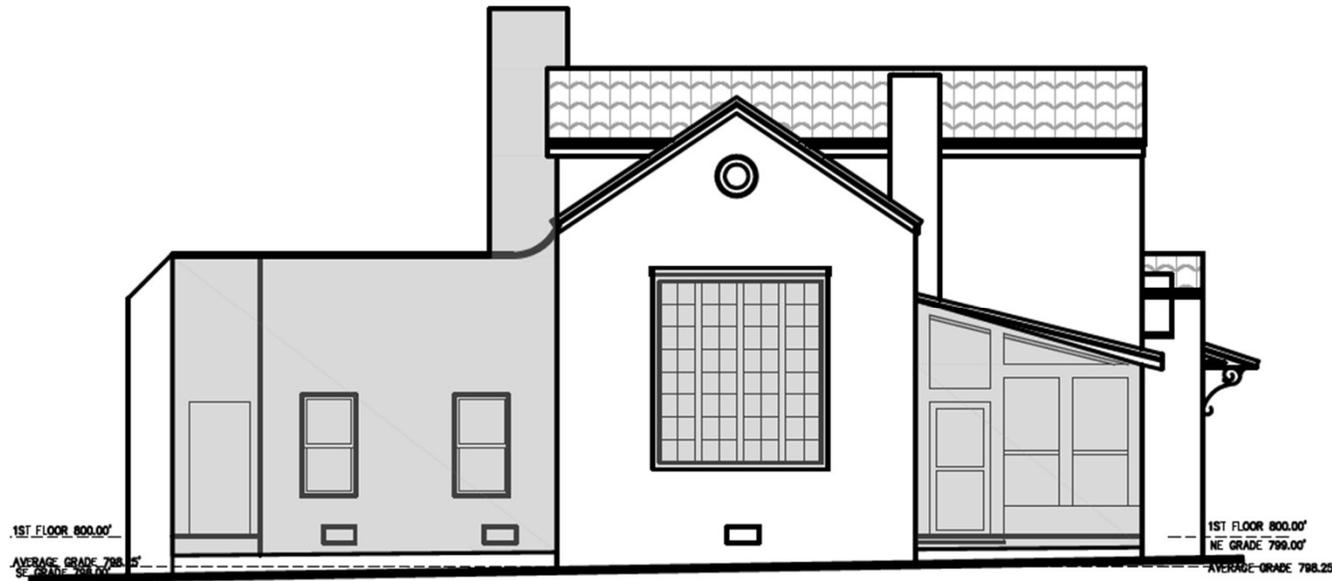


* Demo + Encapsulation (47.7%) shown on proposed elevation)

DEMO PLAN - EAST

EAST SIDE DEMO CALCULATION

937 SF TOTAL
412 SF WALL AREA TO REMAIN
525 SF WALL AREA TO DEMO/ENCAPSULATED
56% DEMO/ENCAPSULATION

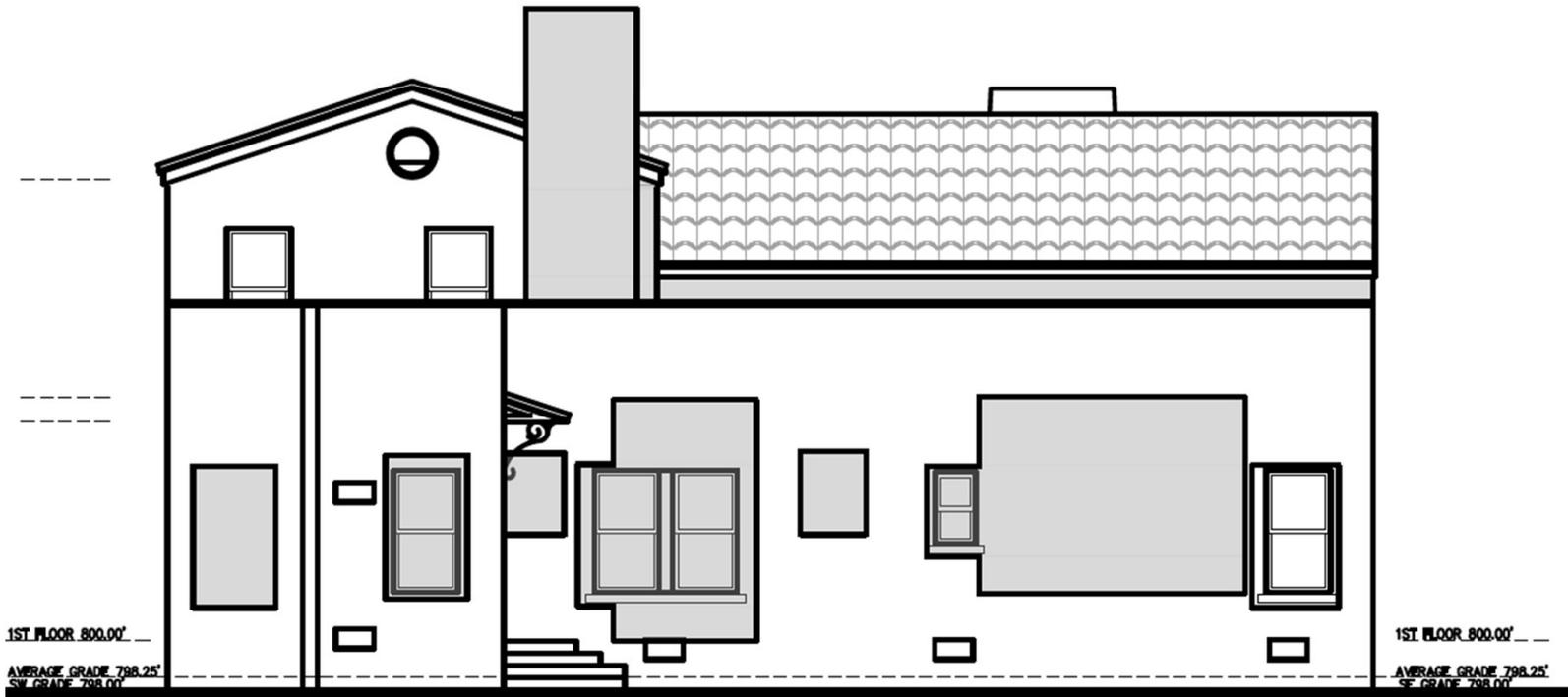


* Demo + Encapsulation (47.7%) shown on proposed elevation)

DEMO PLAN - SOUTH

SOUTH SIDE DEMO CALCULATION

932 SF TOTAL
622 SF WALL AREA TO REMAIN
310 SF WALL AREA TO DEMO/ENCAPSULATED
33% DEMO/ENCAPSULATION

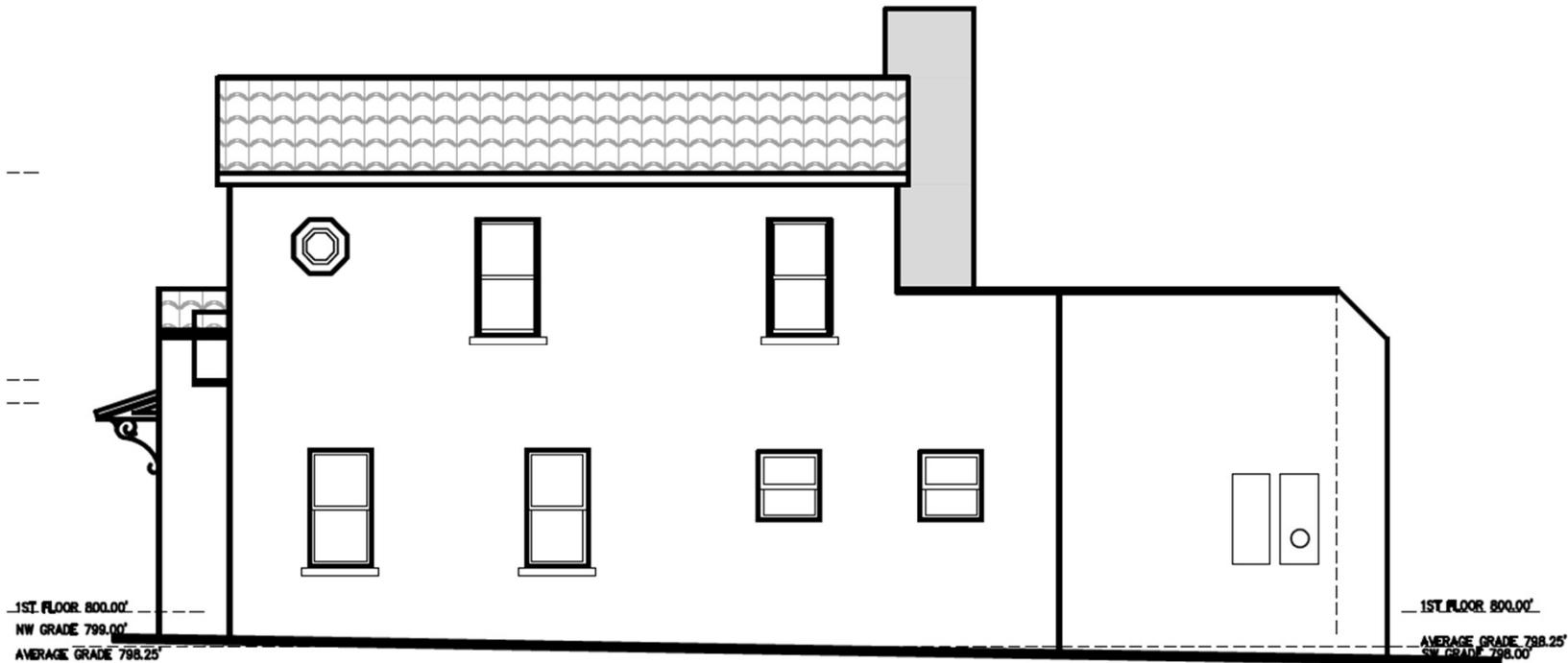


* Demo + Encapsulation (47.7%) shown on proposed elevation)

DEMO PLAN - SOUTH

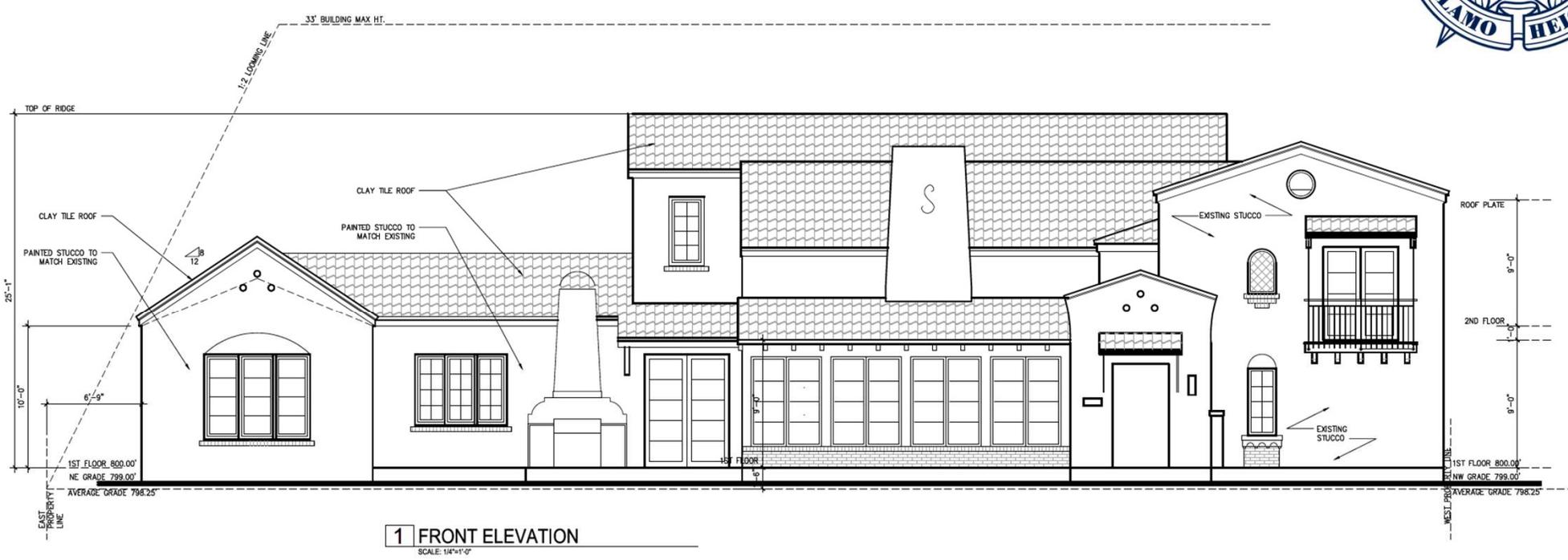
WEST SIDE DEMO CALCULATION

944 SF TOTAL
905 SF WALL AREA TO REMAIN
39 SF WALL AREA TO DEMO/ENCAPSULATED
4% DEMO/ENCAPSULATION



* Demo + Encapsulation (47.7%) shown on proposed elevation)

PROPOSED FACADE - NORTH

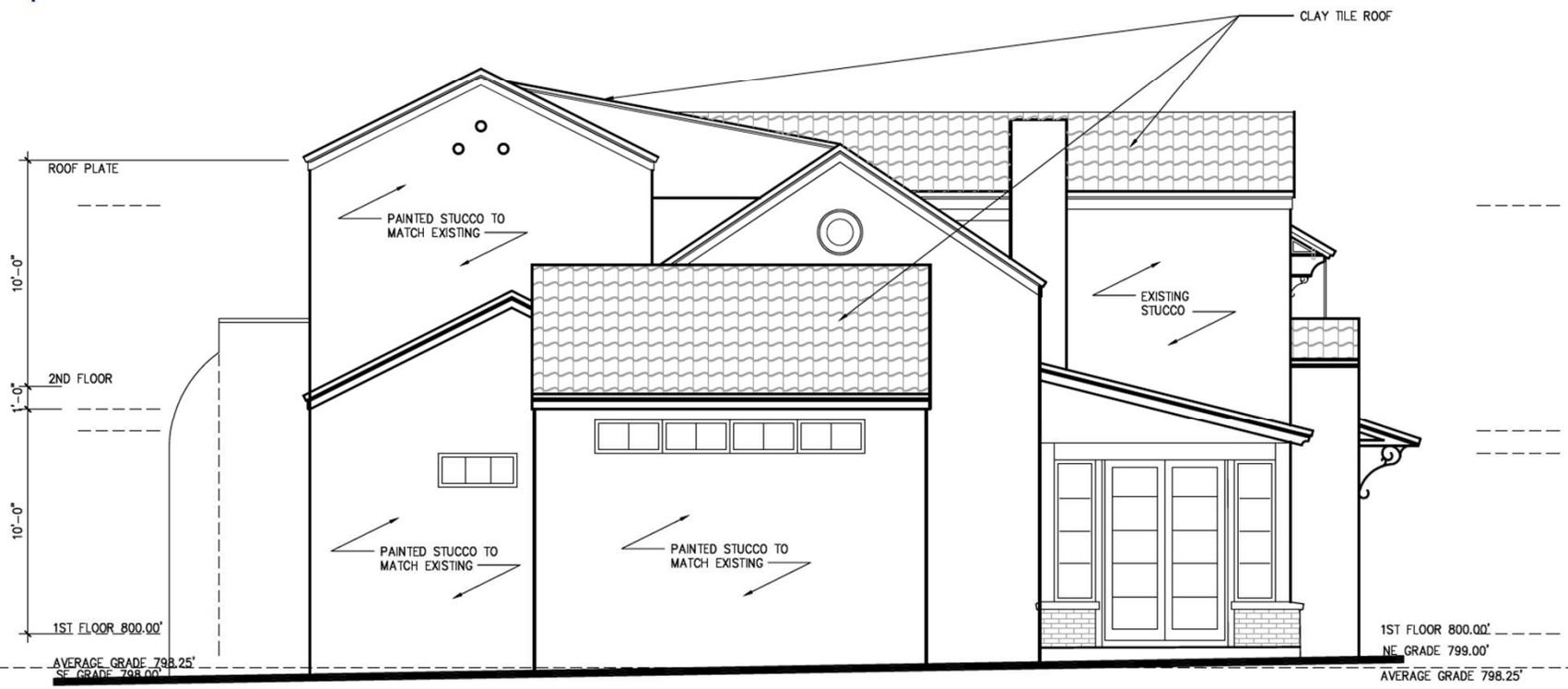


1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED FACADE - SOUTH

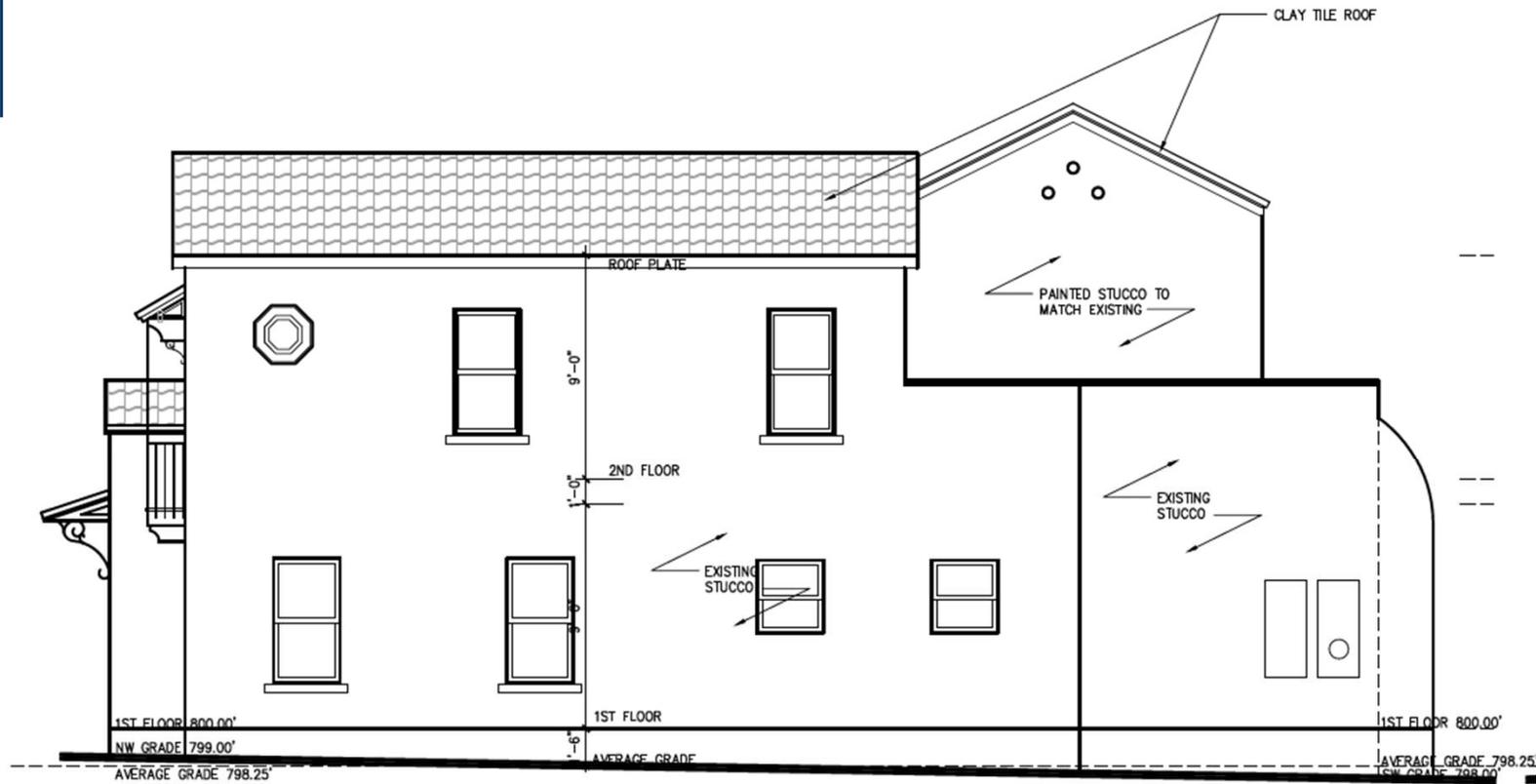


PROPOSED FACADE - EAST



2 EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED FACADE - WEST



1 WEST SIDE ELEVATION

SCALE: 1/4"=1'-0"

LOT COVERAGE/FAR



Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	15000	15000
Main house: 1st floor*	1935	2956
Main house: 2nd floor	631	1273
Front porch*	279	279
Side porch*	0	0
Rear porch*	0	0
Garage/Carport: 1st floor*	498	639
Garage: 2nd floor	0	0
Shed*	0	0
Breezeway*	0	0
Covered patio structure*	0	186
Other accessory structures*	339	339
Total Square Footage:	3682	5672
Total Lot Coverage*:	20.34%	29.33%
Total FAR:	0.25	0.38
Max. 40% lot coverage for SF-A and SF-B Districts		

EXISTING VS. PROPOSED STREET VIEW



1 EXISTING BLOCK PANORAMA
SCALE: 1/4"=1'-0"



2 NEW BLOCK PANORAMA
SCALE: 1/4"=1'-0"



POLICY ANALYSIS

- Project has undergone full plan review and fully complies with the City's Zoning Code
- The case is tentatively scheduled to be heard at the March 09, 2026 City Council Regular 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)
- Responses received outside 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 1015P
6800 BLOCK OF BROADWAY & 116 TUXEDO AVE
+
ARB CASE NO. 1016P
7001 BROADWAY

PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTIES

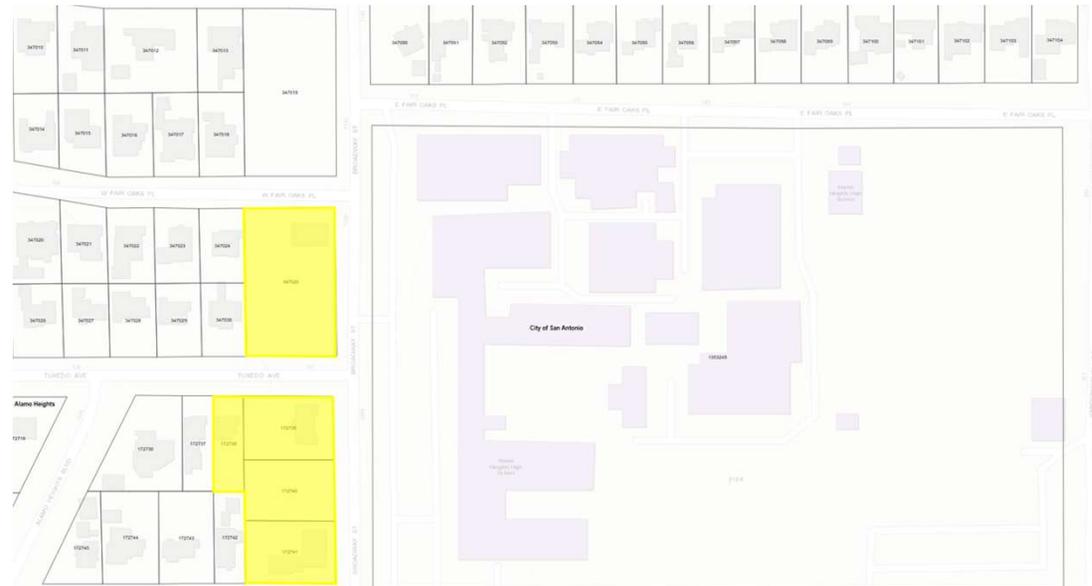


- 6800 Block of Broadway & 116 Tuxedo

- MF-D/SF-A Zoning Districts
- West side of Broadway St between Castano Ave and Tuxedo Ave
- Parking Lot

- 7001 Broadway

- MF-D Zoning District
- West side of Broadway St between Tuxedo Ave and W Fair Oaks Pl
- Alamo Heights District Community Center



EXISTING CONDITIONS



EXISTING CONDITIONS

6823 Broadway
Existing Building



East Face (Broadway)



West Face (Rear)



North Face (Tuxedo)



South Face (Side)

EXISTING CONDITIONS

116 Tuxedo
Existing Building



North Face (Tuxedo)



South Face (Rear)



East Face (Side)



West Face (Side)

EXISTING CONDITIONS

|
District Community Center
Previous Development - Temporary Parking Lot



Temporary Parking Lot from Fair Oaks



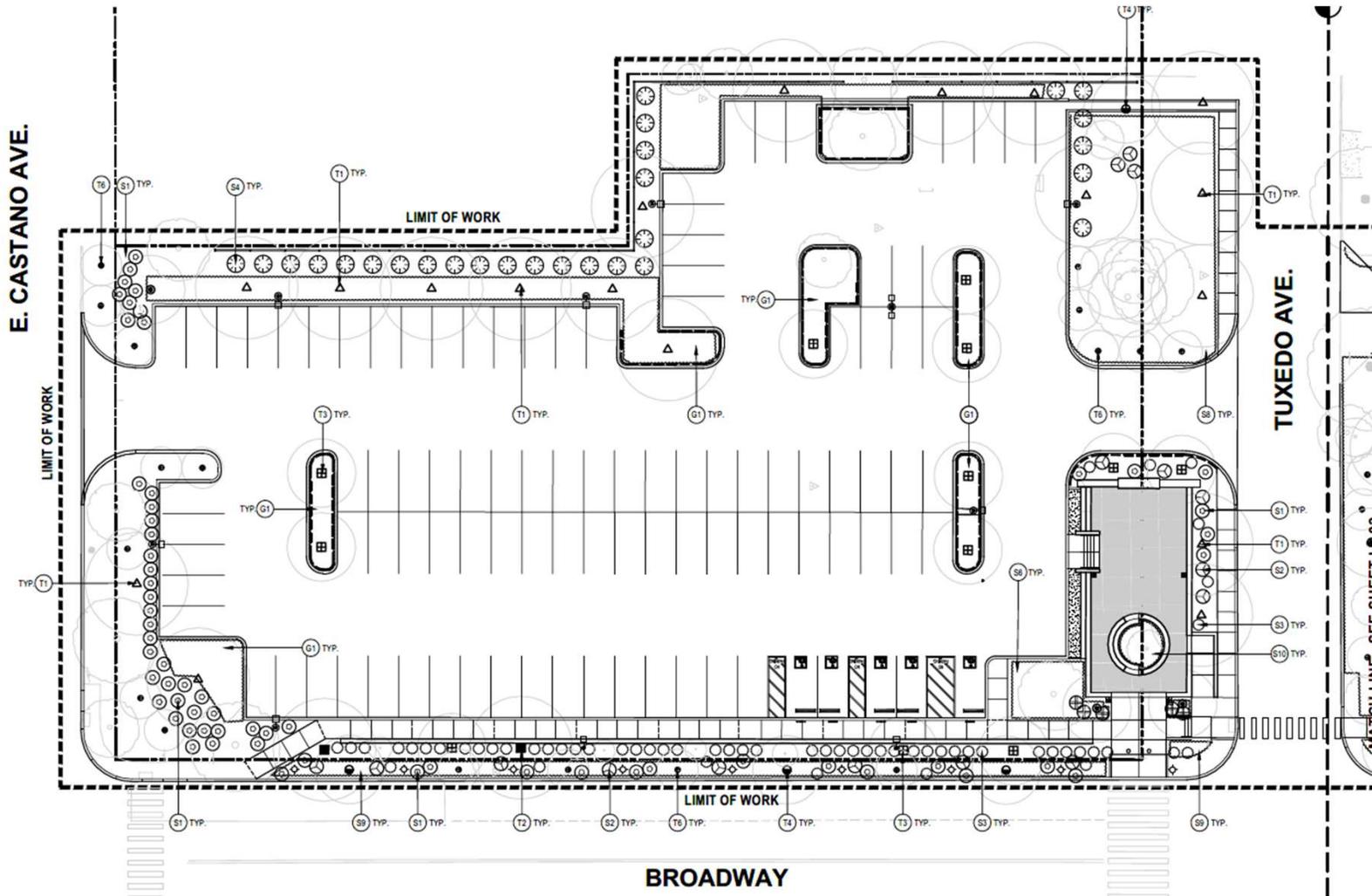
Temporary Parking Lot from Tuxedo/Broadway

CONCEPT PLAN

envisioning | **site plan concept**



PROPOSED PLAN - 6800 BLOCK OF BROADWAY & 116 TUXEDO



PLANTING LEGEND

TREE LIST (NON - NO COMMON NAME) (*) - UNLESS NOTED ON PLAN

REF.	SYM.	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING	COMMENTS/ DET
T1	△	-	PLATANUS MEXICANA MEXICAN SYCAMORE	STD 8' GAL /	09/ PER PLAN L7.03
T2	■	-	ULMUS CRASSIFOLIUS CEDAR ELM	STD 4' GAL /	09/ PER PLAN L7.03
T3	⊞	-	QUERCUS BUCKLEYI TEXAS RED OAK	STD 4' GAL /	09/ PER PLAN L7.03
T4	●	-	DIPSYROS TEXANA TEXAS PERSIMMON	MULTI. 4' GAL /	09/ PER PLAN L7.03
T5	●	-	RHUS LANCEOLATA PRAIRIE FLAMELEAF SUMAC	CLUMP 4' GAL /	11/ PER PLAN L7.03
T6	●	-	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL	MULTI. 30' 88B	11/ PER PLAN L7.03

SHRUB / VINE LIST

S1	⊙	AS RECD	ELEX VOMITORIA NANAI DWARF YALPON HOLLY	5 GAL / 48' O.C.	11/ L7.03
S2	⊙	AS RECD	MAHONIA TRIFOLIOLATA AGARITA	5 GAL / 48' O.C.	11/ L7.03
S3	⊙	AS RECD	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD TEXAS SAGE	3 GAL / 48' O.C.	11/ L7.03
S4	⊙	AS RECD	GARRYA OVATA SSP. LINDHEIMERI LINDHEIMER'S SILKTASSSEL	1 GAL / 90' O.C.	11/ L7.03
S5	⊕	AS RECD	RHUS AROMATICA FRAGRANT SUMAC 'GRO-LOW'	5 GAL / 48' O.C.	11/ L7.03
S7	⊙	AS RECD	MULLENBERGIA LINDHEIMERI BIG MULH.	1 GAL / 36' O.C.	11/ L7.03
S8	⊞	AS RECD	HILL COUNTRY WOOLDAND EDGE BUNCH GRASSES & FORBS TO INCLUDE	11' L7.03	
		AS RECD	MULLENBERGIA CAPILLARIS PINK MULHLY	3 GAL / 30' O.C.	
		AS RECD	NOLINA TEXANA BEARGRASS	3 GAL / 30' O.C.	
		AS RECD	YUCCA RUPICOLA TWIST-LEAF YUCCA	3 GAL / 18' O.C.	
		AS RECD	YUCCA PALMIDA PALELEAF YUCCA	1 GAL / 12' O.C.	
		AS RECD	MELAMPODIUM LEUCANTHUM BLACKFOOT DAINSY	1 GAL / 12' O.C.	
		AS RECD	TETRANEURIS SCAROGA FOUR-NERVE DAINSY	1 GAL / 12' O.C.	
S9	⊞	AS RECD	DICHONDRA ARGENTEA SILVER PONY-FOOT	1 GAL / 12' O.C.	11/ L7.03
S10	⊞	AS RECD	CHASMOCLYTUM LATIFOLIUM INLAND SEA OATS	1 GAL / 12' O.C.	11/ L7.03

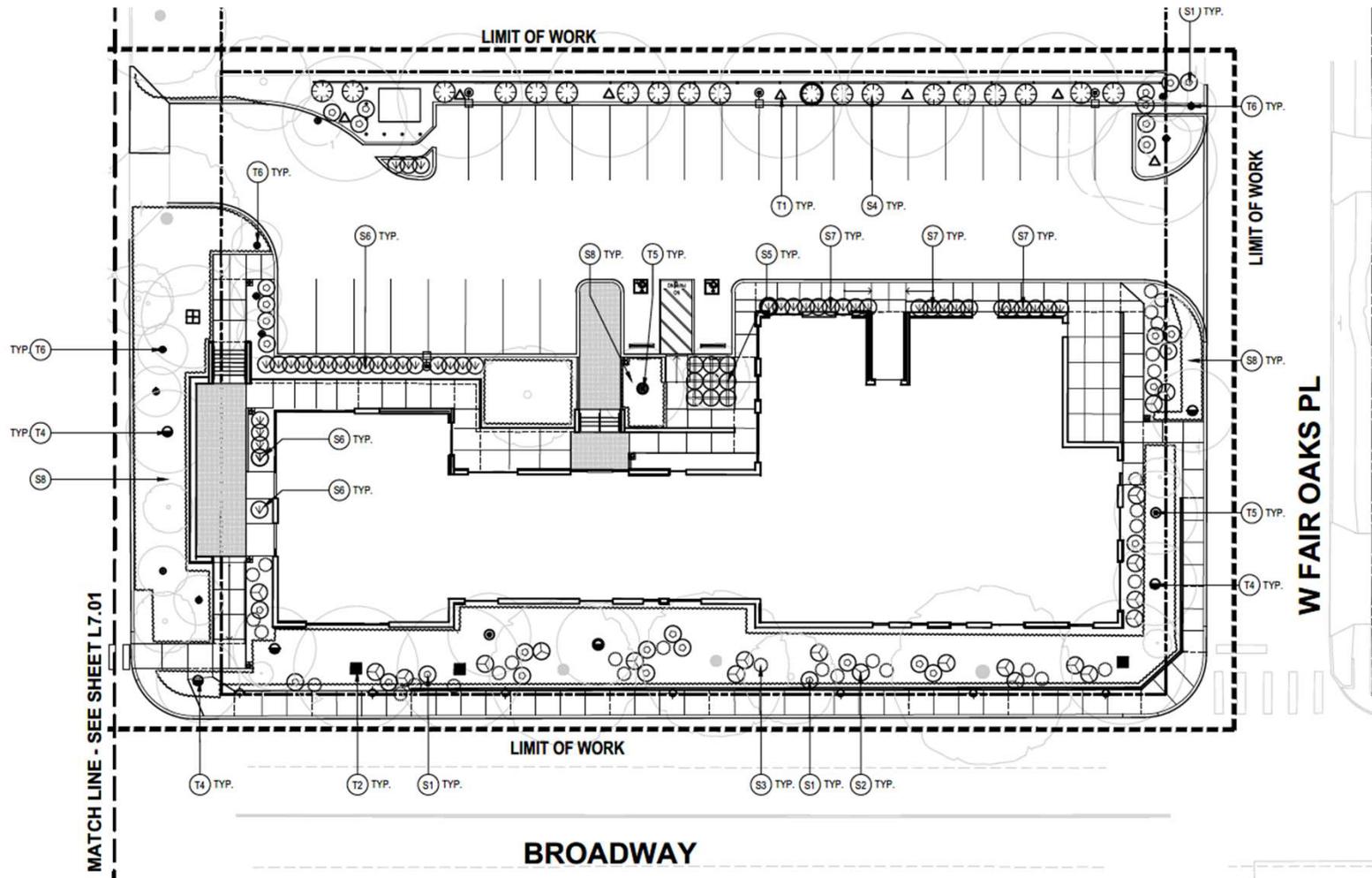
GROUND COVER LIST

G1	⊞	AS RECD	SHADE FRIENDLY GRASS MIX NATIVE AMERICAN SEED	SEED	L7.03
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MISCELLANEOUS SYMBOLS

—	LINEAR ROOT BARRIER	UB-48	L7.03
⊞	MULCHED AREA	4' BARK	SEE SPECS
+	SOIL SAMPLE LOCATION (XX TOTAL)		

PROPOSED PLAN — 7001 BROADWAY ST



PLANTING LEGEND

TREE LIST			(NCN) - NO COMMON NAME	(*) - UNLESS NOTED ON PLAN	
REF.	SYM.	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING	COMMENTS/ DET
T1	△	-	PLATANUS MEXICANA/ MEXICAN SYCAMORE	STD 6' CAL / PER PLAN	09/ L7.03
T2	■	-	ULMUS CRASSIFOLIA/ CEDAR ELM	STD 4' CAL / PER PLAN	09/ L7.03
T3	▲	-	QUERCUS BUCKLEYI TEXAS RED OAK	STD 4' CAL / PER PLAN	09/ L7.03
T4	●	-	DIOSPYROS TEXANA TEXAS PERSIMMON	MULTI 4' CAL / PER PLAN	09/ L7.03
T5	⊕	-	RHUS LANCEOLATA/ PRAIRIE FLAMELEAF SUMAC	CLUMP 4' CAL / PER PLAN	11/ L7.03
T6	●	-	SOPHORA SECUNDFLORA/ TEXAS MOUNTAIN LAUREL	MULTI 30' B&B PER PLAN	11/ L7.03

SHRUB / VINE LIST

S1	⊙	AS	ALEX VOMITORIA NANA/ REDD DWARF WALPOLE HOLLY	5 GAL / 48" O.C.	11/ L7.03
S2	⊙	AS	MAHONIA TRIFOLIOLATA/ REDD AGARITA	5 GAL / 48" O.C.	11/ L7.03
S3	⊙	AS	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' REDD GREEN CLOUD TEXAS SAGE	3 GAL / 48" O.C.	11/ L7.03
S4	⊙	AS	GARRYA OVATA SSP. LINCHEMERE REDD LINCHEMERE SILKTASSLE	1 GAL / 96" O.C.	11/ L7.03
S5	⊙	AS	RHUS ARBORESCENS REDD FRAGRANT SUMAC GRO-BLOW	5 GAL / 48" O.C.	11/ L7.03
S7	⊙	AS	MULLENBERGIA LINCHEMERE REDD BIG MULEY	1 GAL / 36" O.C.	11/ L7.03
S8	⊙	AS	HILL COUNTRY WOODLAND EDGE REDD BUNCH GRASSES & FORBS TO INCLUDE	11 3 GAL / 36" O.C.	L7.03
		AS	MULLENBERGIA CAPILLARIS REDD PINK MULEY	3 GAL / 36" O.C.	
		AS	NOLINA TEXANA REDD BEARGRASS	3 GAL / 36" O.C.	
		AS	YUCCA RUPICOLA REDD TWIST-LEAF YUCCA	3 GAL / 18" O.C.	
		AS	YUCCA PALMIDA REDD PALLEAF YUCCA	1 GAL / 12" O.C.	
		AS	MELAMPYRUM LEUCANTHUM REDD BLACKFOOT DAISY	1 GAL / 12" O.C.	
		AS	TETRANEURUS SCAEPOSA REDD FOUR-NERVE Daisy	1 GAL / 12" O.C.	
S9	⊙	AS	DICHOCHORA ARGENTEA/ REDD SILVER PONY-FOOT	1 GAL / 12" O.C.	11/ L7.03
S10	⊙	AS	CHAMBRANTHUS LATIFOLIUM REDD INLAND SEA OATS	1 GAL / 12" O.C.	11/ L7.03

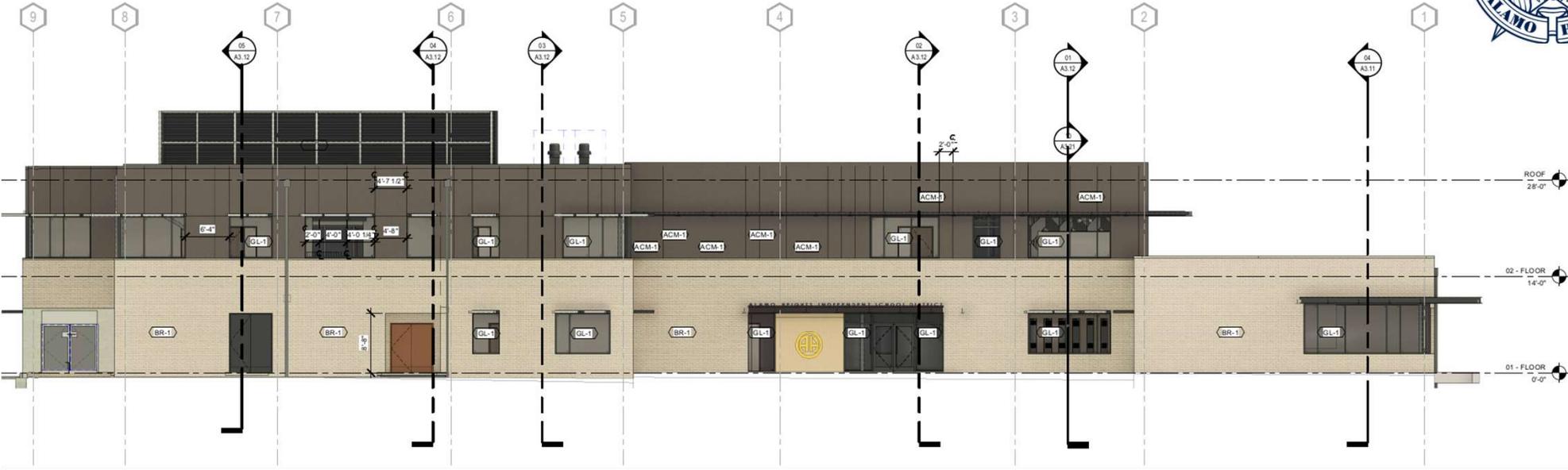
GROUND COVER LIST

G1	⊙	AS	SHADE FRIENDLY GRASS MIX REDD NATIVE AMERICAN SEED	SEED	4 L7.03
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MISCELLANEOUS SYMBOLS

—	LINEAR ROOT BARRIER	UB-48	4 L7.03
▨	MULCHED AREA	4" BARK	SEE SPECS
⊕	SOL SAMPLE LOCATION (XX TOTAL)		

COMMUNITY CENTER — WEST ELEVATION

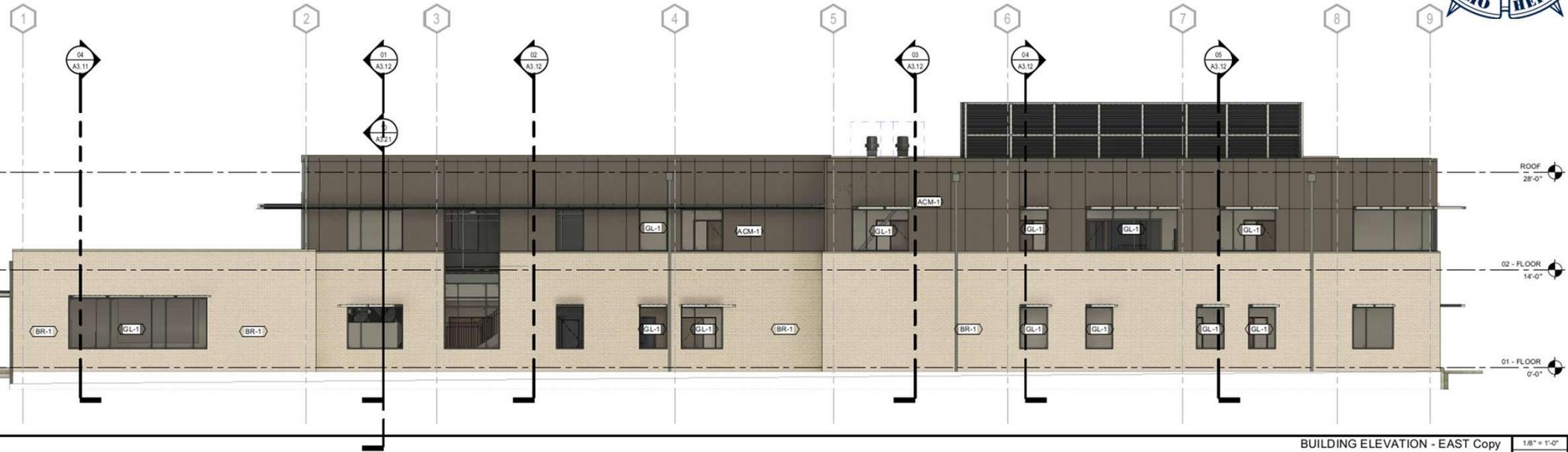


BUILDING ELEVATION - WEST Copy 2 1/8" = 1'-0" ARB 1.0 05

LEGEND

	(BR - 1) MASONRY VENEER, TO MATCH HIGH SCHOOL.
	(ACM - 1) ALUMINUM COMPOSITE METAL - TEXTURE A
	(ACM - 2) ALUMINUM COMPOSITE METAL - TEXTURE B
	(WD - 1) WOOD PANEL SIDING
	(GL-1) INSULATED LOW-E VISION GLAZING
	(CMU-1) CONCRETE MASONRY UNIT

COMMUNITY CENTER — EAST ELEVATION



BUILDING ELEVATION - EAST Copy 2 1/8" = 1'-0" ARB 1.0 01

LEGEND

-  (BR - 1) MASONRY VENEER, TO MATCH HIGH SCHOOL.
-  (ACM - 1) ALUMINUM COMPOSITE METAL - TEXTURE A
-  (ACM - 2) ALUMINUM COMPOSITE METAL - TEXTURE B
-  (WD - 1) WOOD PANEL SIDING
-  (GL-1) INSULATED LOW-E VISION GLAZING
-  (CMU-1) CONCRETE MASONRY UNIT

COMMUNITY CENTER – NORTH ELEVATION



LEGEND	
	(BR - 1) MASONRY VENEER, TO MATCH HIGH SCHOOL.
	(ACM - 1) ALUMINUM COMPOSITE METAL - TEXTURE A
	(ACM - 2) ALUMINUM COMPOSITE METAL - TEXTURE B
	(WD - 1) WOOD PANEL SIDING
	(GL-1) INSULATED LOW-E VISION GLAZING
	(CMU-1) CONCRETE MASONRY UNIT

BUILDING ELEVATION - NORTH
Copy 2

1/8" = 1'-0"
ARB 1.0

3

COMMUNITY CENTER — SOUTH ELEVATION



BUILDING ELEVATION - SOUTH
 Copy 2 | 1/8" = 1'-0"
 ARB 1.0 | 02

LEGEND	
	(BR - 1) MASONRY VENEER, TO MATCH HIGH SCHOOL.
	(ACM - 1) ALUMINUM COMPOSITE METAL - TEXTURE A
	(ACM - 2) ALUMINUM COMPOSITE METAL - TEXTURE B
	(WD - 1) WOOD PANEL SIDING
	(GL-1) INSULATED LOW-E VISION GLAZING
	(CMU-1) CONCRETE MASONRY UNIT

COMMUNITY CENTER - RENDERING

District Community Center

Rendering at Main Entry



COMMUNITY CENTER - RENDERING

District Community Center

Rendering at Broadway & Tuxedo





POLICY ANALYSIS

- Subject to Final Reviews by the Architectural Review Board and ultimate approval by Council
- Technical and administrative reviews of proposed site plans and building will be required to ensure compliance with current building and zoning code regulations.

