

ARB CASE NO. 922S 6401 BROADWAY ST #2

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

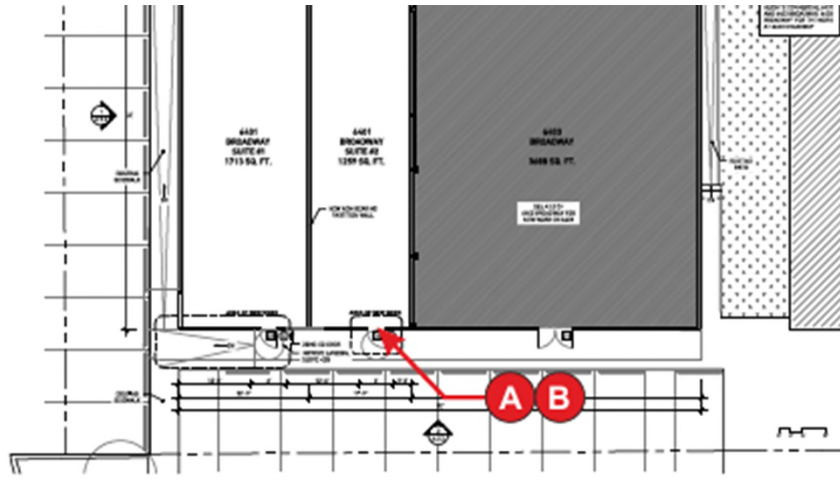
Presented by:
Lety Hernandez
Director

PROPERTY



- B-1
- Broadway St
- West side between College Blvd and Inslee Ave, southern side
- Permanent Signage

SITE PLAN



PROPOSED



Identification sign. Any sign identifying a business, including its name, logo, address, phone number, uses, services and products sold, credit/charge cards accepted, check approval agencies and phrases that are an integral part of the corporate identity. For an individual this includes title or designation (e.g., M.D., D.C., D.V.M., C.P.A., etc.).

INTERIOR SIGNAGE:

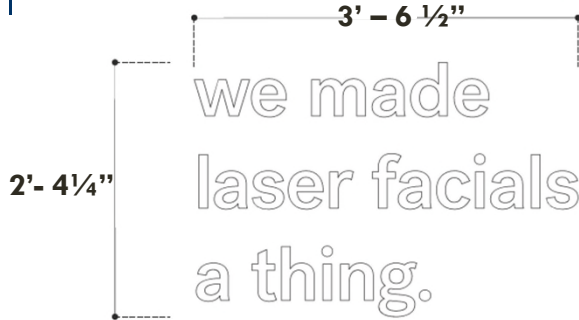
Sign C – SKIN LAUNDRY – Halo-Lit Channel Letters (This has already been installed)

6" H x 5' W

Sign D – GOOD SKIN DAY AHEADS. – Non-Illuminated FCO Letters (This has already been installed)

18 3/8" H x 48" W

EXISTING WINDOW SIGNS



SIGN B

QTY: 1 EACH

**COPY: 3M Opaque White Vinyl
- 2nd surface**

EXISTING INTERIOR SIGN



INTERIOR SIGN

SIGN C QTY: One (1) Set (11pcs)

FACE/RETURNS: 3/4" White Acrylic
 BACKS: 3/16" Milky White Acrylic
 LED: 6500k 12v LED modules
 SPACERS: 1 1/2" Spacer PTM TBD
 HARDWARE: #10 Screws + Anchors

COLOR CHART

Black

White Acrylic

HALO-LIT LED EMBD. ACRYLIC LETTER TYP.

END VIEW **NTS**

EXISTING STREET VIEW



Mar 14, 2024 at 2:04:15 PM
 102 Cloverleaf Ave
 Alamo Heights TX 78209
 United States

PROPOSED INTERIOR SIGN

48"

18-3/8"

SIGN D
COPY: 1/2" Acrylic PTM Black

ATTACHMENT DETAIL

END VIEW NTS

COLOR CHART

■ Black

□ White Acrylic

SIGN AREA: 6.13 SF

PROPOSED

FRONT OF BUILDING:

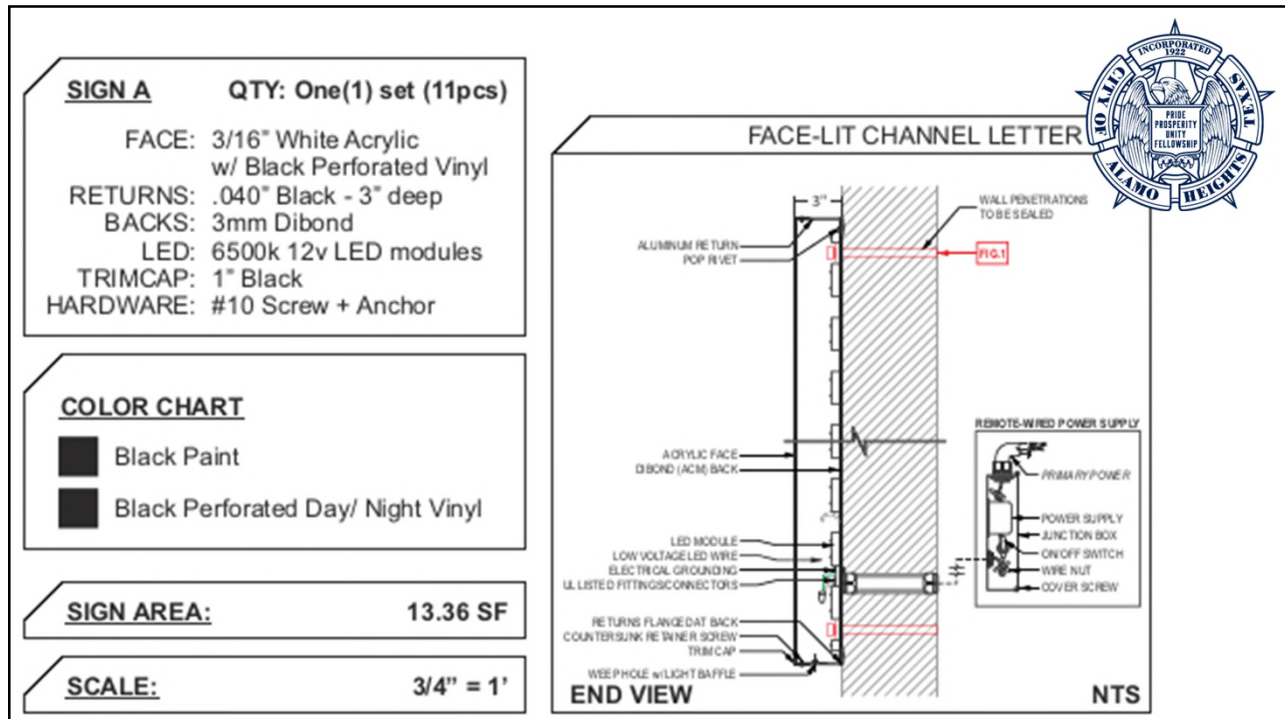
Sign A: SKIN LAUNDRY – Face Lit Channel Letters -
1'2"H x 11'-5 3/8"W

Sign B: Exterior Window Vinyl

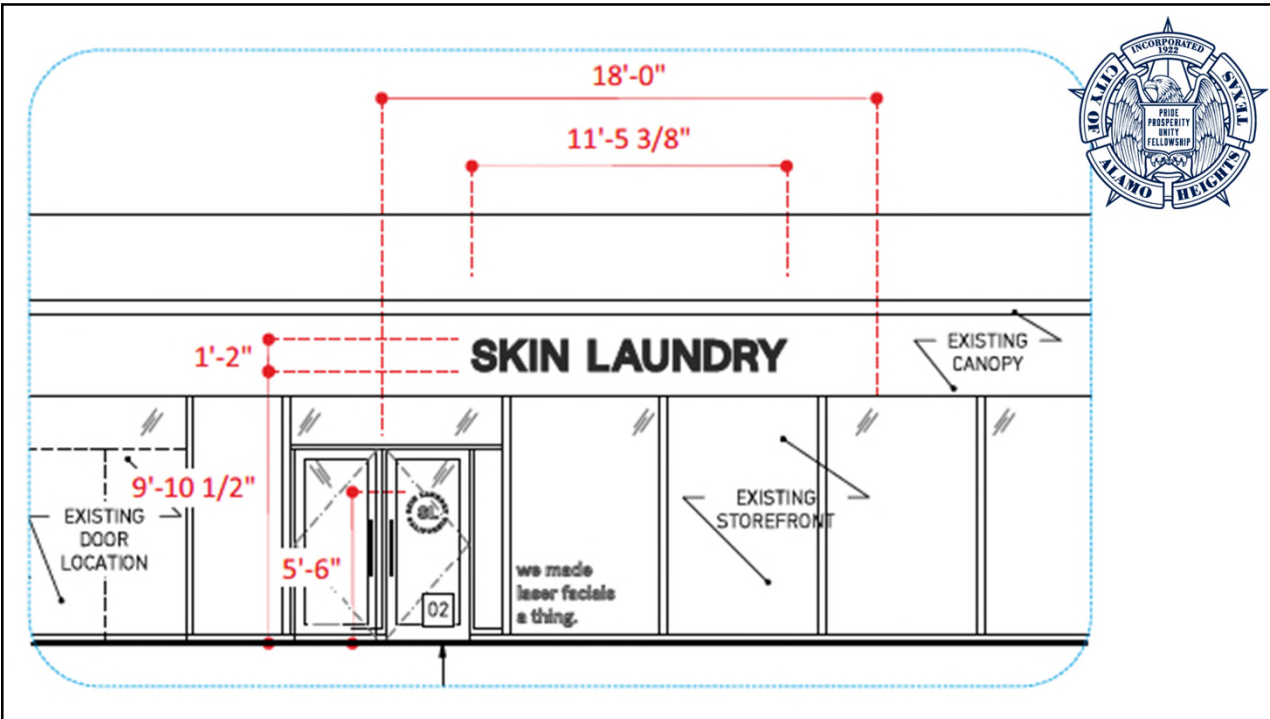
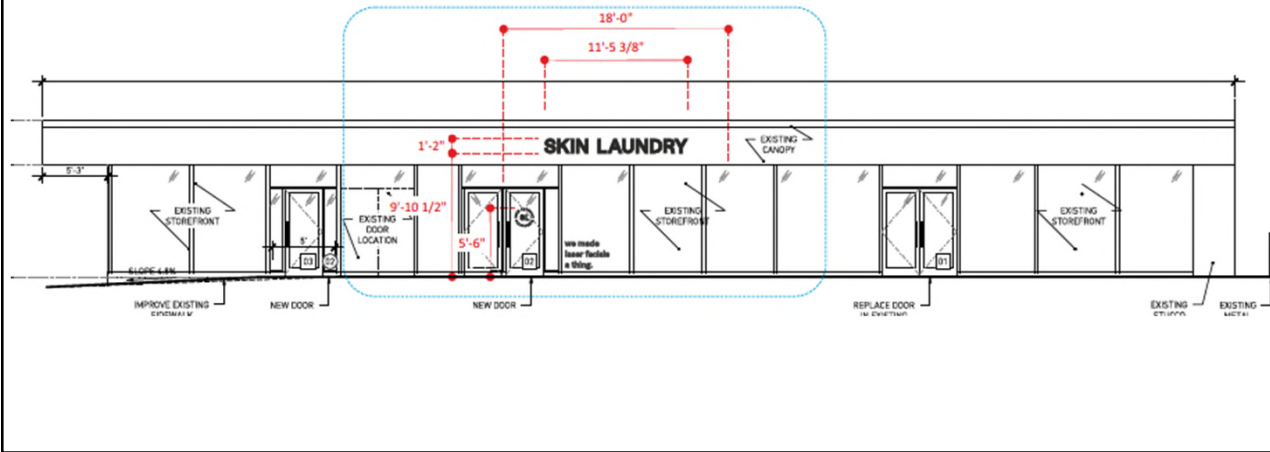
1. We Made Laser Facials a thing. – 2'-4 ¼" x 3'-6 ½"W
2. Skin Laundry SL California – 18"

****We are asking for the word California to be allowed to include the word "CALIFORNIA" in the round logo as this is part of their registered trademarked logo and per the website from the City of Alamo Heights, this should be allowed under the "Identification sign" definition.**

Identification sign. Any sign identifying a business, including its name, logo, address, phone number, uses, services and products sold, credit/charge cards accepted, check approval agencies and phrases that are an integral part of the corporate identity. For an individual this includes title or designation (e.g., M.D., D.C., D.V.M., C.P.A., etc.).



PROPOSED STOREFRONT VIEW



POLICY ANALYSIS



■ Sec. 15-32(1) – Definitions

- **Sign** means any structure, placard, display, mural, figures, painting, drawing, message, poster, plaque, billboard, rendering, notice, device, sandwich board, or other object which is arranged, intended, located, placed, arranged, lighted, erected, or that **includes text or images for the purpose of attracting attention** to a building, premises, commodity, product, business, service, or activity or which gives information or communicates about same. Displays, notices, names and other announcements on canopies or awnings are signs.

POLICY ANALYSIS



■ Sec. 15-32(1) – Definitions

- **Identification Sign** means any sign identifying a business, including its name, logo, address, phone number, uses, services and products sold, credit/charge cards accepted, check approval agencies and phrases that are an integral part of the corporate identity. For an individual this includes title or designation (e.g., M.D., D.C., D.V.M., C.P.A., etc.).

POLICY ANALYSIS



- **Sec. 15-32(1) – Definitions (cont'd)**
 - Window sign means all forms of signs, graphics, language, images, and logos placed upon, behind, attached to, seen through, or occupying space within a window. This sign form includes all forms of material on which a message may be printed. For the purposes of this regulation, glass doors constitute windows and are subject to all window sign regulations herein.

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.

POLICY ANALYSIS



- **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.

POLICY ANALYSIS



- Proposed number of signs exceeds the maximum two (2) allowed per Sec. 15-32(c)(1)
 - Sec. 15-60(c) - The city's administrative officer shall refer all sign applications for permanent signs not excepted by section 15-64 to the architectural review board for review of location, design, scale, size, material, color, lighting and aesthetic appeal. The architectural review board shall recommend that the application be approved, disapproved or revised. If the application is approved, the city's administrative officer shall issue a permit for the sign. If the architectural review board recommends that the application be disapproved or revised, the applicant may appeal such recommendation to the city council for final action. If the city council approves the application after review of the architectural review board recommendation, the city's administrative officer shall issue a permit for the sign, otherwise it shall be denied. **The architectural review board shall have the authority to approve any sign that may deviate from any regulation found within this code.**

ARB CASE NO. 916S 6011 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- B-1
- Broadway St
- West side, south of Albany St
- Permanent Signage

PREVIOUS CONDITIONS



CURRENT



EXISTING



4.75" C A P I T A L

- CHANNEL LETTERS WITH BLACK 3M PERFORATED VINYL BACKER WITH RACEWAYS
- FCO LETTERS / CAPITAL

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.
 - Multi-tenant signs for the shopping center shall only be allowed when the businesses do not front or are visible from city streets or rights-of-ways

ARB CASE NO. 929S 6011 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- B-1
- Broadway St
- West side, south of Albany St
- Permanent Signage


PREVIOUS CONDITIONS



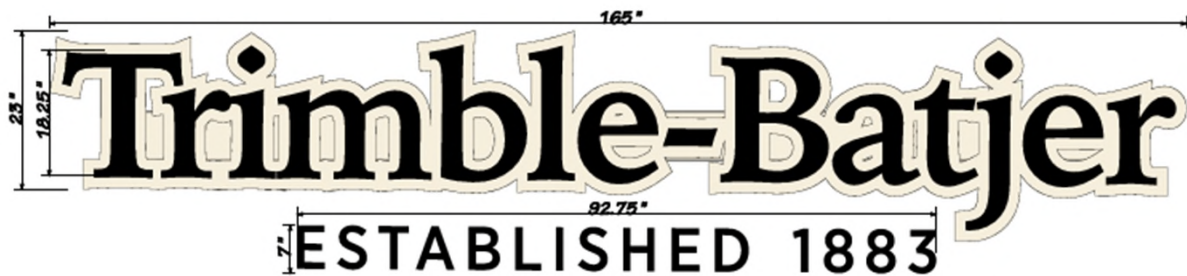
CURRENT



62" tall Sign Band

 This photo has been adjusted to complement the previous photo here. The actual color is not to be visually compared to a paint or stock sample.

EXISTING



- CHANNEL LETTERS WITH BLACK 3M PERFORATED VINYL BACKER WITH RACEWAYS
- FCO LETTERS / CAPITAL

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.
 - Multi-tenant signs for the shopping center shall only be allowed when the businesses do not front or are visible from city streets or rights-of-ways

ARB CASE NO. 926F 525 ARGO AVE

COMPATIBILITY REVIEW - ACCESSORY




COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY

- SF-B
- North side between Alamo Heights Blvd and Greely St
- 2-story detached accessory

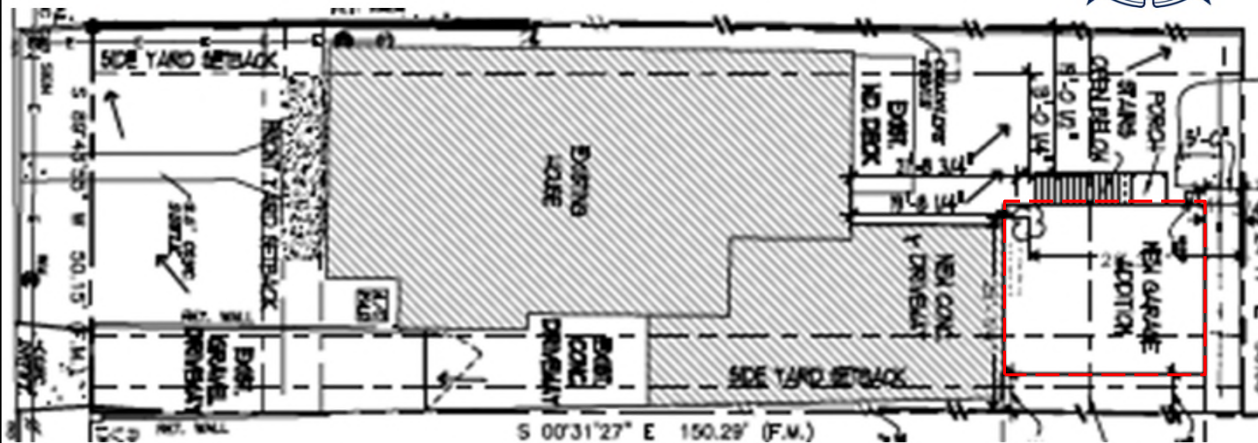


SUMMARY

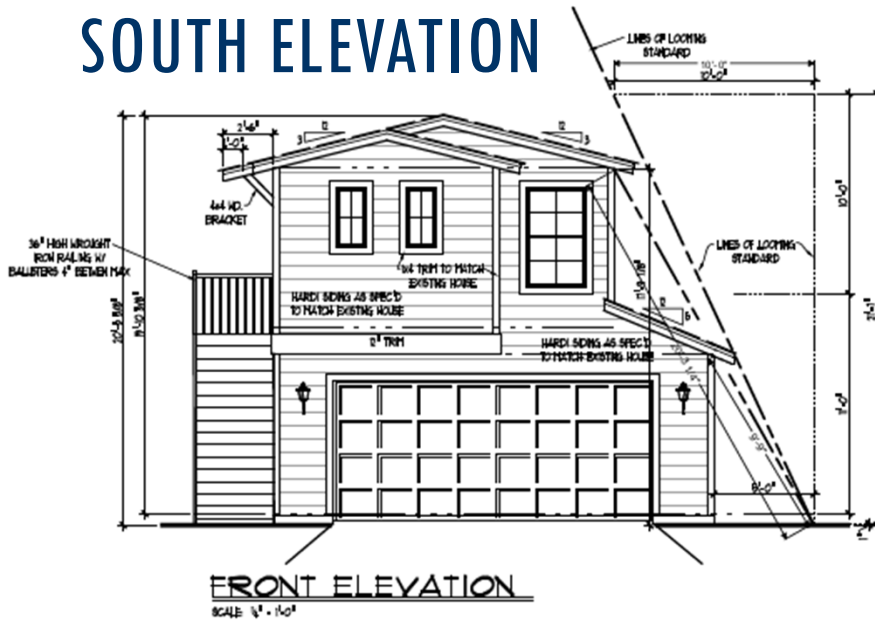


- Demolition Review
 - Demolition of one-story detached accessory structures are exempt from significance review
 - Construction of two-story detached accessory structures are subject to compatibility review

SITE PLAN



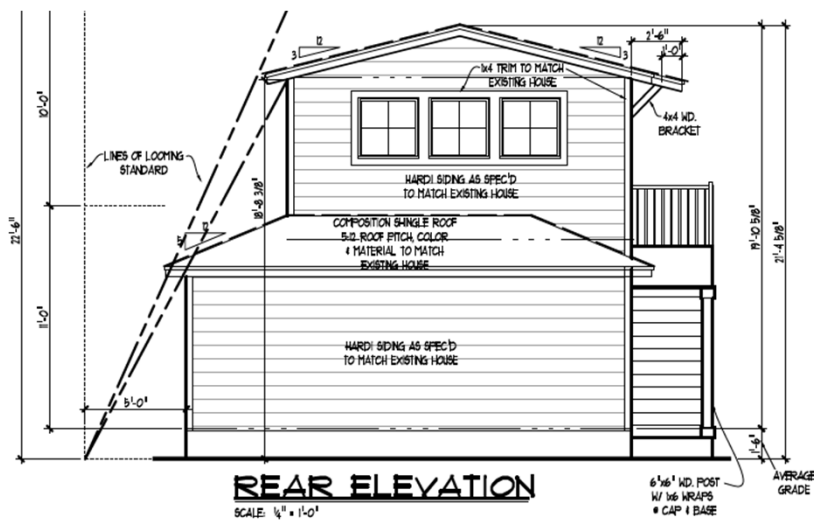
SOUTH ELEVATION



- Height: 21ft 4-5/8-in
- Siding: Hardi
- Roof: Composition Shingles

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

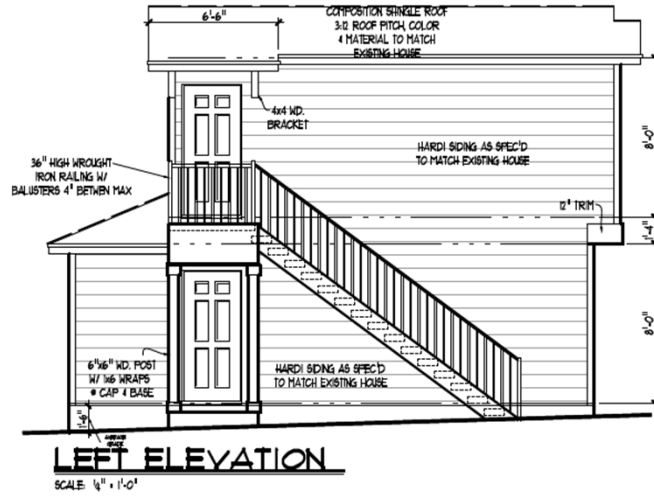
NORTH ELEVATION



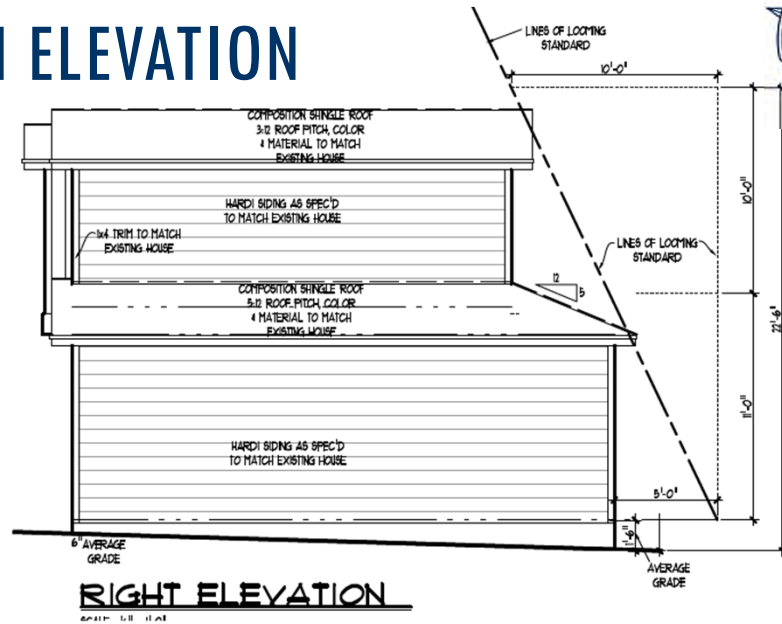
REAR ELEVATION
SCALE: 1/4" = 1'-0"

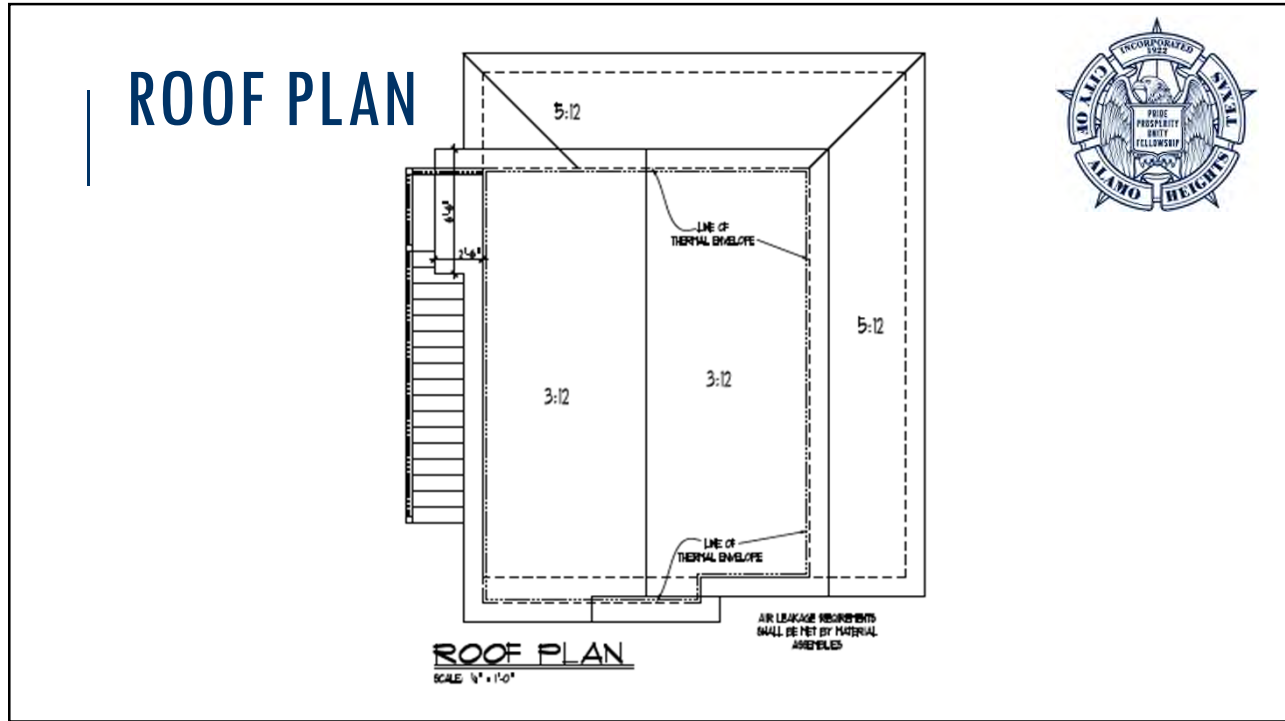
6 1/8" HD. POST
W/ 1/2 WRAPS
& CAP & BASE
AVERAGE GRADE

NORTH ELEVATION



NORTH ELEVATION





POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7500	7500
Main House 1 st Floor*	2201	2201
Main House 2 nd Floor		
Main House – Loft		
Garage/Carport – 1 st Floor*	0	597
Garage – 2 nd Floor		378
Front Porch*	180	180
Side Porch*		
Rear Porch*		
Shed*	315	0
Covered Patio Structures*		
Total Square Footage	2696 sq ft	3356 sq ft
Lot Coverage* (max 40%)	2696 sq ft / 35.95%	2978 sq ft / 39.71%
FAR (max .49 with bonus)	2516 sq ft / .335	3176 sq ft / .423

Bonuses Utilized
 +4 – Preservation of main structure

ARB CASE NO. 930F 5330 BROADWAY ST

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- B-1
- Broadway
- East side between Grandview Pl and Arcadia Pl
- Exterior Improvements

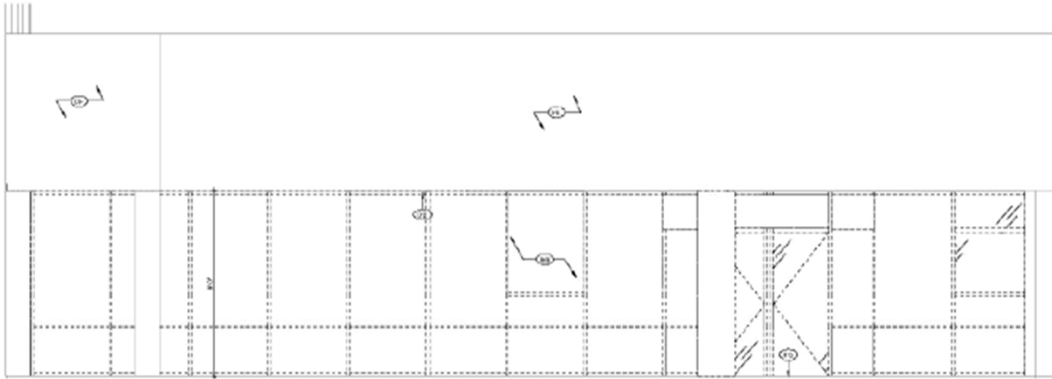
EXISTING CONDITIONS - WEST



EXISTING CONDITIONS - NORTH

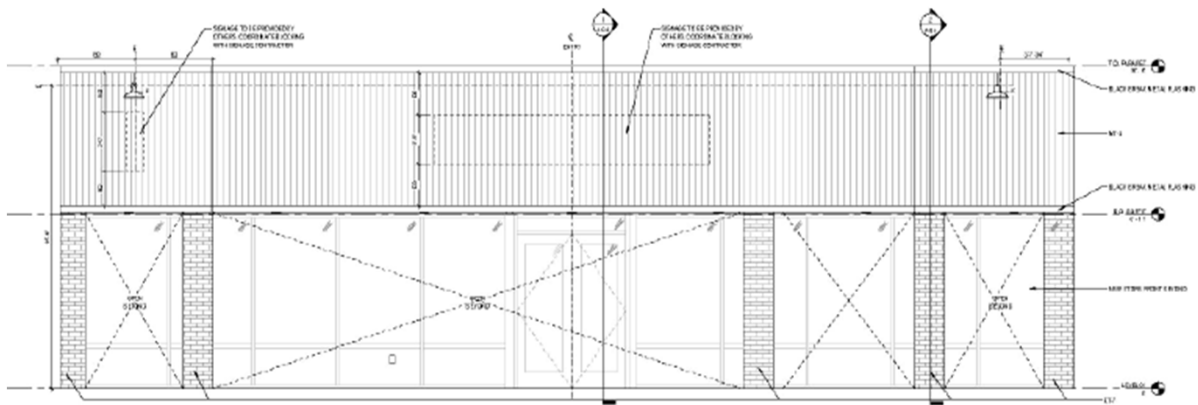


EXISTING ELEVATION

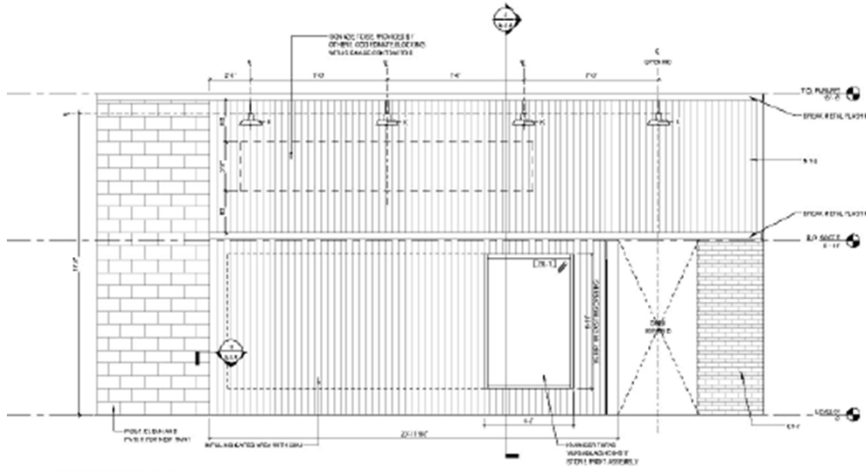


- Exterior partition including doors, frames, hardware, and glazing.
- Concrete ramp and existing stucco finish

PROPOSED ELEVATION - WEST

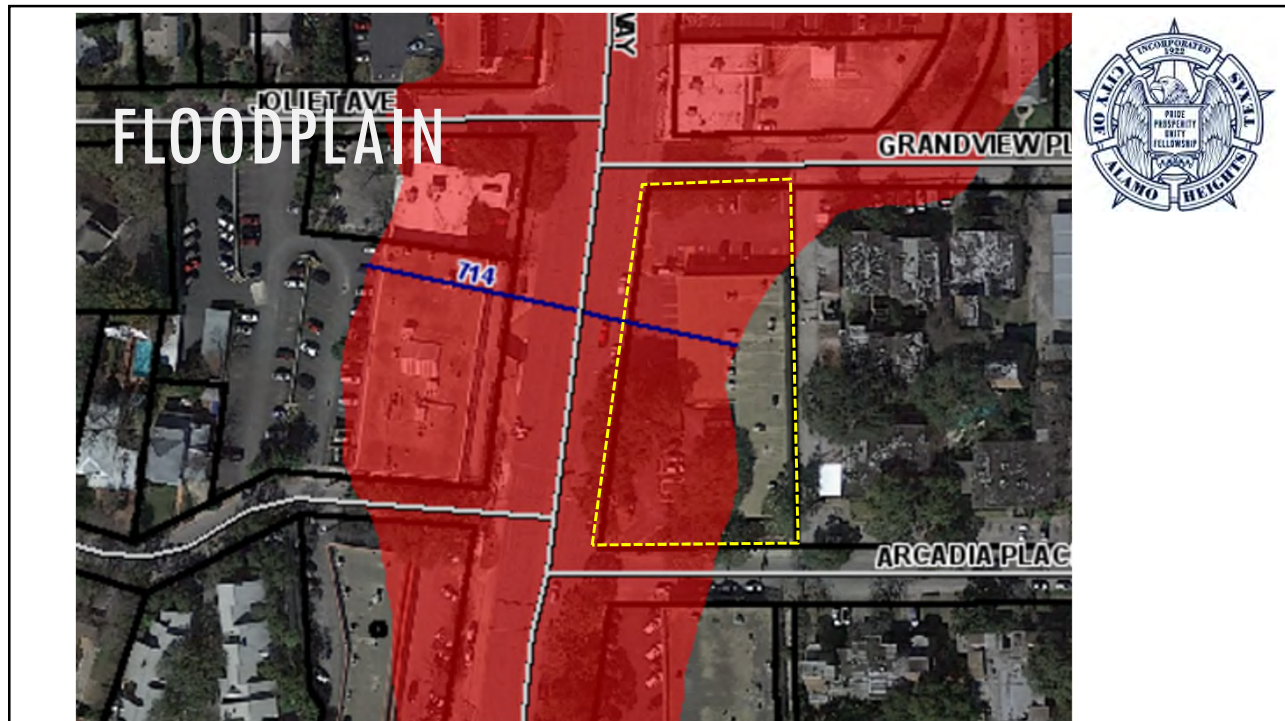


PROPOSED ELEVATION - NORTH



RENDERING





POLICY ANALYSIS

- **Chapter 7, Flood Damage and Prevention Control**
 - **Sec. 7-52, Permit Required**
 - (2)(ii) Exterior remodeling of an existing structure that does not change the existing footprint, first floor elevation or elevation of the land
 - **Sec. 7-75, Floodways**
 - (1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development, unless certification by a professional registered engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

POLICY ANALYSIS

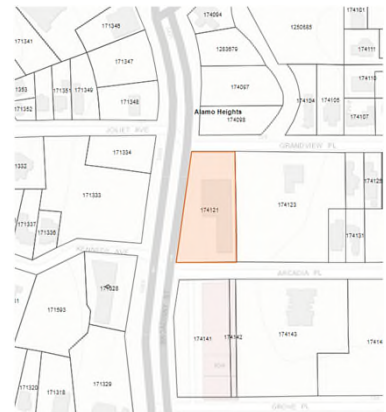


- Currently completing the plan review process to ensure compliance with code requirements.
- The case is scheduled to be heard at the May 13, 2024 City Council meeting pending recommendation from the board.

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



ARB CASE NO. 925P 4821 BROADWAY ST

PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

SUMMARY



- The preliminary review is to consider the architectural aspects of the proposed structure.

PROPERTY



- B-1
- West side of Broadway St, south of Patterson Ave
- Interior and exterior modifications



Broadway and Patterson Intersection



Broadway Parking Entry



EXISTING CONDITIONS



EXISTING CONDITIONS





Existing Elevation



Proposed Elevation



Existing Entrance



Produce Entry





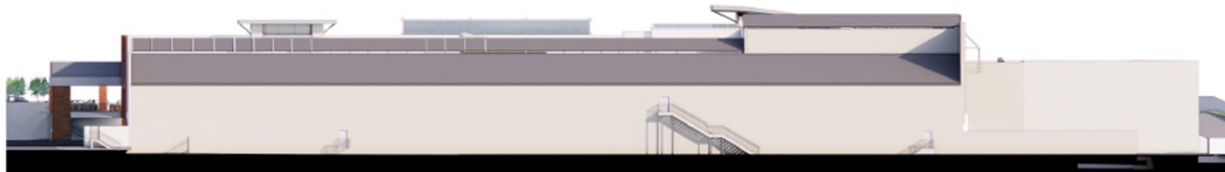


Patterson Ave. Garage Entry

PROPOSED ELEVATIONS

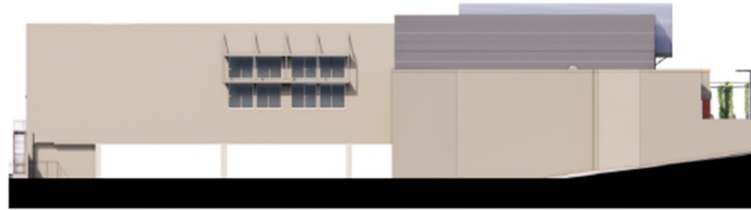


Proposed East Elevation



Proposed West Elevation

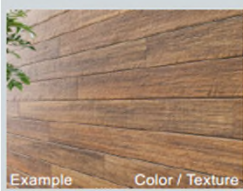
PROPOSED ELEVATIONS



Proposed South Elevation

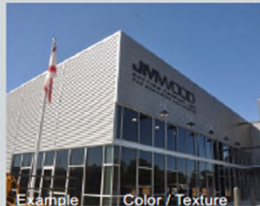


Proposed North Elevation



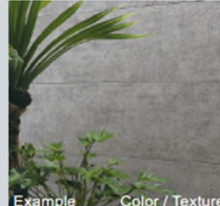
Example Color / Texture

MT-1
Ceraclad
Antique Sawn
Wood
Amber



Example Color / Texture

MT-2
MBCI
Corrugated
Metal Panel



Example Color / Texture

MT-3
Ceraclad
Concrete
Series
Weathered
Concrete



Example Color / Texture

MT-4
D'Hanis
Brick

Paint



PT-1
SW 7066
Gray Matters



PT-2
PPG 1001-7
Black Magic
(Exposed Steel &
Metal Trim)

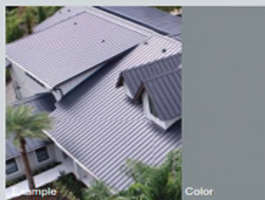
*All exposed exterior steel - paint PT-2



Example Color

GL-1
Low E-Glazing
Solar Control Low-E Coated
Insulated Annealed Glass.
U-Value: .28
SHGC: .27

Alum. Storefront
Color: Dark Bronze
Newcastle or Equivalent



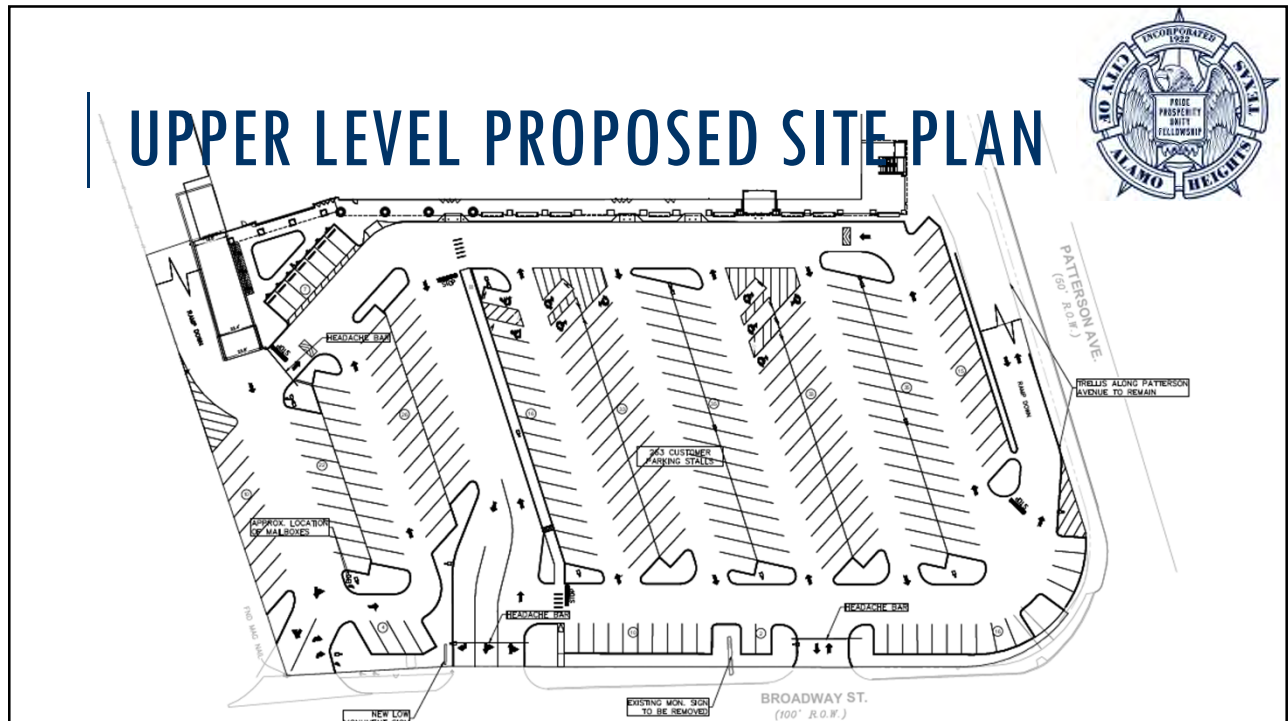
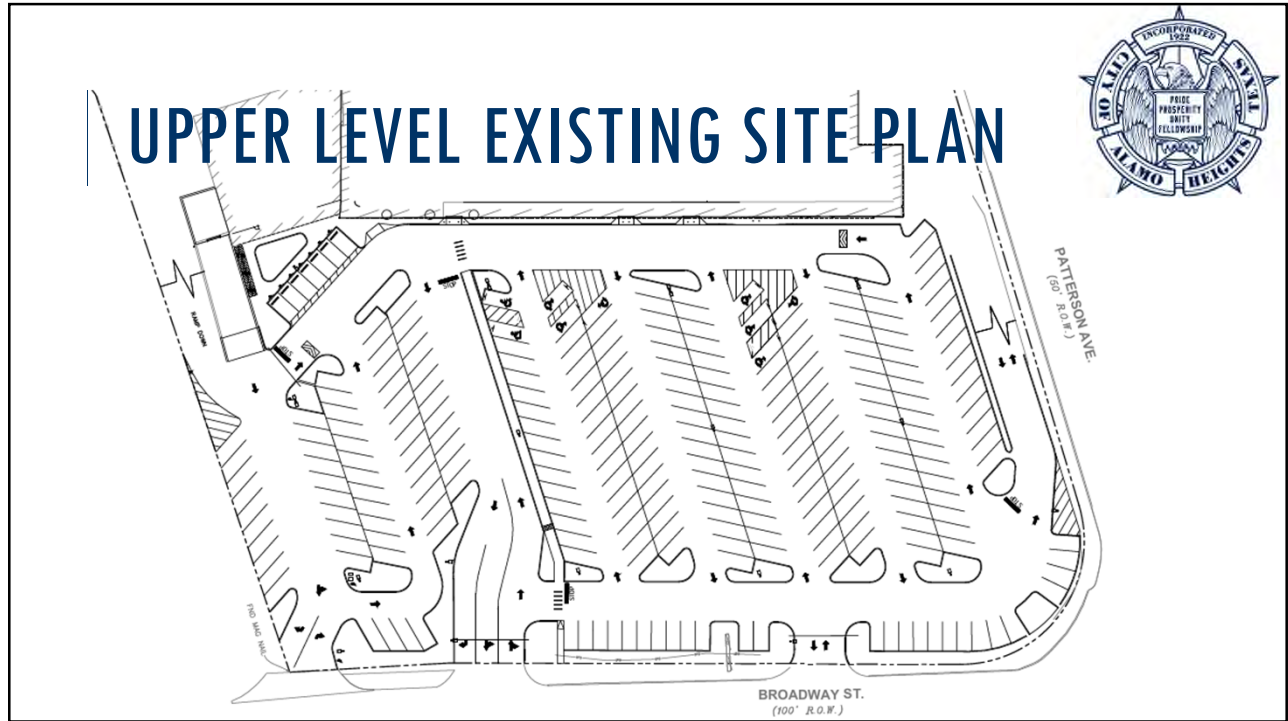
Example Color

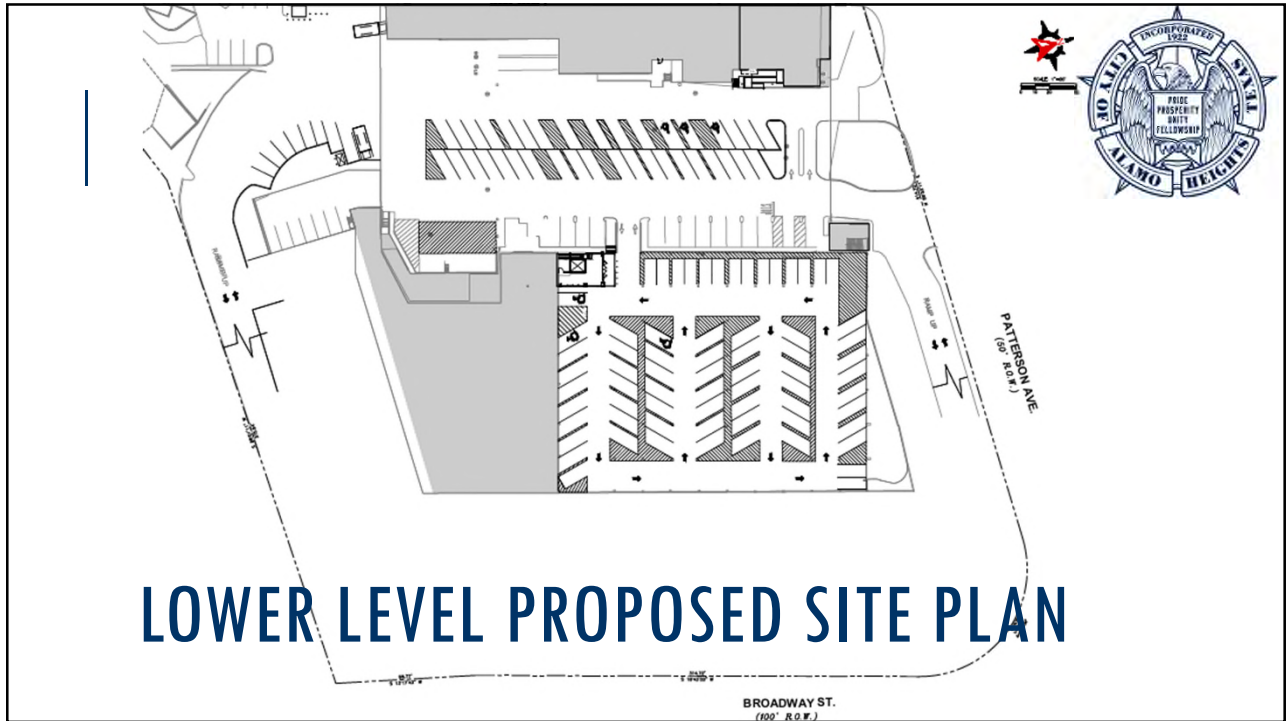
MT-5
Standing Seam
Berridge
Standing
Seam Panel
System
Color:
Charcoal Grey



Example Color / Texture

MT-6
Soffit
Ceraclad
Antique Sawn
Wood
Amber





POLICY ANALYSIS



- The applicant has not formally submitted their request for a building permit. A plan review will be required to ensure compliance with zoning regulations and adopted building codes prior to approval of a building permit.
- The project will require Final Review by the Architectural Review Board and approval by City Council.
 - Phase 1 – Reviewed and approved by ARB and Council and is expected to start in the spring.
 - Phase 2 – Current request. Expected to begin shortly after phase one is done.

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



ARB CASE #931P 516 CIRCLE ST

PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

SUMMARY



- The preliminary review is to consider the architectural aspects of the proposed structure.

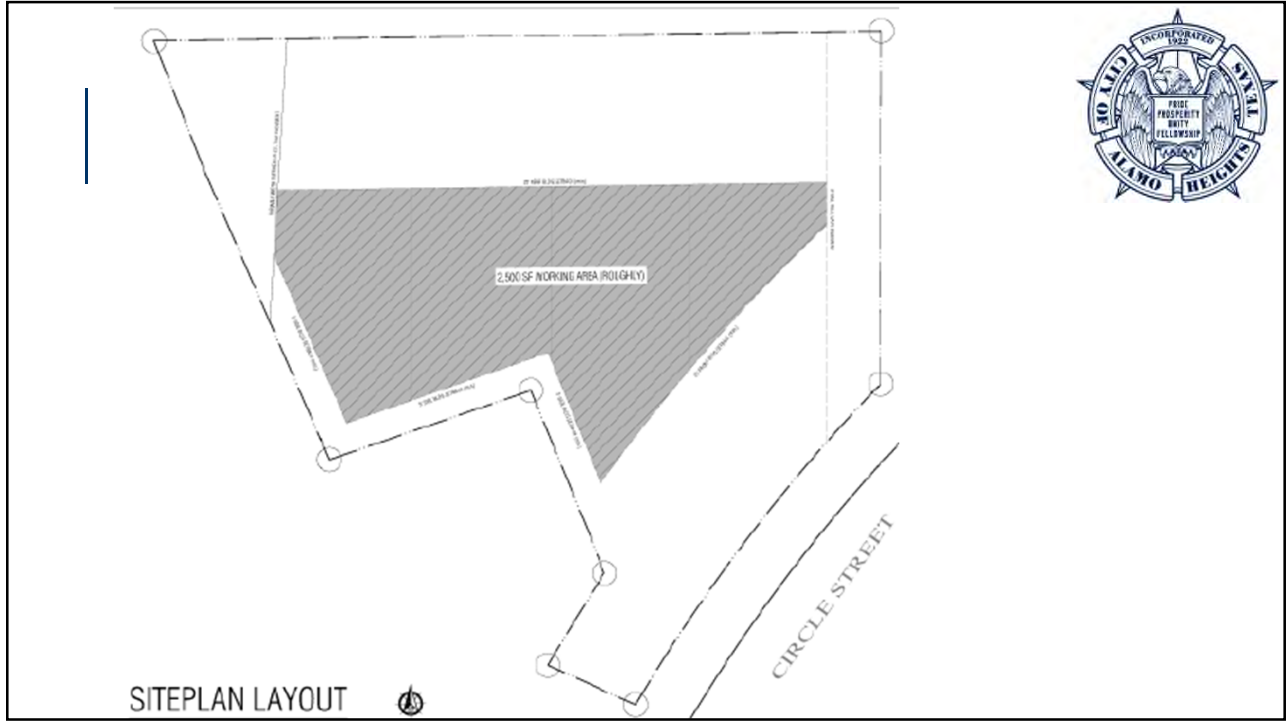
PROPERTY



- Business District (B-1) & Two-Family (2F-C)
- Northern side of street east of Ashcroft
- New Construction

SITE





PROPOSED - EAST



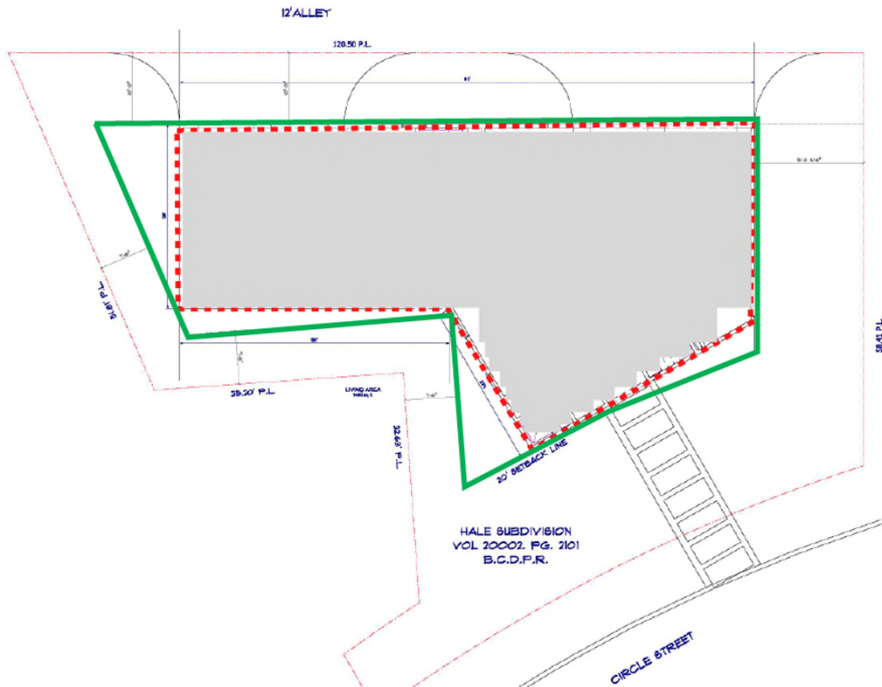
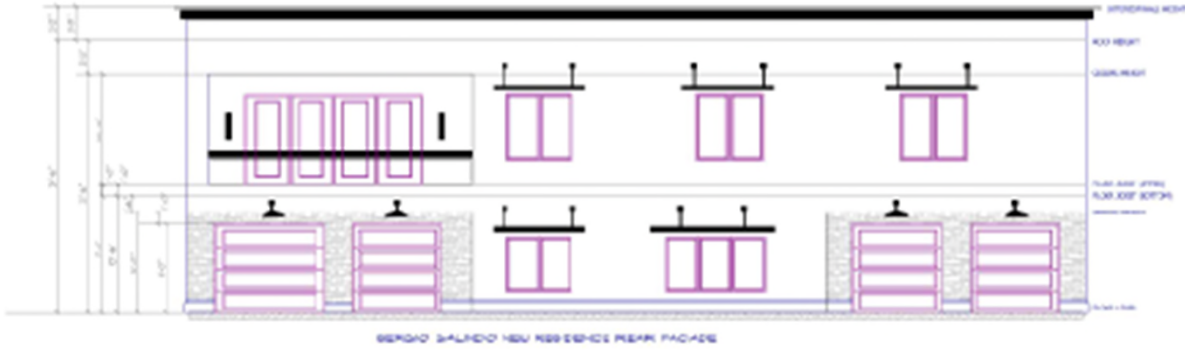
left elevation

PROPOSED - WEST



right elevation

PROPOSED - NORTH





POLICY ANALYSIS

- **Planning & Zoning Commission (P&Z)**
 - Rezone – May 06, 2024
- **Architectural Review Board (ARB)**
 - Compatibility Review – May 21, 2024
- **City Council**
 - P&Z & ARB Recommendations – May 28, 2024
- Plan review 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:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



STAFF REPORT: DEMOLITION AND REPLACEMENT STRUCTURE REVIEW PROCESSES

APRIL 16, 2024



ADMINISTRATION

Presented by:
Phil Laney,
Assistant City Manager

SUMMARY



- Potential updates to residential construction development process
- Currently, review of demolitions (significance) does not also require review of proposed new/renovated replacement structure (compatibility)
- Proposal would require demolition review request to also include proposed replacement structure review

BACKGROUND



- Chapter 5 – Buildings and Building Regulations, Article IX – Demolitions oversees demolition review procedures
- Review processes
 - Significance review – for proposed demolitions, ARB & Council to determine if structure has significance
 - Compatibility review – for proposed structures/renovations, ARB & Council to determine if structure demonstrates compatibility with other surrounding structures
- Per Code, demolition review process intended to complete both the significance of existing structures proposed for demolition **and** the compatibility review of any replacement structures within the same process
- By Code, significance (demolition) and compatibility (replacement structure) may be completed in separate processes if requested by owner

BACKGROUND



- Multiple discussions involving proposed demolitions have included requests to view the proposed replacement structure, but not available or required
- Feedback received that some concern about demolition could be minimized if more information was available on the replacement structure

POTENTIAL ARB PROPOSAL



- Amend demolition review procedures so that significance and compatibility processes may not be completed in separate processes
- If approved, demolition review application would also include all compatibility review materials for the replacement structure
 - Both ARB & Council demolition review would include proposal for replacement structure
- If replacement structure deemed incompatible with other structures or the replacement structure not proposed, demolition delay may be necessary to revise and/or develop design

NEXT STEPS



- 4/16/2024 – Architectural Review Board
 - Recommendation on proposed process changes
- 4/29/2024 – Council consideration of proposed changes
 - Staff report on proposed changes presented to Council on 4/9
- Ongoing – Council committee & staff continue working to update ARB rules/roles/mission with proposed amendments forthcoming