

ARB CASE NO. 1029S
406 AUSTIN HWY
PERMANENT SIGNAGE

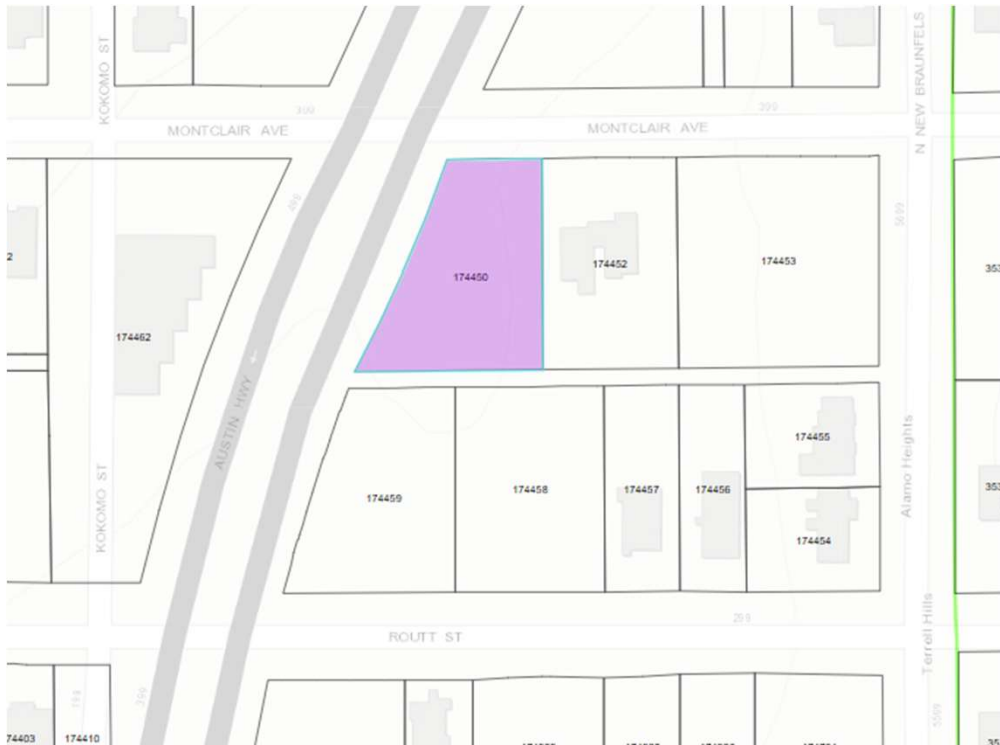


COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY



- B-3
- Southeast corner of Austin Hwy and Montclair Ave
- Permanent Signage



EXISTING CONDITIONS

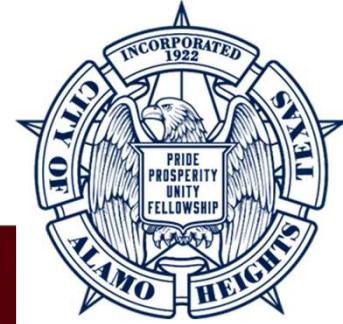


PROPOSED AWNING SIGN



AWNING SIGN SPECIFICATIONS

- Material: Fabric
- Color: Red and White w/
Logo
- Mounting: Angle frame
mounted to canopy
- Lighting: Unlit



Mounting Example

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.

...

(e) Sign types and limitations. All signs must be located on the property for which the business or service corresponds, unless specifically authorized in this chapter, and may not encroach into public rights-of-way. Various types of signs shall be limited in size as follows:

...

(3) Canopy/awning signs.

- a. Maximum size. Shall be no more than twenty-four (24) square feet; alternative sign sizes may be considered by the architectural review board based on the canopy/awning in which the sign is being attached, due to the wide variation of potential wall configurations, such as the height, size, and location.
- b. Maximum height. A canopy/awning sign shall not project above the top of the canopy or awning it is constructed upon.



COMPLIANCE/PUBLIC NOTICE

- **Number of Signs**
 - Two signs (existing wall and proposed canopy) exceeds one sign allowed
- **Size**
 - Proposed canopy sign (72 sq ft) exceeds maximum 24 sq ft allowed
- **No public notice required**

ARB CASE NO. 1032S
250 VIESCA AVE

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY

LOCATION MAP



SF-B
West side of
Viesca Ave
Permanent
Signage

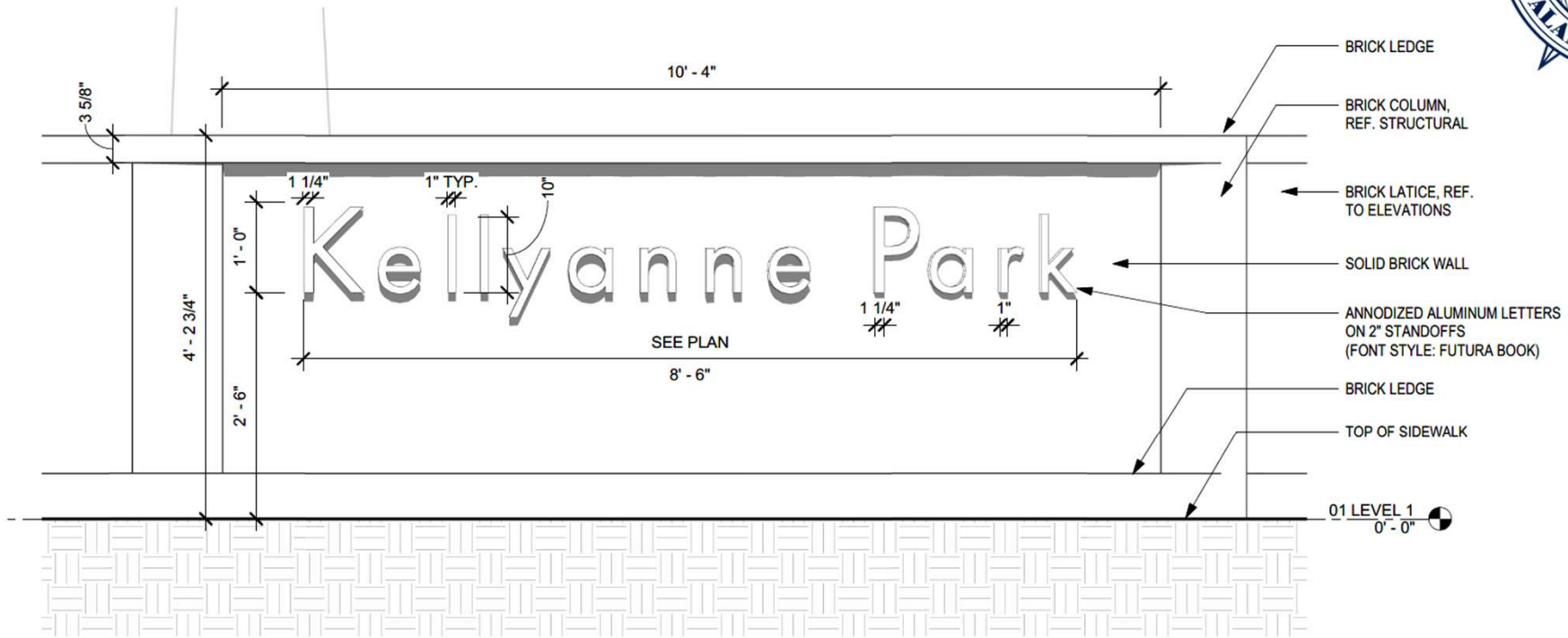
EXISTING CONDITIONS



PROPOSED SIGN



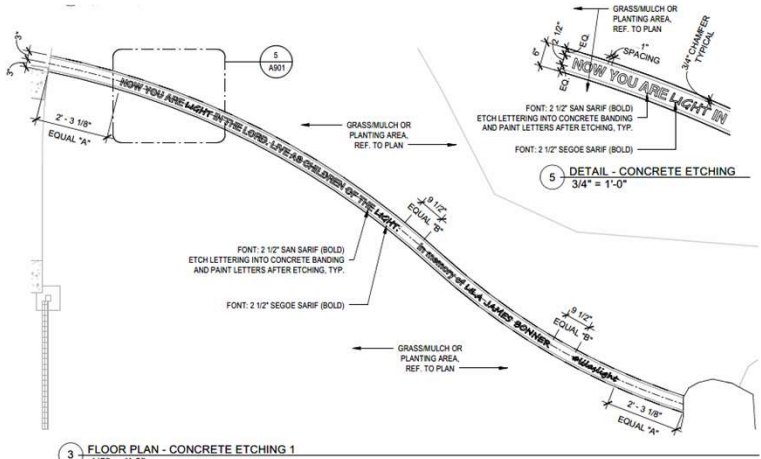
SIGN SPECIFICATIONS



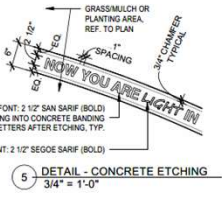
1 ELEVATION - PARK SIGN
3/4" = 1'-0"

← GRASS/MULCH OR PLANTING AREA

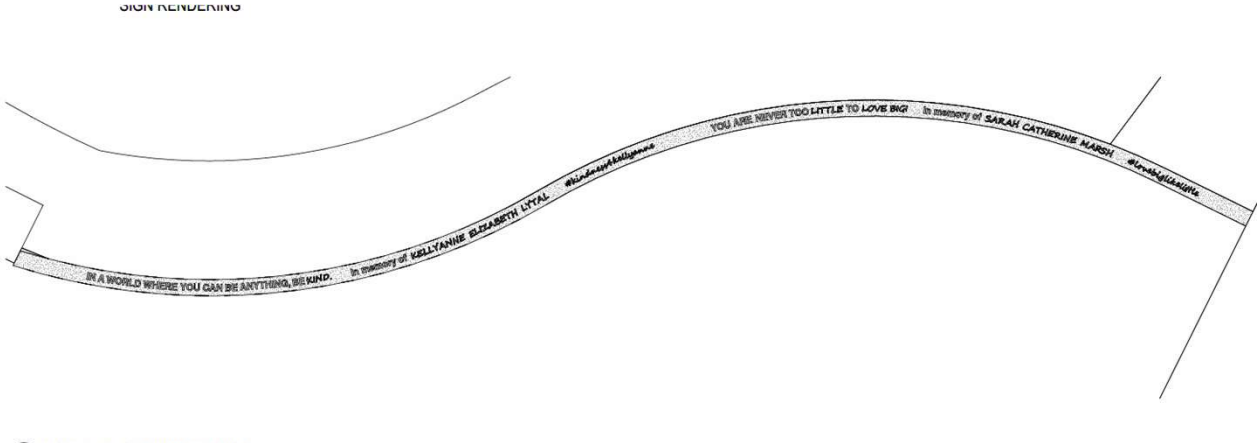
GROUND ETCHING



3 FLOOR PLAN - CONCRETE ETCHING 1
1/2" = 1'-0"



5 DETAIL - CONCRETE ETCHING
3/4" = 1'-0"



4 FLOOR PLAN - CONCRETE ETCHING 2
1/2" = 1'-0"

POLICY ANALYSIS/PUBLIC NOTICE



- **Unique Sign**
 - Does not fit one specific sign type in City Code
 - ARB has authority to approve permanent signage
- **No public notice required**

ARB CASE NO. 1025F 401 TORCIDO DR

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



HISTORY

- Rescheduled from 04.21.2026 to 05.19.2026
ARB Meeting at applicant's request

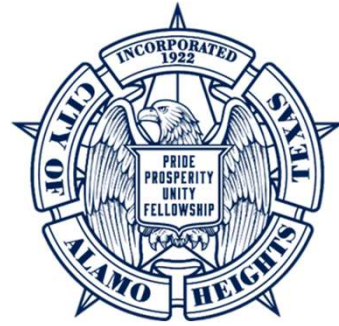


PROPERTY



- SF-A
- Southwest corner of Torcido Dr and Argyle Ave
- Parking Improvements

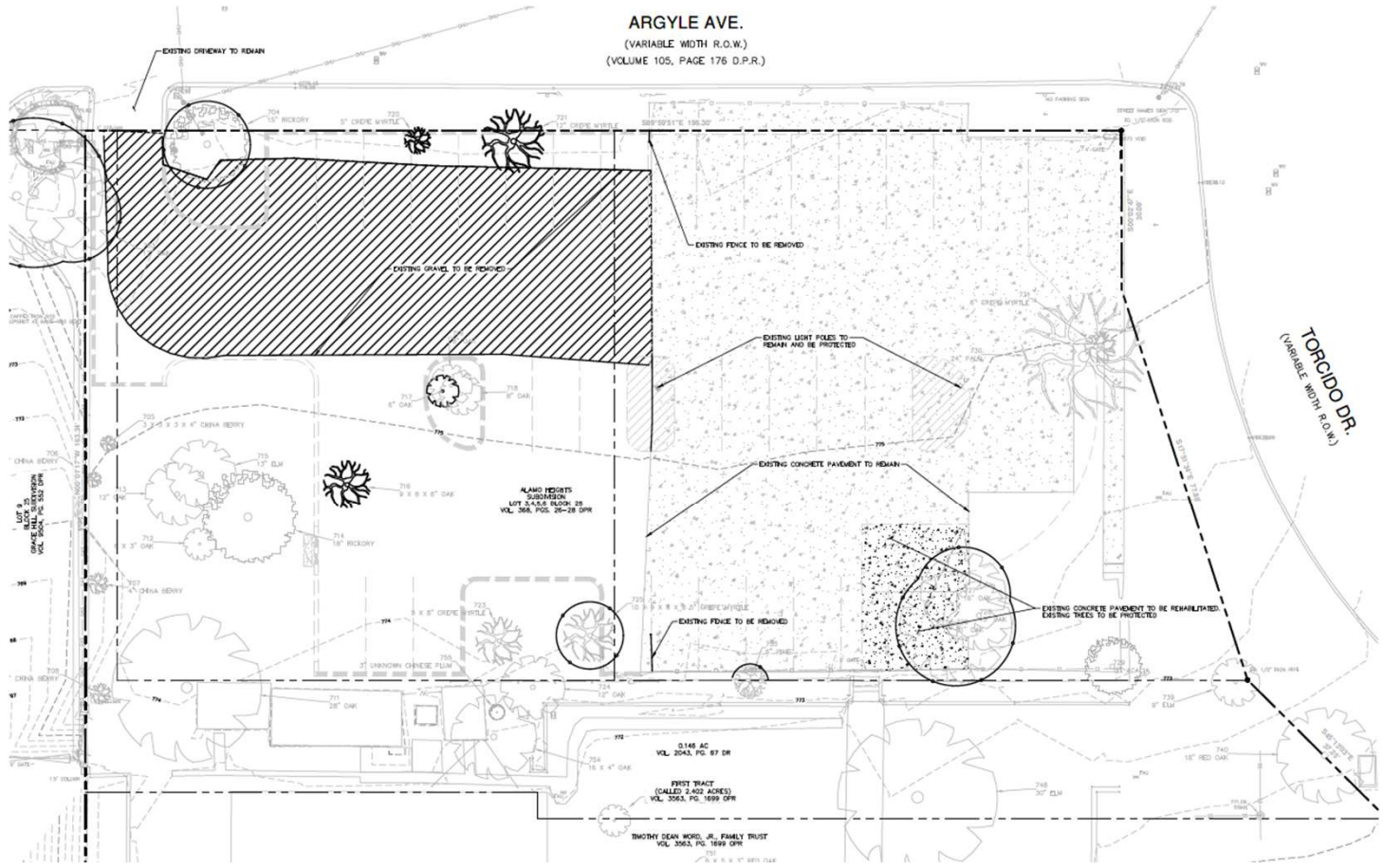
EXISTING CONDITIONS



EXISTING CONDITIONS

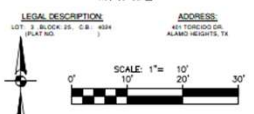


EXISTING CONDITIONS/DEMOLITION PLAN



ARGYLE AVE.
(VARIABLE WIDTH R.O.W.)
(VOLUME 105, PAGE 176 D.P.R.)

LOCATION MAP



LEGEND

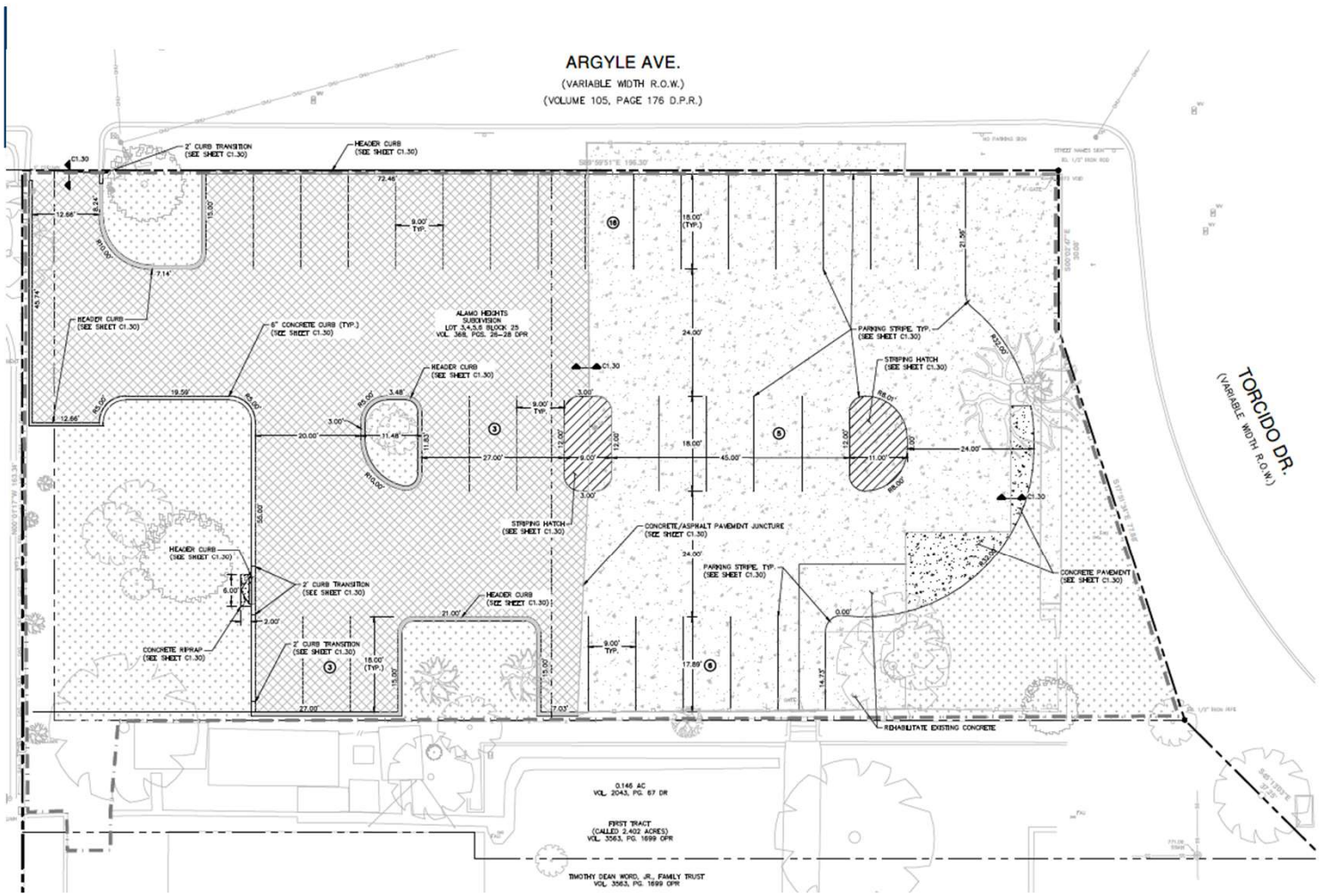
LEGAL DESCRIPTION	ADDRESS
LOT 1, BLOCK 18, S.W. 1/4	401 TORCIDO DR.
PLAT NO.	ALAMO HEIGHTS, TX

---	PROPERTY LINE
- - - -	LOT LINE
---	EXISTING CONTOURS
---	EXISTING GAS
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAINAGE
---	TREE PROTECTION FENCING (SEE LANDSCAPE PLANS FOR DETAILS)
---	EXISTING SIDEWALKS, PAVEMENT, STRUCTURES, CURB, ETC. TO BE DEMOLISHED PRIOR TO CONSTRUCTION
---	TREES TO REMAIN
---	TREES TO BE REMOVED
---	EXISTING UTILITY, SEE CALLOUT
---	EXISTING FAUCET
---	EXISTING GATE
---	EXISTING ROAD/UTILITY SIGN WITH DESCRIPTION
---	EXISTING UTILITY POLE
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING LAMP POST
---	EXISTING GAS METER
---	EXISTING GAS VALVE

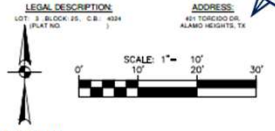
ALAMO HEIGHTS GENERAL NOTES

1. ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM NO. 802, TREE PRUNING, SIZE, ADDRESSING AND FERTILIZATION, UNLESS SPECIFIED. TREES SHALL RECEIVE LEVEL 2 PROTECTION AS PER ITEM NO. 802, TREE TO REMOVE LEVEL 1 PROTECTION AS PER ITEM NO. 802 ARE SHOWN ON TREE PROTECTION TABLE ON THIS SHEET.
2. ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
3. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
4. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
5. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR.
6. THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE AS MEASURED BY A RADIUS FROM THE TREE TRUNK IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS 1 FOOT PER INCH DIAMETER OF THE TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE WOULD HAVE A 10-FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. LIVE OAK TREES SHALL BE PAINTED ORANGE, WITHIN 30 MINUTES TO PREVENT OAK MIL.
7. ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.

PROPOSED SITE PLAN



LOCATION MAP
NOT-TO-SCALE



LEGEND

- LIMITS OF CONSTRUCTION
- - - PROPERTY LINE
- - - LOT LINE
- - - EXISTING CURB
- - - PROPOSED CURB
- - - HEADER CURB
- [Pattern] EXISTING CONCRETE PAVEMENT
- [Pattern] PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C1.30 FOR PAVEMENT DETAILS)
- [Pattern] EXISTING LANDSCAPING AREA
- [Pattern] PROPOSED CONCRETE PAVEMENT (SEE SHEET C1.30 FOR PAVEMENT DETAILS)
- [Pattern] PARKING SPACE COUNT
- [Symbol] CROSS SECTION DETAIL
- [Symbol] EXISTING TREE TO REMAIN

NOTE
REFERENCE SHEET C0.10 FOR GENERAL CONSTRUCTION NOTES.



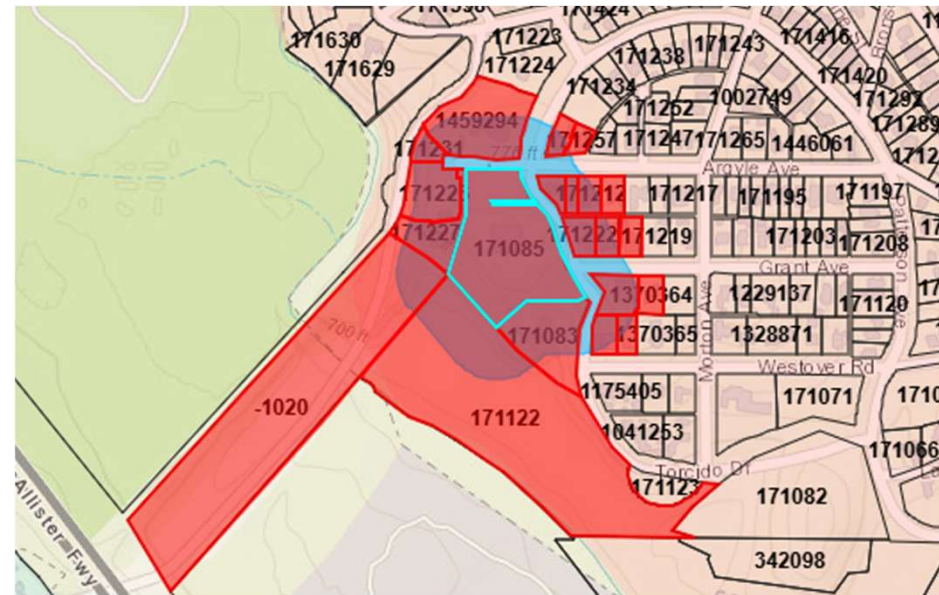
POLICY ANALYSIS

- Project required to complete the plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the June 8, 2026 City Council Regular 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 within 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)
- Responses received outside 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 1031P
6333 BROADWAY ST

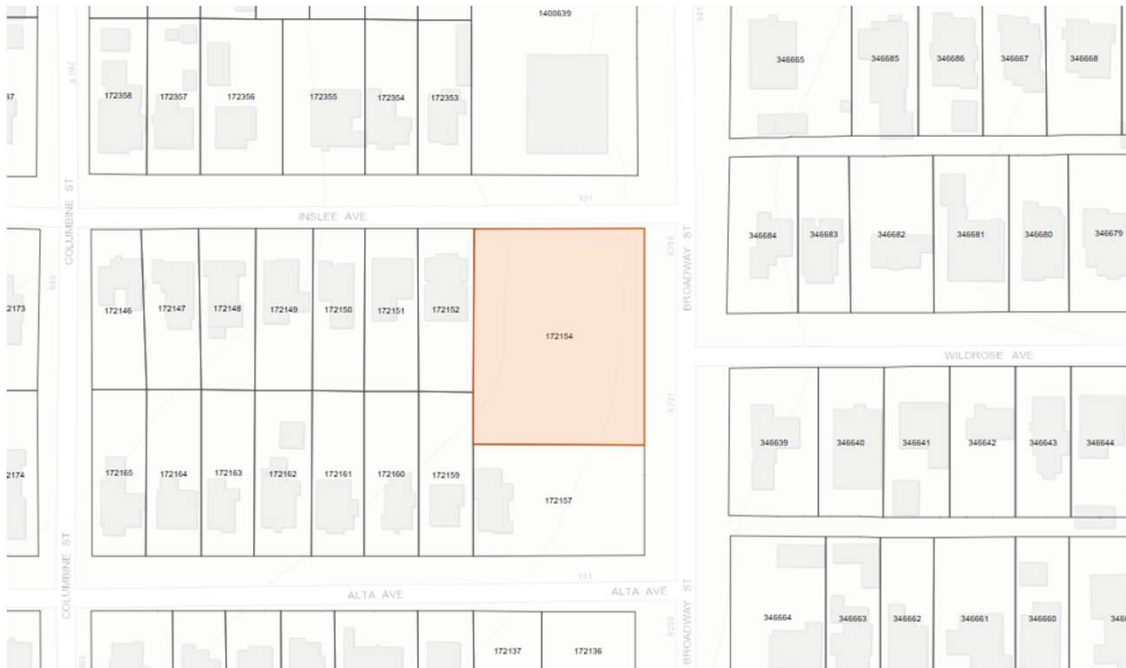
PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



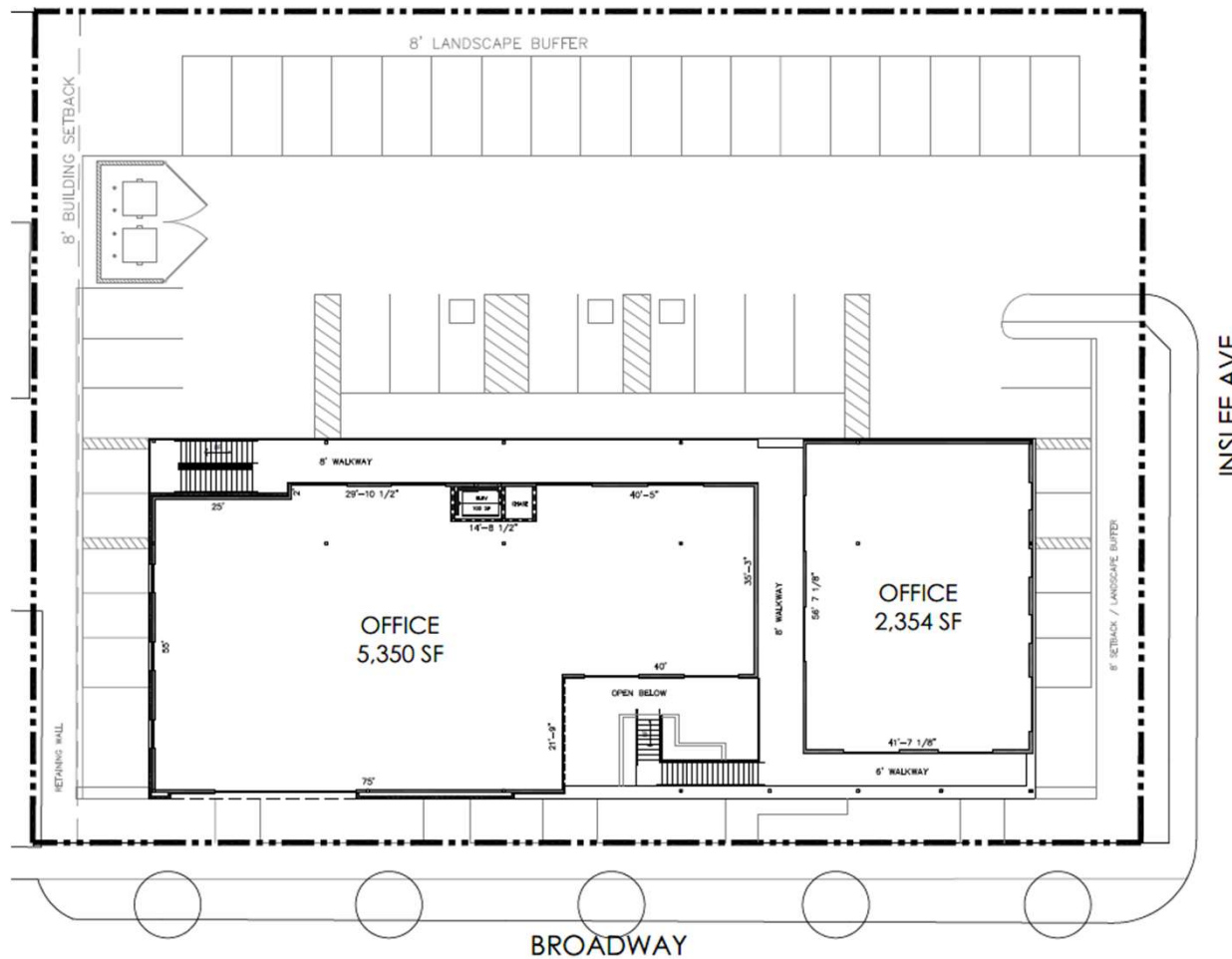
- B-1
- Southwest corner of Broadway St and Inslee Ave
- New Commercial Building



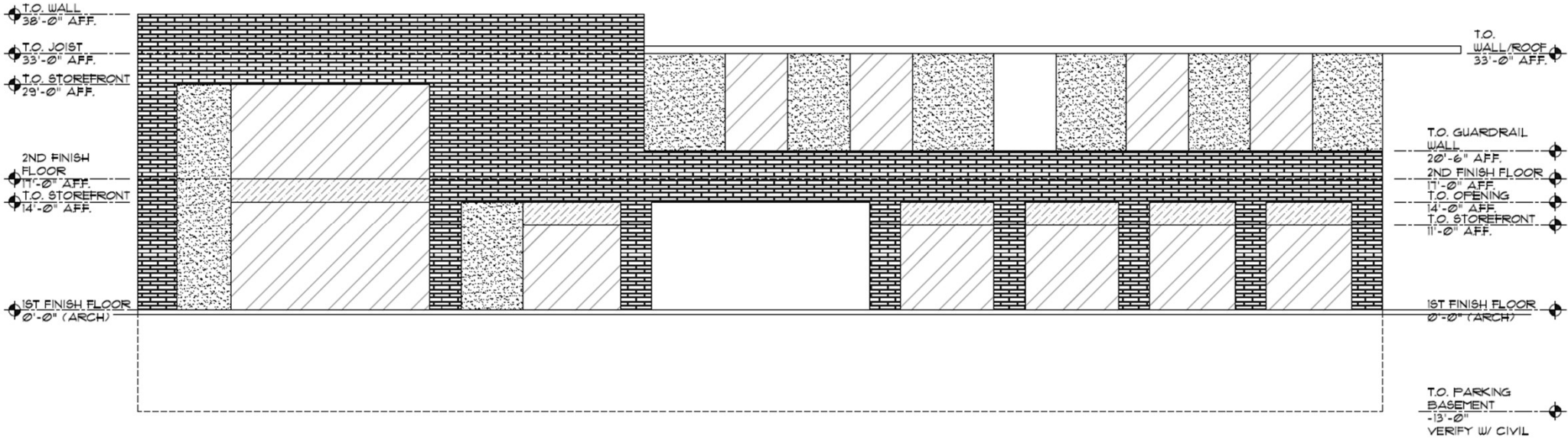
EXISTING CONDITIONS



SITE LAYOUT — 2ND FLOOR



ELEVATION



RENDERINGS — FRONT/SIDES



RENDERING — FRONT



RENDERING — REAR/SIDES



RENDERINGS — BREEZEWAY





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.



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