

ARB CASE NO. 1035S
7001 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



PROPERTY

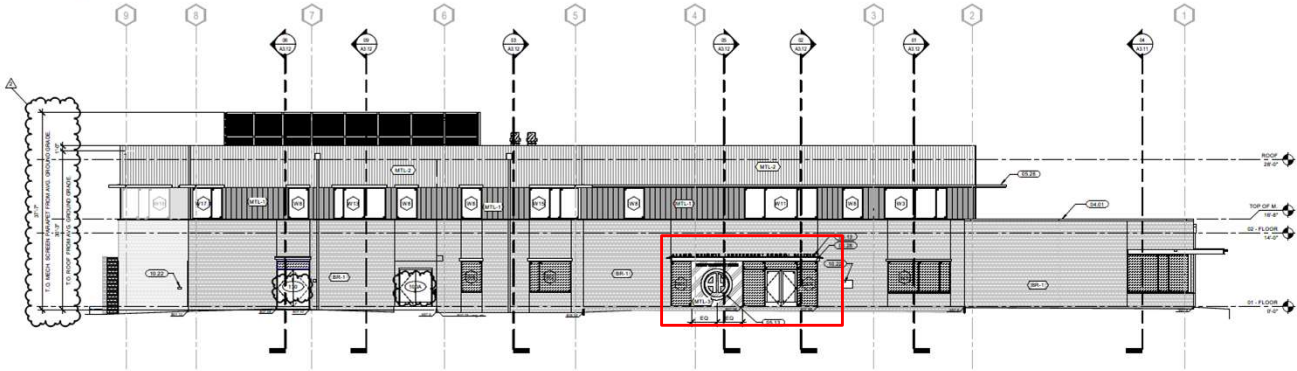


- MF-D
- Northwest corner of Broadway St and Tuxedo Ave
- Permanent Signage

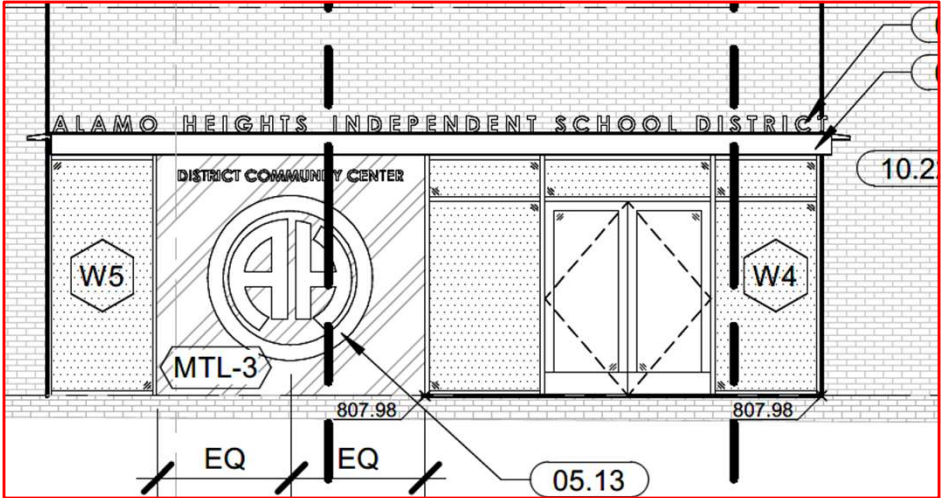
EXISTING CONDITIONS



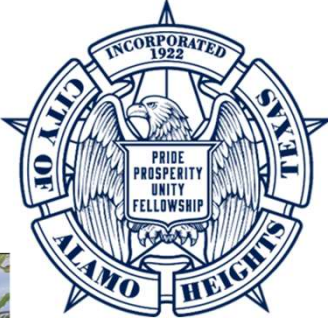
EXTERIOR SIGNAGE — WEST ENTRANCE



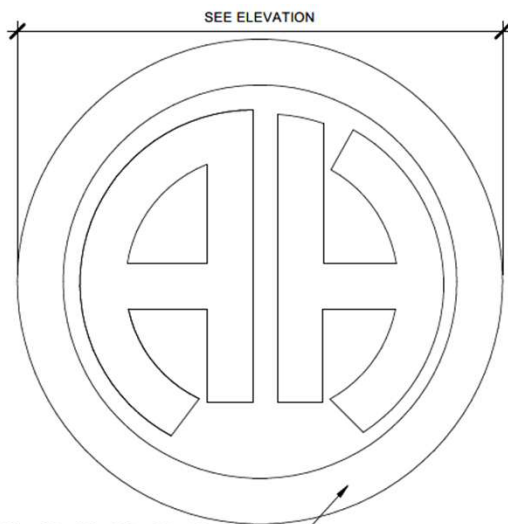
BUILDING ELEVATION - WEST 10'-1/2" AS SH 05



RENDERING — WEST ENTRANCE SIGNAGE



WEST ENTRANCE SIGNAGE SPECIFICATIONS



CUSTOM CUT "ALAMO HEIGHTS" DISTRICT LOGO, WATER JET CUT.
11 GA. STAINLESS STEEL FINISH WITH CUSTOM COLOR POWDER COAT - (2) COLORS.

MOUNT TO WALL WITH CONCEALED FASTENERS. ILLUMINATED AT ENTRANCE LOCATION, NON-ILLUMINATED OTHERWISE.

AH LOGO - EXTERIOR

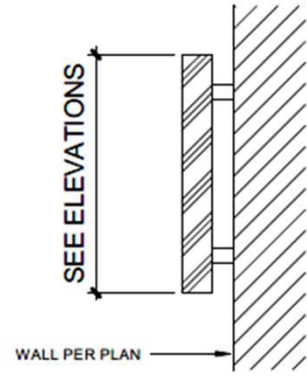
3/4" = 1'-0"

03

PIN-MOUNTED CHANNEL SET LETTERS -
THREADED STUD MOUNT TO WALL W/ CONCEALED FASTENERS
FINISH: BRUSHED ANODIZED ALUMINUM, U.N.O.



FRONT VIEW



SIDE VIEW

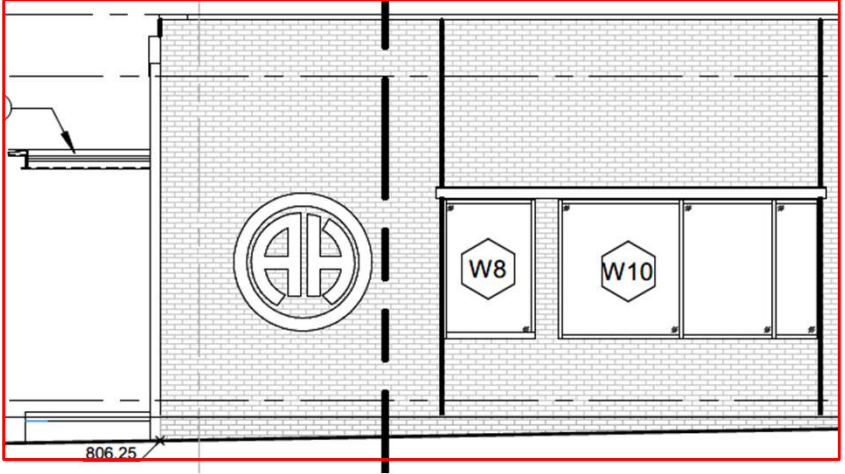
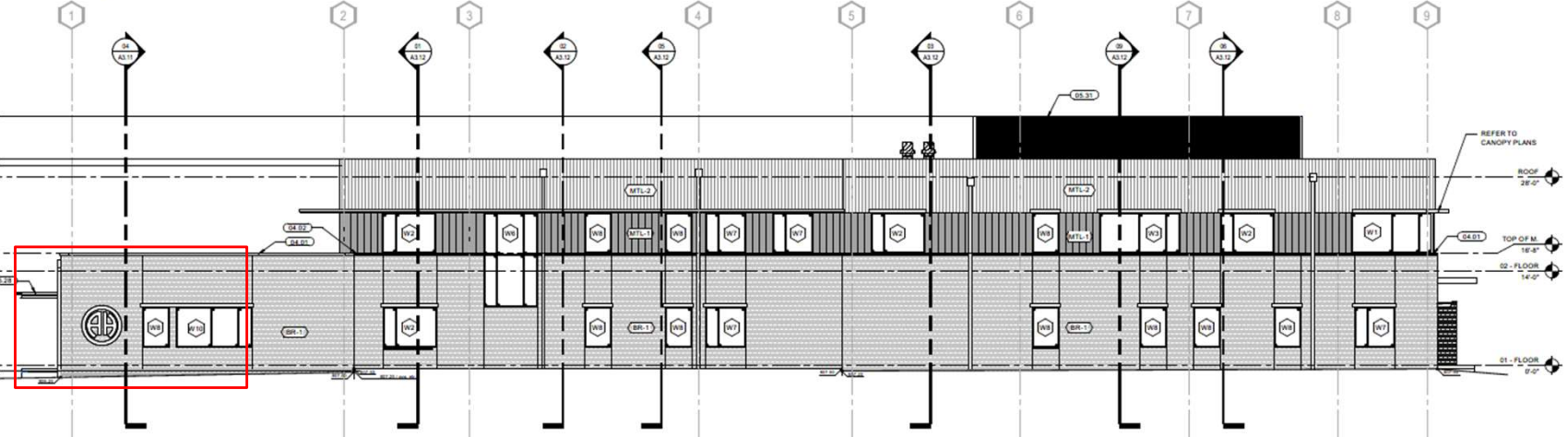
NOTE:
EXACT LETTERS AND LOCATION TO BE DETERMINED BY OWNER
DIMENSIONAL LETTER THICKNESS AND SPACING TO BE DETERMINED PER SIZE AND LOCATION

PIN-MOUNTED DIMENSIONAL LETTER

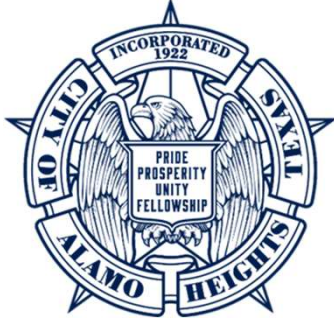
12" = 1'-0"

04

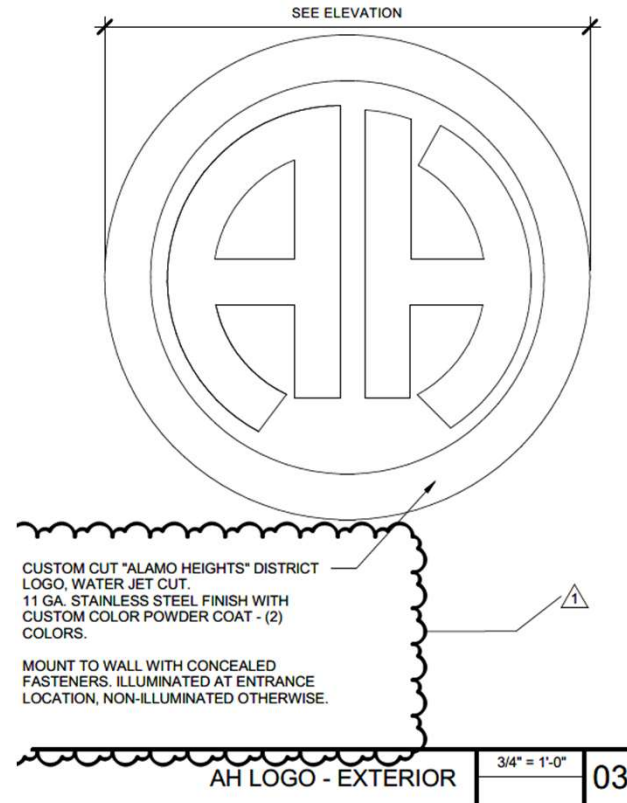
EXTERIOR SIGNAGE — EAST ENTRANCE



RENDERING — EAST ENTRANCE SIGNAGE



EAST ENTRANCE SIGNAGE SPECIFICATIONS



CUSTOM CUT "ALAMO HEIGHTS" DISTRICT LOGO, WATER JET CUT. 11 GA. STAINLESS STEEL FINISH WITH CUSTOM COLOR POWDER COAT - (2) COLORS.

MOUNT TO WALL WITH CONCEALED FASTENERS. ILLUMINATED AT ENTRANCE LOCATION, NON-ILLUMINATED OTHERWISE.

AH LOGO - EXTERIOR

3/4" = 1'-0"

03



POLICY ANALYSIS/PUBLIC NOTICE

- **AHISD Letters Mounted on West Canopy**
 - Does not fit one specific sign type in City Code
 - ARB has authority to approve permanent signage
- **AH Logo on West Entrance**
 - 55.97 sq ft exceeds maximum 24 sq ft allowed
- **AH Logo on East Entrance**
 - 36 sq ft exceeds maximum 24 sq ft allowed
- **No public notice required**

ARB CASE NO. 1040S
6900 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY

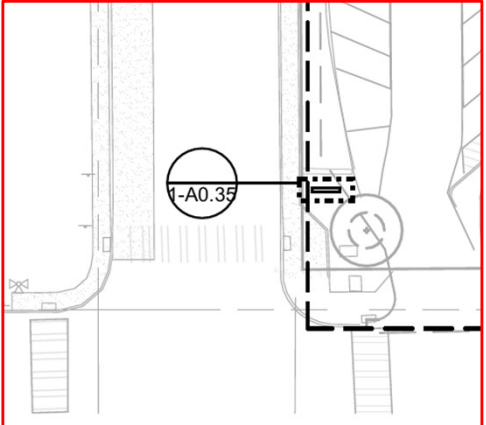
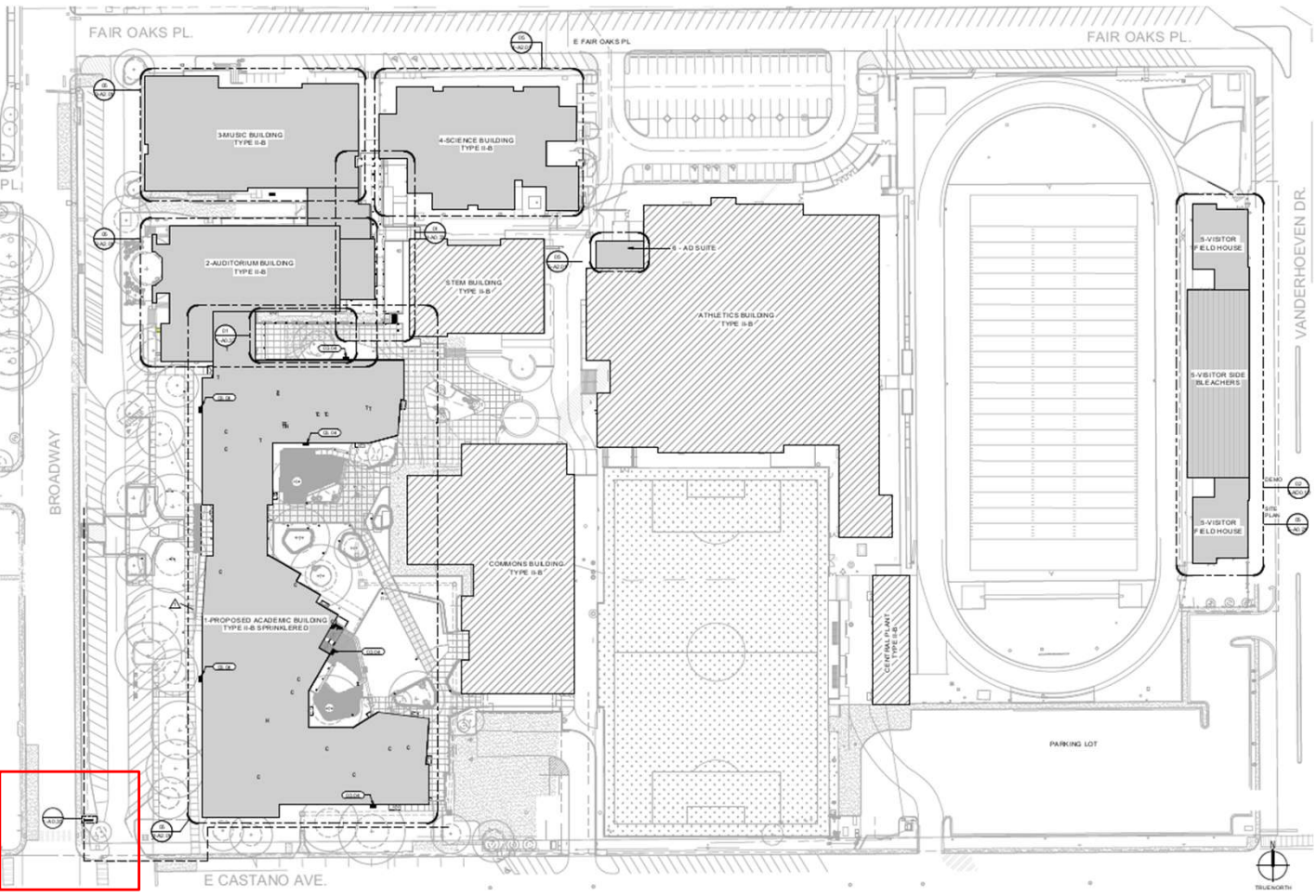


- SF-A
- Northeast corner of Broadway St and E Castano Ave
- Permanent Signage

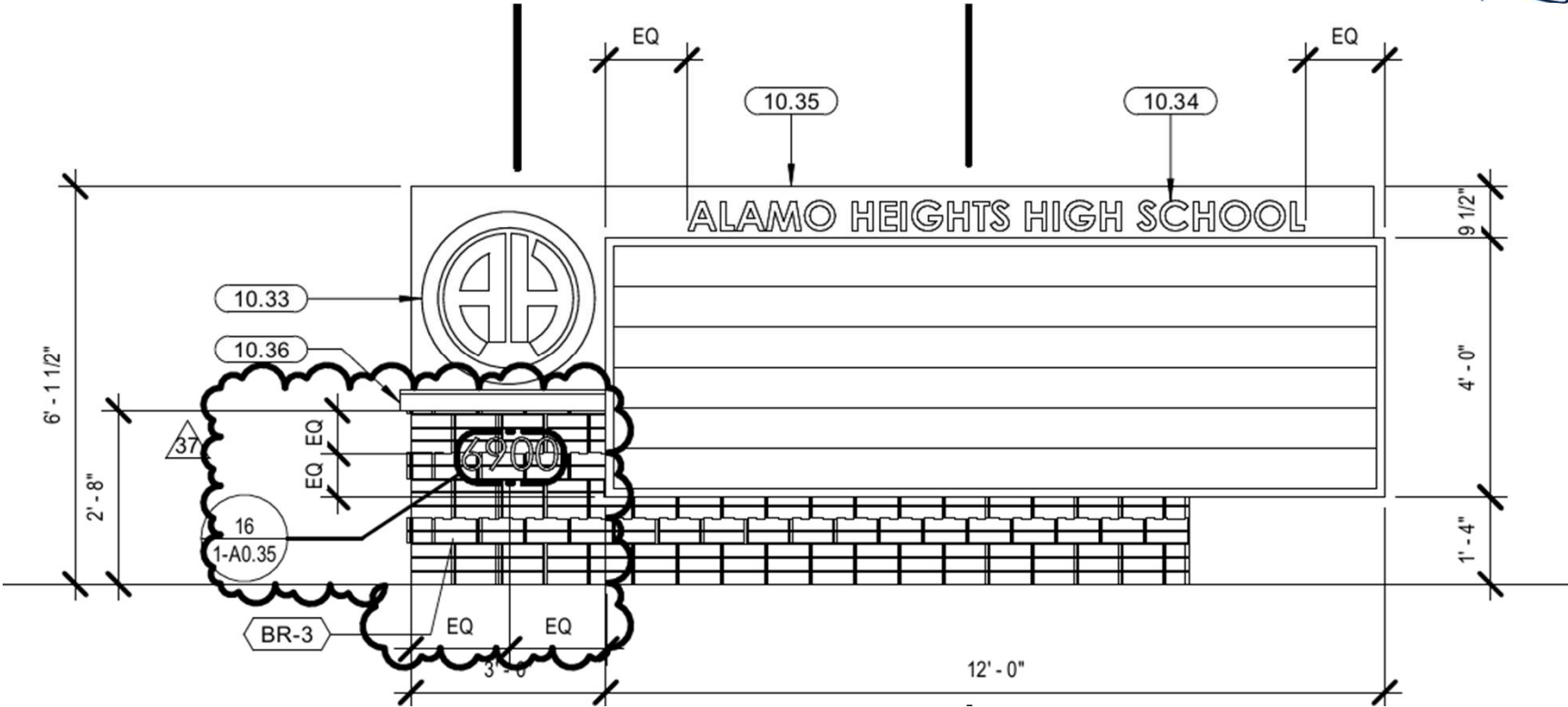
EXISTING CONDITIONS



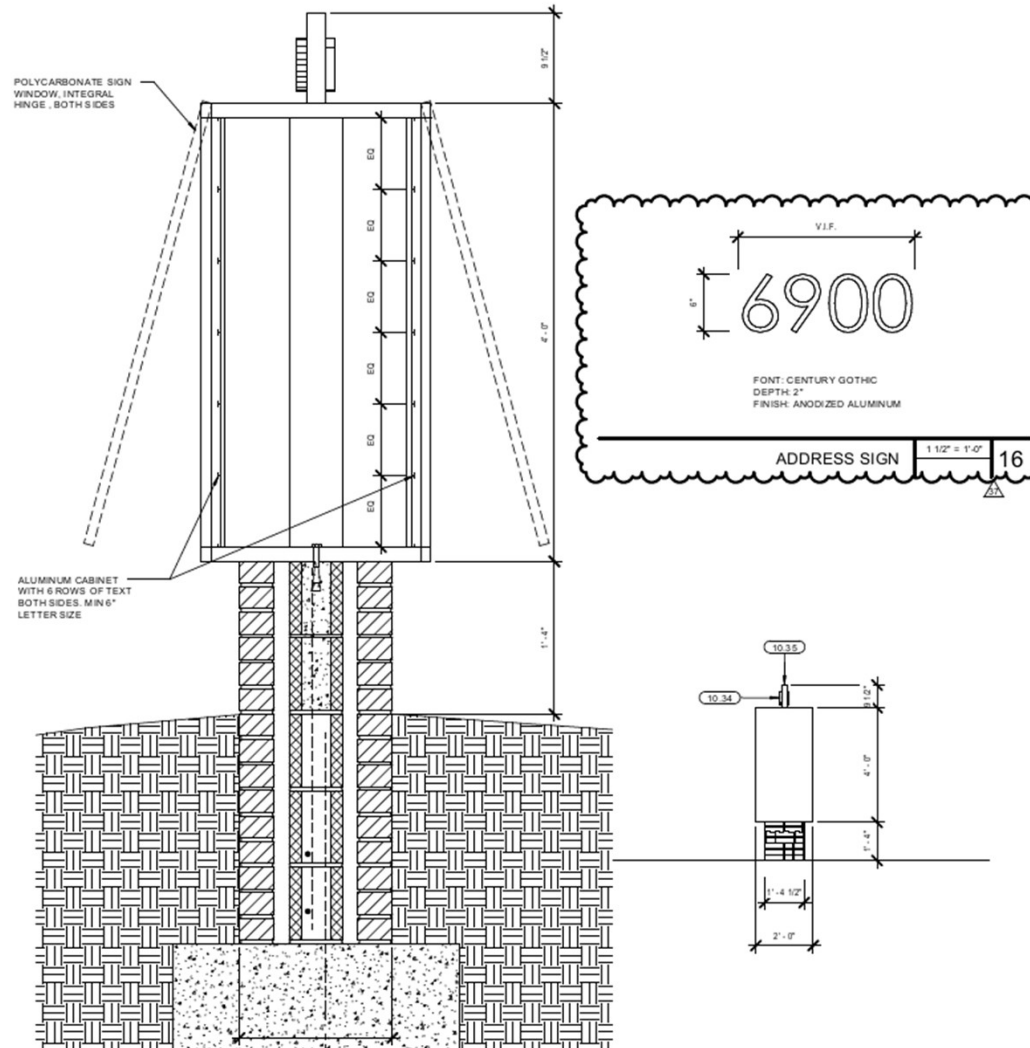
SITE PLAN



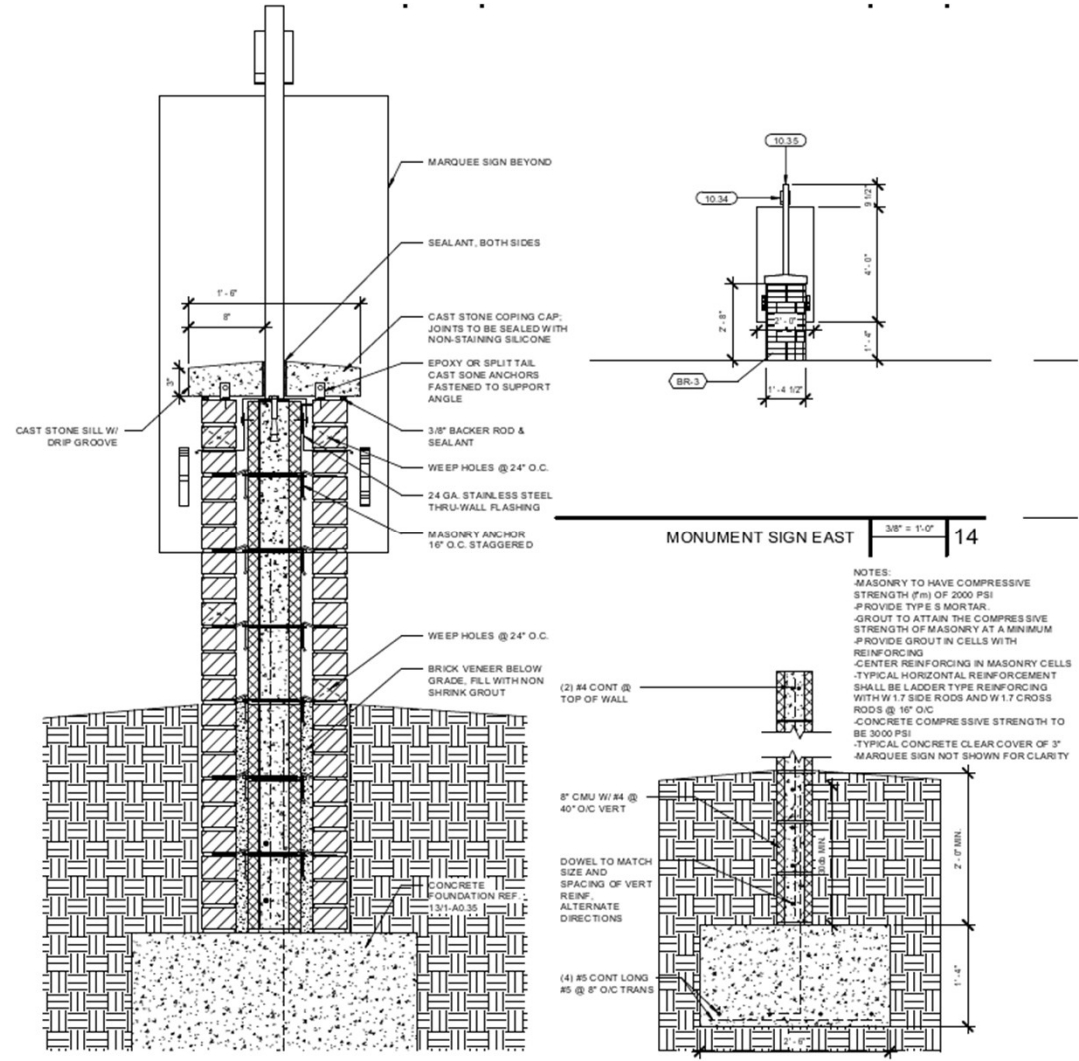
PROPOSED MONUMENT SIGN



MONUMENT SIGN SPECIFICATIONS



MONUMENT SIGN SPECIFICATIONS



POLICY ANALYSIS

§ 15-1 Definitions.



Monument sign (ground sign), means a sign which is supported by a pedestal or other solid foundation in or upon the ground and limited to six (6) feet in height and twenty-four (24) square feet in area.



COMPLIANCE/PUBLIC NOTICE

- **Size**
 - Proposed canopy sign (73.5 sq ft) exceeds maximum 24 sq ft allowed
- **No public notice required**

ARB CASE NO. 1036F
217 CORONA AVE

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-B
- North side of Corona Ave, west of Columbine St
- New Single-Family Residence



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 both**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING CONDITIONS



FRONT (SOUTH)



RIGHT (EAST)

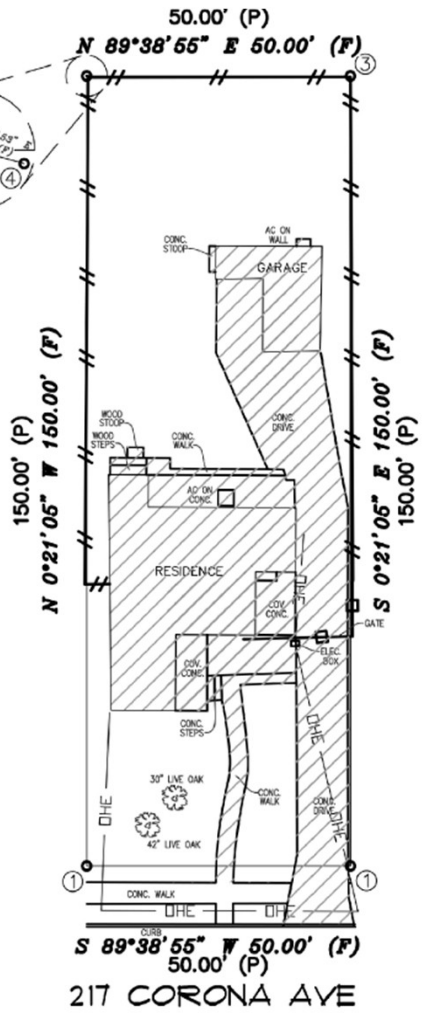


REAR (NORTH)

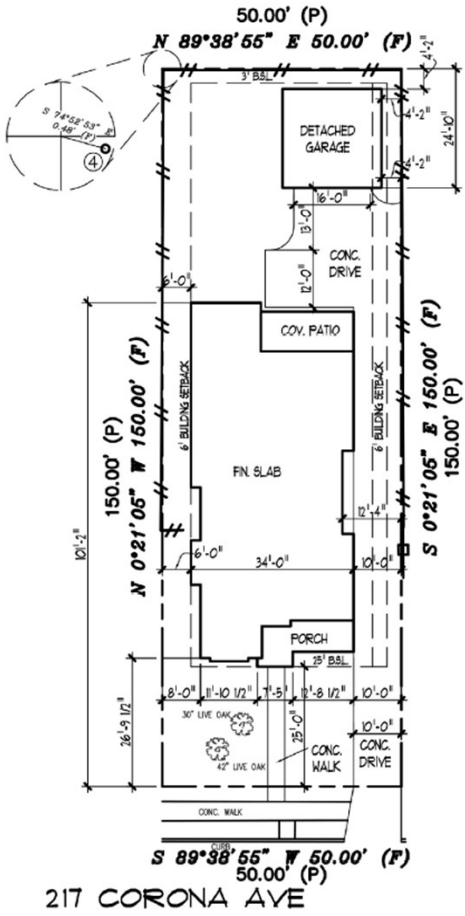


LEFT (WEST)

EXISTING AND PROPOSED SITE PLANS



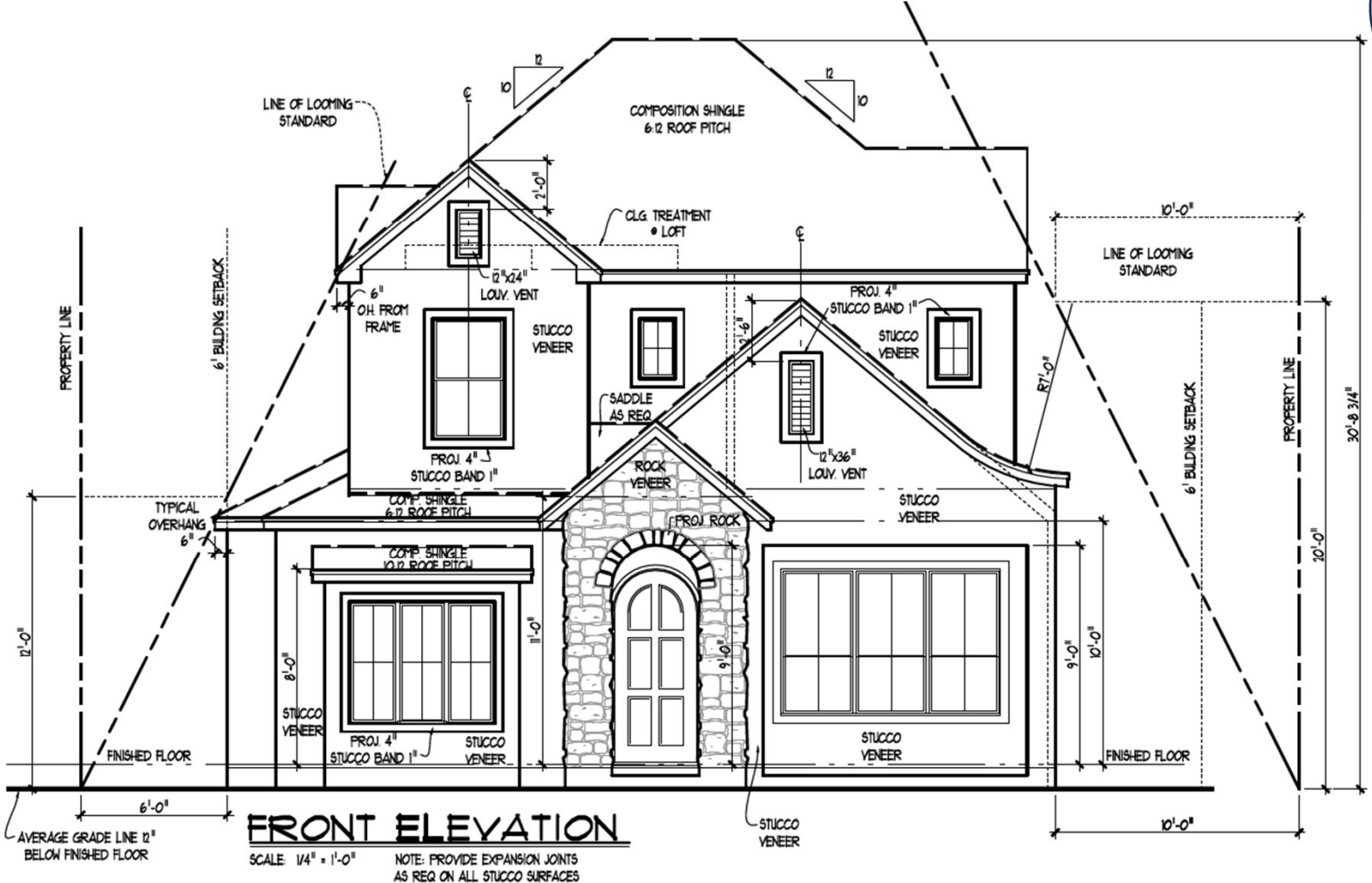
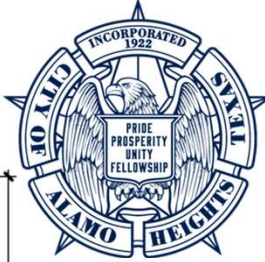
Existing



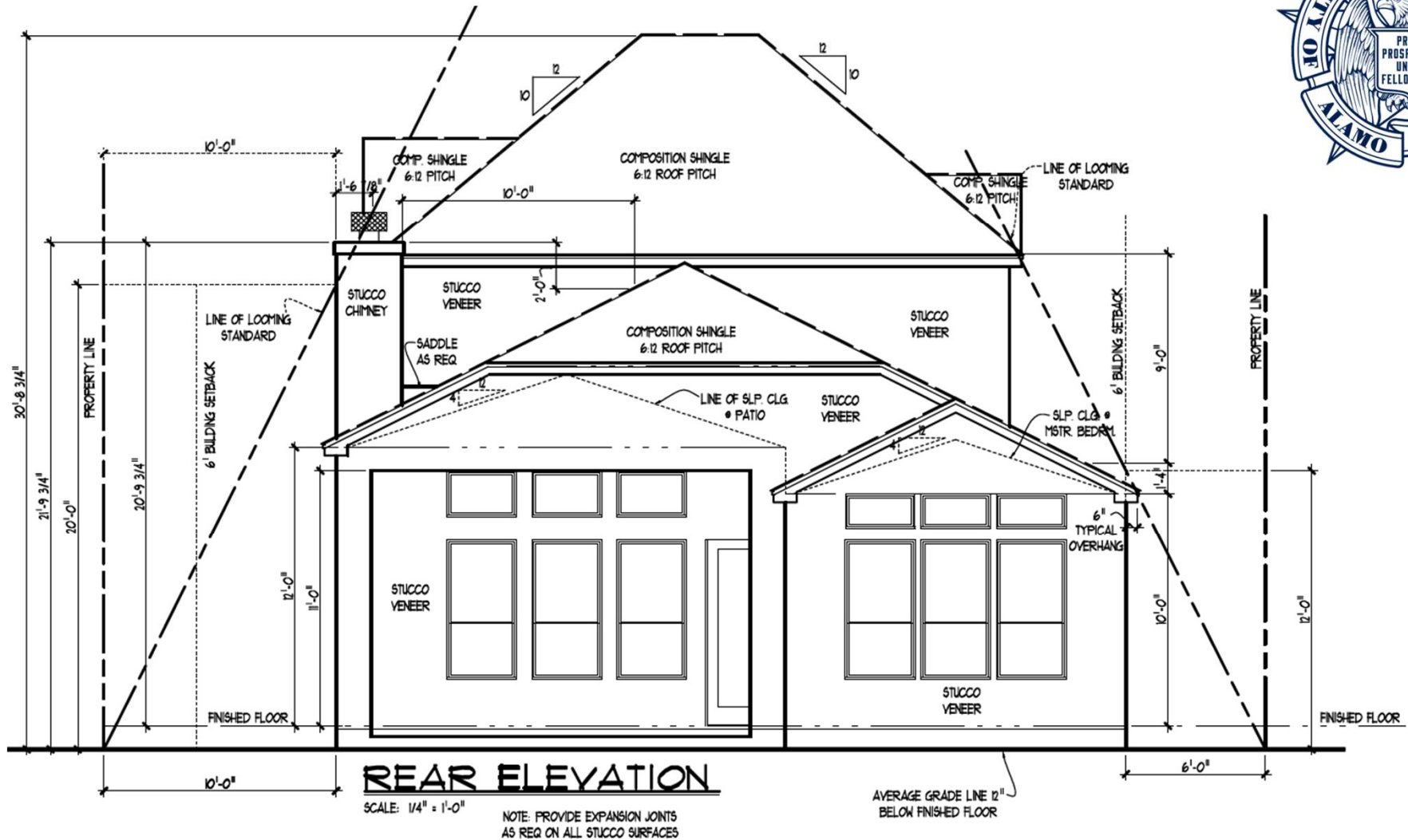
Proposed

PLOT PLAN
 SCALE: 1" = 20'-0"

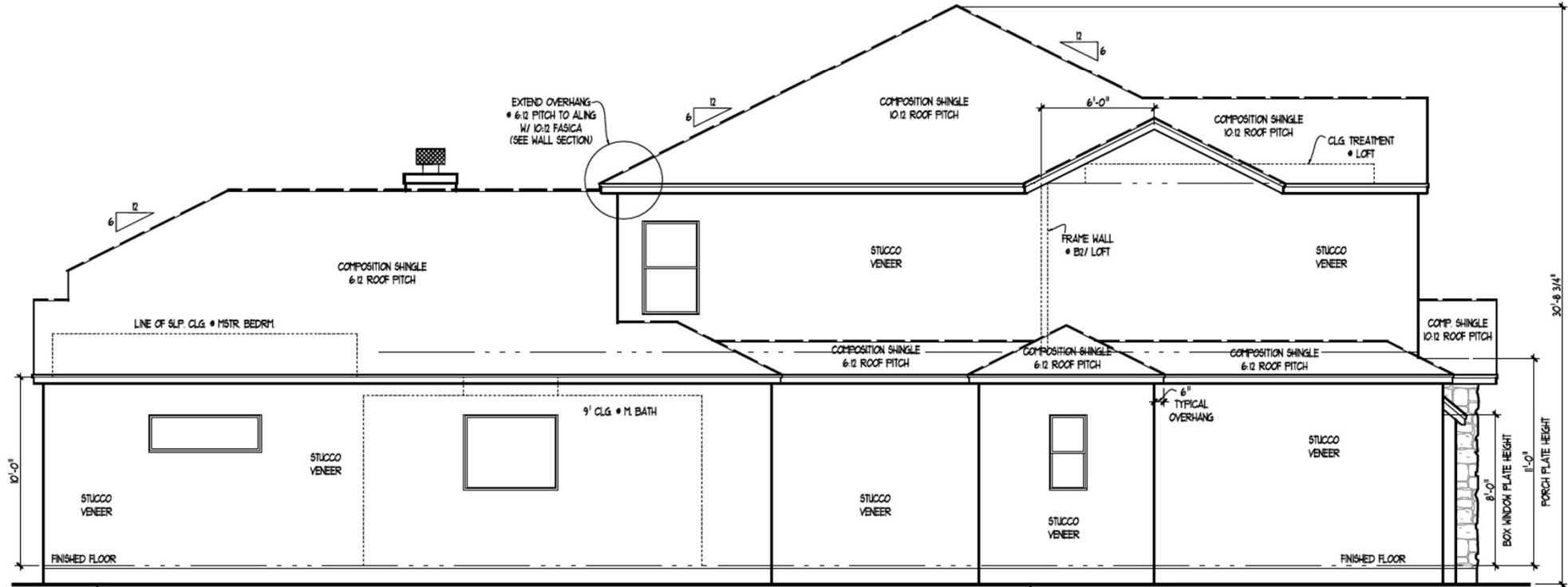
PROPOSED ELEVATION - FRONT



PROPOSED ELEVATION - REAR



PROPOSED ELEVATION - WEST



LEFT ELEVATION

AVERAGE GRADE LINE 12" BELOW FINISHED FLOOR

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

NOTE: PROVIDE EXPANSION JOINTS AS REQ. ON ALL STUCCO SURFACES

AVERAGE GRADE LINE 12" BELOW FINISHED FLOOR

LOT COVERAGE/FAR



| Lot Coverage* / Floor Area Ratio (FAR) | Existing (in sq. ft.) | Proposed (in sq. ft.) |
|---|-----------------------|-----------------------|
| Lot area | 7500 | 7500 |
| Main house: 1st floor* | 912 | 2,100 |
| Main house: 2nd floor | N/A | 990 |
| Front porch* | 98 | 139 |
| Side porch* | N/A | N/A |
| Rear porch* | N/A | 161 |
| Garage/Carport: 1st floor* | 220 | 427 |
| Garage: 2nd floor | N/A | N/A |
| Shed* | 54 | N/A |
| Breezeway* | N/A | N/A |
| Covered patio structure* | N/A | N/A |
| Other accessory structures* | N/A | N/A |
| Total Square Footage: | 1,284 | 3817 |
| Total Lot Coverage*: | 17.12% | 37.69% |
| Total FAR: | 0.158 | 0.469 |
| Max. 40% lot coverage for SF-A and SF-B Districts | | |

STREETSCAPE - EXISTING

EXISTING STREETSCAPE



OPPOSITE STREETSCAPE



STREETSCAPE - PROPOSED

PROPOSED STREETSCAPE



OPPOSITE STREETSCAPE





POLICY ANALYSIS

- Structure is currently being reviewed by staff.
- The case is tentatively scheduled to be heard at the July 13, 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. 1037F
216 GRANT AVE

COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- South side of Grant Ave, east of Torcido Dr
- New Single-Family Residence



HISTORY

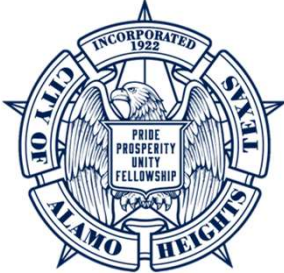
- Demolition Significance Review
 - ARB – 09.21.2021
 - Council – 09.27.2021



SUMMARY

- Demolition Review
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

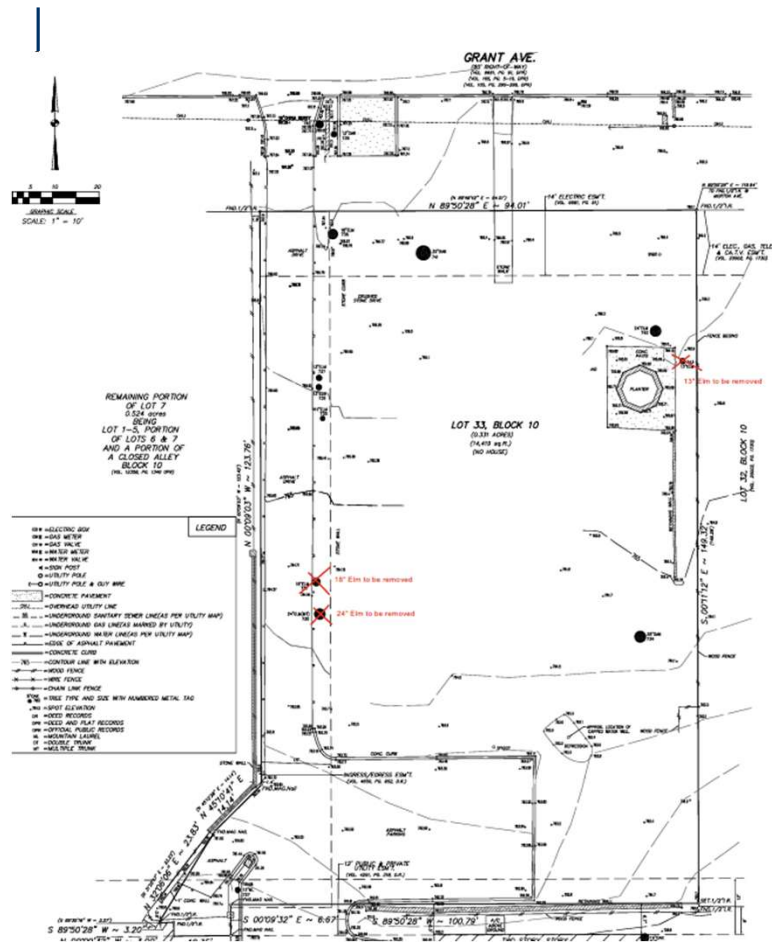
EXISTING CONDITIONS - FRONT



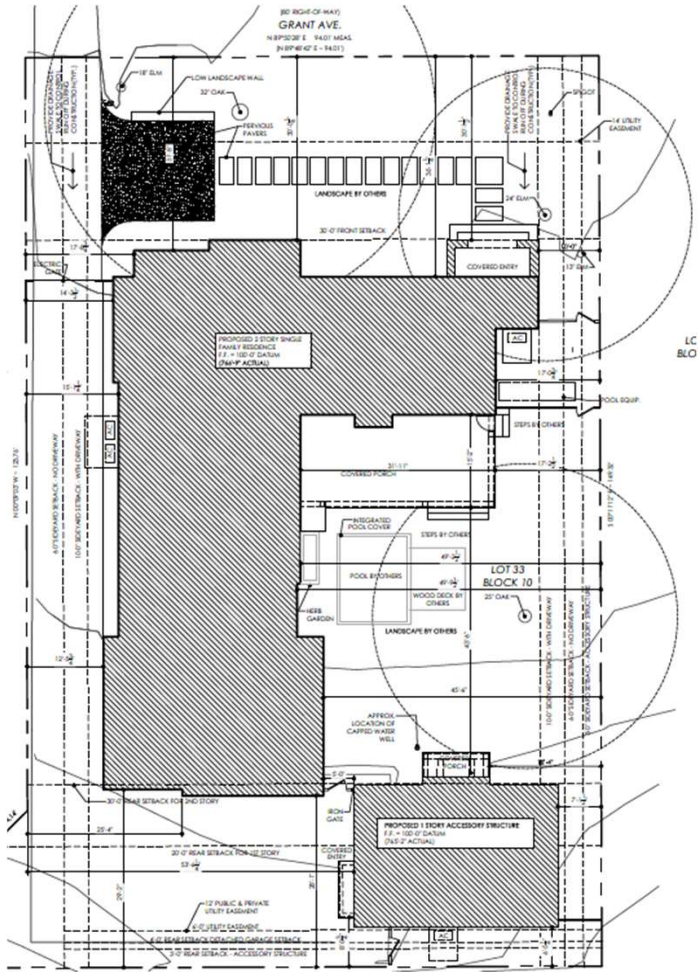
EXISTING CONDITIONS - REAR



EXISTING SURVEY AND PROPOSED SITE PLAN

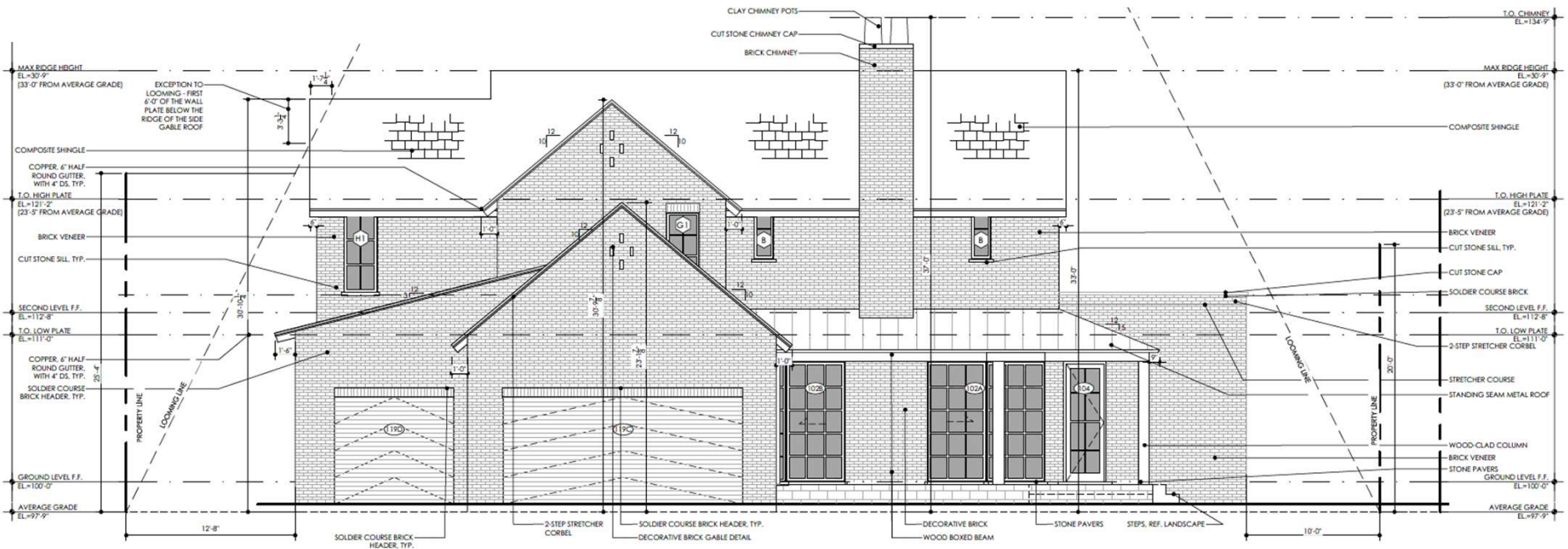


Existing



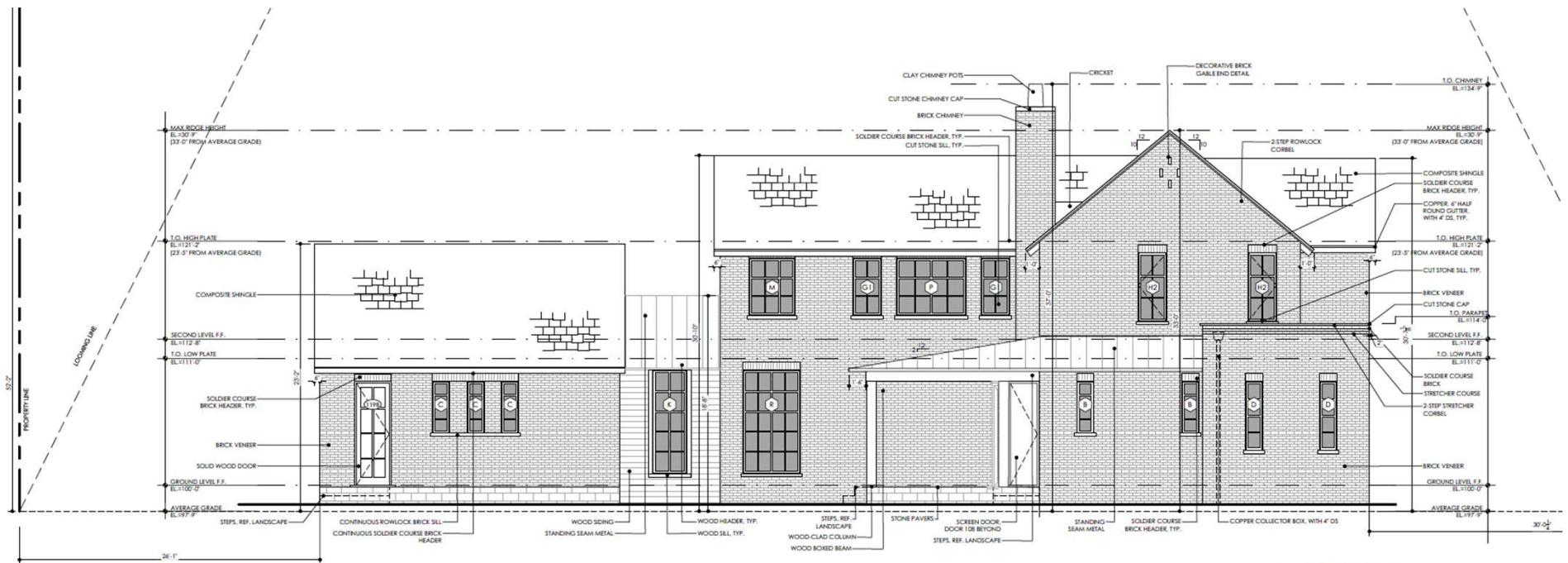
Proposed

PROPOSED ELEVATION - REAR



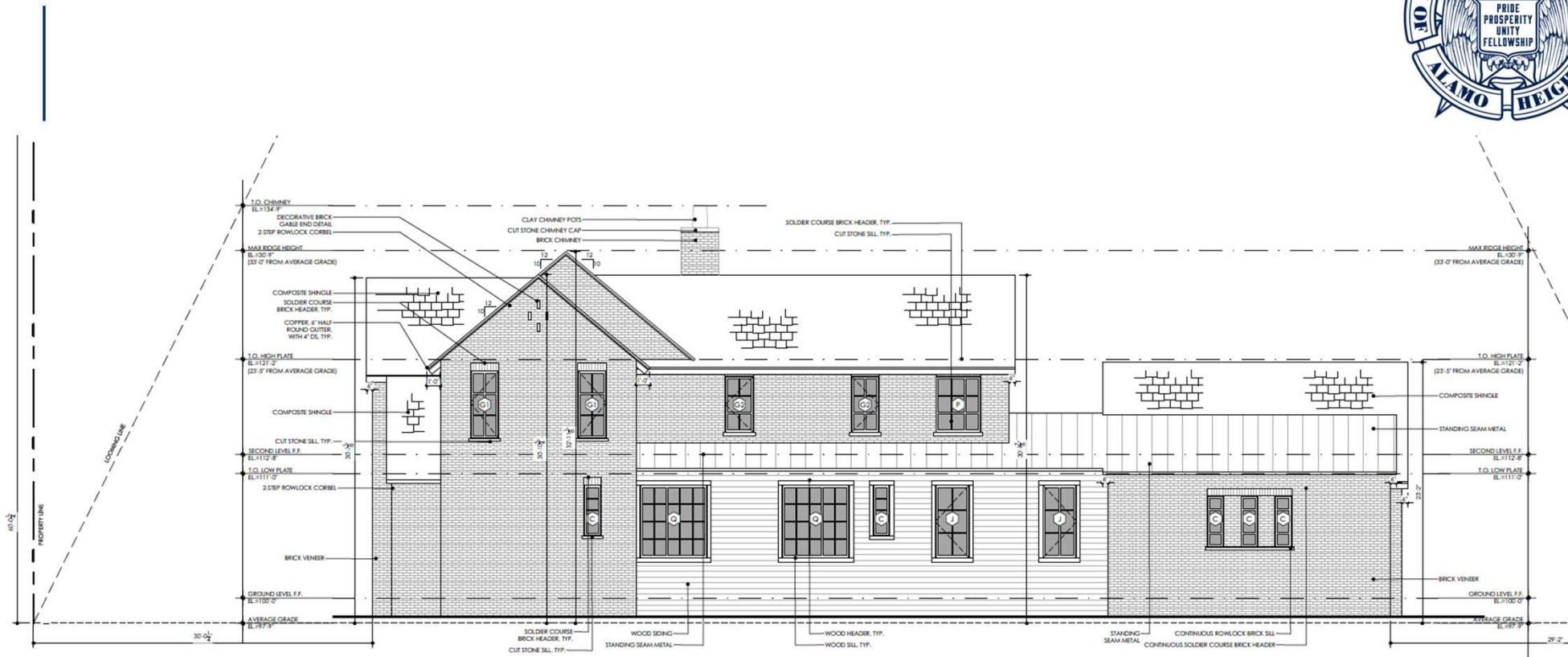
01 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

PROPOSED ELEVATION - EAST



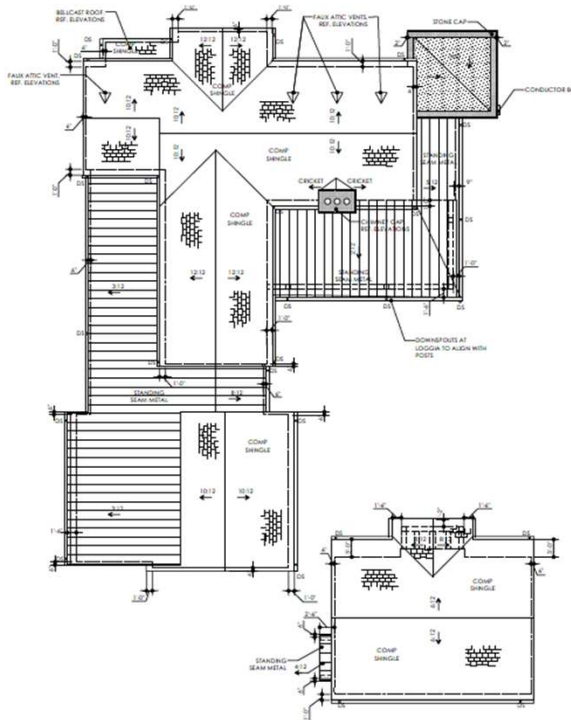
02 EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATION - WEST



02 WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED PLAN - ROOF



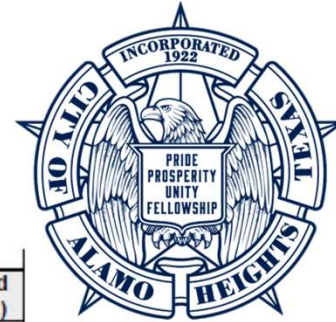
- ROOF PLAN NOTES**
1. DUTIES TO BE 4" DIAMETER HALF ROUND PAINT GRP #17 4" CONDUIT
 2. ALL DOWNPOINETS TO BE ROUTED TO SUBSURFACE FOR DRAINAGE
 3. ARROWS INDICATE DOWNWARD SLOPE OF ROOF
- ROOF PLAN LEGEND**
- GA/ COMPOSES SINGLE ROOF
 - STANDING SEAM METAL ROOF
 - STONE
 - INO

RENDERING



SHM

LOT COVERAGE/FAR



| Lot Coverage* / Floor Area Ratio (FAR) | Existing (in sq. ft.) | Proposed (in sq. ft.) | Total Impervious Cover for Stormwater Development Fee | Existing (in sq. ft.) | Proposed (in sq. ft.) |
|--|-----------------------|-----------------------|--|------------------------------|------------------------------|
| Lot area | 14419 | 14419 | Footprint of all structures | | 4876 |
| Main house: 1st floor* | | 2708 | Driveway/Parking Pad | | 2557 |
| Main house: 2nd floor | | 1610 | Walkways | | 200 |
| Front porch* | | 58 | Swimming Pool/Spa | | 180 |
| Side porch* | | | Other impervious cover: _____ | | |
| Rear porch* | | | | | |
| | | | Total Impervious Cover: | | 7813 |
| Garage/Carport: 1st floor* | | 883 | Stormwater Development Fee: | | |
| | | | | | |
| Garage: 2nd floor | | | Impervious Cover within Front Yard Setback Area | Existing (in sq. ft.) | Proposed (in sq. ft.) |
| Shed* | | | Front yard setback area | 2820 | |
| Breezeway* | | | Footprint of any structure(s) | | |
| Covered patio structure* | | 464 | Driveway/Parking Pad | | 332 |
| Other accessory structures* | | 771 | Walkways | | 200 |
| Total Square Footage: | 14419 | 6486 | Other impervious cover: _____ | | |
| Total Lot Coverage*: | | 33% | | | |
| Total FAR: | | 44.9% | Total Impervious Cover within Front Yard Setback: | | 18% |
| Max. 40% lot coverage for SF-A and SF-B Districts | | | Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts | | |

STREETScape - EXISTING



Current Street View



200 Grant



216 Grant



308 Torcedo



203 Grant



213 Grant



225 Grant

STREETSCAPE - PROPOSED





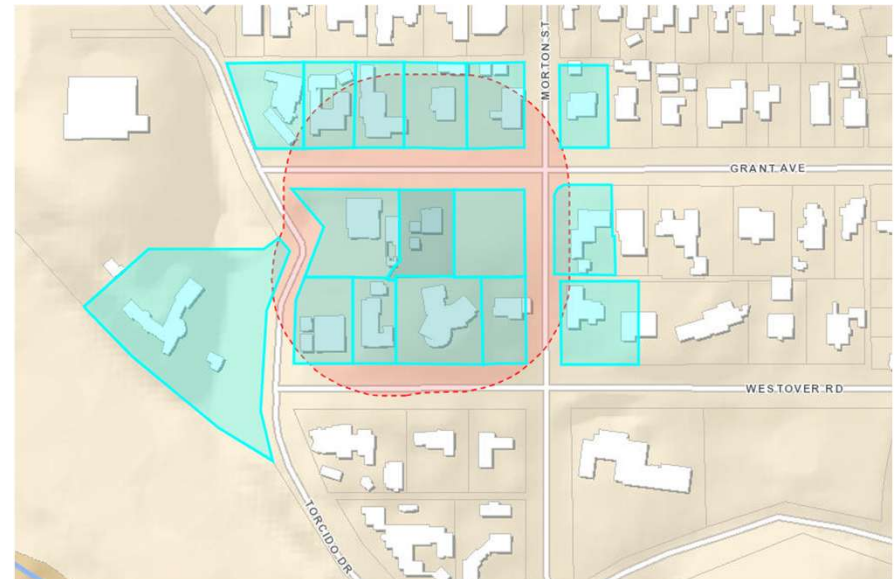
POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the July 13, 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. 1038F 126 COLLEGE BLVD

SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



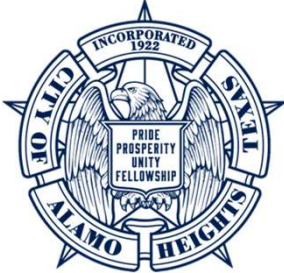
SUMMARY

- 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 both**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof

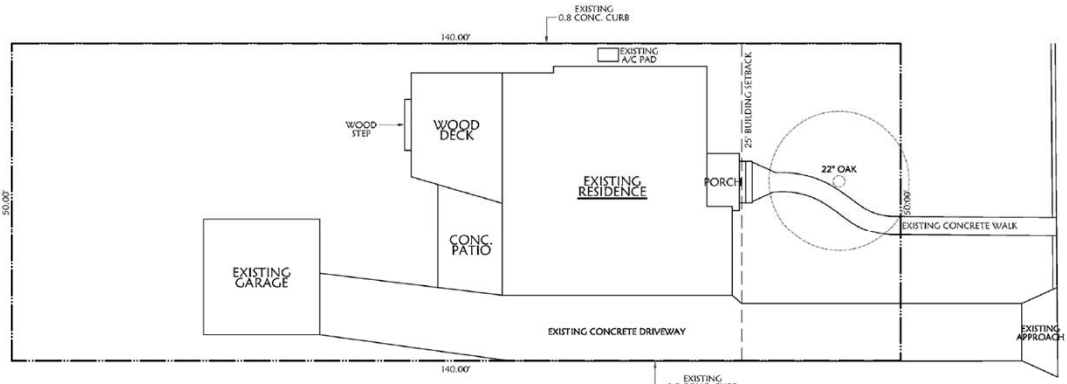
EXISTING CONDITIONS – FRONT AND REAR



EXISTING CONDITIONS – SIDES



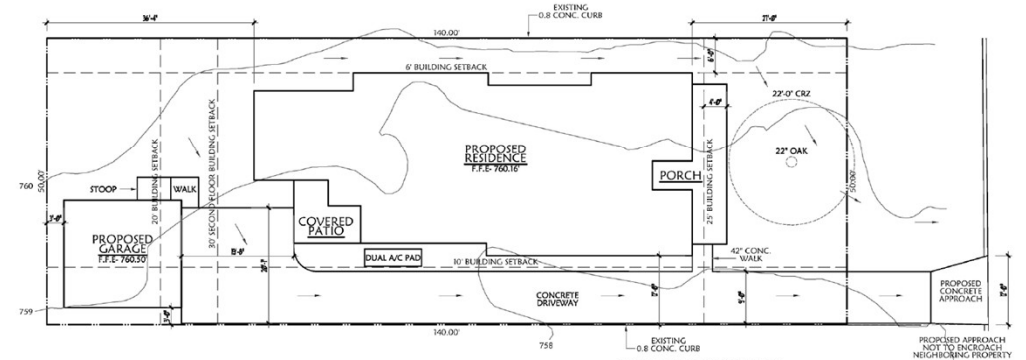
EXISTING AND PROPOSED SITE PLANS



EXISTING SITE PLAN
 SCALE: 1/8"=1'-0"
 (SCALE: 1/16"=1'-0" ON 11" X 17" SHEET)
ALAMO HEIGHTS
LOT-4
BLOCK-165
126 COLLEGE BLVD.



Existing

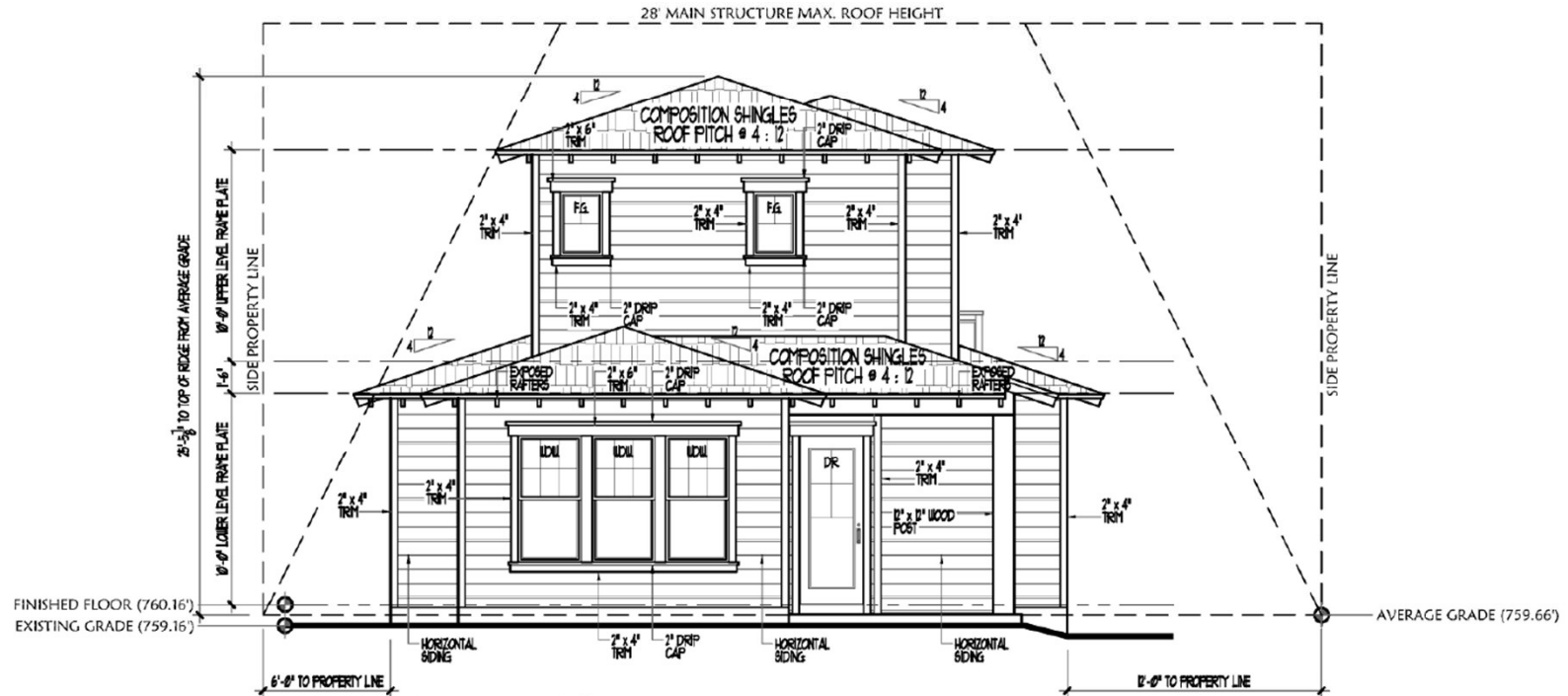


PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"
 (SCALE: 1/16"=1'-0" ON 11" X 17" SHEET)
ALAMO HEIGHTS
LOT-4
BLOCK-165
126 COLLEGE BLVD.



Proposed

PROPOSED ELEVATION - REAR

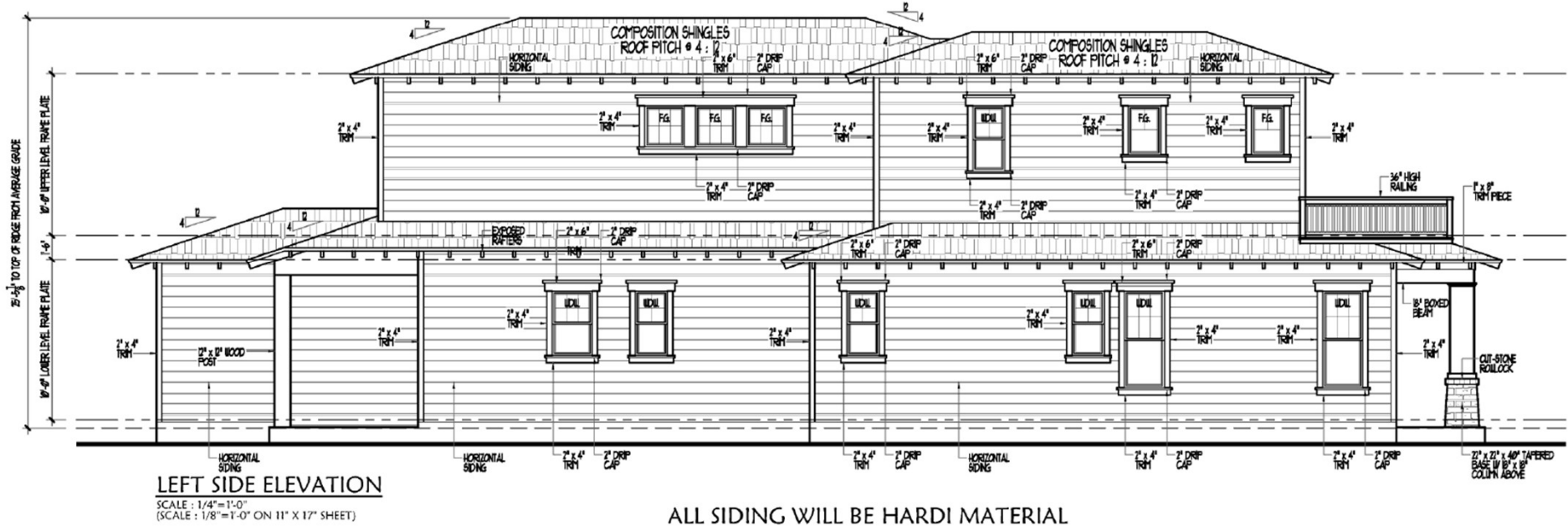


REAR ELEVATION

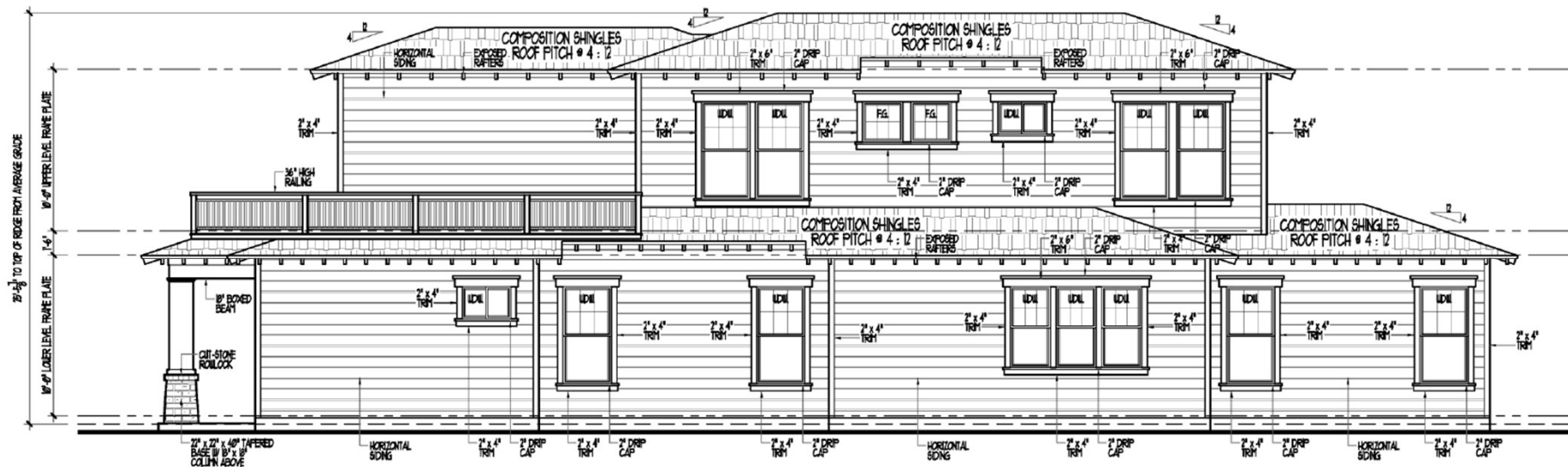
SCALE : 1/4" = 1'-0"
 (SCALE : 1/8" = 1'-0" ON 11" X 17" SHEET)

ALL SIDING WILL BE HARDI MATERIAL

PROPOSED ELEVATION - EAST



PROPOSED ELEVATION - WEST

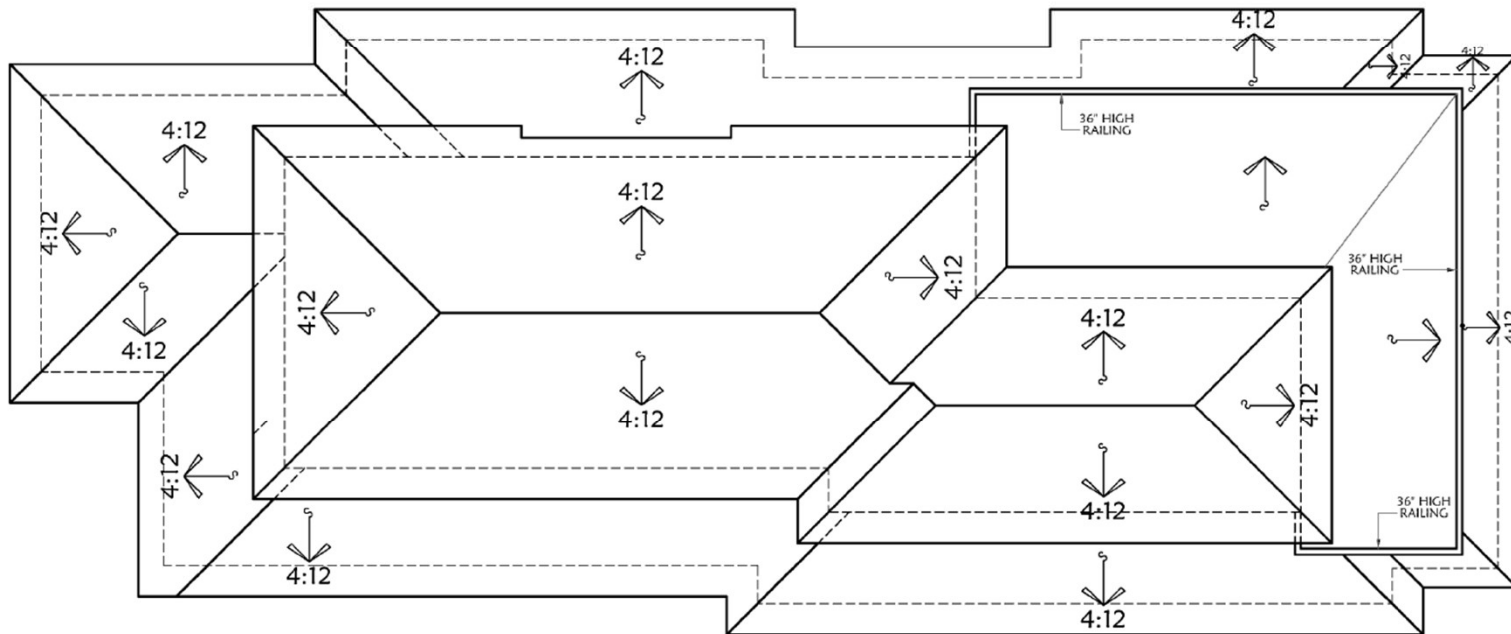


RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"
 (SCALE: 1/8" = 1'-0" ON 11" X 17" SHEET)

ALL SIDING WILL BE HARDI MATERIAL

PROPOSED PLAN - ROOF



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

RENDERING



LOT COVERAGE/FAR



| Lot Coverage* / Floor Area Ratio (FAR) | Existing (in sq. ft.) | Proposed (in sq. ft.) |
|--|-----------------------|-----------------------|
| Lot area | | 7000 SF |
| Main house: 1st floor* | | 2057 SF |
| Main house: 2nd floor | | 825 SF |
| Front porch* | | 203 SF |
| Side porch* | | |
| Rear porch* | | 103 SF |
| Garage/Carport: 1st floor* | | 386 sf |
| Garage: 2nd floor | | |
| Shed* | | |
| Breezeway* | | |
| Covered patio structure* | | |
| Other accessory structures* | | |
| Total Square Footage: | | 3574 SF |
| Total Lot Coverage*: | | 39.27% |
| Total FAR: | | 0.467 |
| Max. 40% lot coverage for SF-A and SF-B Districts | | |

STREETSCAPE - EXISTING



EXISTING RESIDENCE

STREETSCAPE-2 (OPPOSITE SIDE OF STREET)



STREETSCAPE - PROPOSED



STREETSCAPE-1



PROPOSED RESIDENCE

STREETSCAPE-2 (OPPOSITE SIDE OF STREET)





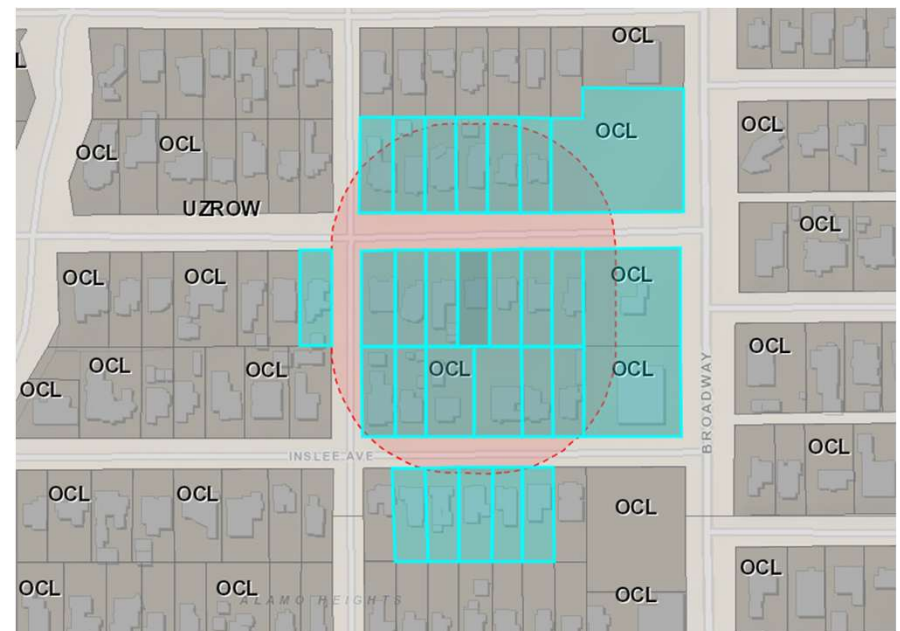
POLICY ANALYSIS

- Structure is currently being reviewed by staff.
- The case is tentatively scheduled to be heard at the July 13, 2026 City Council Regular Meeting, pending recommendation from the board.



PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
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- Responses received within 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)
- Responses received outside 200ft:
 - Support: (0) Neutral: (0)
 - Oppose: (0)



ARB CASE NO. 1039F
6333 BROADWAY ST

FINAL REVIEW



COMMUNITY DEVELOPMENT

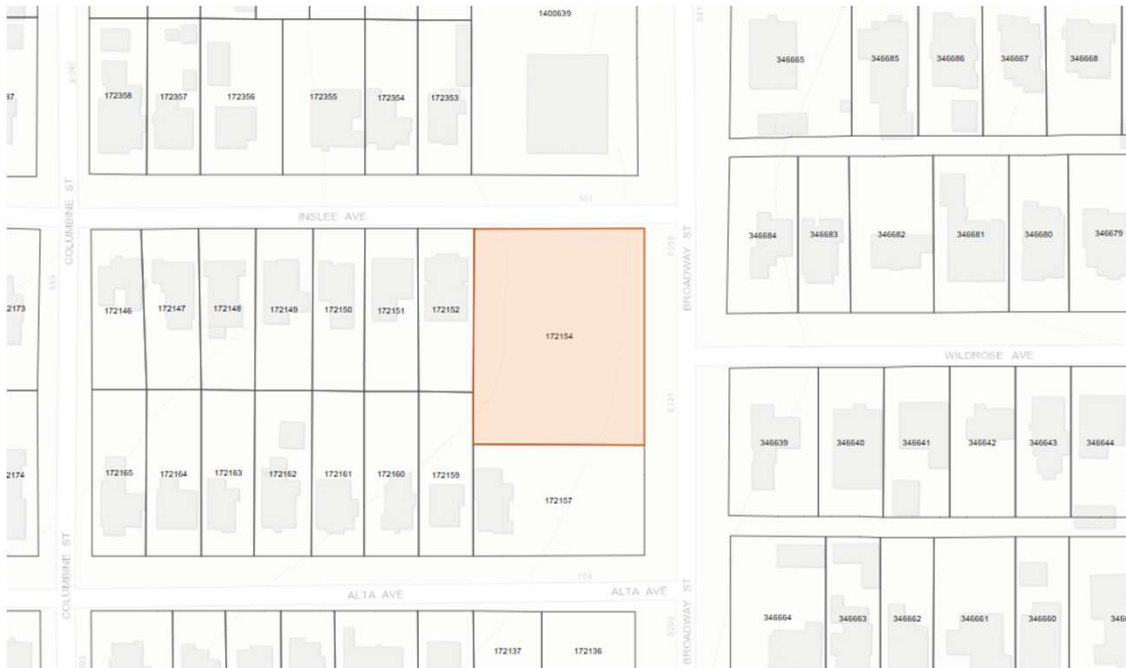
Presented by:
Tyler Brewer
Senior Planner



HISTORY

- Replat
 - P&Z – 04.06.2026
 - City Council - 04.13.2026
- Notice of Intent (Council) – 04.27.2026
- ARB Preliminary Review – 05.19.2026

PROPERTY



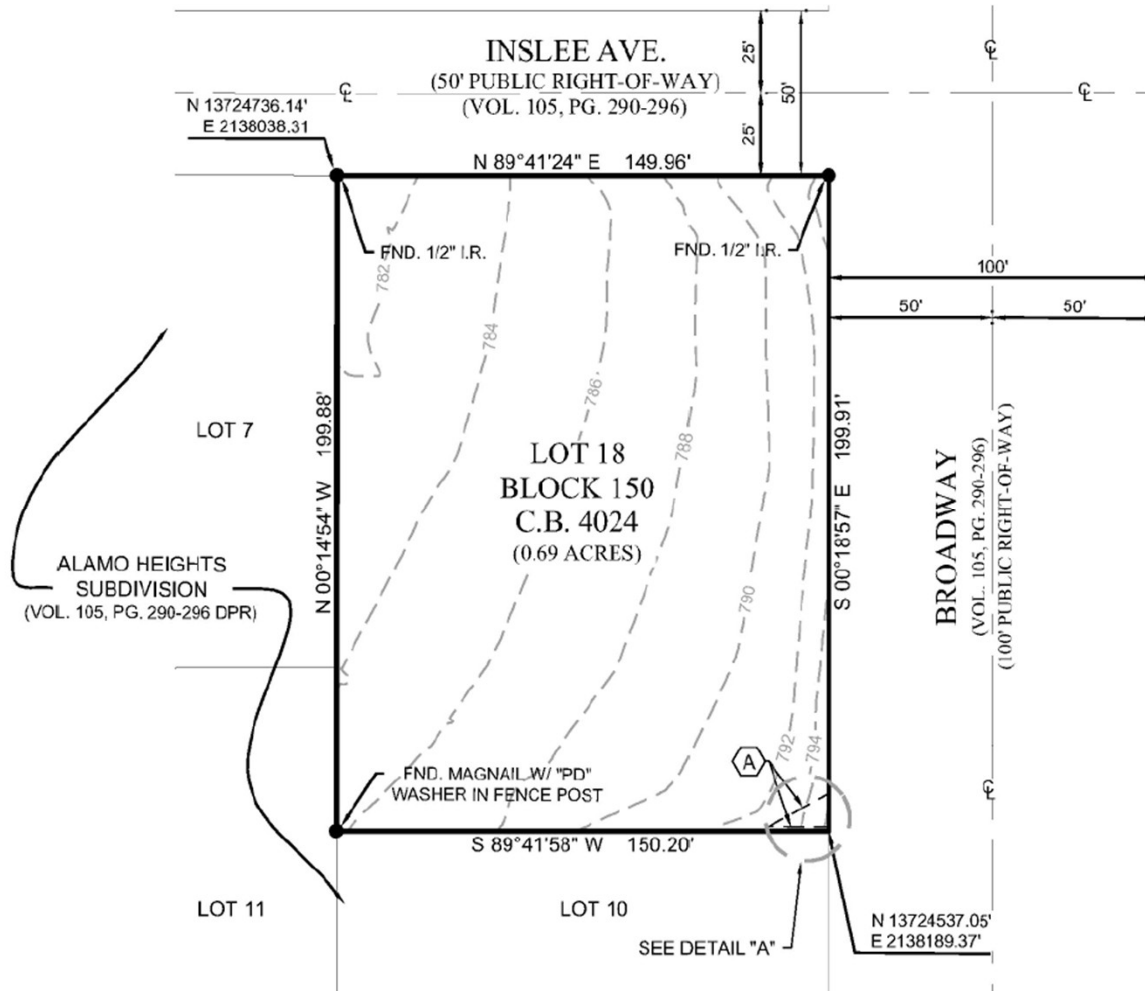
- B-1
- Southwest corner of Broadway St and Inslee Ave
- New Commercial Building



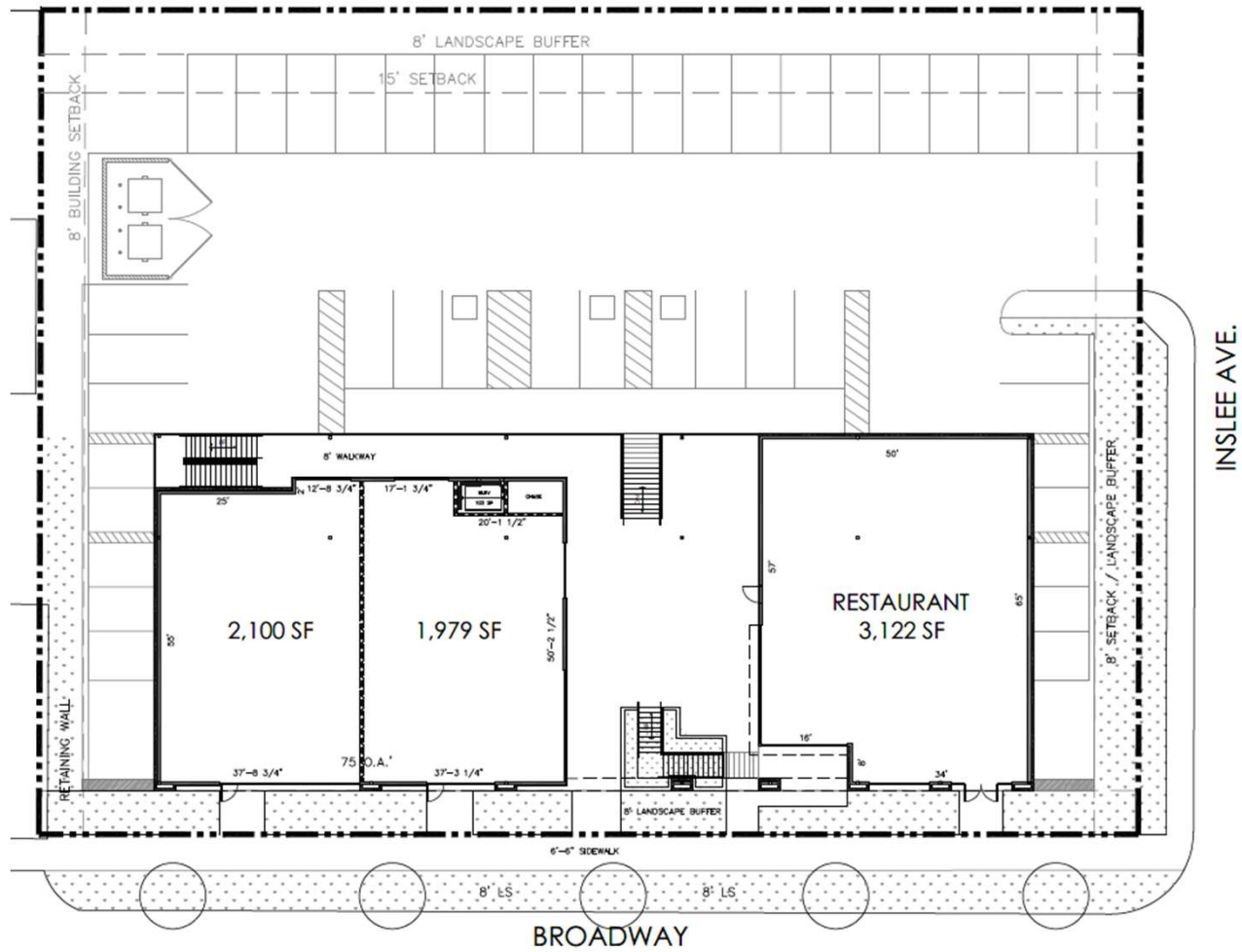
EXISTING CONDITIONS



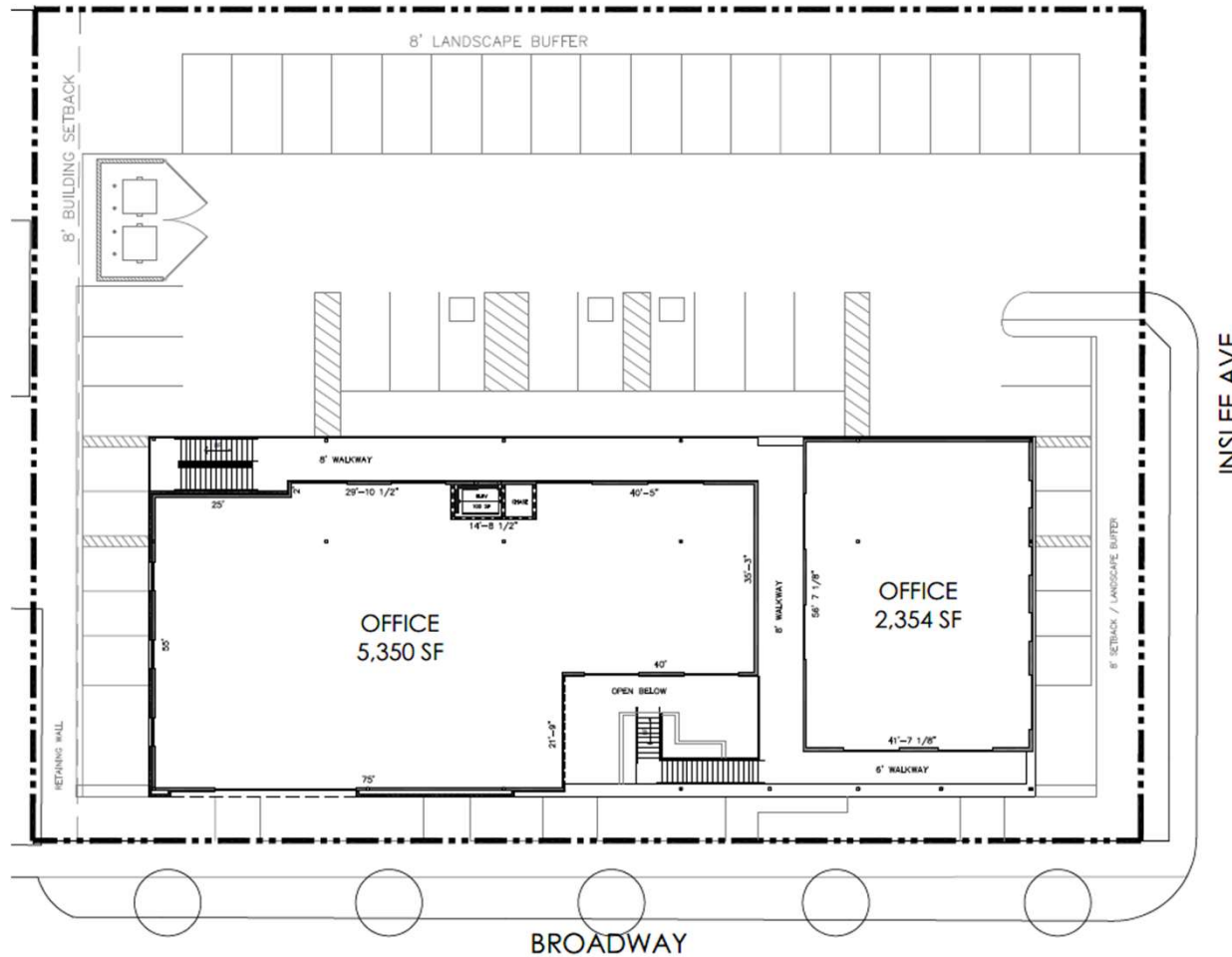
SURVEY



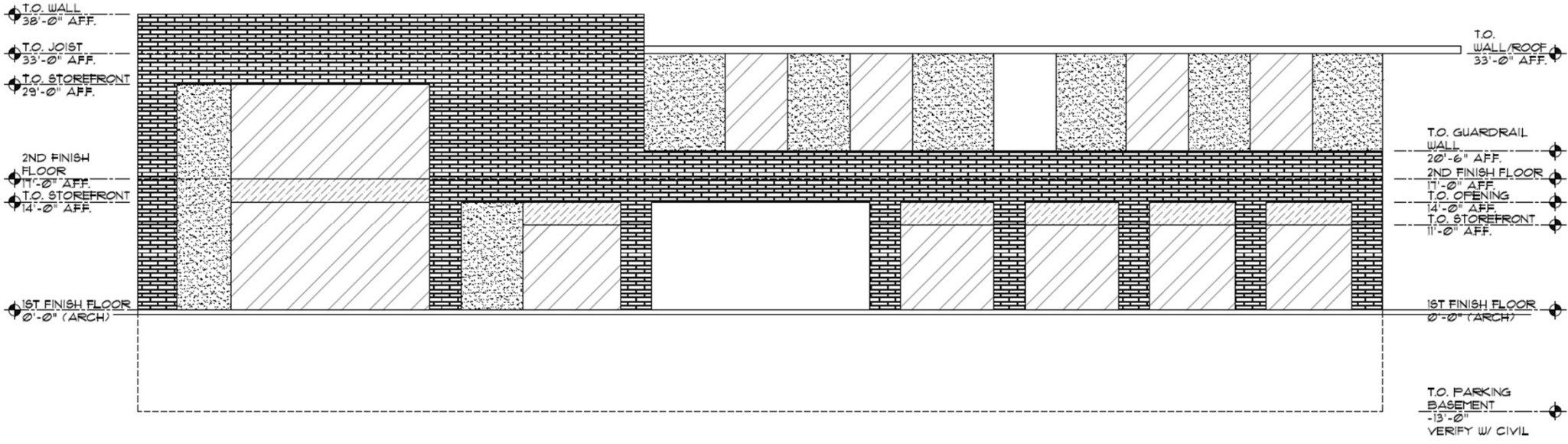
SITE LAYOUT — 1ST FLOOR



SITE LAYOUT — 2ND FLOOR



ELEVATION



RENDERINGS — FRONT/SIDES



RENDERING — FRONT



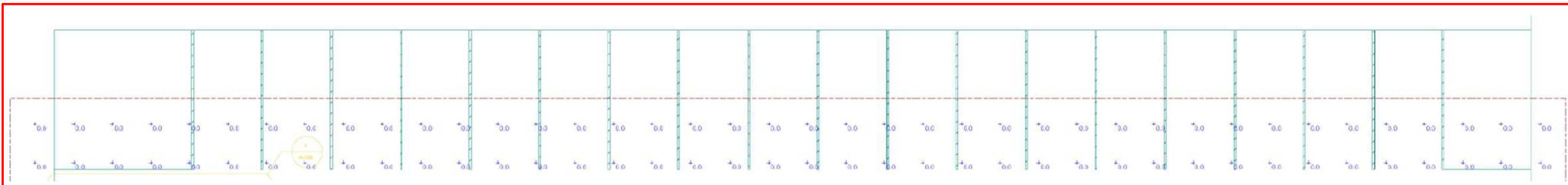
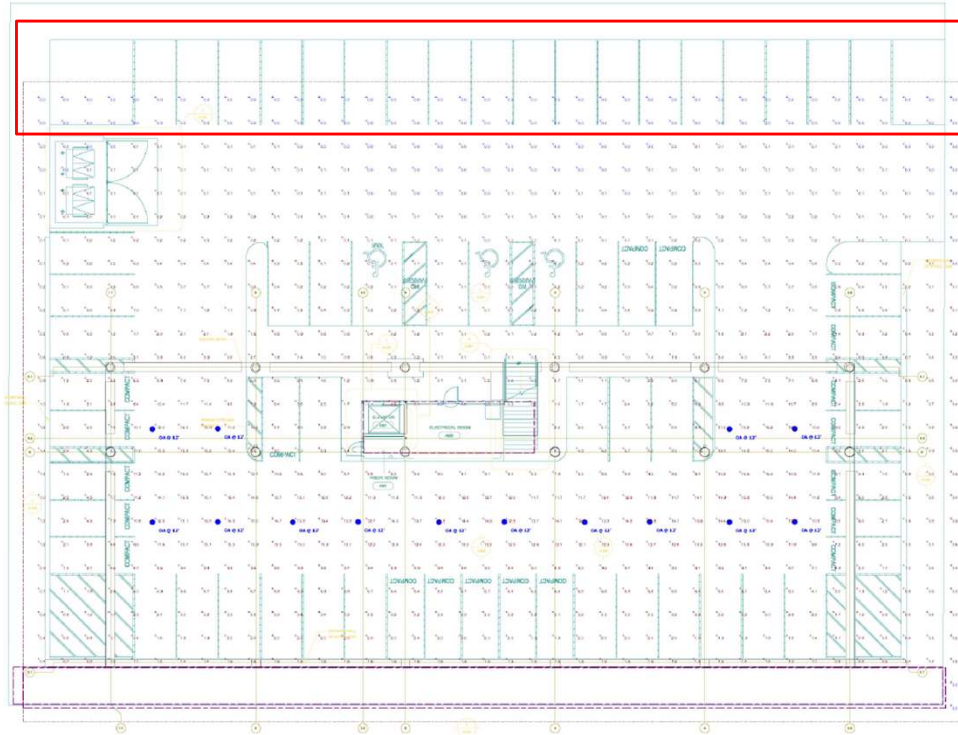
RENDERING — REAR/SIDES



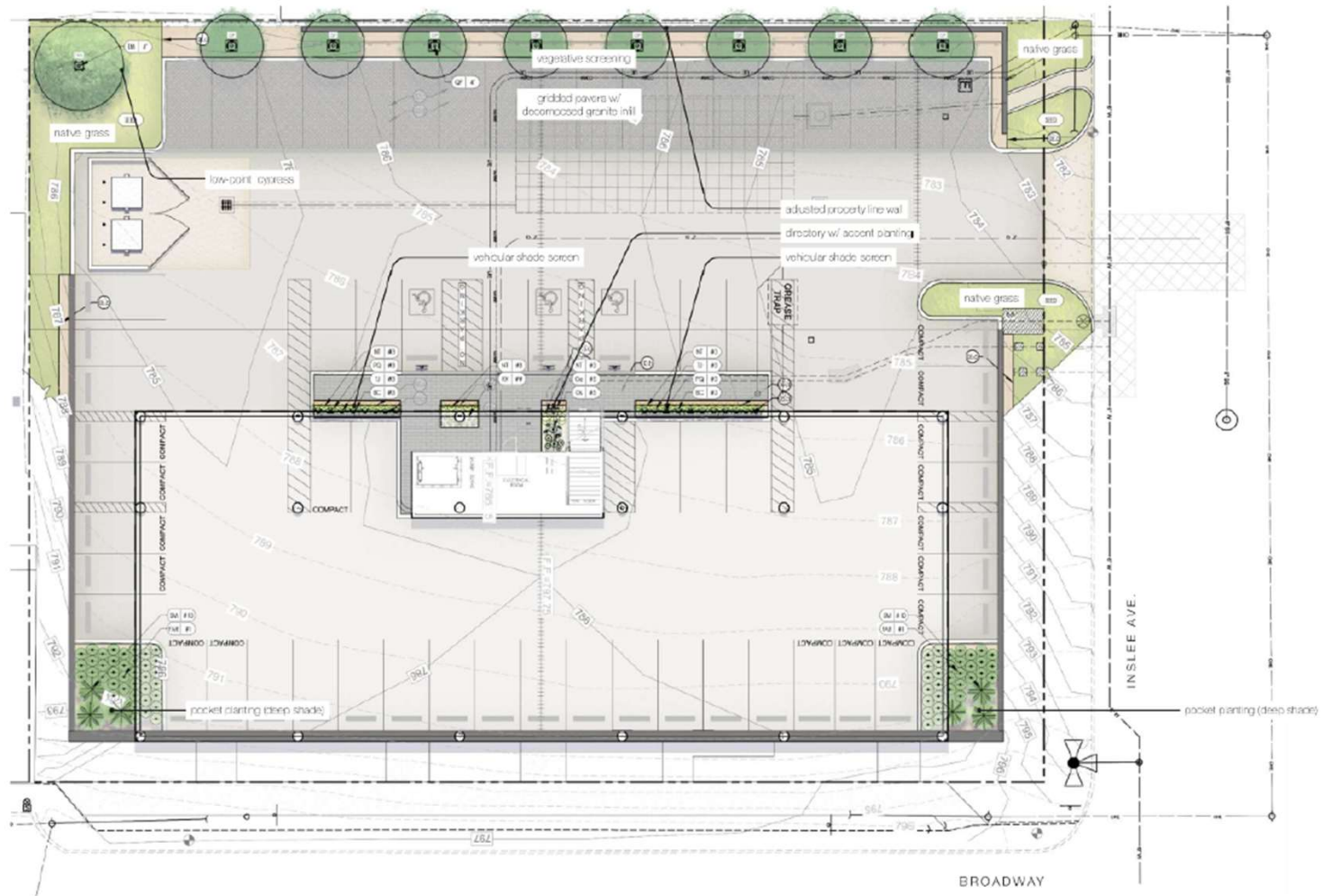
RENDERINGS — BREEZEWAY



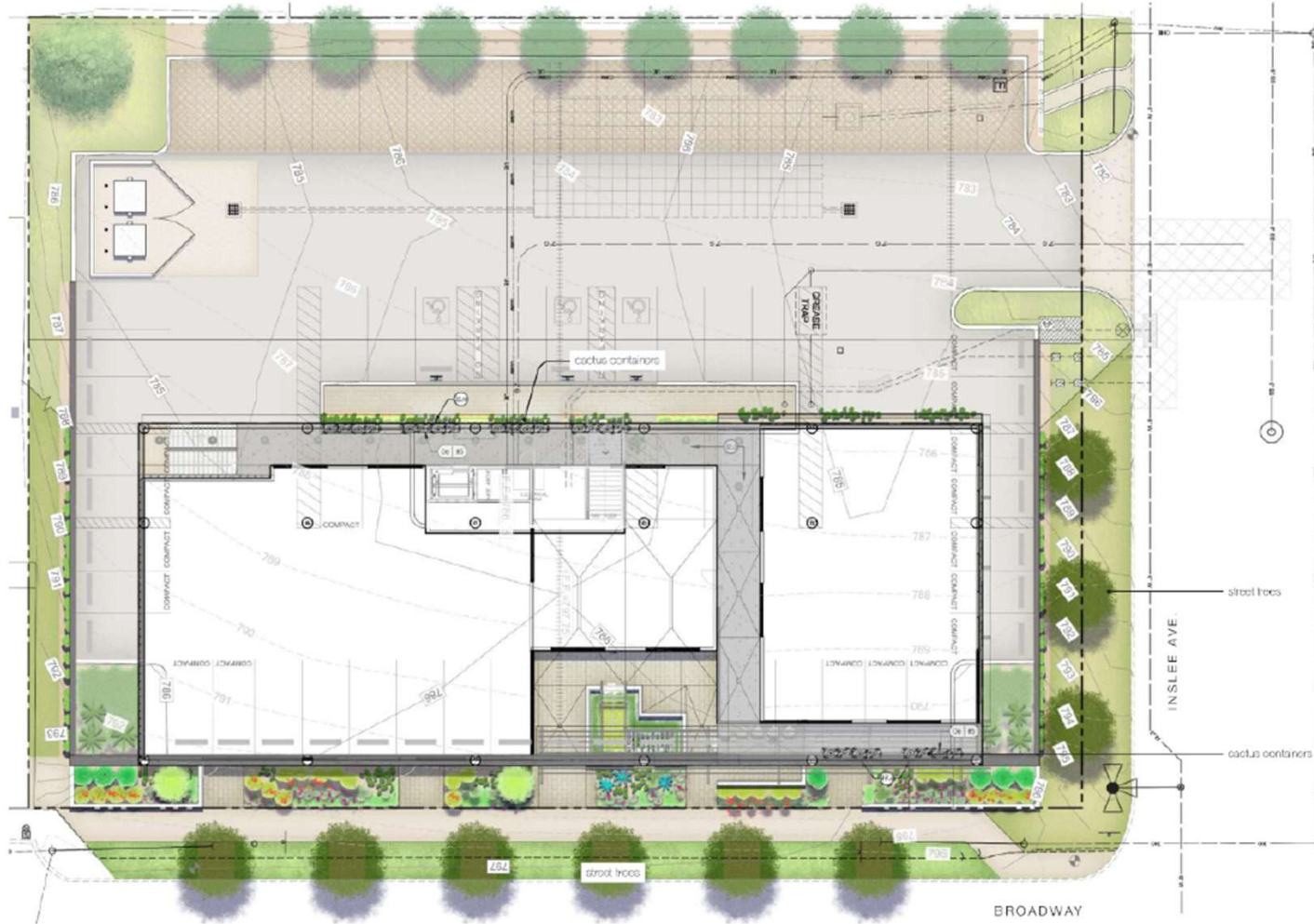
PHOTOMETRIC PLAN



PLANTING PLAN – PARKING



PLANTING PLAN — 2ND FLOOR



RENDERING — PLANTINGS



RENDERING — PLANTINGS



RENDERING — PLANTINGS



RENDERING — PLANTINGS



RENDERING — PLANTINGS



RENDERING — PLANTINGS





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.



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)

