

ARB CASE NO. 1046S  
5164 BROADWAY ST

PERMANENT SIGNAGE



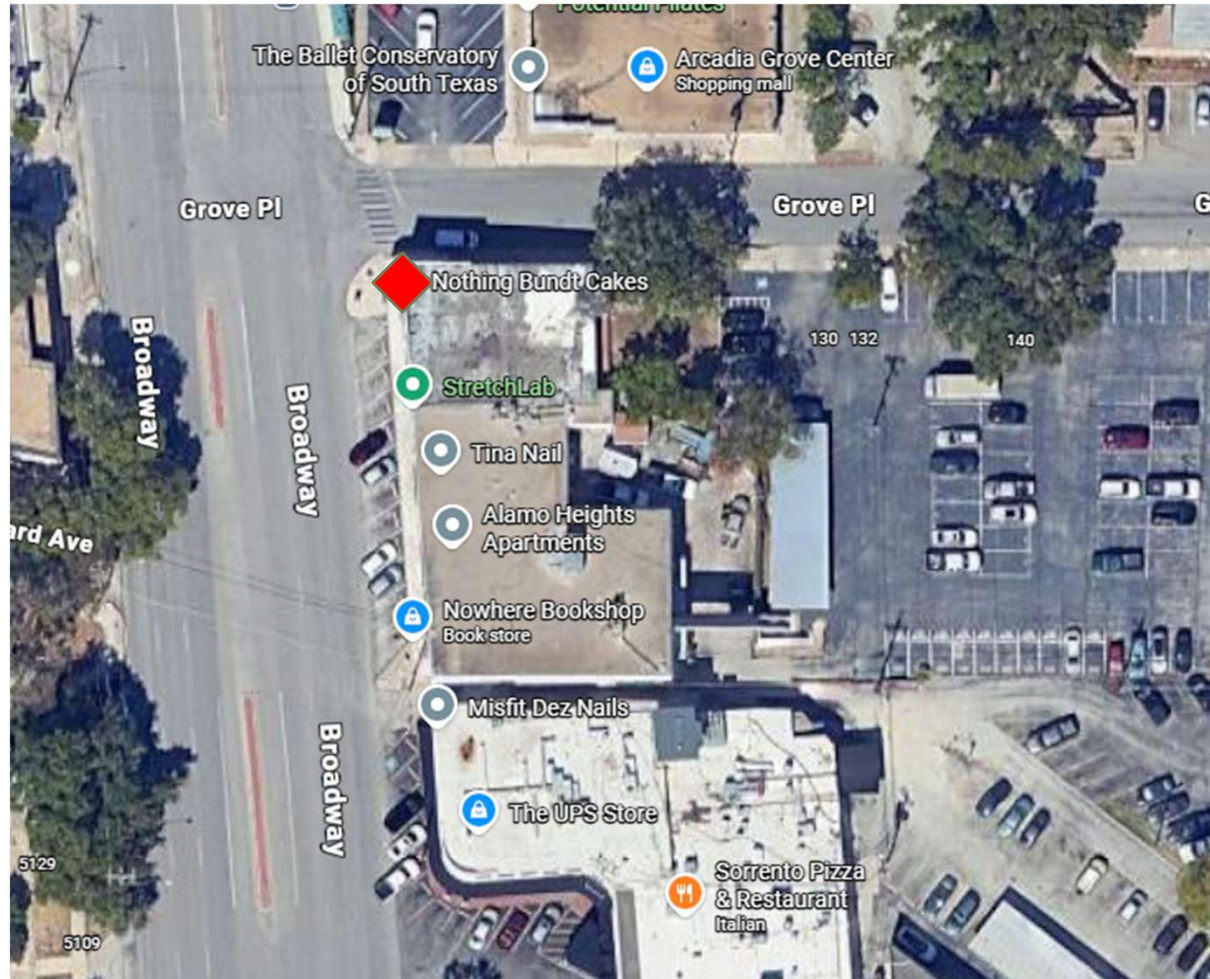
COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY



- B-1
- Southeast corner of Broadway St and Grove Pl
- Permanent Signage



# EXISTING CONDITIONS



# PROPOSED SIGN



EXISTING LEASE SPACE / BUILDING



PROPOSED SIGN PLACEMENT **S1**



| PROPOSED SIGNS |                     |       |
|----------------|---------------------|-------|
| S1             | LED Channel Letters | Qty 1 |

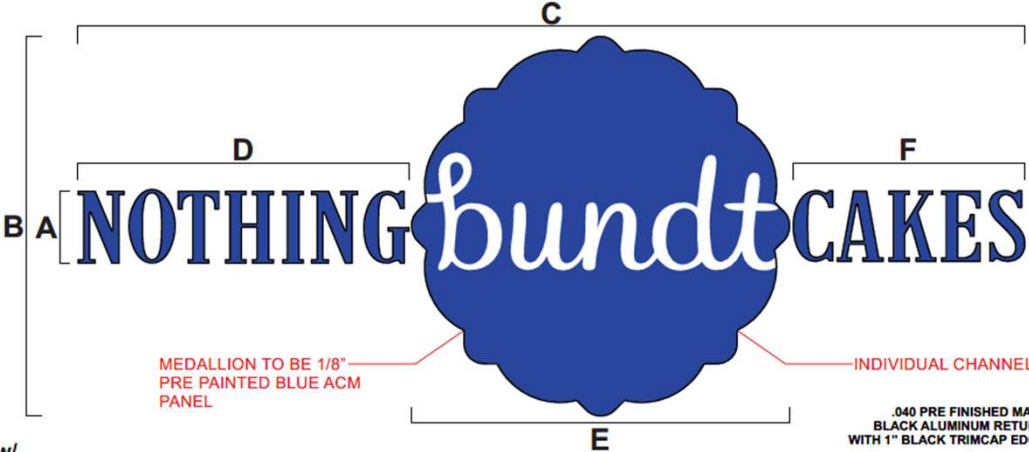


Due to the nature of the images provided, scale differs. We are depicting the dimensions of the front elevation to show the closest sign size proportion to sign band area.

# SIGN SPECIFICATIONS



## STACKED SIGN DETAIL ON BACKER (FLUSH MOUNTED)



MEDALLION TO BE 1/8" PRE PAINTED BLUE ACM PANEL

INDIVIDUAL CHANNEL LETTERS

**QTY(1) -**  
**Illuminated Channel Letters w/**  
**ACM Backer Flush Mounted to Wall**  
**Channel Letter Specifications**

|            |                                                          |
|------------|----------------------------------------------------------|
| SIGN TYPE: | NBC ILLUMINATED CHANNEL LETTERS                          |
| SIGN FACE: | .177" 7328 WHITE MODIFIED ACRYLIC                        |
| VINYL:     | TWILIGHT BLUE 3630-297 w/ 3mm WHITE SPACING FROM CANNING |
| TRIM CAP:  | BLACK                                                    |
| RETURNS:   | BLACK                                                    |
| LIGHTING:  | PRINCIPAL QUIK MOD 2 LED                                 |
| MOUNTING:  | FLUSH MOUNTED W/ FASTENERS TO SUIT                       |



|     |     |        |         |        |        |        |         |       |
|-----|-----|--------|---------|--------|--------|--------|---------|-------|
| 15" | A   | B      | C       | D      | E      | F      | SQ. FT. | @DIA. |
| 15" | 15" | 78.96" | 196.76" | 68.83" | 78.67" | 48.27" | 55.48   | 0.75" |

### ELECTRICAL/INSTALLATION NOTES

- \*\*Final Electrical Hookup is included, provided electrical is in place at time of installation and within 4' of installation site
- \*\*If parapet wall or roofline is to be penetrated for sign installation, sealing of attachment points by customers' own GC or roofer, not included.
- \*\*Written letter of approval MUST be provided by the LL to penetrate roofline if required, letter to be obtained by customer
- \*\*Existing Signage removal/patch and painting by others and completed prior to installation of new signage
- \*\*Timers are NOT included. To be provided by customer's GC or electrician

.040 PRE FINISHED MATTE BLACK ALUMINUM RETURNS WITH 1" BLACK TRIMCAP EDGES

MOUNTING HARDWARE STAINLESS STEEL TO SUIT WALL

WHITE LEDS

.177" 7328 WHITE ACRYLIC

1/2" EMT OR FLEX CONDUIT

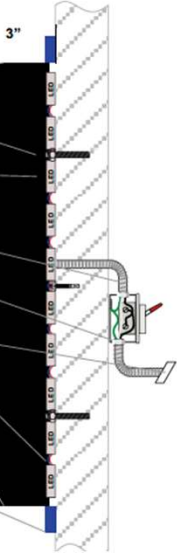
DISCONNECT SWITCH (1 PER CIRCUIT)

JBOX (BY OTHERS)

3mm ACM BACKS

1/4" DIA. DRAIN HOLE W/ LIGHT BAFFLE (2/LETTER)

1/8" PRE PAINTED GLOSS BLUE ACM PANEL "BUNDT LETTERS & MEDALLION"



# 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.

...

### (2) Wall 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 wall 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 wall sign shall not project above the top of the wall it is constructed upon.



# COMPLIANCE/PUBLIC NOTICE

- **Size**
  - 107.89 sq ft (measured per code) exceeds maximum 24 sq ft allowed
    - Actual area of signage – 55.48 sq ft
- **No public notice required**

ARB CASE NO. 1047S  
5917 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

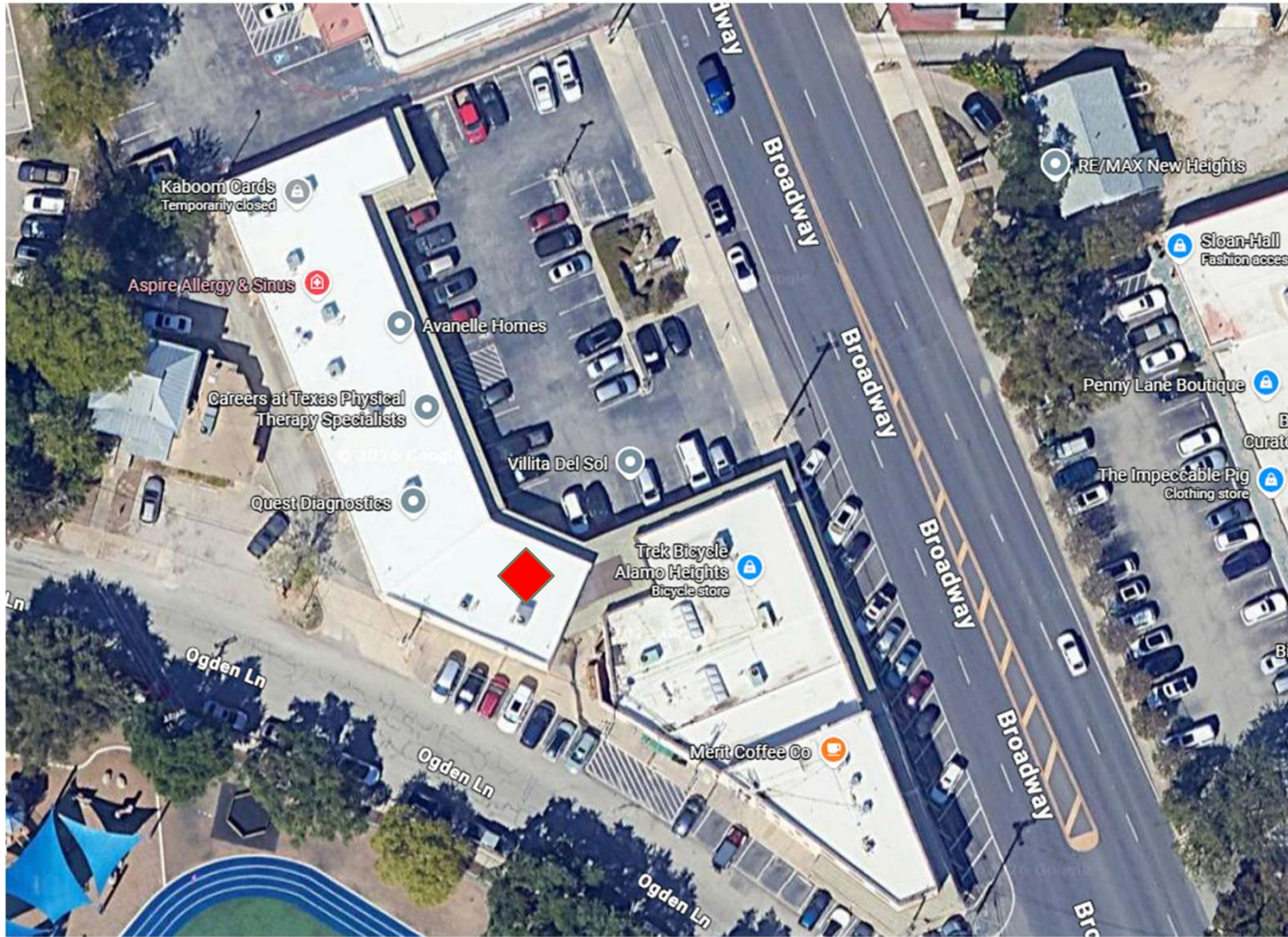
Presented by:  
Tyler Brewer  
Senior Planner



# PROPERTY



- B-1
- Corner of Broadway St and Ogden Ln
- Permanent Signage



# EXISTING CONDITIONS



# PROPOSED SIGN



2 WINDOW ELEVATION - STOREFRONT  
3/8" = 1' - 0"



1 WINDOW ELEVATION - SIDE STOREFRONT  
3/8" = 1' - 0"

# SIGN SPECIFICATIONS (BOTH WINDOWS)



- **Material**
  - White vinyl
- **Size**
  - 7' x 7' (49 sq ft)

# POLICY ANALYSIS



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

...

### (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.



# COMPLIANCE/PUBLIC NOTICE

- **Front**
  - 24.5 sq ft per window exceeds maximum 3.5 sq ft allowed
- **Side**
  - Exact sq ft not provided, but sign takes up the majority of the middle window
- **No public notice required**

ARB CASE NO. 1048S  
6411 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

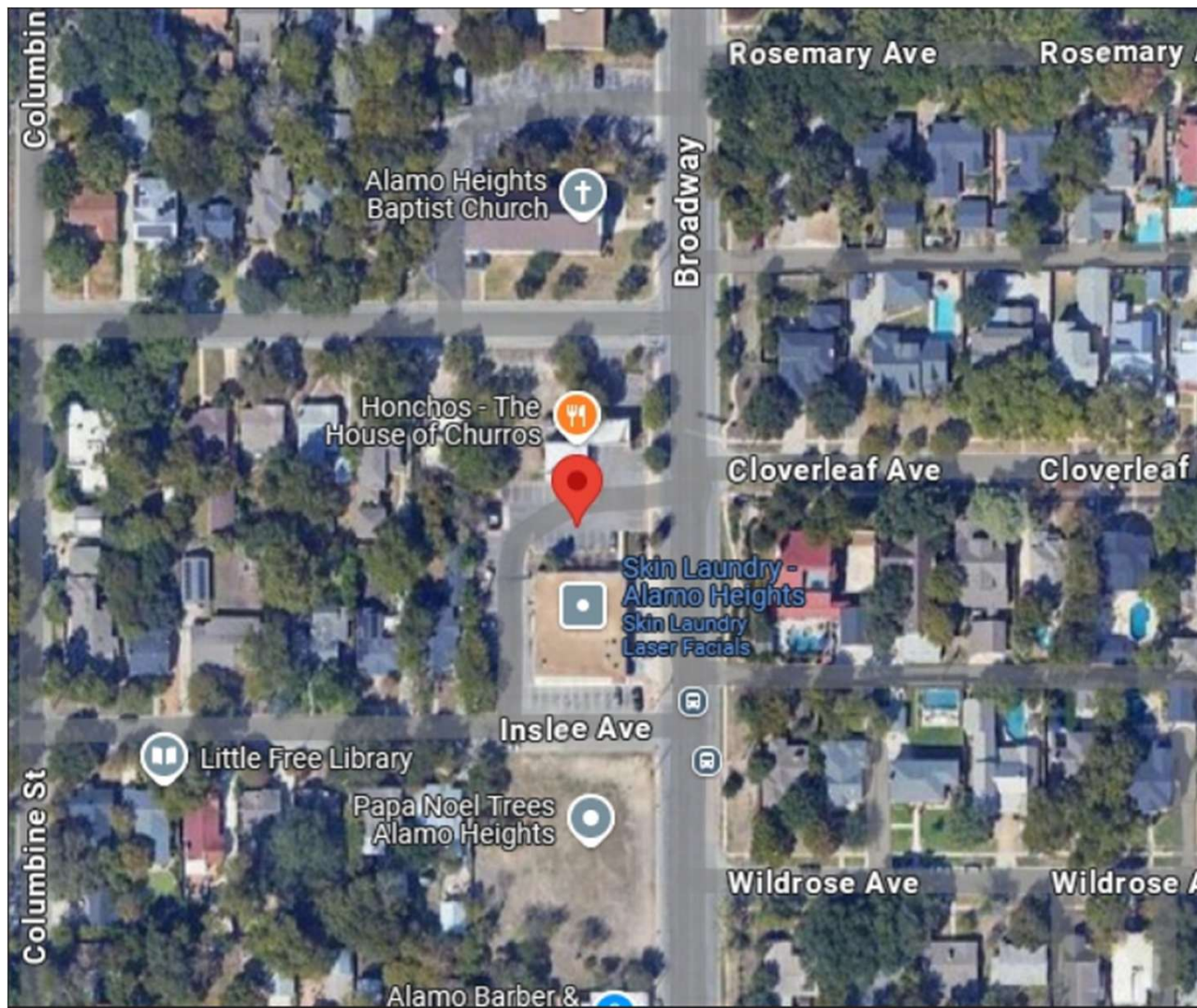
Presented by:  
Tyler Brewer  
Senior Planner



# PROPERTY



- B-1
- West side of Broadway between College Blvd and Inslee Ave
- Permanent Signage



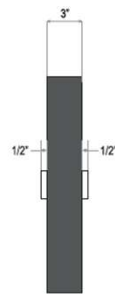
# EXISTING CONDITIONS



# PROPOSED SIGN



SIDE A

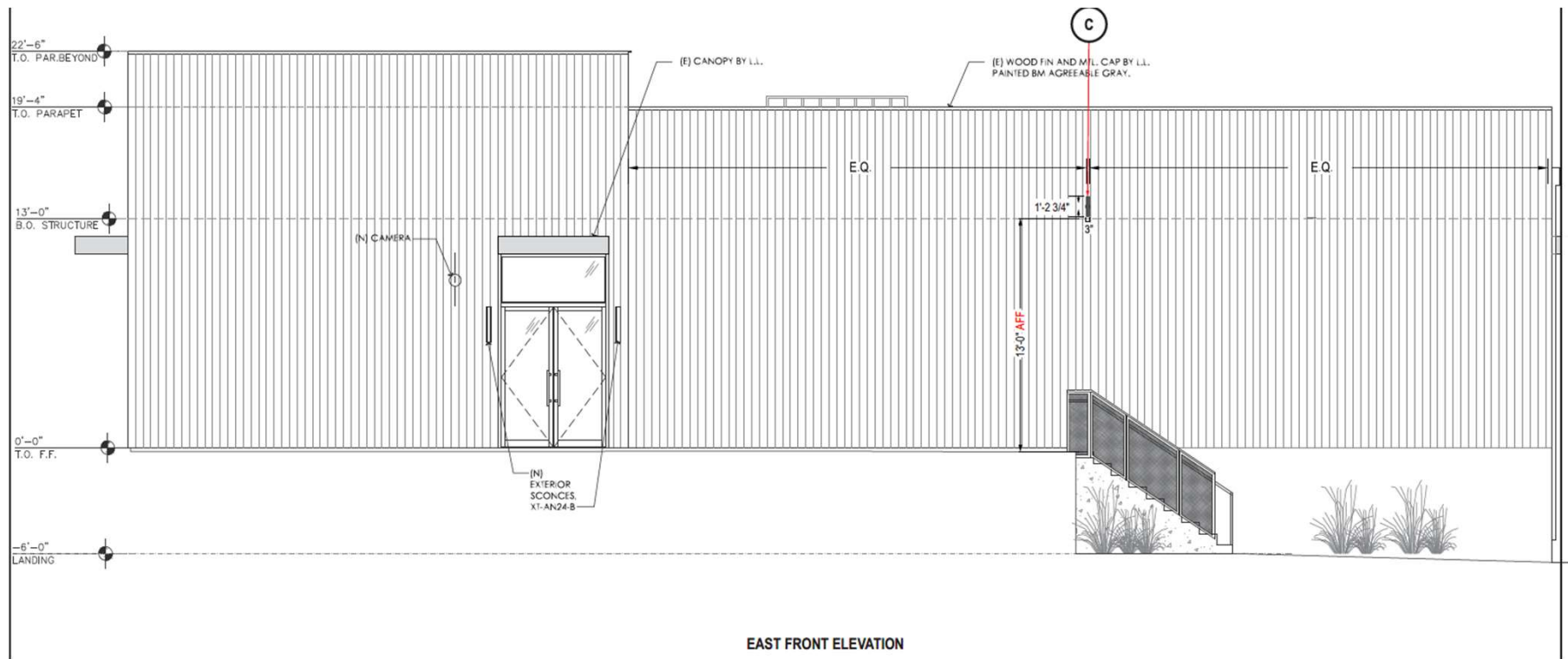


FRONT



SIDE B

# PROPOSED SIDE ELEVATION



# SIGN SPECIFICATIONS

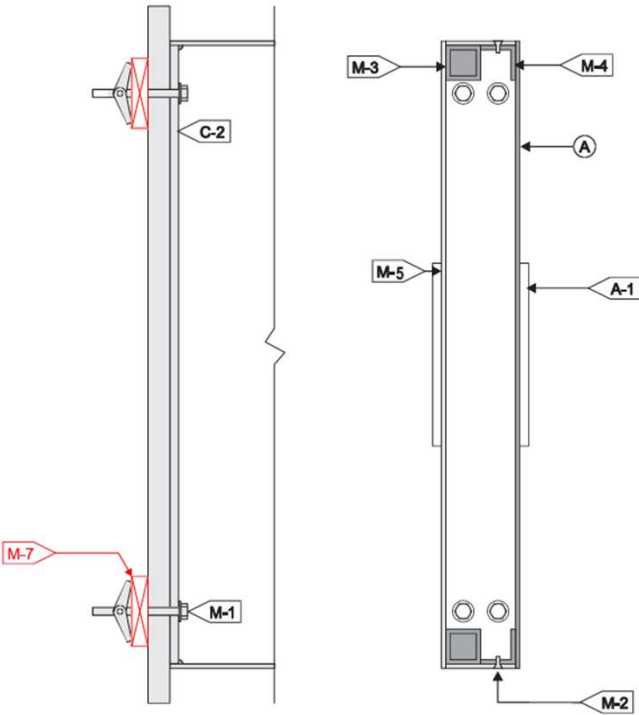


D/S NON-ILLUMINATED BLADE SIGN - SECTION DETAIL  
SCALE: N.T.S.

C-1

| A FACE         |                                                          |
|----------------|----------------------------------------------------------|
| MATERIAL:      | 1/8" ALUM.                                               |
| COLOR:         | TO MATCH PMS 425 C                                       |
| FINISH:        | SATIN                                                    |
| A-1:           | WHITE ACRYLIC                                            |
| COLOR INFO.:   | WHITE SATIN                                              |
| C RETURNS      |                                                          |
| DEPTH:         | 3"                                                       |
| C1 MATERIAL:   | 1/8" ALUM. @TOP, BOTTOM & END                            |
| C2 MATERIAL:   | 1/4" ALUM. MOUNTING PLATE, WELDS TO FIXED FACE & RETURNS |
| COLOR/ FINISH: | TO MATCH PMS 425 C/ SATIN                                |

| M MOUNTING |                                                        |
|------------|--------------------------------------------------------|
| M-1:       | 3/8" TOGGLE BOLTS OR MALL REQ. FASTENERS               |
| M-2:       | FLUSH MOUNTING SCREWS @ TOP & BOTTOM                   |
| M-3:       | 1" SQ. ALUM. TUBE WELDED TO MOUNTING PLATE AND RETURNS |
| M-4:       | 1" x 1" ANGLE SECURED TO FACE                          |
| M-5:       | LOGO MOUNTS W/ D/F TAPE                                |
| M-6:       | BLOCKING, PROVIDED BY OTHERS                           |
| L FONT     |                                                        |
| TYPE:      | CUSTOMER SUPPLIED LOGO                                 |



SECTION @ END

SECTION @ SIDE



# POLICY ANALYSIS

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

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- (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

- With the proposed projecting sign, the business would have two (2) signs instead of the one (1) allowed per Section 15-32(c) of the City's Code of Ordinances
- No public notice required

# ARB CASE NO. 1041F 530 CORONA AVE

## SIGNIFICANCE & COMPATIBILITY



## COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY



- SF-B
- South side of Corona Ave, east of AH Blvd
- 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

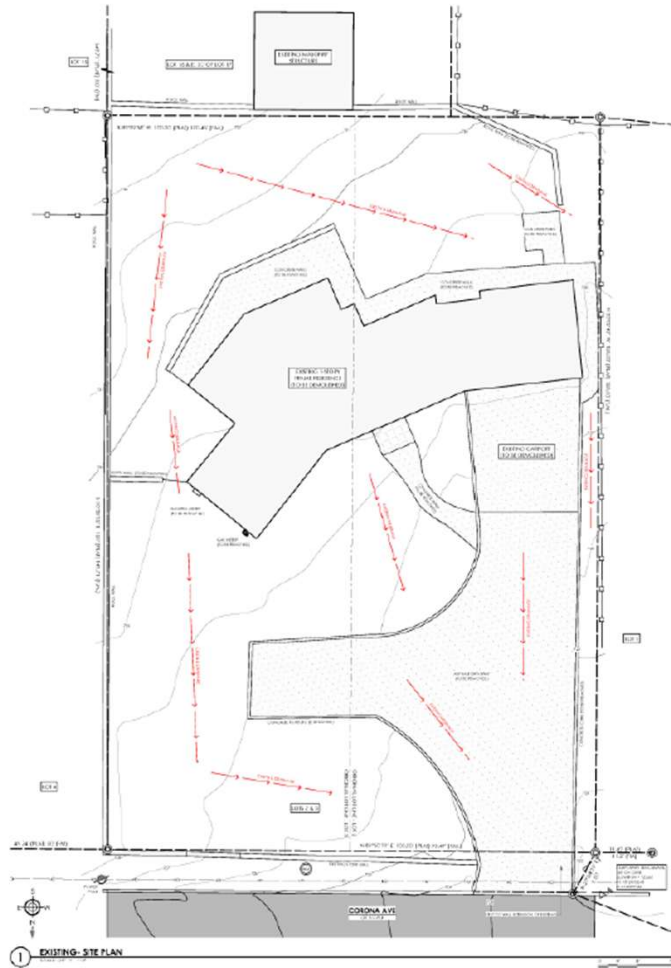
# EXISTING CONDITIONS



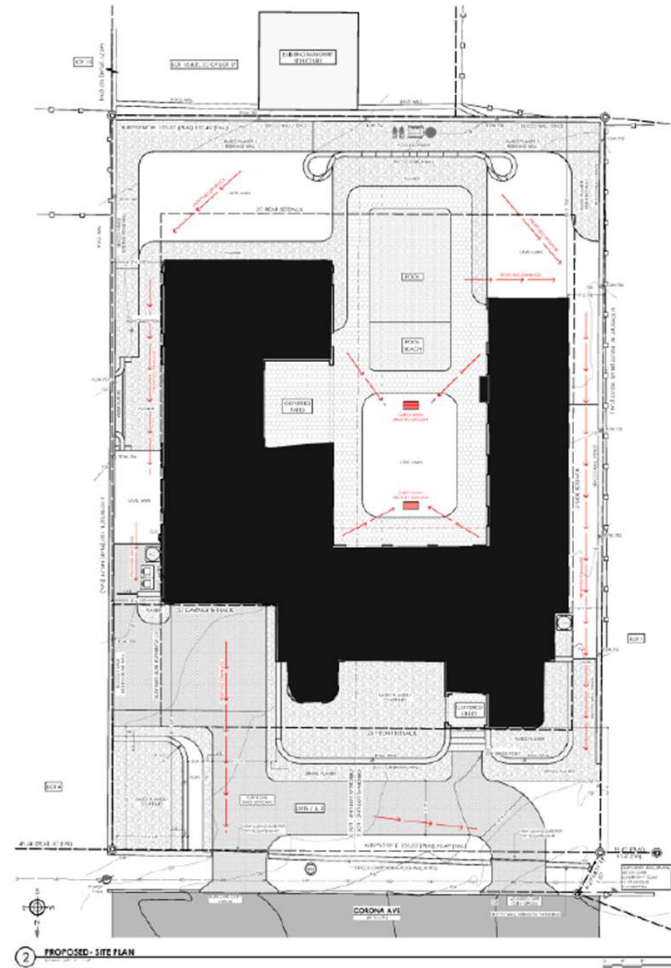
# EXISTING CONDITIONS



# EXISTING AND PROPOSED SITE PLANS



Existing

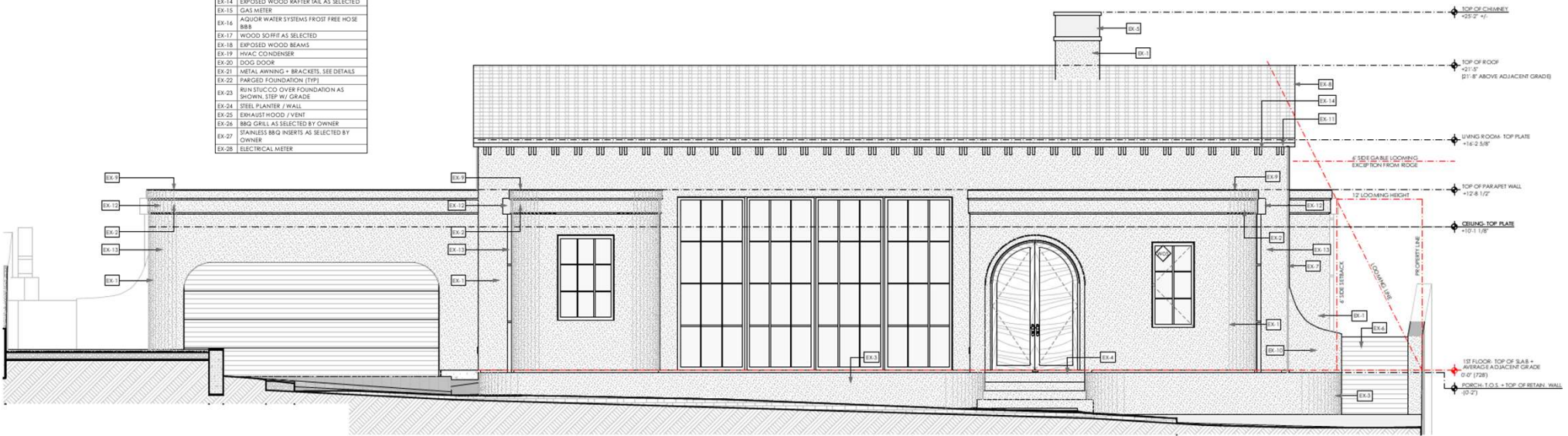


Proposed

# PROPOSED ELEVATION - FRONT



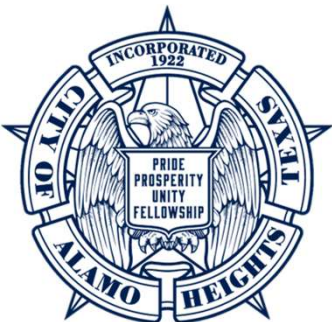
| EXTERIOR MATERIALS - KEYED NOTES |                                                     |
|----------------------------------|-----------------------------------------------------|
| EX-1                             | 3-PART STUCCO W/ INTEGRAL COLOR                     |
| EX-2                             | STUCCO CORNICE W/ INTEGRAL COLOR                    |
| EX-3                             | STUCCO RETAINING WALL                               |
| EX-4                             | TREADS + RISERS 1.5 D.                              |
| EX-5                             | STEEL CHIMNEY CAP 1.5 D.                            |
| EX-6                             | WOOD GATE AS SELECTED                               |
| EX-7                             | RAIN CHAIN AS SELECTED                              |
| EX-8                             | CLAY BARREL TILE ROOF AS SELECTED                   |
| EX-9                             | STEEL KNIFE EDGE PARAPET CAP PAINTED                |
| EX-10                            | INTEGRAL COLORED STUCCO SCREEN WALL                 |
| EX-11                            | BRASS METAL HALF ROUND GUTTER (COPPER ALT.)         |
| EX-12                            | BRASS METAL SCUPPER BOX (COPPER ALT.)               |
| EX-13                            | BRASS METAL DOWNSPOUT (COPPER ALT.)                 |
| EX-14                            | EXPOSED WOOD RAFTER TAIL AS SELECTED                |
| EX-15                            | GAS METER                                           |
| EX-16                            | AQUARIUM WATER SYSTEMS FROST FREE HOSE BIBS         |
| EX-17                            | WOOD SOFFIT AS SELECTED                             |
| EX-18                            | EXPOSED WOOD BEAMS                                  |
| EX-19                            | HVAC CONDENSER                                      |
| EX-20                            | DOG DOOR                                            |
| EX-21                            | METAL AWNING + BRACKETS, SEE DETAILS                |
| EX-22                            | PAVED FOUNDATION (TYP.)                             |
| EX-23                            | RAIN STUCCO OVER FOUNDATION AS SHOWN, STEP W/ GRADE |
| EX-24                            | STEEL PLANTER / WALL                                |
| EX-25                            | EXHAUST HOOD / VENT                                 |
| EX-26                            | BBQ GRILL AS SELECTED BY OWNER                      |
| EX-27                            | STAINLESS BBQ INSERTS AS SELECTED BY OWNER          |
| EX-28                            | ELECTRICAL METER                                    |



1 EXTERIOR ELEVATION- NORTH  
SCALE: 1/4" = 1'-0"



# PROPOSED ELEVATION - REAR

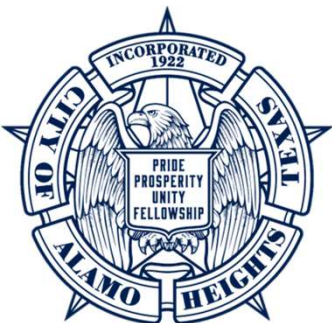


| EXTERIOR MATERIALS - KEYED NOTES |                                                    |
|----------------------------------|----------------------------------------------------|
| EX-1                             | 3-PART STUCCO W/ INTEGRAL COLOR                    |
| EX-2                             | STUCCO CORNICE W/ INTEGRAL COLOR                   |
| EX-3                             | STUCCO RETAINING WALL                              |
| EX-4                             | TREADS + RISERS T.B.D.                             |
| EX-5                             | STEEL CHIMNEY CAP T.B.D.                           |
| EX-6                             | WOOD GATE AS SELECTED                              |
| EX-7                             | MAIN CHAIR AS SELECTED                             |
| EX-8                             | CLAY SAPHIRE TILE ROOF AS SELECTED                 |
| EX-9                             | STEEL KNIFE EDGE PARAPET CAP PAINTED               |
| EX-10                            | INTEGRAL COLORED STUCCO SCREEN WALL                |
| EX-11                            | BRASS METAL HALF ROUND GUTTER (COPPER ALT.)        |
| EX-12                            | BRASS METAL SCUPPER BOX (COPPER ALT.)              |
| EX-13                            | BRASS METAL DOWNSPOUT (COPPER ALT.)                |
| EX-14                            | EXPOSED WOOD RAFTER TAIL AS SELECTED               |
| EX-15                            | GAS METER                                          |
| EX-16                            | AQUOR WATER SYSTEMS FROST FREE HOSE BIBS           |
| EX-17                            | WOOD SOFFIT AS SELECTED                            |
| EX-18                            | EXPOSED WOOD BEAMS                                 |
| EX-19                            | HVAC CONDENSER                                     |
| EX-20                            | DOG DOOR                                           |
| EX-21                            | METAL AWNING + BRACKETS, SEE DETAILS               |
| EX-22                            | PARGED FOUNDATION (TYP)                            |
| EX-23                            | RED STUCCO OVER FOUNDATION AS SHOWN, STEP W/ GRADE |
| EX-24                            | STEEL PLANTER / WALL                               |
| EX-25                            | EXHAUST HOOD / VENT                                |
| EX-26                            | BBQ GRILL AS SELECTED BY OWNER                     |
| EX-27                            | STAINLESS BBQ INSERTS AS SELECTED BY OWNER         |
| EX-28                            | ELECTRICAL METER                                   |

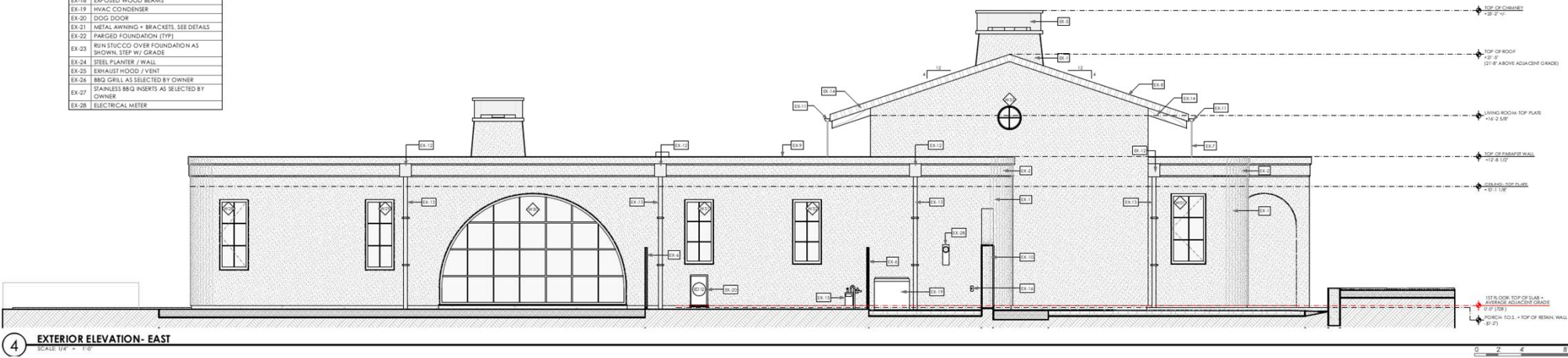


3 EXTERIOR ELEVATION- SOUTH  
SCALE: 1/4" = 1'-0"  
0 2 4 8

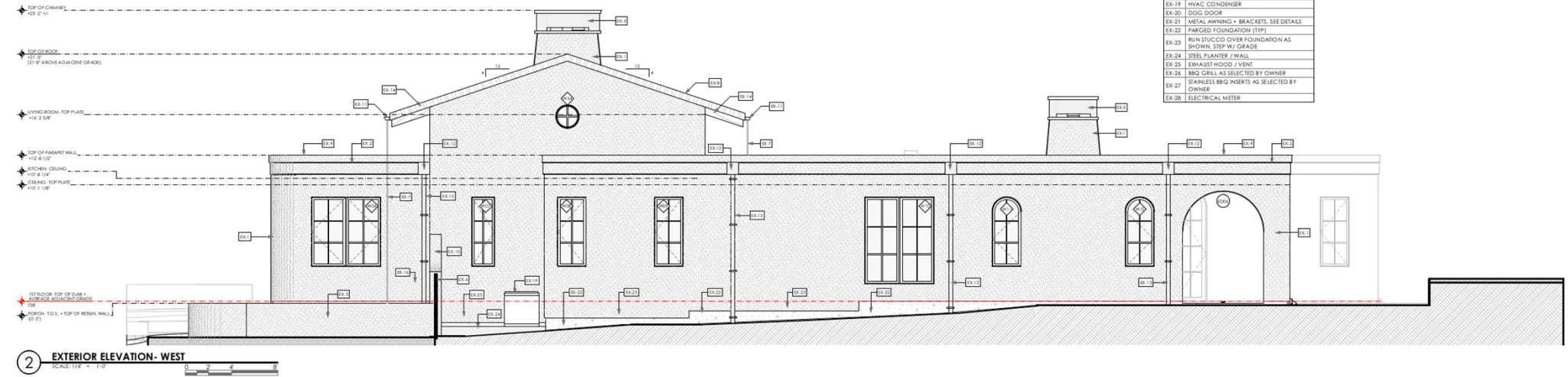
# PROPOSED ELEVATION - EAST



| EXTERIOR MATERIALS - KEYED NOTES |                                                    |
|----------------------------------|----------------------------------------------------|
| EX-1                             | 3-PART STUCCO W/ INTEGRAL COLOR                    |
| EX-2                             | STUCCO CORNICE W/ INTEGRAL COLOR                   |
| EX-3                             | STUCCO RETAINING WALL                              |
| EX-4                             | TREADS + RISERS T.B.D.                             |
| EX-5                             | STEEL CHIMNEY CAP T.B.D.                           |
| EX-6                             | WOOD GATE AS SELECTED                              |
| EX-7                             | RAIN CHAIN AS SELECTED                             |
| EX-8                             | CLAY BARREL TILE ROOF AS SELECTED                  |
| EX-9                             | STEEL KNIFE EDGE PARAPET CAP PAINTED               |
| EX-10                            | INTEGRAL COLORED STUCCO SCREEN WALL                |
| EX-11                            | BRAKE METAL HALF ROUND GUTTER (COPPER ALU.)        |
| EX-12                            | BRAKE METAL SCUPPER BOX (COPPER ALU.)              |
| EX-13                            | BRAKE METAL DOWNSPOUT (COPPER ALU.)                |
| EX-14                            | EXPOSED WOOD RAFTER TAIL AS SELECTED               |
| EX-15                            | GAS METER                                          |
| EX-16                            | AQUOR WATER SYSTEMS FROST FREE HOSE 3/8"           |
| EX-17                            | WOOD SORFIE AS SELECTED                            |
| EX-18                            | EXPOSED WOOD BEAMS                                 |
| EX-19                            | HVAC CONDENSER                                     |
| EX-20                            | DOG DOOR                                           |
| EX-21                            | METAL HANNING + BRACKETS, SEE DETAILS              |
| EX-22                            | PARGED FOUNDATION (TYP)                            |
| EX-23                            | RUN STUCCO OVER FOUNDATION AS SHOWN, STEP W/ GRADE |
| EX-24                            | STEEL PLANTER / WALL                               |
| EX-25                            | EXHAUST HOOD / VENT                                |
| EX-26                            | 802 GRILL AS SELECTED BY OWNER                     |
| EX-27                            | STAINLESS 802 INSERTS AS SELECTED BY OWNER         |
| EX-28                            | ELECTRICAL METER                                   |

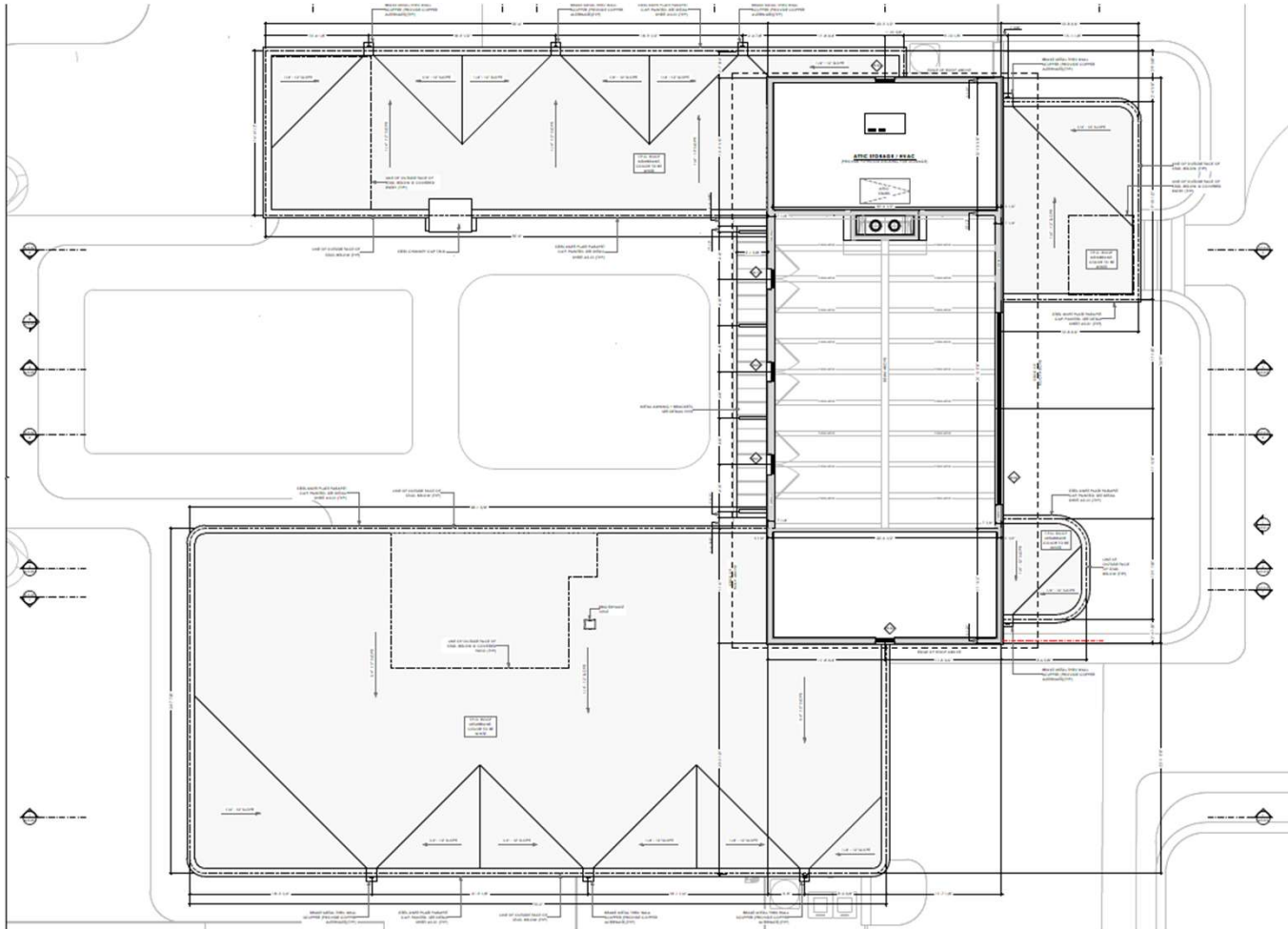


# PROPOSED ELEVATION - WEST

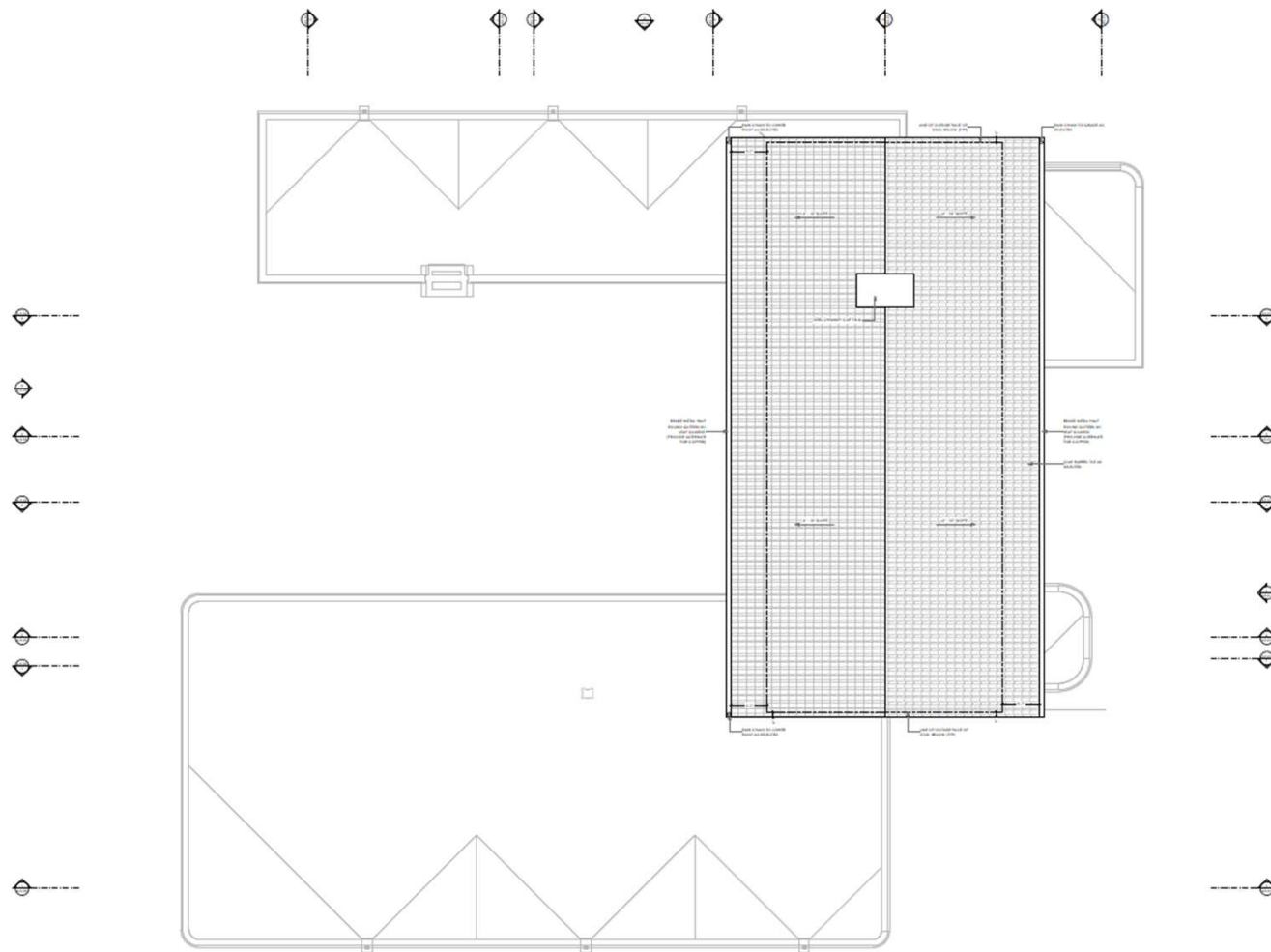


| EXTERIOR MATERIALS - KEYED NOTES |                                                    |
|----------------------------------|----------------------------------------------------|
| EX-1                             | SPART STUCCO W/ INTEGRAL COLOR                     |
| EX-2                             | STUCCO CORNICE W/ INTEGRAL COLOR                   |
| EX-3                             | STUCCO RETAINING WALL                              |
| EX-4                             | TREADS + RISERS: T.B.D.                            |
| EX-5                             | STEEL CHIMNEY CAP T.B.D.                           |
| EX-6                             | WOOD GATE AS SELECTED                              |
| EX-7                             | RAIN CHAIN AS SELECTED                             |
| EX-8                             | CLAY BARREL TILE ROOF AS SELECTED                  |
| EX-9                             | STEEL KNIFE EDGE PARAPET CAP PAINTED               |
| EX-10                            | INTEGRAL COLORED STUCCO SCREEN WALL                |
| EX-11                            | BRAKE METAL HALF ROUND GUTTER (COPPER ALL)         |
| EX-12                            | BRAKE METAL SCUPPER BOX (COPPER ALL)               |
| EX-13                            | BRAKE METAL DOWNSPOUT (COPPER ALL)                 |
| EX-14                            | EXPOSED WOOD RAFTER TAIL AS SELECTED               |
| EX-15                            | GAS METER                                          |
| EX-16                            | AQUARIUM WATER SYSTEMS FROST FREE HOSE SPS         |
| EX-17                            | WOOD SOFFIT AS SELECTED                            |
| EX-18                            | EXPOSED WOOD BEAMS                                 |
| EX-19                            | HVAC CONDENSER                                     |
| EX-20                            | DOG DOOR                                           |
| EX-21                            | METAL AWNING + BRACKETS, SEE DETAILS               |
| EX-22                            | PARGE FOUNDATION (TYP)                             |
| EX-23                            | RIN STUCCO OVER FOUNDATION AS SHOWN, STEP W/ GRADE |
| EX-24                            | STEEL PLANTER / WALL                               |
| EX-25                            | EXHAUST HOOD / VENT                                |
| EX-26                            | BBQ GRILL AS SELECTED BY OWNER                     |
| EX-27                            | STAINLESS BBQ INSERTS AS SELECTED BY OWNER         |
| EX-28                            | ELECTRICAL METER                                   |

# PROPOSED PLAN — ROOF (1<sup>ST</sup> LEVEL)



# PROPOSED PLAN — ROOF (2<sup>ND</sup> LEVEL)



# RENDERING

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# LOT COVERAGE/FAR



| Lot Coverage* / Floor Area Ratio (FAR) | Existing (in sq. ft.) | Proposed (in sq. ft.) |
|----------------------------------------|-----------------------|-----------------------|
| Lot area                               | 14,997                | 14,997                |
| Main house: 1st floor*                 | -2,084                | 3,747                 |
| Main house: 2nd floor                  |                       |                       |
| Front porch*                           |                       | 59                    |
| Side porch*                            |                       | 289                   |
| Rear porch*                            |                       | 175                   |
| Garage/Carport: 1st floor*             | -566                  | 570                   |
| Garage: 2nd floor                      |                       |                       |
| Shed*                                  |                       |                       |
| Breezeway*                             |                       |                       |
| Covered patio structure*               |                       |                       |
| Other accessory structures*            |                       |                       |
| <b>Total Square Footage:</b>           | -2,650                | 4,840                 |
| <b>Total Lot Coverage*:</b>            | <b>17.67%</b>         | <b>32.27%</b>         |
| <b>Total FAR:</b>                      | <b>0.177</b>          | <b>0.307</b>          |

Max. 40% lot coverage for SF-A and SF-B Districts

# STREETSCAPE - EXISTING



## EXISTING STREETSCAPE PROPERTIES



518 + 524 CORONA AVENUE



530 CORONA AVENUE (SUBJECT PROPERTY)



222 ALAMO HEIGHTS BLVD.

## ACROSS THE STREET PROPERTIES



340 ALAMO HEIGHTS BLVD.

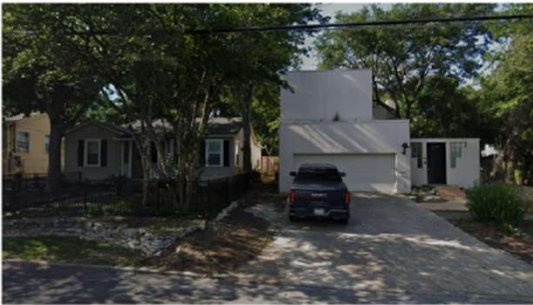


514 CORONA AVENUE

# STREETSCAPE - PROPOSED



## PROPOSED STREETSCAPE PROPERTIES



518 + 524 CORONA AVENUE



530 CORONA AVENUE (SUBJECT PROPERTY)



222 ALAMO HEIGHTS BLVD.

## ACROSS THE STREET PROPERTIES



340 ALAMO HEIGHTS BLVD.



514 CORONA AVENUE



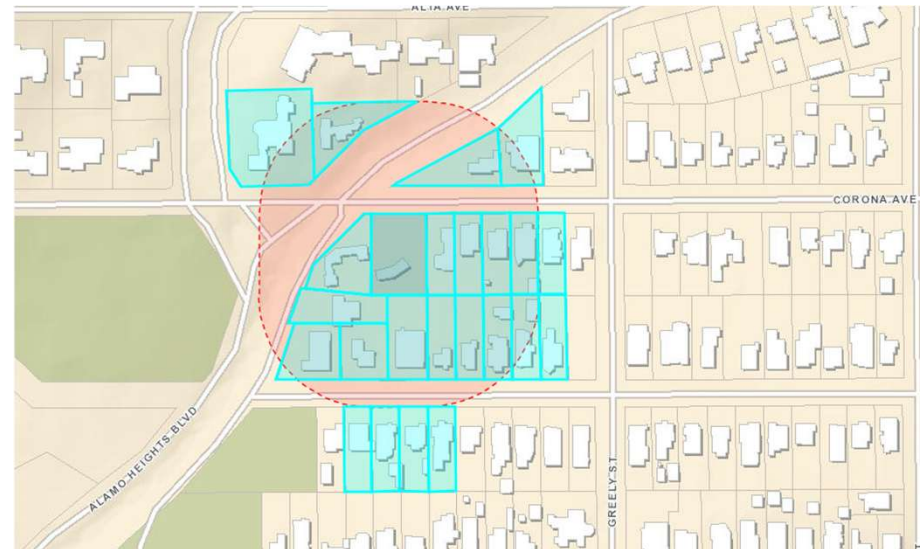
# POLICY ANALYSIS

- Structure is currently being reviewed by staff.
- The case is tentatively scheduled to be heard at the August 10, 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)



# ARB CASE NO. 1042F 103 E ELMVIEW PL COMPATIBILITY



## COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY



- SF-A
- Northeast corner of Broadway St and E Elmview Pl
- New Single-Family Residence



# HISTORY

- Vacant Lot
- Previous Compatibility Review
  - ARB – 09.19.2023
  - Council – 10.09.2023
  - Structure Never Built



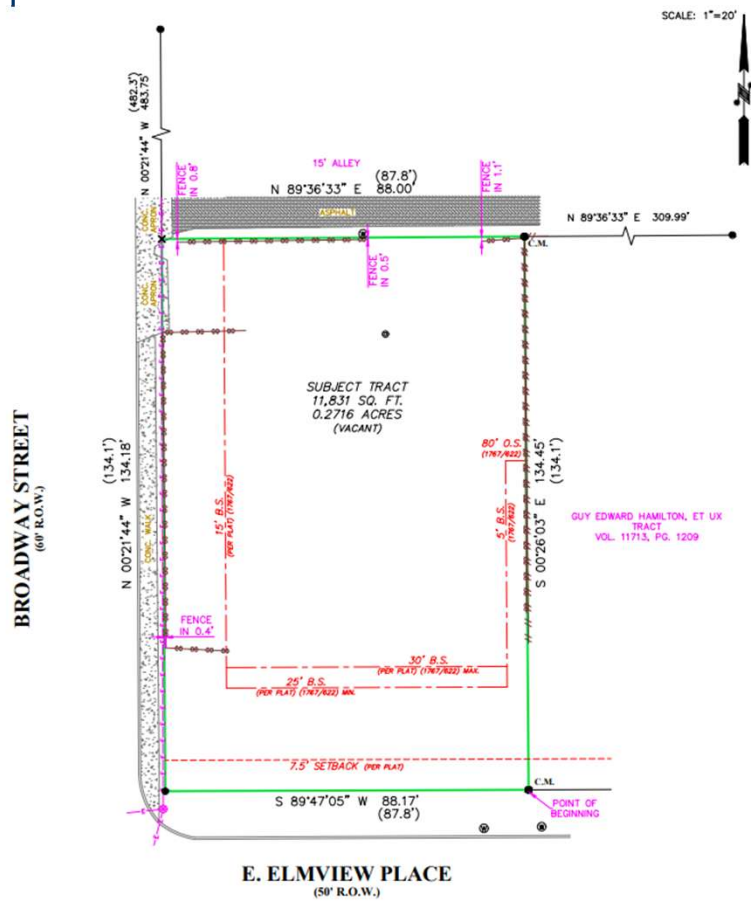
# SUMMARY

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

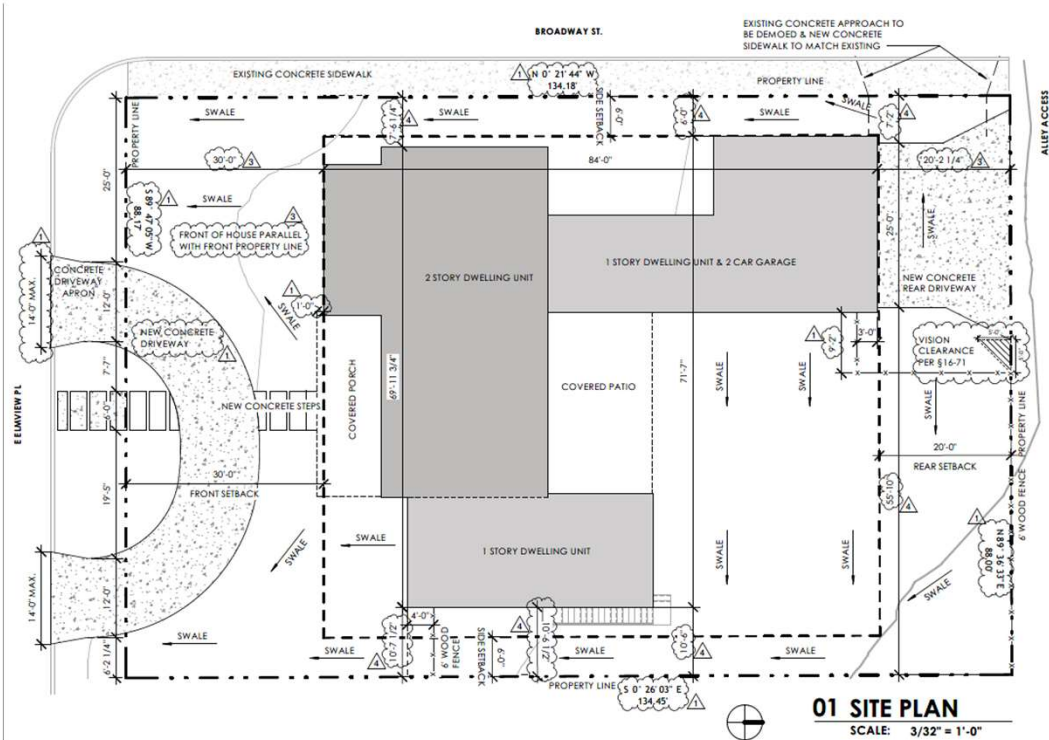
# EXISTING CONDITIONS



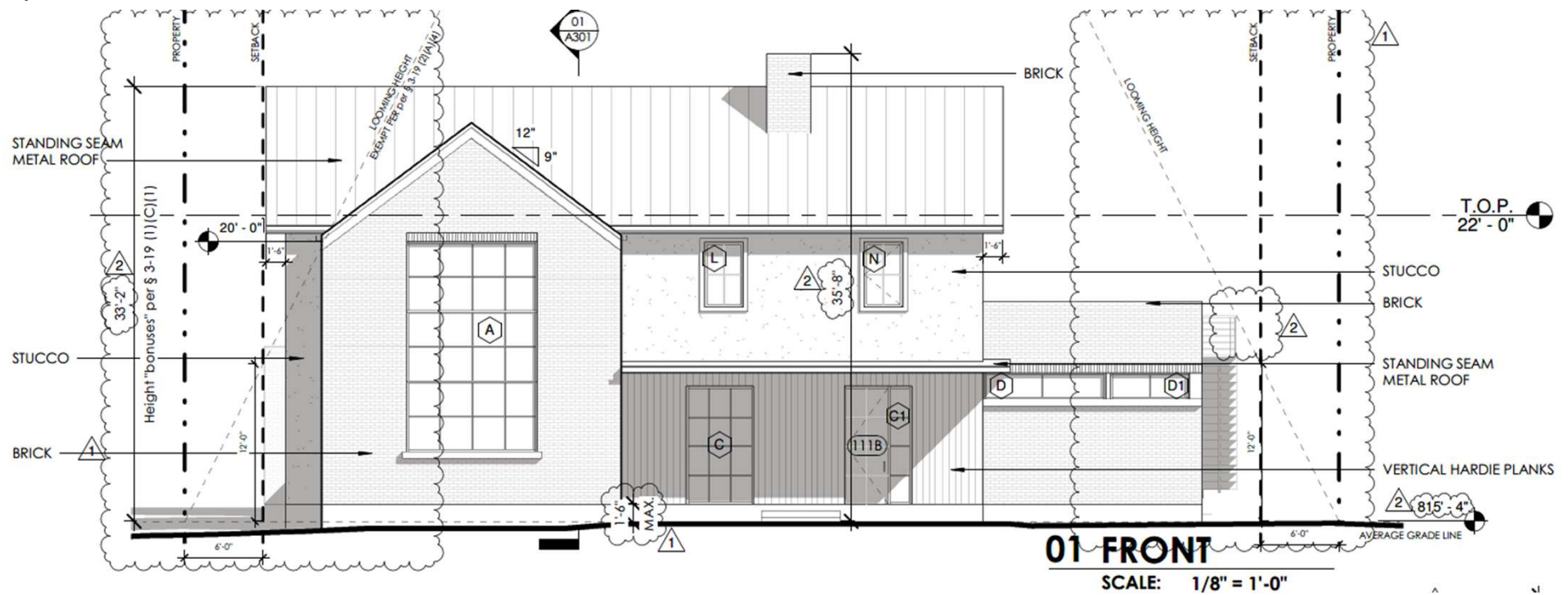
# EXISTING SURVEY AND PROPOSED SITE PLAN



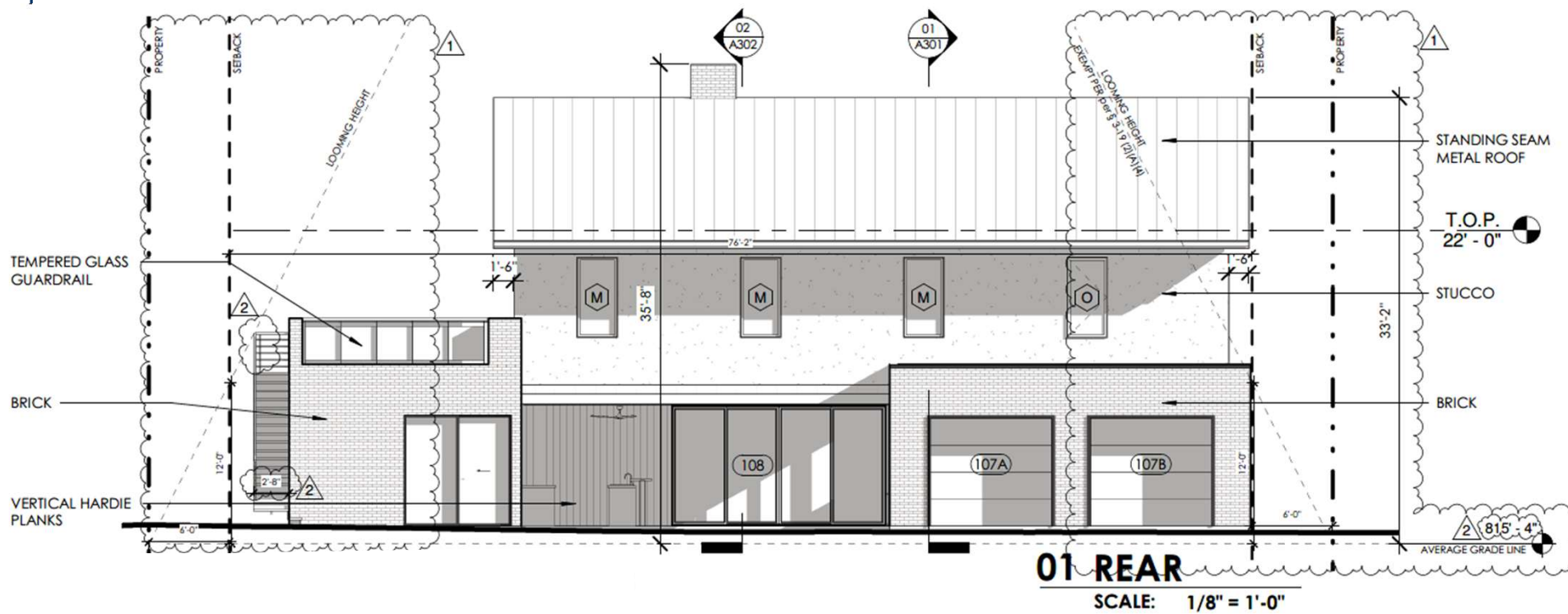
Existing



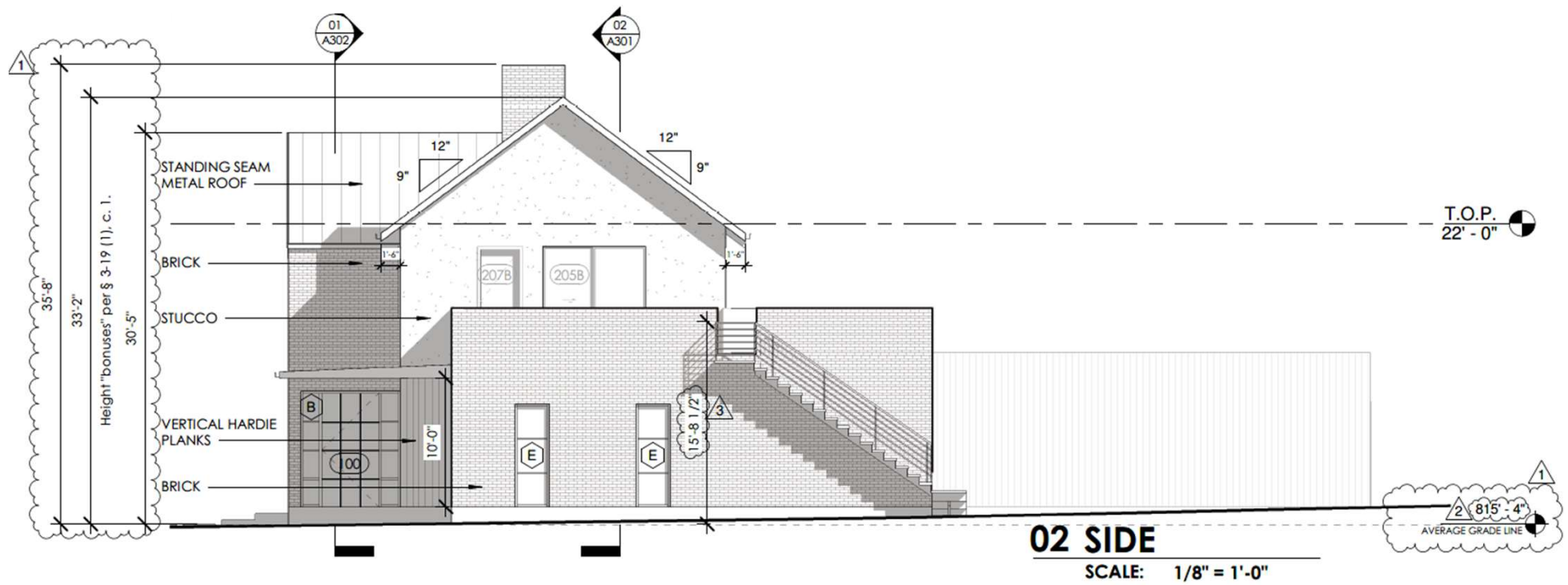
Proposed



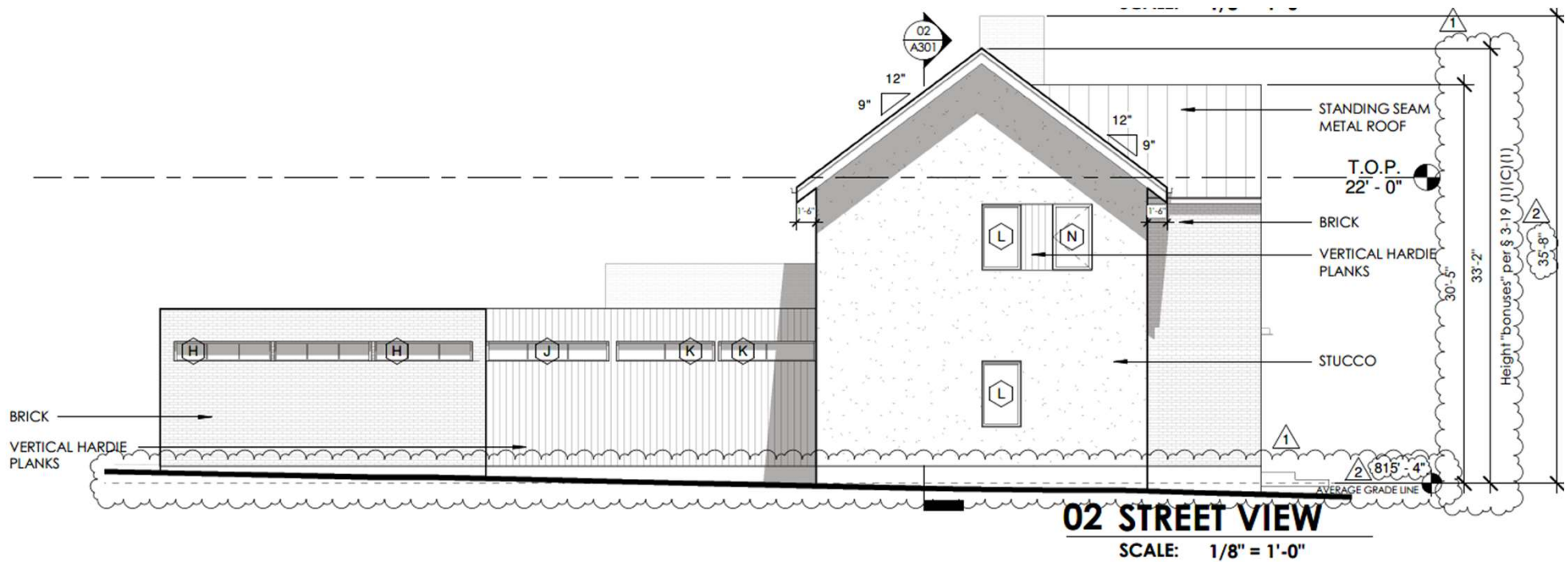
# PROPOSED ELEVATION - REAR



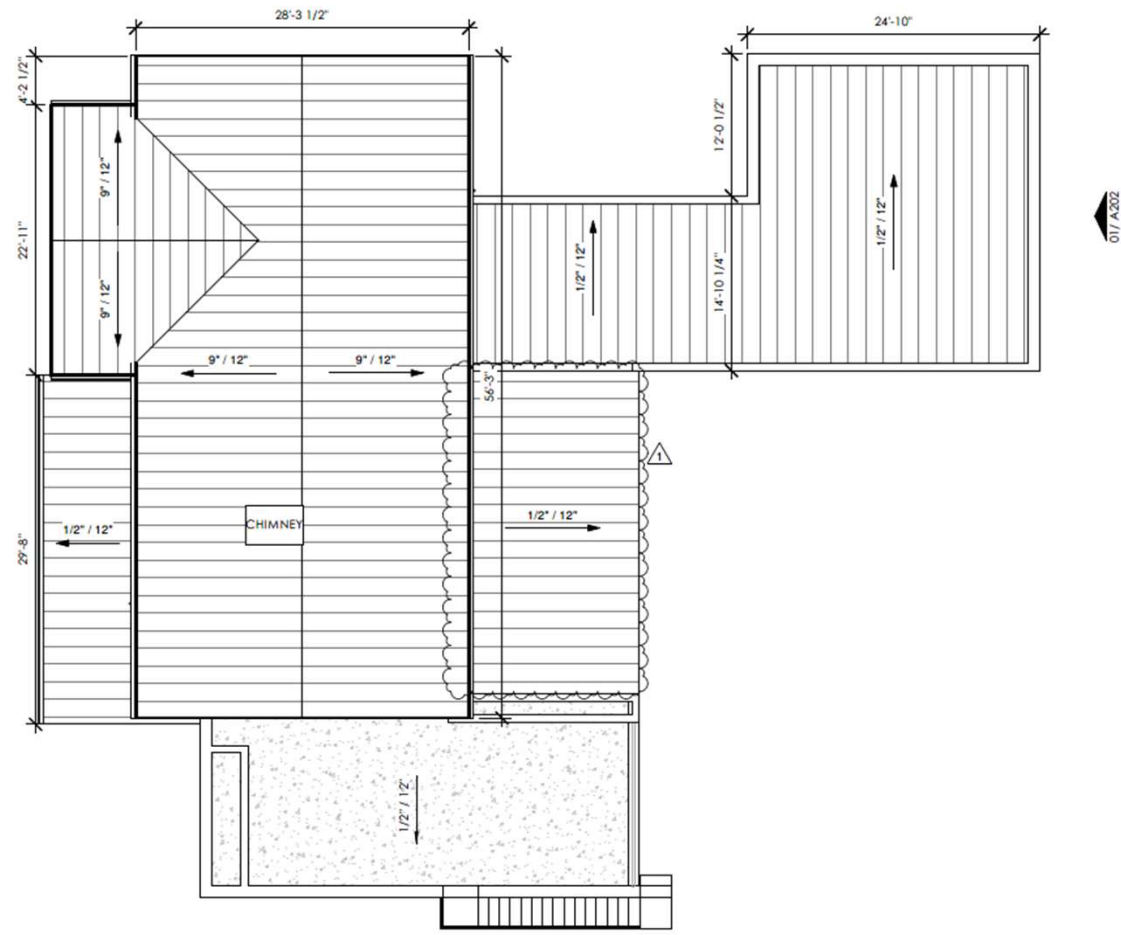
# PROPOSED ELEVATION - EAST



# PROPOSED ELEVATION - WEST



# PROPOSED PLAN - ROOF



**01 ROOF PLAN**

SCALE: 1/8" = 1'-0"



# RENDERING



# LOT COVERAGE/FAR



| Lot Coverage* / Floor Area Ratio (FAR)            | Existing (in sq. ft.) | Proposed (in sq. ft.) |
|---------------------------------------------------|-----------------------|-----------------------|
| Lot area                                          | 11,831                | 11,831                |
| Main house: 1st floor*                            |                       | 2521                  |
| Main house: 2nd floor                             |                       | 1182                  |
| Front porch*                                      |                       | 257                   |
| Side porch*                                       |                       |                       |
| Rear porch*                                       |                       | 439                   |
| Garage/Carport: 1st floor*                        |                       | 668                   |
| Garage: 2nd floor                                 |                       |                       |
| Shed*                                             |                       |                       |
| Breezeway*                                        |                       |                       |
| Covered patio structure*                          |                       |                       |
| Other accessory structures*                       |                       | 58                    |
| <b>Total Square Footage:</b>                      |                       | 5125                  |
| <b>Total Lot Coverage*:</b>                       |                       | 33.3%                 |
| <b>Total FAR:</b>                                 |                       | .407                  |
| Max. 40% lot coverage for SF-A and SF-B Districts |                       |                       |

# STREETSCAPE - EXISTING



## Existing Streetscape



Broadway and E Elmview PL



103 E Elmview PL



115 E Elmview PL

## Opposite Streetscape



Broadway and E Elmview PL



102 E Elmview PL



108 E Elmview PL

# STREETSCAPE - PROPOSED



## Proposed Streetscape



Broadway and E Elmview PL



103 E Elmview PL



115 E Elmview PL

## Opposite Streetscape



Broadway and E Elmview PL



102 E Elmview PL



108 E Elmview PL



# POLICY ANALYSIS

- Staff has completed plan review and the proposed project complies with the City's Zoning Code.
- 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)



# ARB CASE NO. 1043F 5611 BROADWAY ST

## FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY

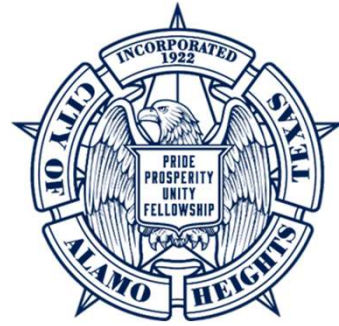


- B-1
- West side of Broadway St, north of St Dennis Ave
- Commercial Remodel

# EXISTING CONDITIONS



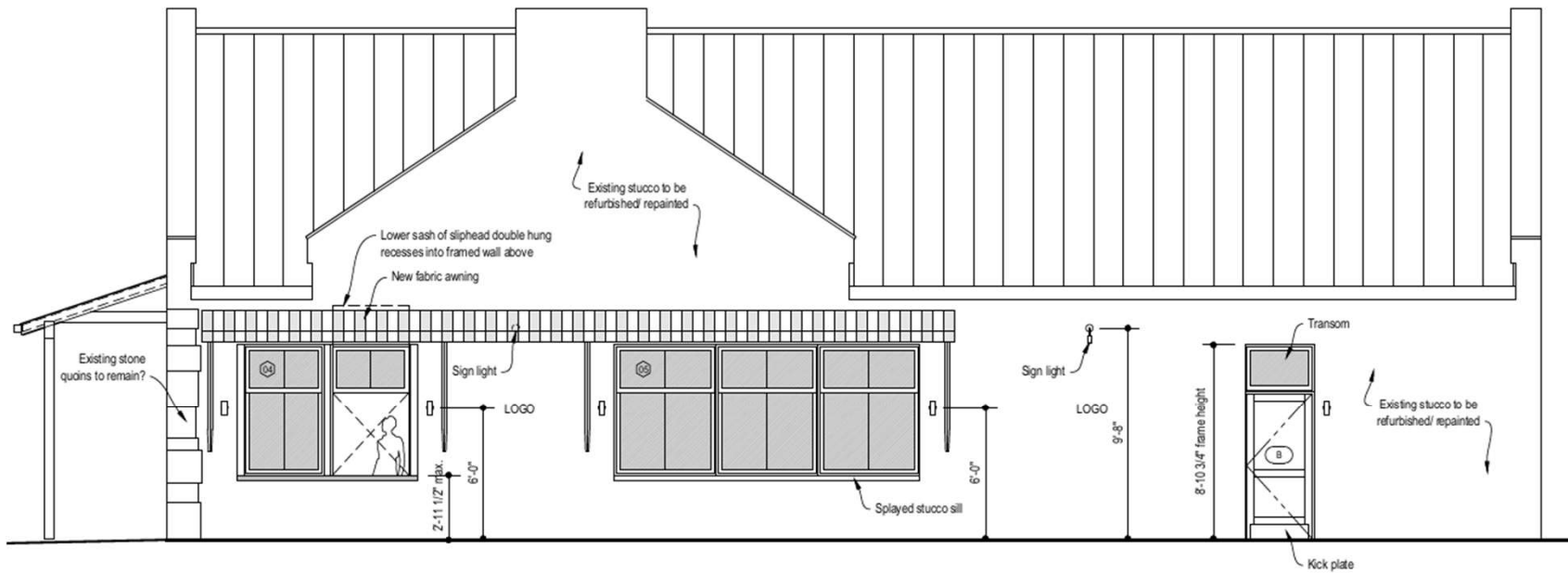
# EXISTING CONDITIONS



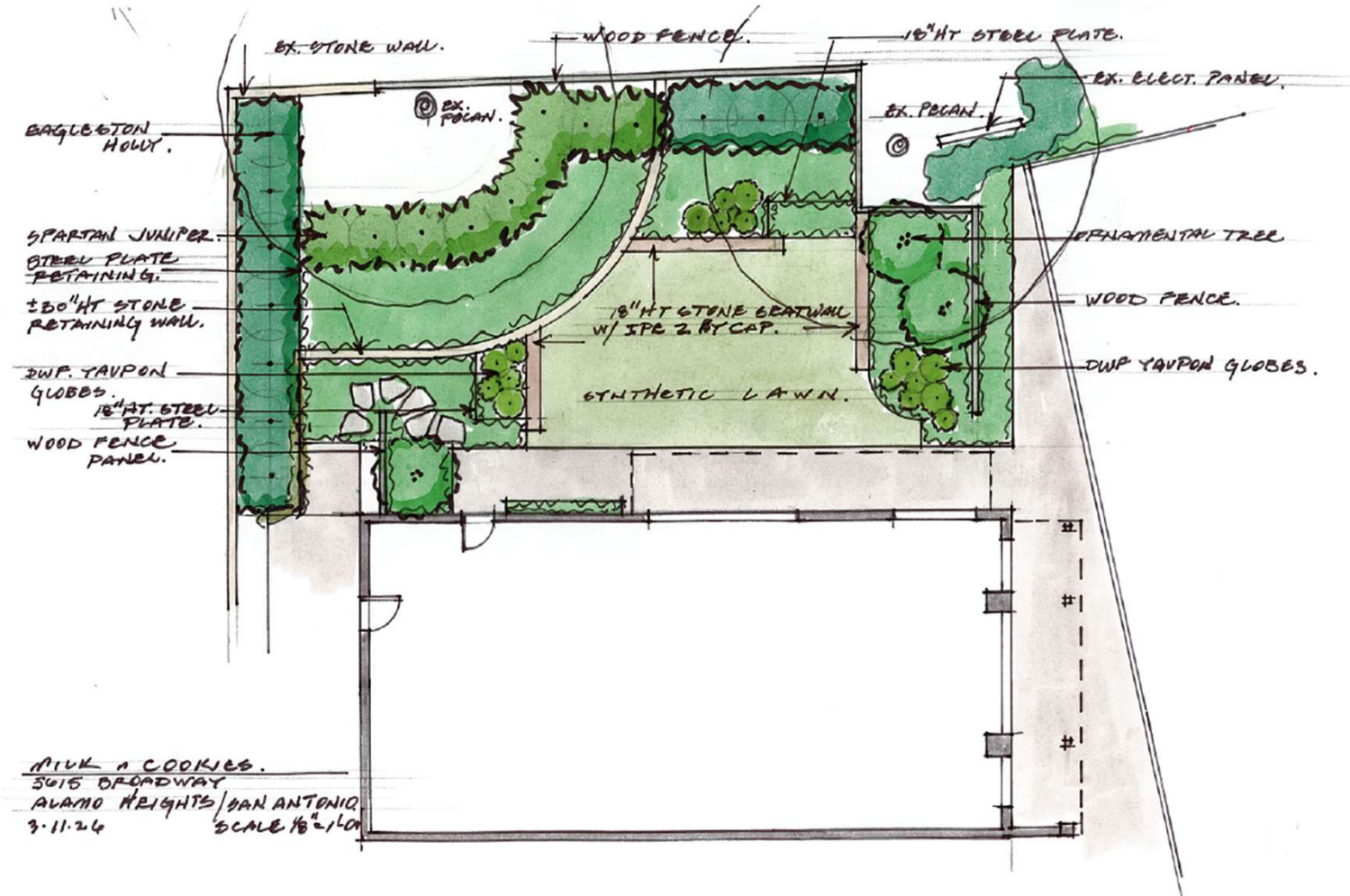

$$\overline{1/4'' = 1'-0''}$$



# PROPOSED ELEVATION - SIDE



02 Proposed North Elevation  
1/4" = 1'-0"



MILK & COOKIES.  
5615 BROADWAY  
ALAMO HEIGHTS / SAN ANTONIO  
3.11.24 SCALE 1/8" = 1' 0"

# LANDSCAPE PLAN RENDERING



# POLICY ANALYSIS

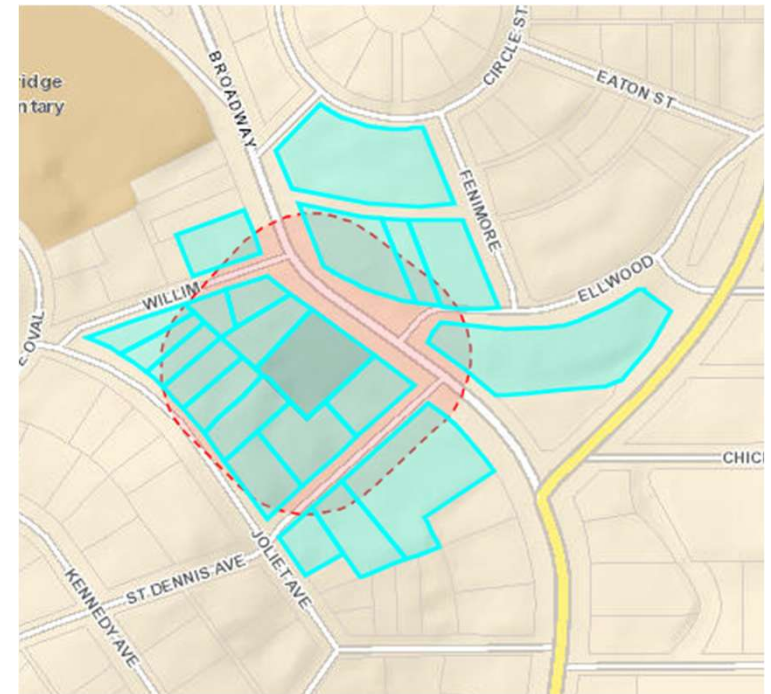


- Staff has conducted plan review and the proposal complies with the City's Zoning Code
- The case is tentatively scheduled to be heard at the August 10, 2026 City Council Regular Meeting, pending recommendation from the board.

# 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)



**ARB CASE NO. 1044P**  
**212, 216, AND 220 ROUTT ST; 325 AND 329**  
**KAMPMANN AVE; AND 5501 N NEW**  
**BRAUNFELS AVE**

**PRELIMINARY REVIEW**



**COMMUNITY DEVELOPMENT**

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY



- MF-D
- South side of Routt St, north side of Kampmann Ave, west of N New Braunfels Ave
- New Townhome Development

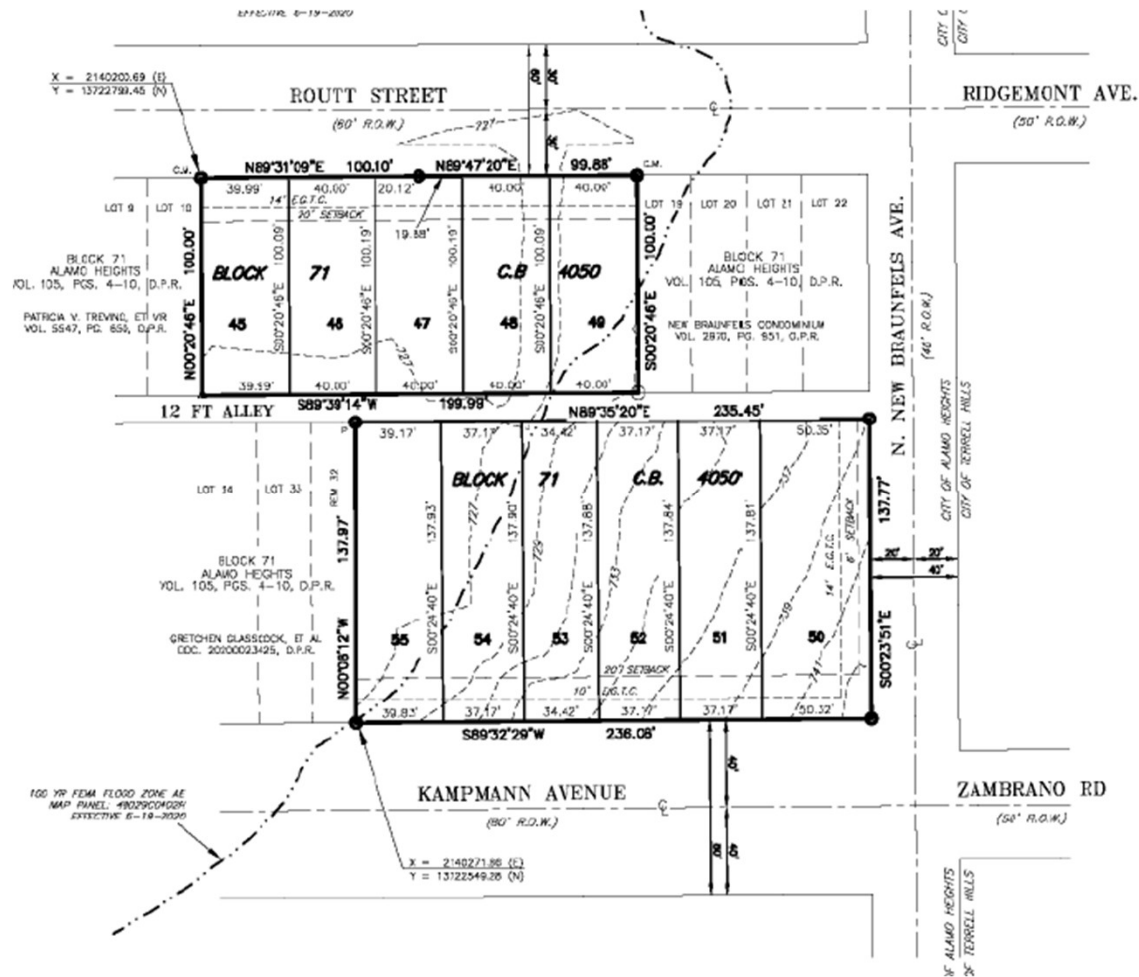
# EXISTING CONDITIONS



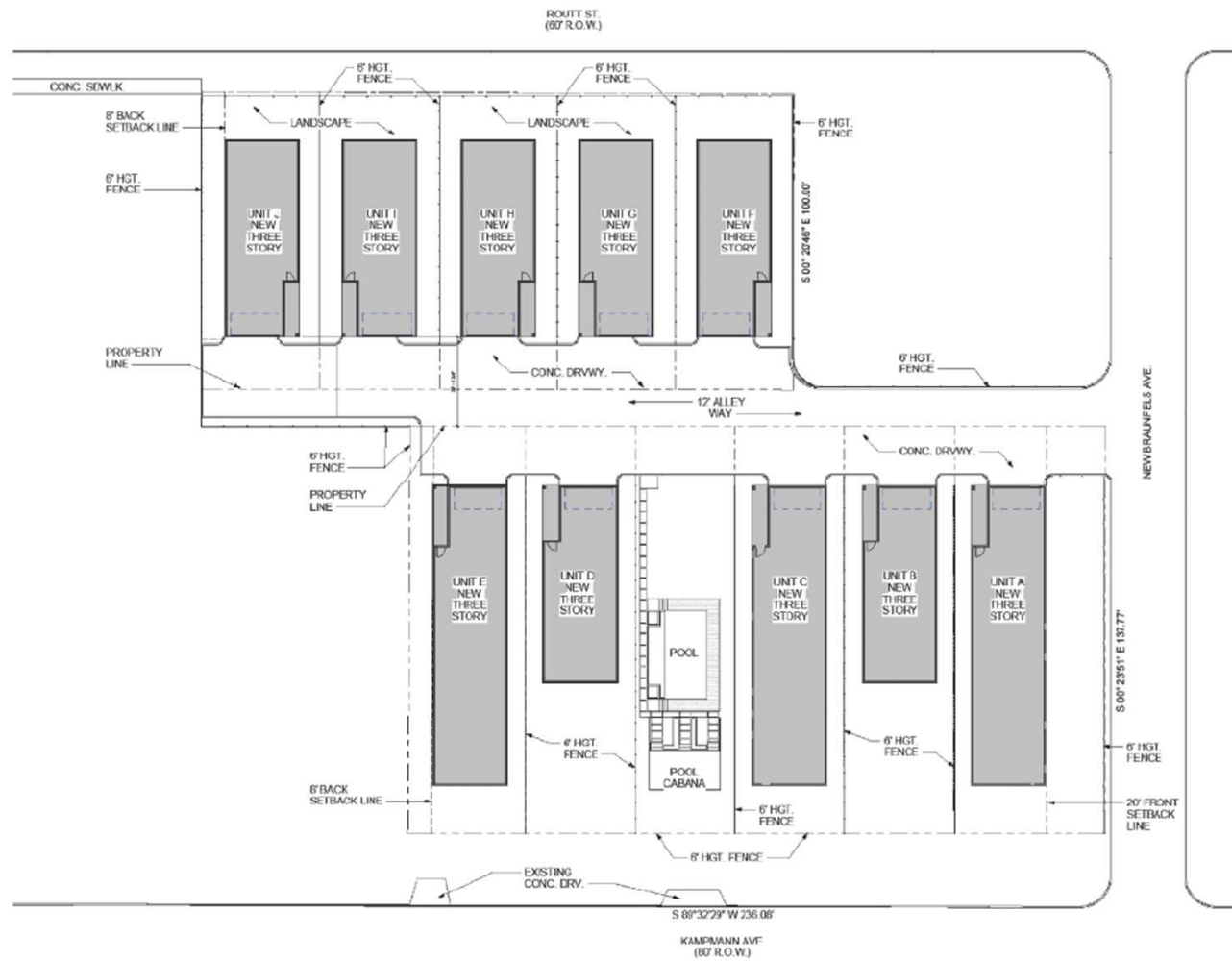
# EXISTING CONDITIONS



# EXISTING PLAT



# PROPOSED SITE LAYOUT



# RENDERING — SITE LAYOUT



# PROPOSED ELEVATIONS



# RENDERING - ELEVATIONS





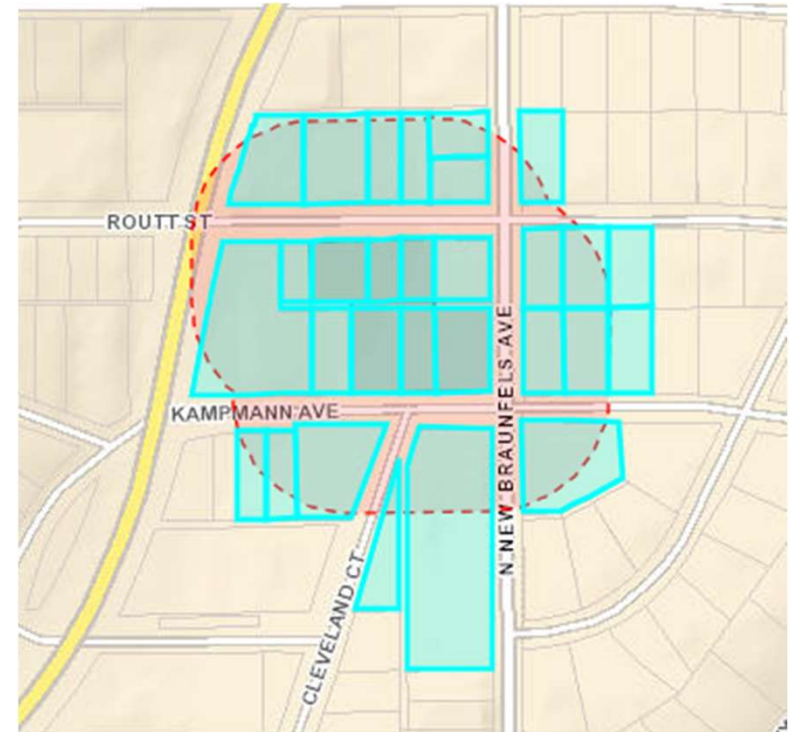
# POLICY ANALYSIS

- 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.
- Floodplain Development Permit required



# 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)



ARB CASE NO. 1045P  
102 ARCADIA PL & 141 GROVE PL

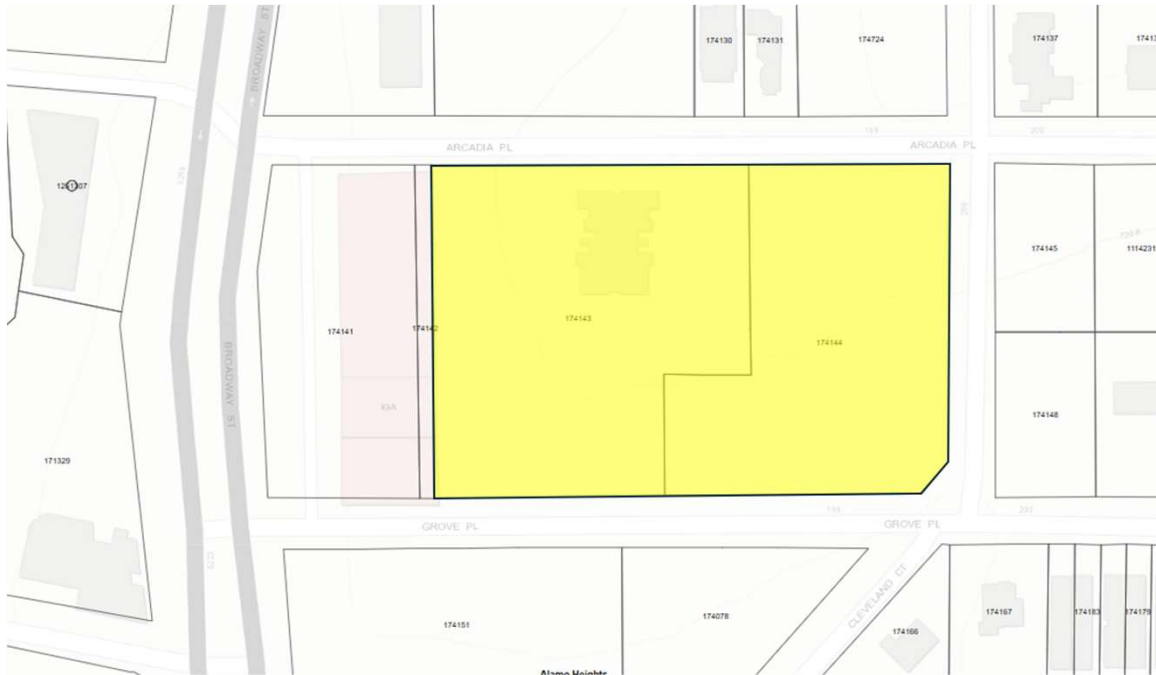
PRELIMINARY REVIEW



COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner

# PROPERTY



- MF-D
- South side of Arcadia Pl, north side of Grove Pl, and west of Broadway St
- New Multifamily Development

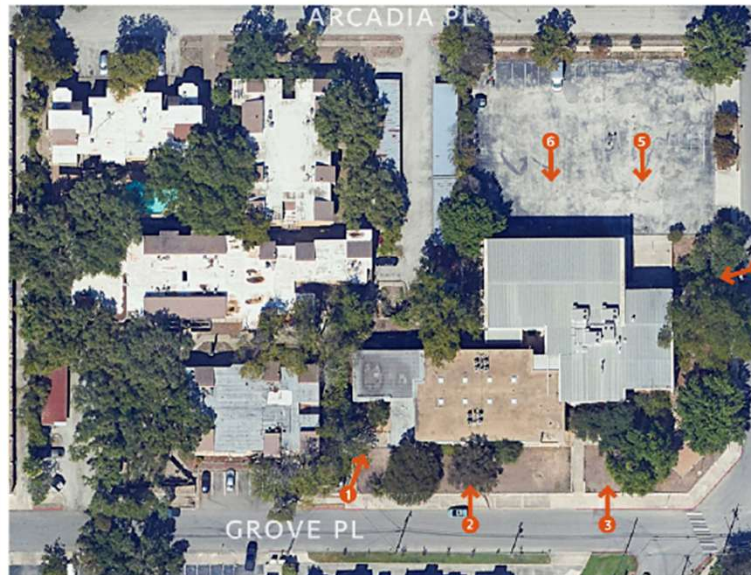
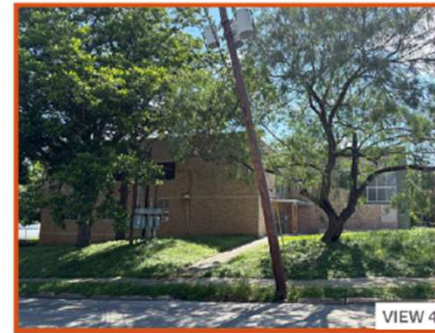
# EXISTING CONDITIONS

EXISTING BUILDINGS  
TREEHOUSE APARTMENTS



# EXISTING CONDITIONS

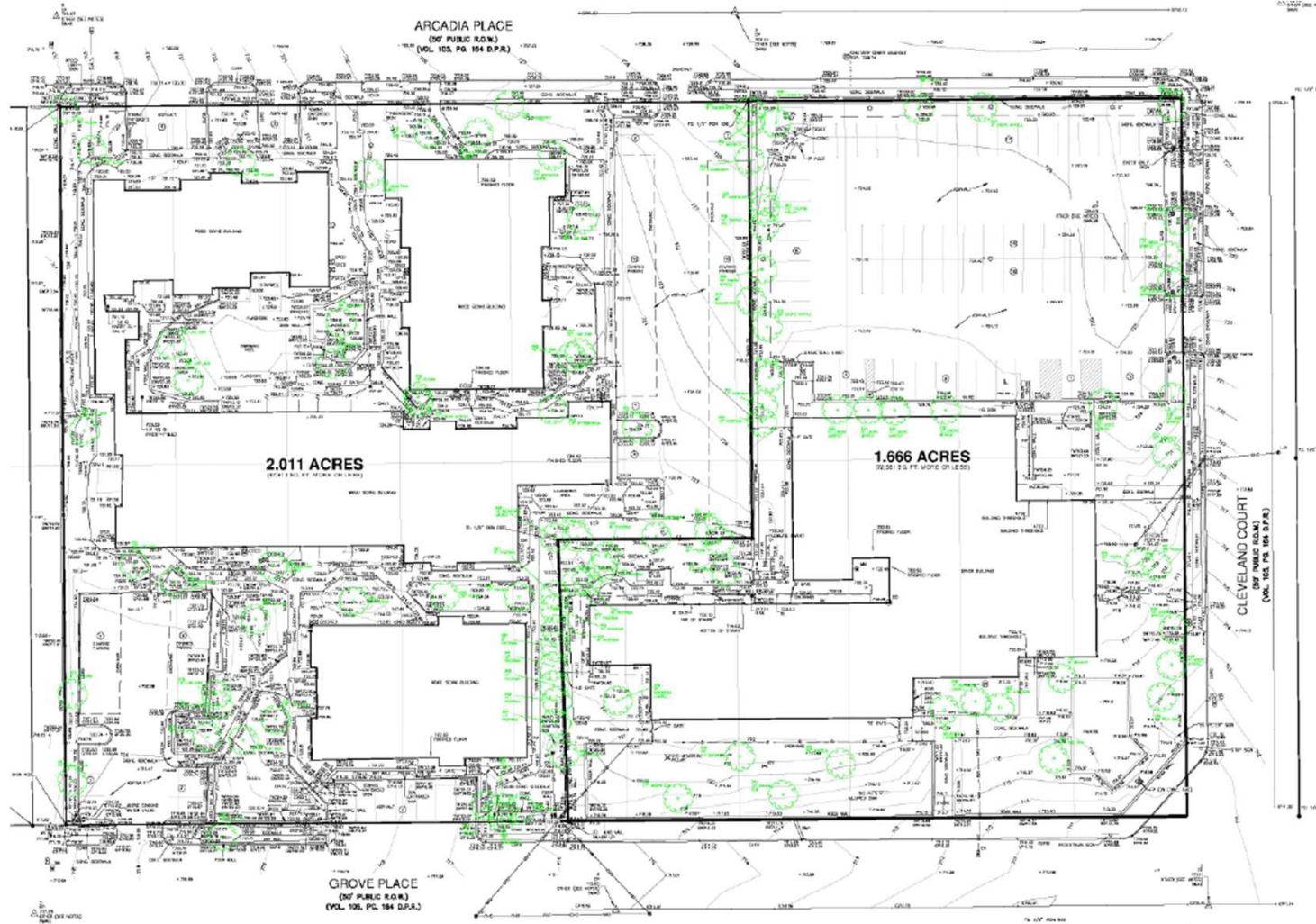
## EXISTING BUILDINGS ST. PETER'S SCHOOL



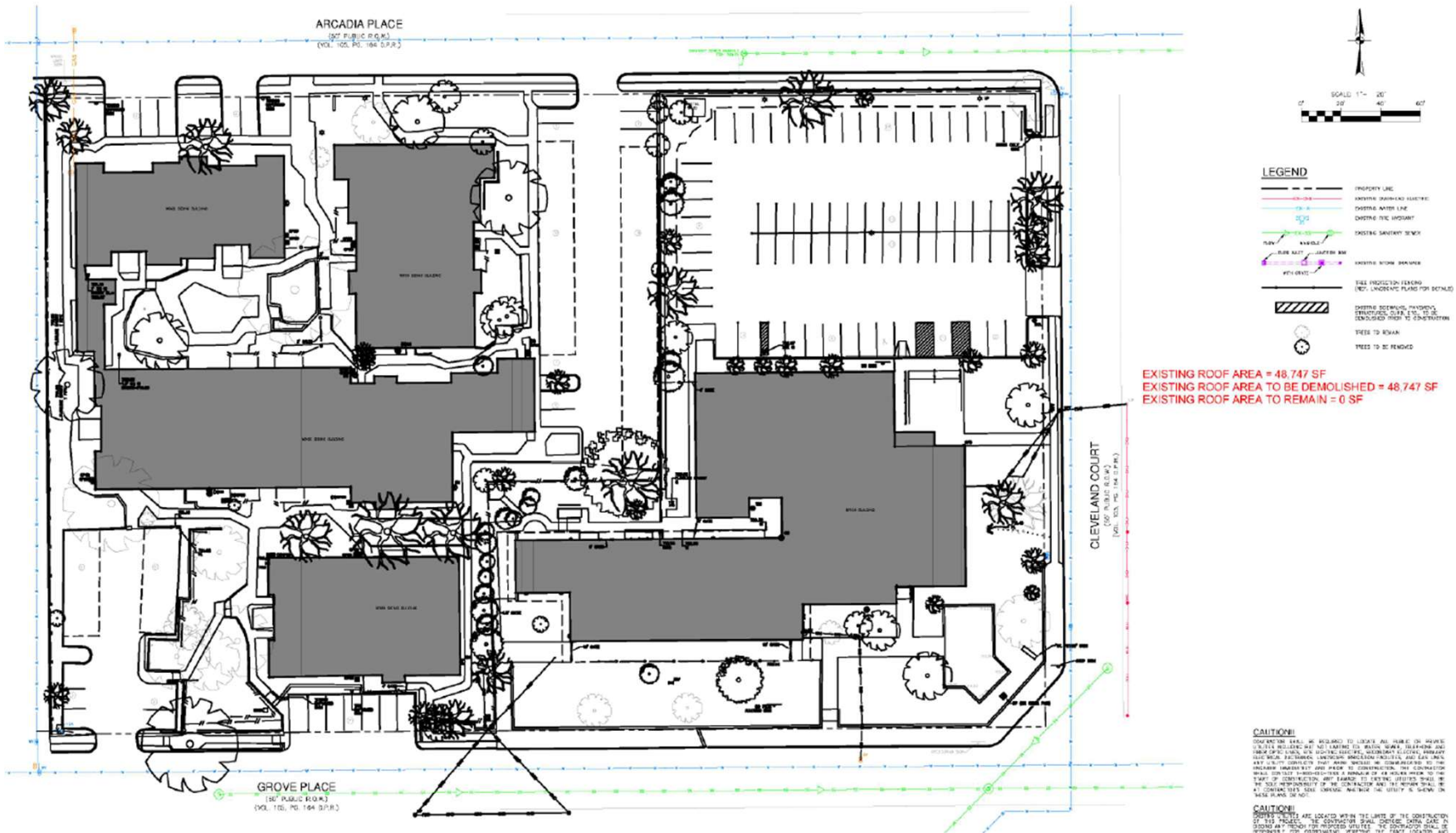
Treehouse Apartments | June 2026

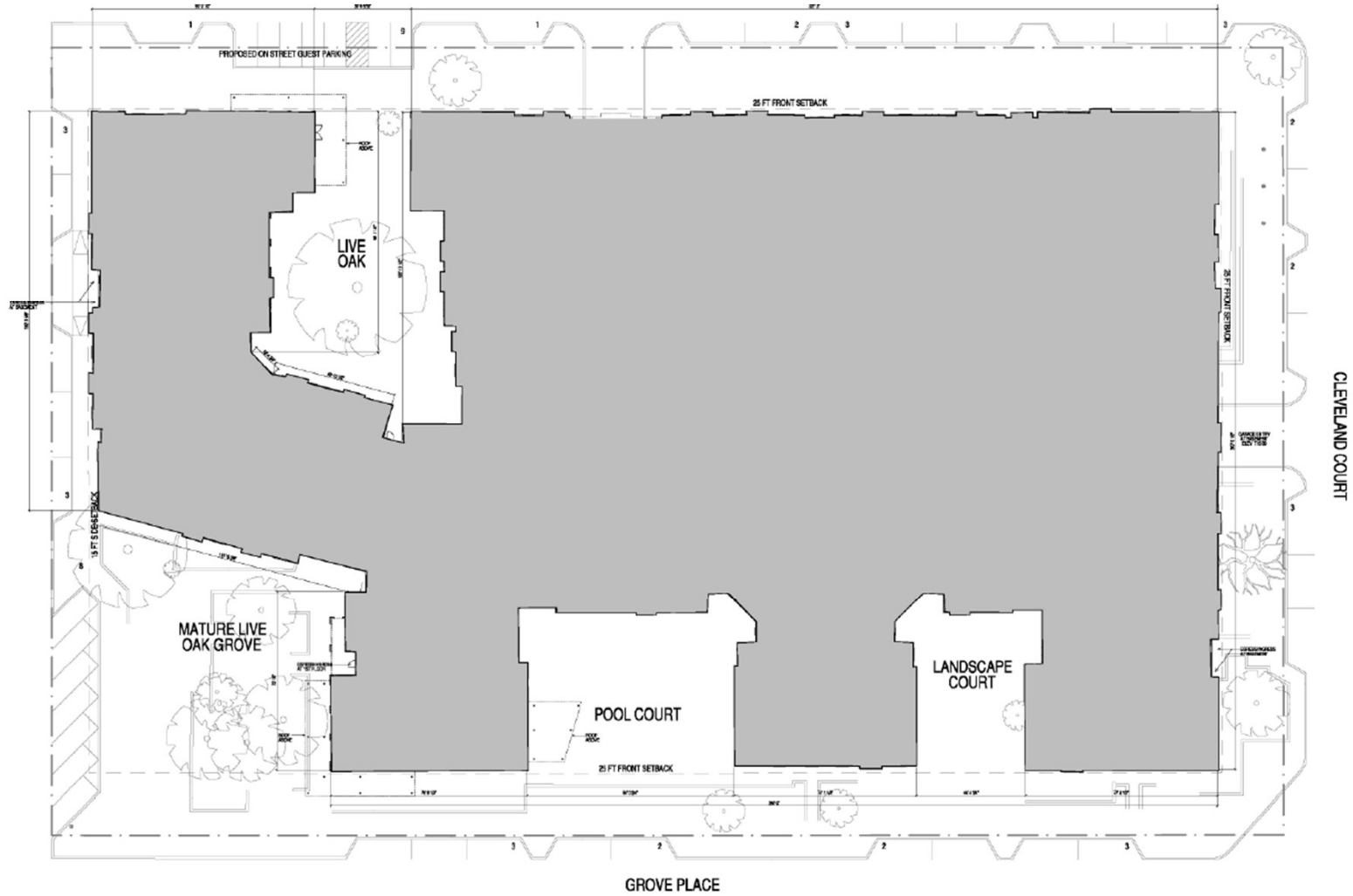
LAKE FLATO

# EXISTING SURVEY



# DEMOLITION PLAN





## CONCEPT ELEVATIONS



NORTH ELEVATION - ARCADIA PLACE



SOUTH ELEVATION - GROVE PLACE

BRICK      STUCCO      COMPOSITE SIDING

[illegible]

**WEST ELEVATION - ALLEY / BROADWAY**

- BUILDING SIGN - 48 SF
- T.O. GARAGE STAIR (796.10)
- T.O. GARAGE ELEVATOR (800.10)
- T.O. GARAGE STAIR (795.30)
- T.O. GARAGE (784.10)
- TOP OF PARAPET ROOF
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2 (741.42)
- LEVEL 1 (730.75)
- BASEMENT (779.09)
- 713.09 FFE
- B.O.H. / SERVICE
- 724.00 AVG. GRADE
- 724.75 FFE AT FITNESS
- 724.75 FFE AT CLUB

KEY

- BRICK
- STUCCO
- COMPOSITE SIDING

3'-0"

61'4.65"

TOP OF PARAPET ROOF

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2 (741.42)

LEVEL 1 (730.75)

BASEMENT (719.09)

719.09 FFE

724.00 AVG. GRADE

730.75 FFE

728.75 FFE

724.75 FFE AT FITNESS

724.75 FFE AT CLUB

SOUTHWEST ELEVATION - OAK GROVE

SOUTHWEST ELEVATION - OAK GROVE

LAKE FLATO

Treehouse Apartments | July 2026

# RENDERINGS



VIEW FROM NORTHWEST ON ARCADIA

Treehouse Apartments | July 2026

LAKE FLATO

# RENDERINGS



VIEW FROM NORTHEAST ON ARCADIA

Treehouse Apartments | July 2026

LAKE FLATO

# RENDERINGS



VIEW FROM SOUTHEAST ON GROVE PLACE

Treehouse Apartments | July 2026

LAKE FLATO

# RENDERINGS



VIEW FROM SOUTHWEST ON GROVE PLACE

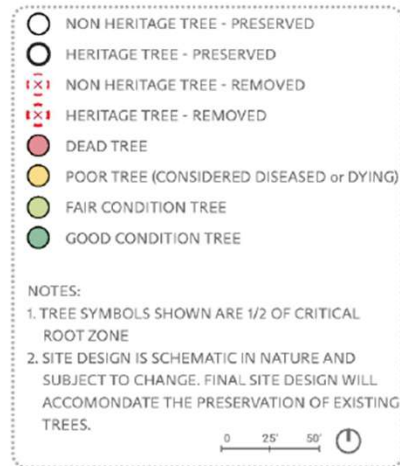
Treehouse Apartments | July 2026

LAKE FLATO

# TREE PRESERVATION/REMOVAL PLAN



## TREE CONDITION AND PRESERVATION PLAN



# PROPOSED TREE PLAN

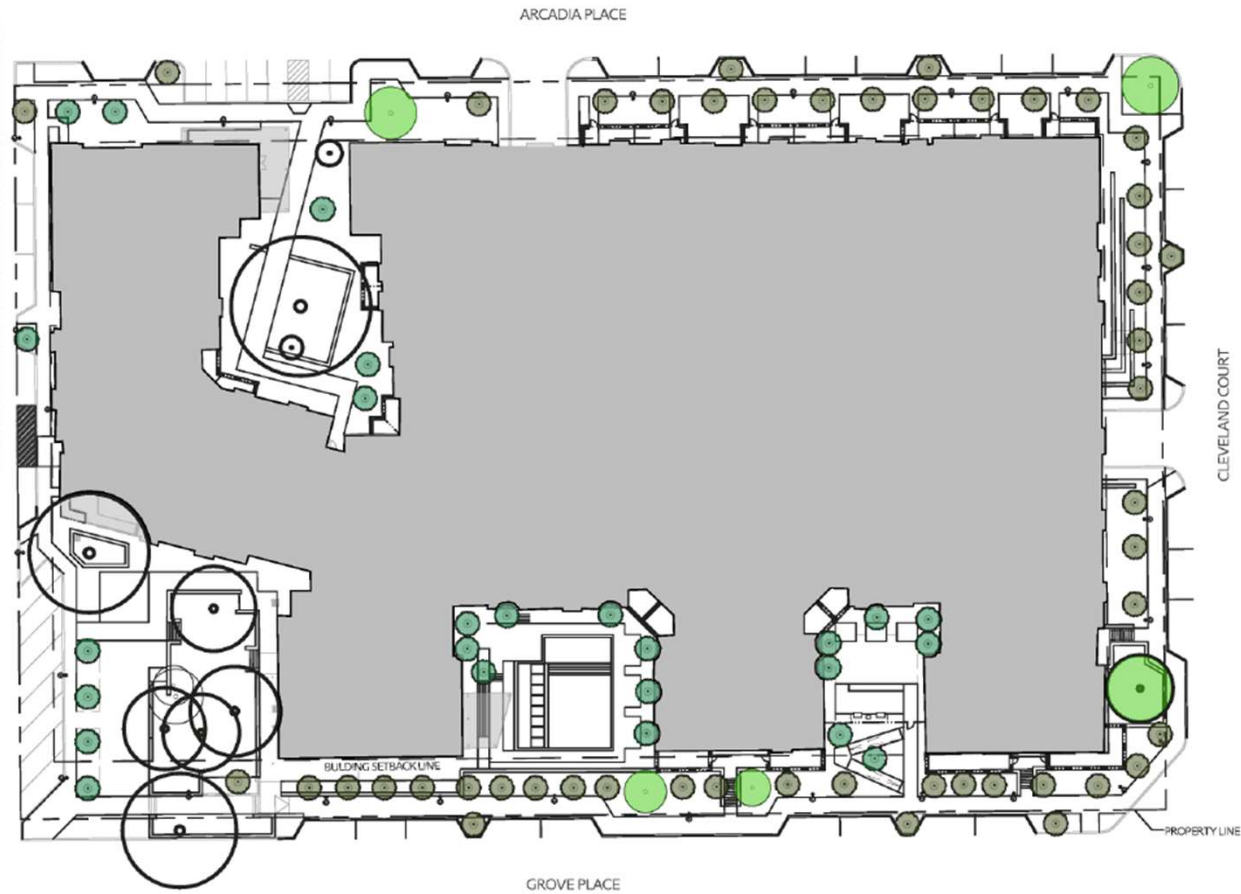


## SITE CONCEPT TREE PLAN

- EXISTING NON HERITAGE TREE - PRESERVED
- EXISTING HERITAGE TREE - PRESERVED
- EXISTING STREET TREE - PRESERVED
- PROPOSED 4" CALIPER TREE
- PROPOSED 4" CALIPER STREET TREE

### NOTES:

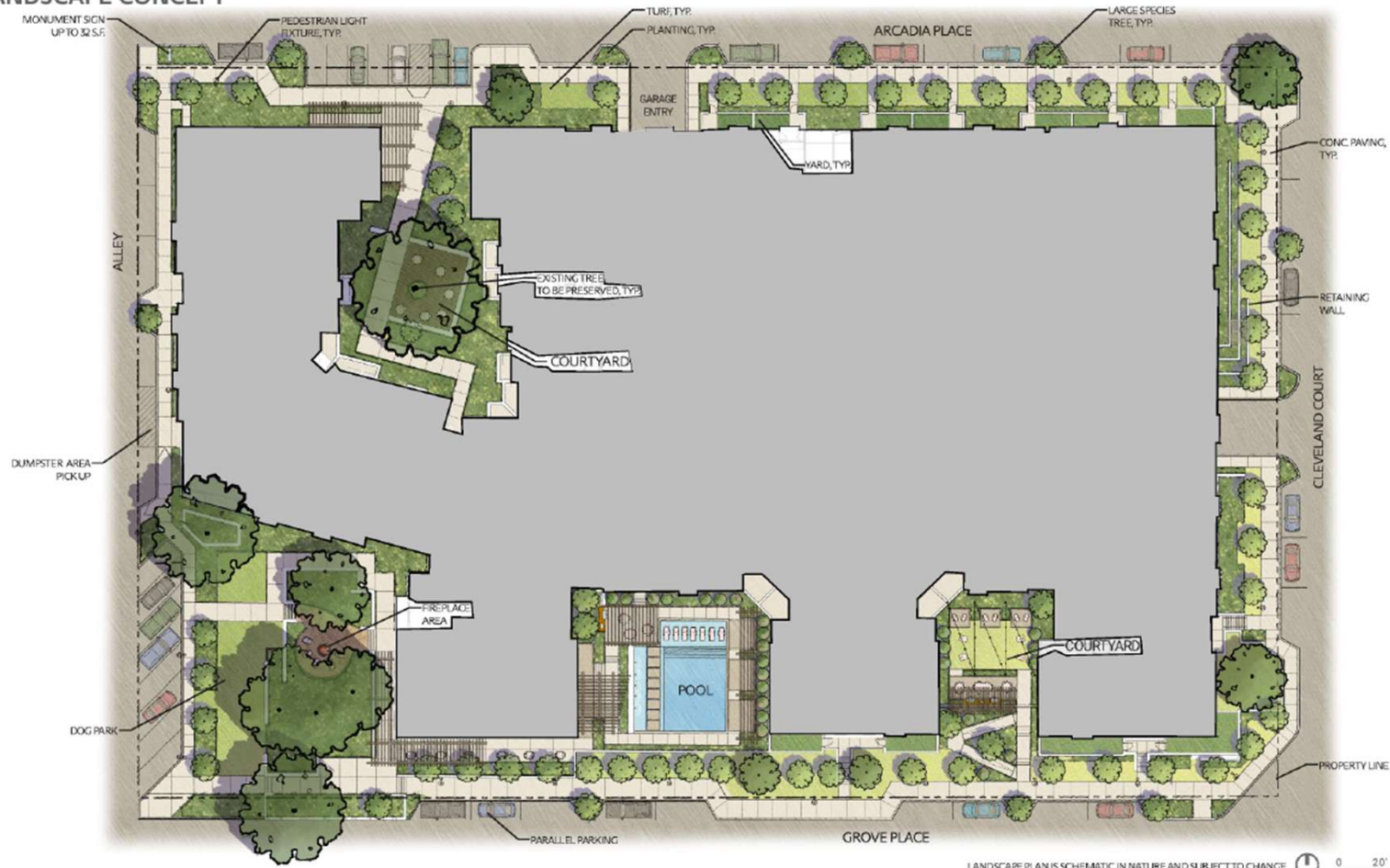
1. TREE SYMBOLS SHOWN ARE 1/2 OF CRITICAL ROOT ZONE
2. SITE DESIGN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. FINAL SITE DESIGN WILL ACCOMMODATE THE PRESERVATION OF EXISTING TREES.
3. PROPOSED TREE LOCATIONS ARE SCHEMATIC. FINAL LOCATIONS TO BE DETERMINED



# PROPOSED LANDSCAPE PLAN



## LANDSCAPE CONCEPT

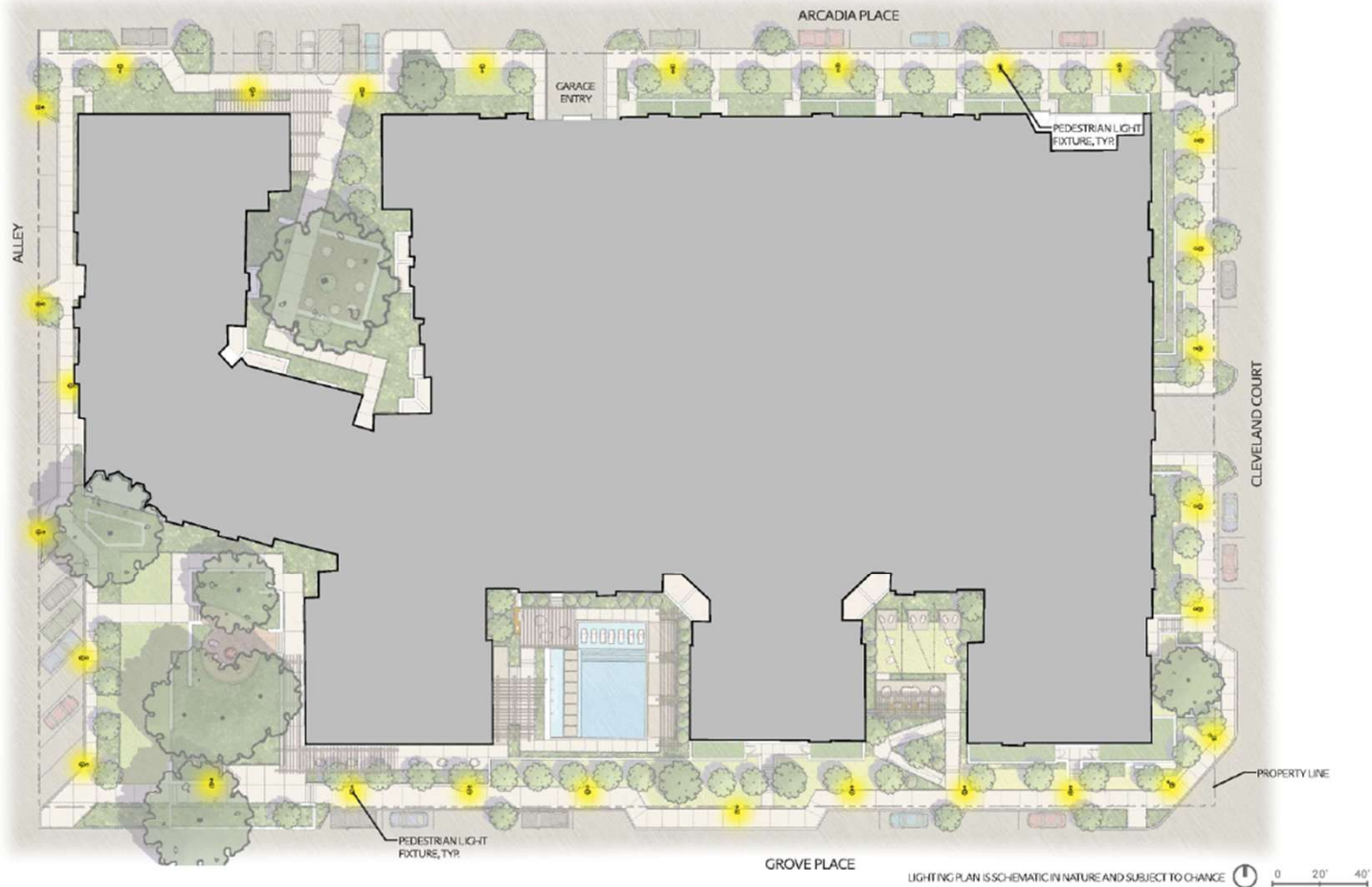


LANDSCAPE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE



# PROPOSED LIGHTING PLAN

## LIGHTING CONCEPT



Grove Place Apartments | July 2026

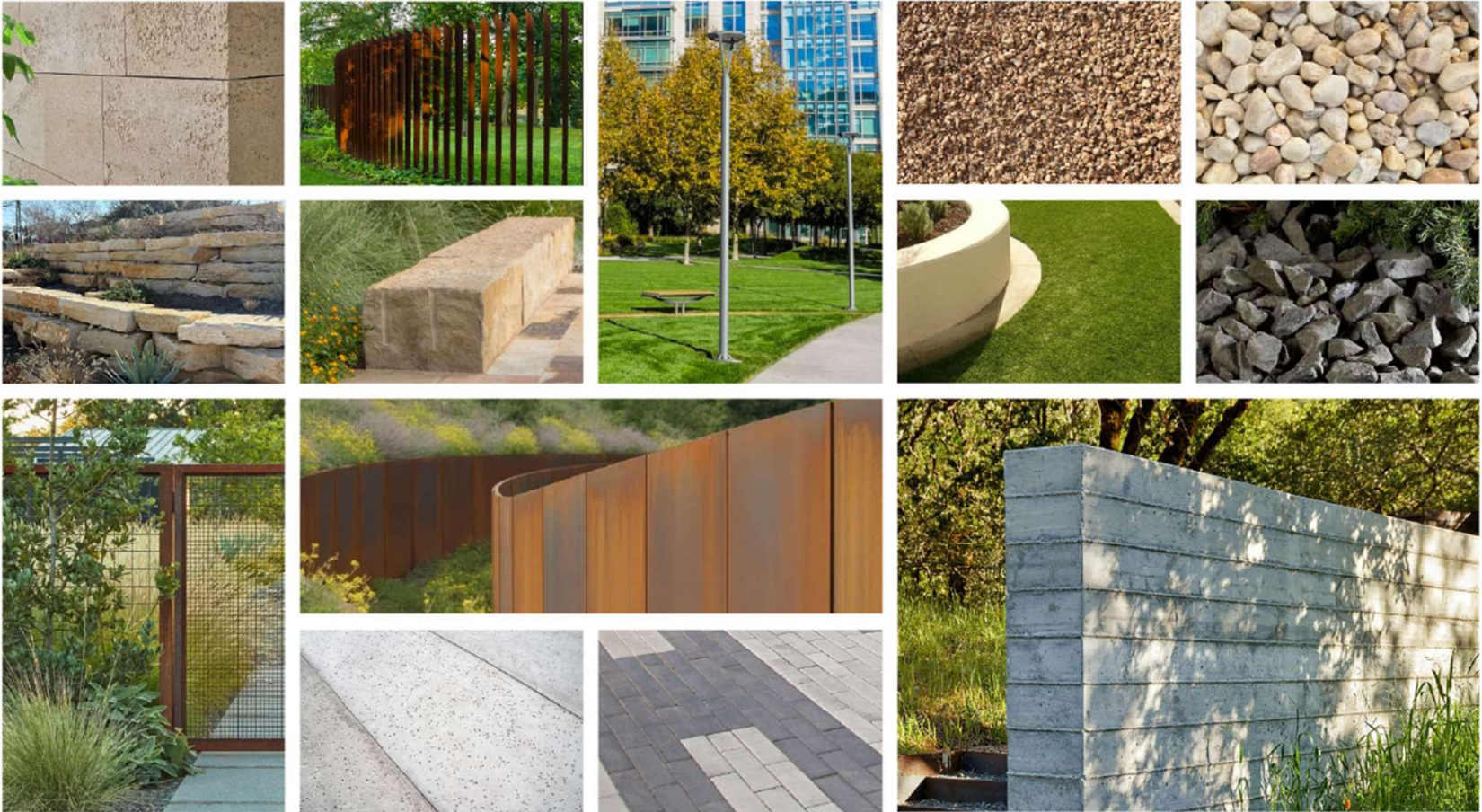
**RIALTO**  
STUDIO

**LAKE FLATO**



# MATERIAL INSPIRATION

## SITE MATERIALS INSPIRATION



# PLANTING INSPIRATION



## PLANTING INSPIRATION



# PLANTING PALETTE



## PLANTING PALETTE

TREES



Live Oak  
*Quercus virginiana*



Shumard Oak  
*Quercus shumardii*



Cedar Elm  
*Ulmus Crassifolia*



Eve's Necklace  
*Styphnolobium affine*



Lacey Oak  
*Quercus Laceyi*

ORNAMENTAL TREES



Texas Redbud  
*Cercis canadensis*  
Var. *Texensis*



Texas Mountain Laurel  
*Dermatophyllum secundiflorum*



Dwarf Palmetto  
*Sabal minor*



Desert Museum Palo Verde  
*Cercidium x 'Desert Museum'*



'Bubba' Desert Willow  
*Chilopsis Linariis 'Bubba'*



Yaupon Holly  
*Ilex Vomitoria*

SHRUBS



Texas Sage  
*Leucophyllum frutescens*



Golden Thyrallis  
*Galphimia glauca*



Mexican Honeysuckle  
*Justicia spicigera*



Tree Philodendron  
*Philodendron selloum*



Blue Plumbago  
*Plumbago auriculata*



Sandankwa Viburnum  
*Viburnum suspensum*



Lindheimer Muhly  
*Muhlenbergia lindheimeri*



Chinese Fringe Flower  
*Loropetalum chinense*



Leopard Plant  
*Farfagium japonicum*



Bicolored Iris  
*Diets bicolor*



Cast Iron Plant  
*Aspidistra elatior*



River Fern  
*Thelypteris kunthii*



Variegated Ginger  
*Alpinia zerumbet*



Asparagus Fern  
*Asparagus setaceus*

# PLANTING PALETTE



## PLANTING PALETTE

### GROUND COVERS



Purple Heart  
*Tradescantia pallida*



New Gold Lantana  
*Lantana 'New Gold'*



Trailing Purple Lantana  
*Lantana montevidensis*



Silver Ponyfoot  
*Dichondria argentea*



Blue Dwarf Ruellia  
*Ruellia brittoniana 'Katie'*



Texas Sedge  
*Carex texensis*



Liriope  
*Liriope muscari*

### ACCENT PLANTS / VINES



Red Yucca  
*Hesperaloe parvifolia*



Cruve Leaf Yucca  
*Yucca recurvifolia*  
var. *tristis*



Parry's Agave  
*Agave parryi*



Spineless Prickly Pear  
*Opuntia ellisiana*



White Spider Lily  
*Hymenocallis*  
'Tropical Giant'



Cross Vine  
*Bignonia capreolata*



Star Jasmine  
*Trachelospermum*  
*jasminoides*



# POLICY ANALYSIS

- Subject to Final Reviews by the Architectural Review Board and ultimate approval by Council
- Pending SUP and Replat
- 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)

