

ARB CASE NO. 1046S
5164 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY

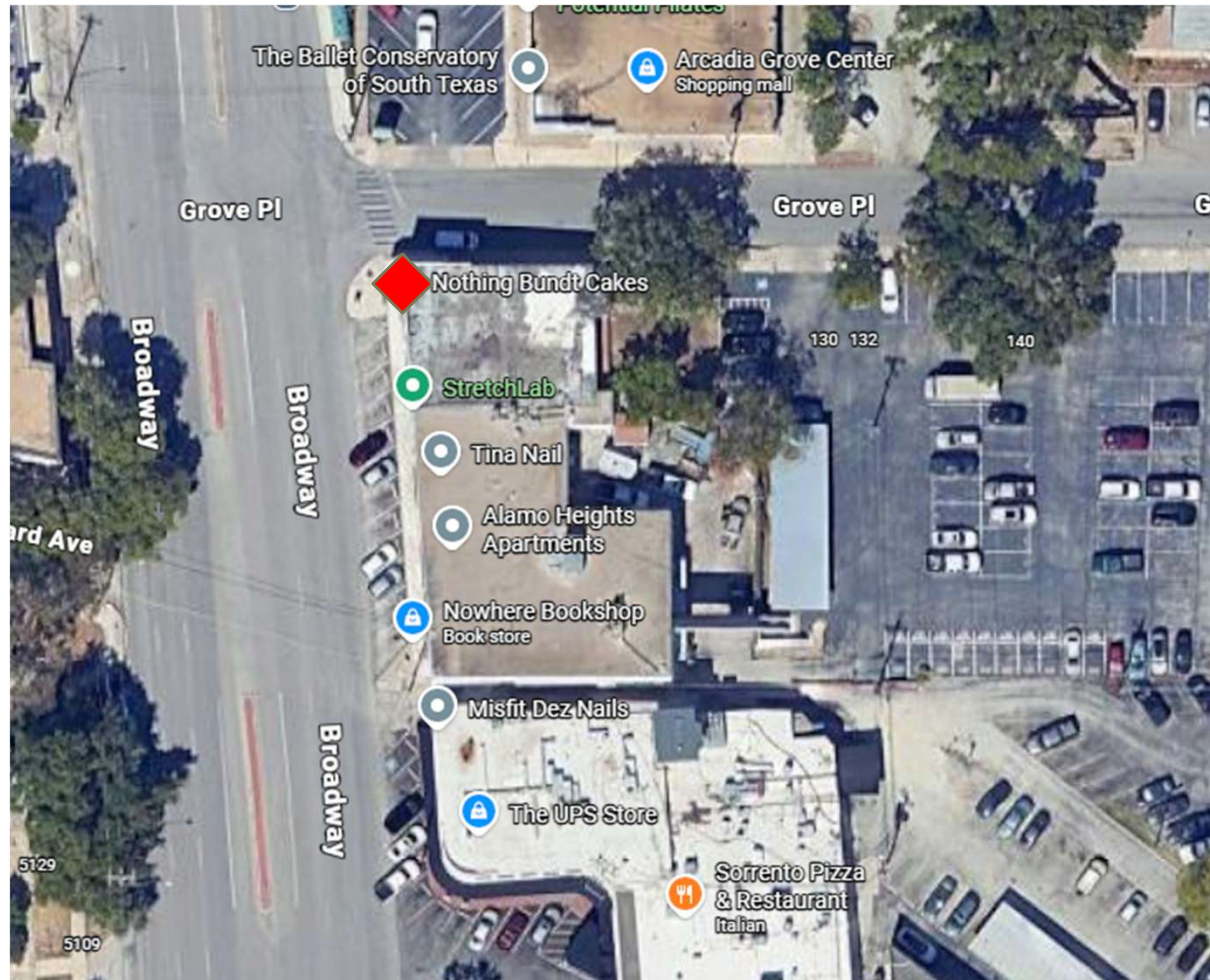


- B-1
- Southeast corner of Broadway St and Grove Pl
- Permanent Signage

HISTORY



- Tabled from 07.28.2026 to 08.18.2026 to address feedback from ARB regarding scale



EXISTING CONDITIONS



PREVIOUS SIGN PROPOSAL

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.



Night time Depiction



UPDATED SIGN PROPOSAL



EXISTING LEASE SPACE / BUILDING



PROPOSED SIGN PLACEMENT **S1**



PROPOSED SIGNS

S1	LED Channel Letters	Qty 1
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196.76"
15" **NOTHING bundt CAKES**
LED Channel letters on Flush Mounted

Night time Depiction

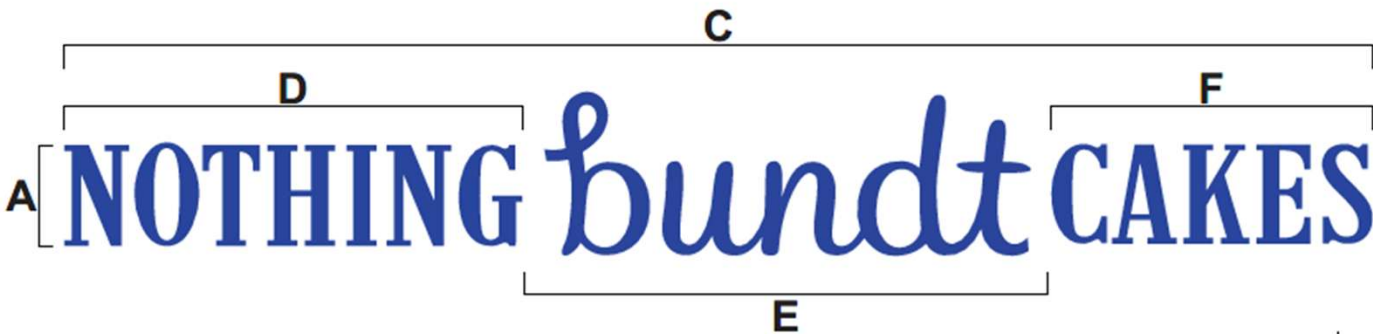


Due to the nature of the images provided, scale differs. We are depicting the dimensions of the front elevation to show the closest sign size proportion to sign band area.



SIGN SPECIFICATIONS

STACKED SIGN DETAIL ON BACKER (FLUSH MOUNTED)



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

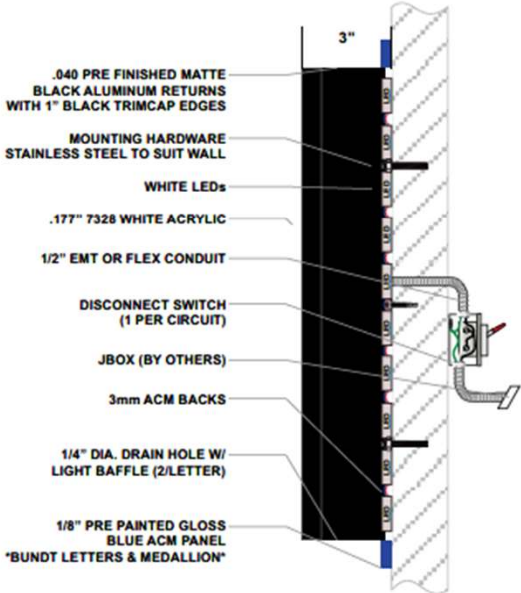
SIGN TYPE:	NBC ILLUMINATED CHANNEL LETTERS
SIGN FACE:	.177" 7328 WHITE MODIFIED ACRYLIC
VINYL:	TWILIGHT BLUE 9630-297 w/ 3mm WHITE SPACING FROM CANNING
TRIM CAP:	BLACK
RETURNS:	BLACK
LIGHTING:	PRINCIPAL QUIK MOD 2 LED
MOUNTING:	FLUSH MOUNTED W/ FASTENERS TO SUIT



15"	A	C	D	E	F	@DIA.
15"		196.76"	68.83"	78.67"	48.27"	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



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**
 - 20.50 sq ft complies with maximum 24 sq ft allowed
- **No public notice required**

ARB CASE NO. 1051S
250 VIESCA AVE

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-B
- West side of Viesca Ave
- Signage

EXISTING CONDITIONS



PROPOSED SIGN



RENDERING



SIGN SPECIFICATIONS



Specifications:

Manufacture and install new Ch. Lit. Letters as shown.

Alum. construction, 3" returns, painted to match PCT 3840 Cerulean
3/16" Acrylic Faces W/ 3M Vinyl color PCT 3840 Cerulean
Internally illuminated by LEDs. - white
frame work and wireways - painted brushed silver

POLICY ANALYSIS



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

...

(b) Freestanding business or office building.

(1) Only one (1) external identification sign shall be permitted for a building that faces a street bordering that business or office building.

(2) Buildings that face more than one (1) street may have an identification sign facing each street.

(3) Each business or tenant may have one additional hanging blade sign, limited to three (3) square feet, to help pedestrians identify businesses (see "hanging blade sign" definition).

...

(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

- **Size**
 - 30.5 sq ft exceeds the maximum 24 sq ft allowed
- **Height**
 - Sign projects above the top of the canopy
- **No public notice required**

ARB CASE NO. 1050F
102 ARCADIA PL & 141 GROVE PL

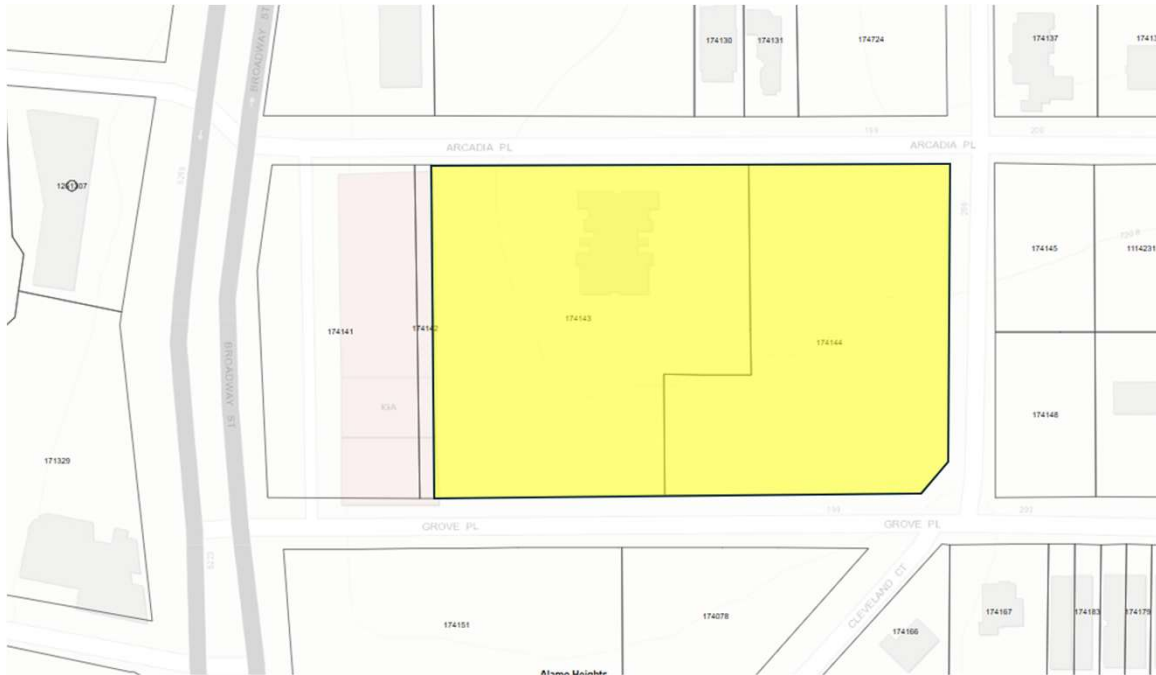
FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



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

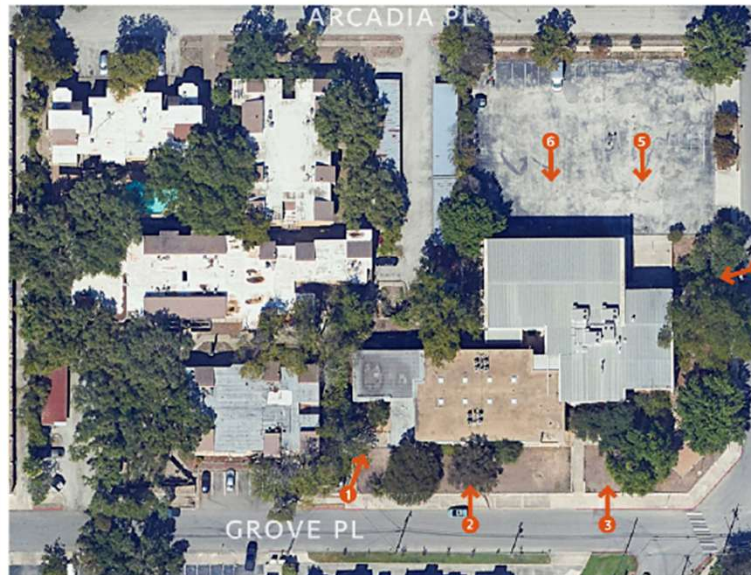
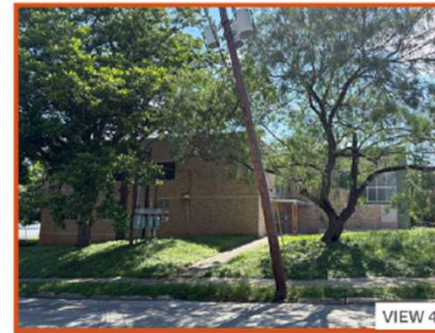
EXISTING CONDITIONS

EXISTING BUILDINGS
TREEHOUSE APARTMENTS

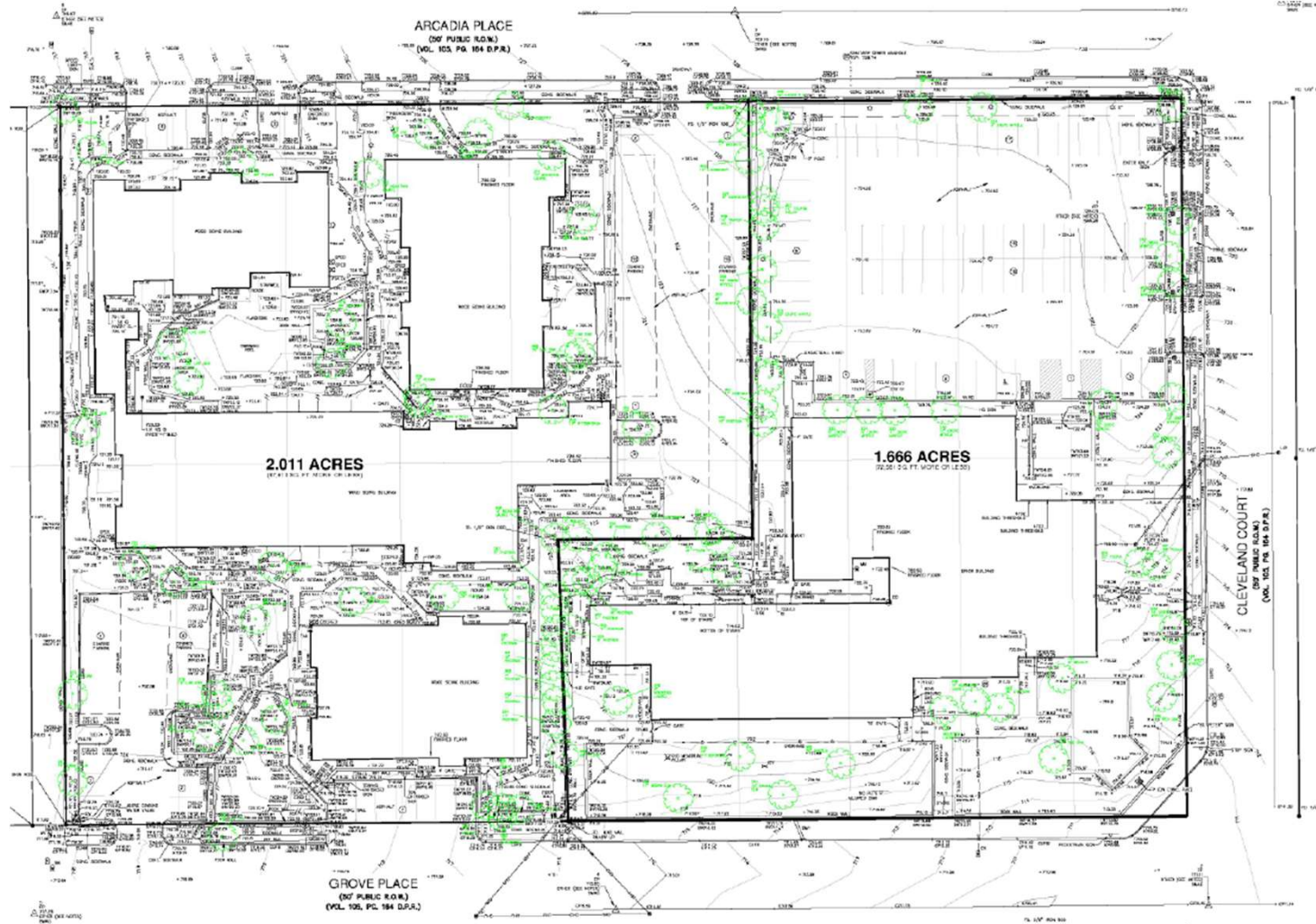


EXISTING CONDITIONS

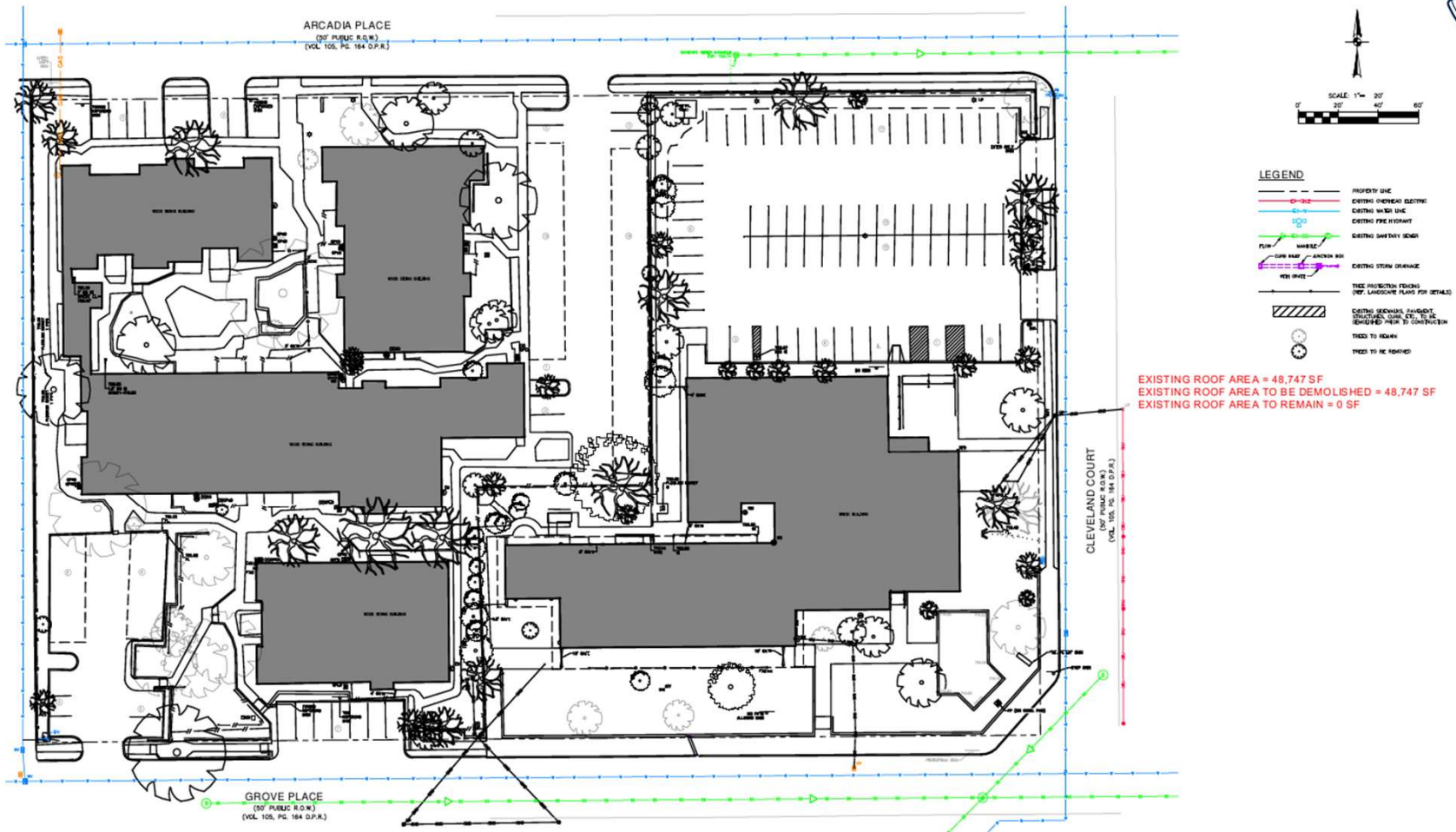
EXISTING BUILDINGS ST. PETER'S SCHOOL

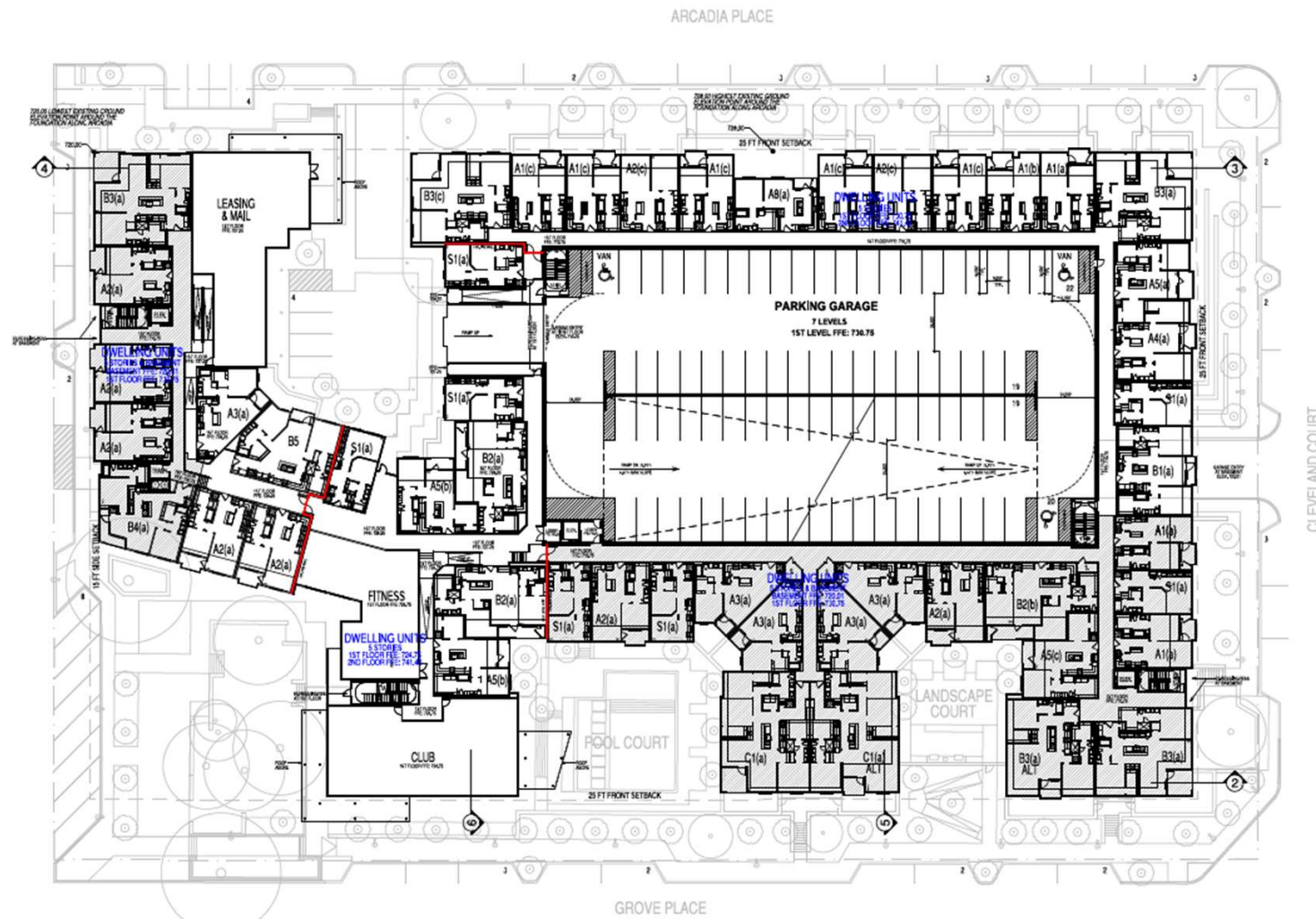


EXISTING SURVEY



DEMOLITION PLAN







PROPOSED ELEVATIONS



KEY		
BRICK	STUCCO	COMPOSITE SIDING

PROPOSED ELEVATIONS



SOUTHWEST ELEVATION - OAK GROVE

KEY



RENDERINGS



NORTHWEST CORNER - ARCADIA PLACE

RENDERINGS



NORTHEAST CORNER- ARCADIA PLACE / CLEVELAND CT

RENDERINGS



SOUTHEAST CORNER- CLEVELAND CT / GROVE PL

RENDERINGS

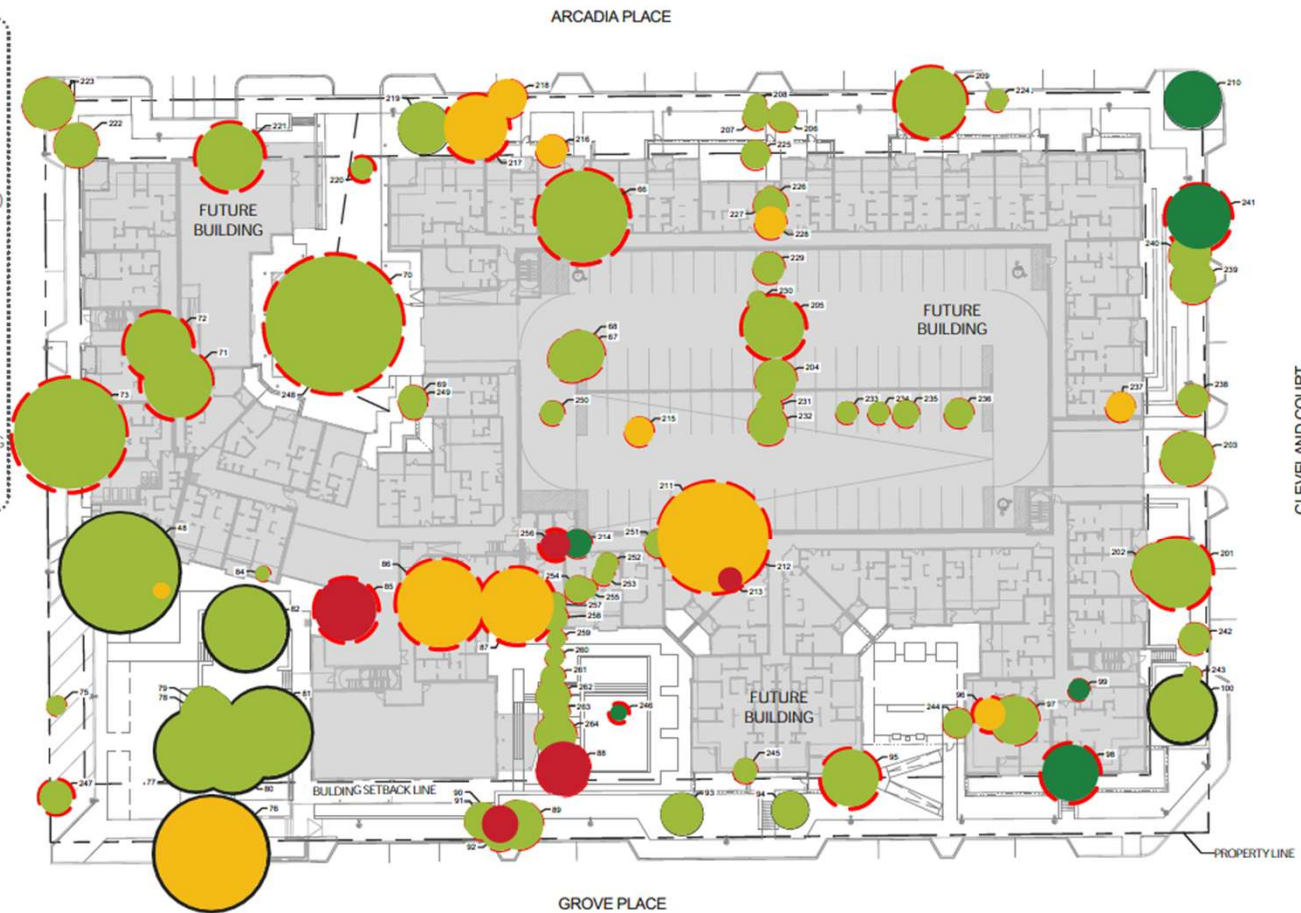
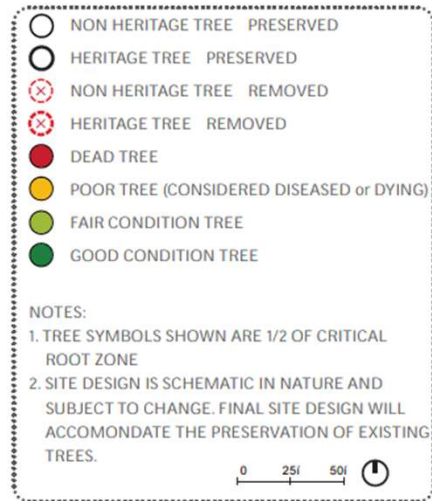


FITNESS / OAK GROVE PATIO - GROVE PLACE

TREE PRESERVATION/REMOVAL PLAN



TREE CONDITION AND PRESERVATION PLAN



PROPOSED TREE PLAN

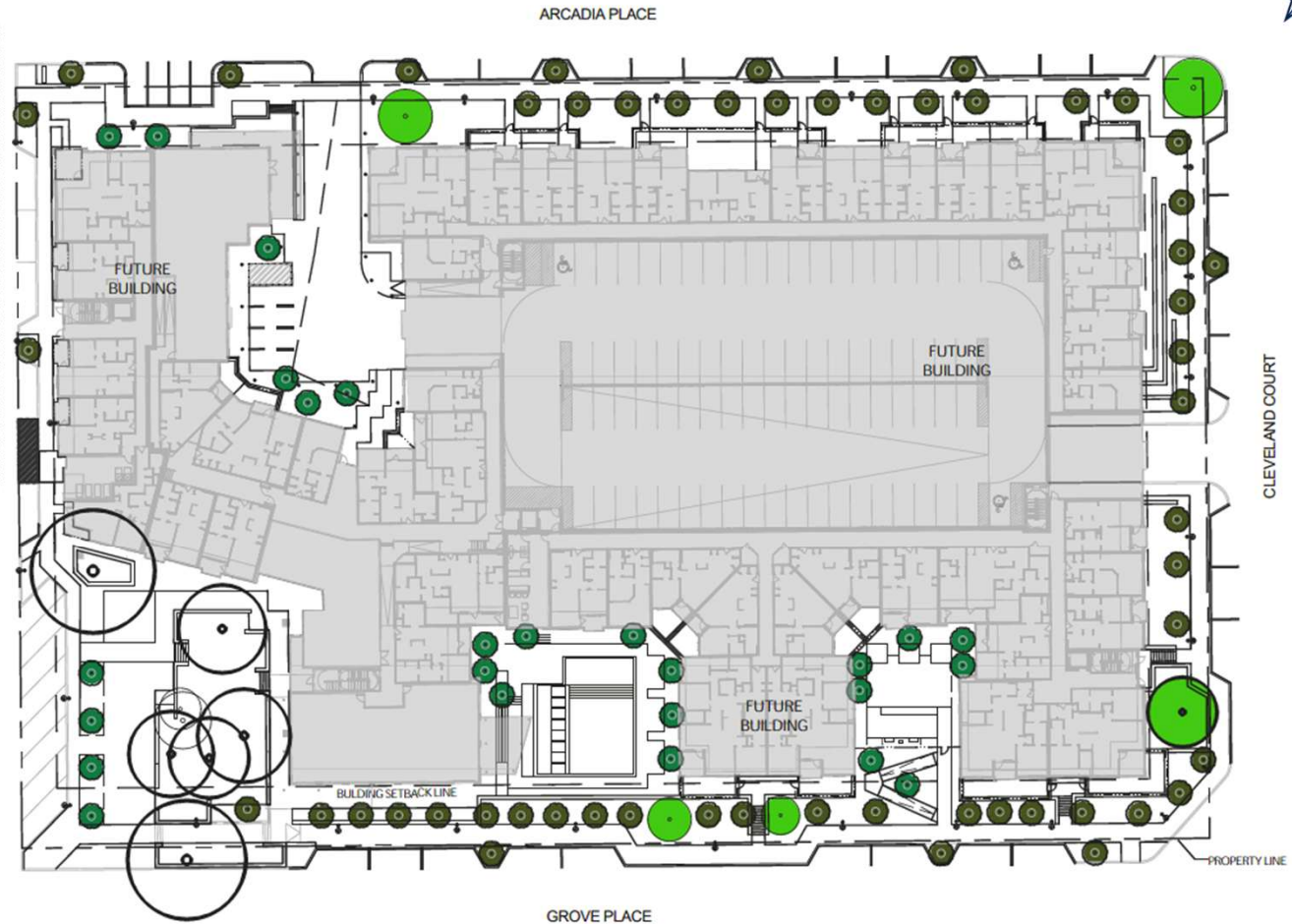


SITE CONCEPT TREE PLAN

- EXISTING NON HERITAGE TREE -PRESERVED
- EXISTING HERITAGE TREE PRESERVED
- EXISTING STREET TREE PRESERVED
- PROPOSED 6" CALIPER TREE
- PROPOSED 6" CALIPER STREET TREE

NOTES:

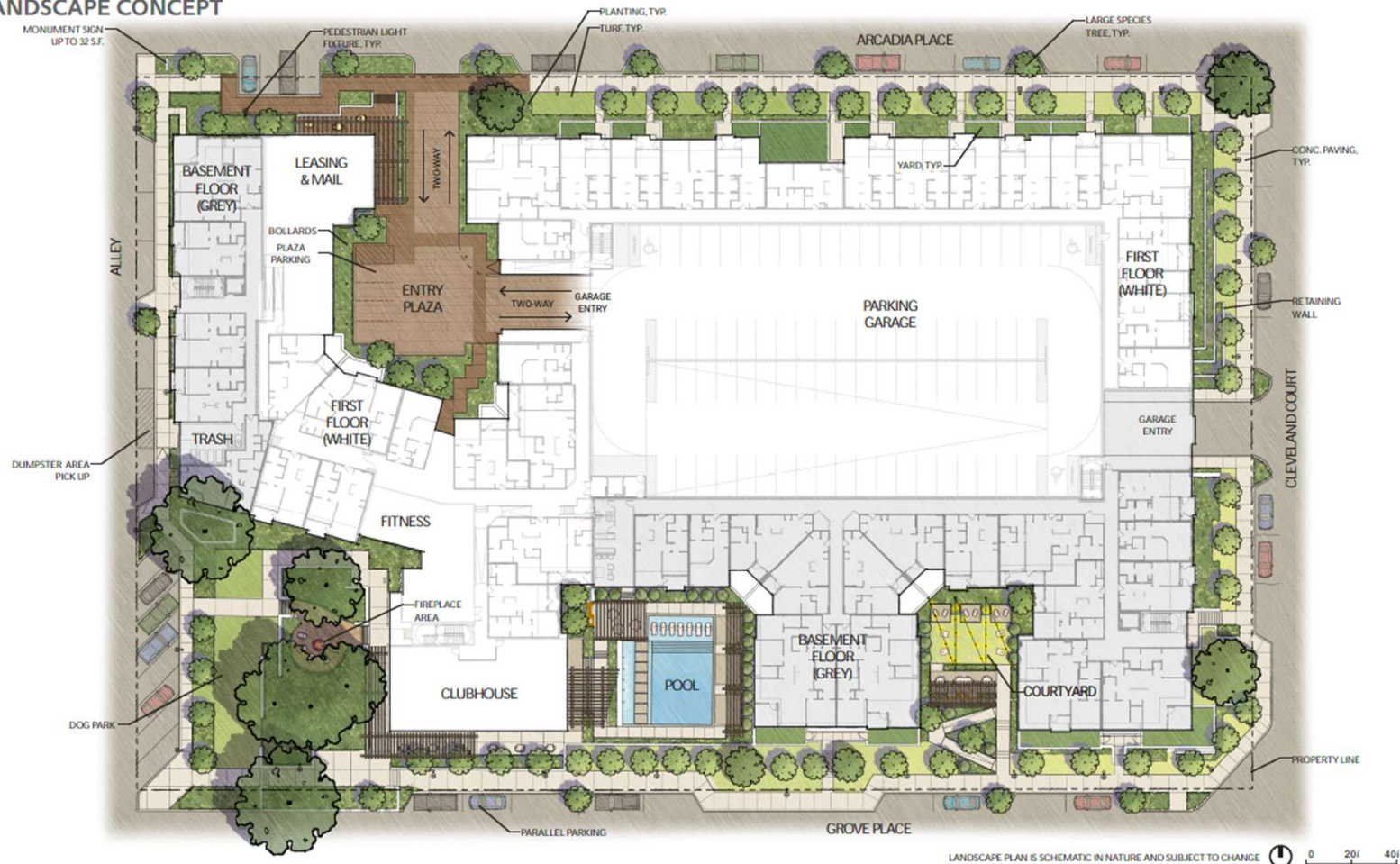
1. TREE SYMBOLS SHOWN ARE 1/2 OF CRITICAL ROOT ZONE
2. SITE DESIGN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. FINAL SITE DESIGN WILL ACCOMMODATE THE PRESERVATION OF EXISTING TREES.
3. PROPOSED TREE LOCATIONS ARE SCHEMATIC. FINAL LOCATIONS TO BE DETERMINED



PROPOSED LANDSCAPE PLAN

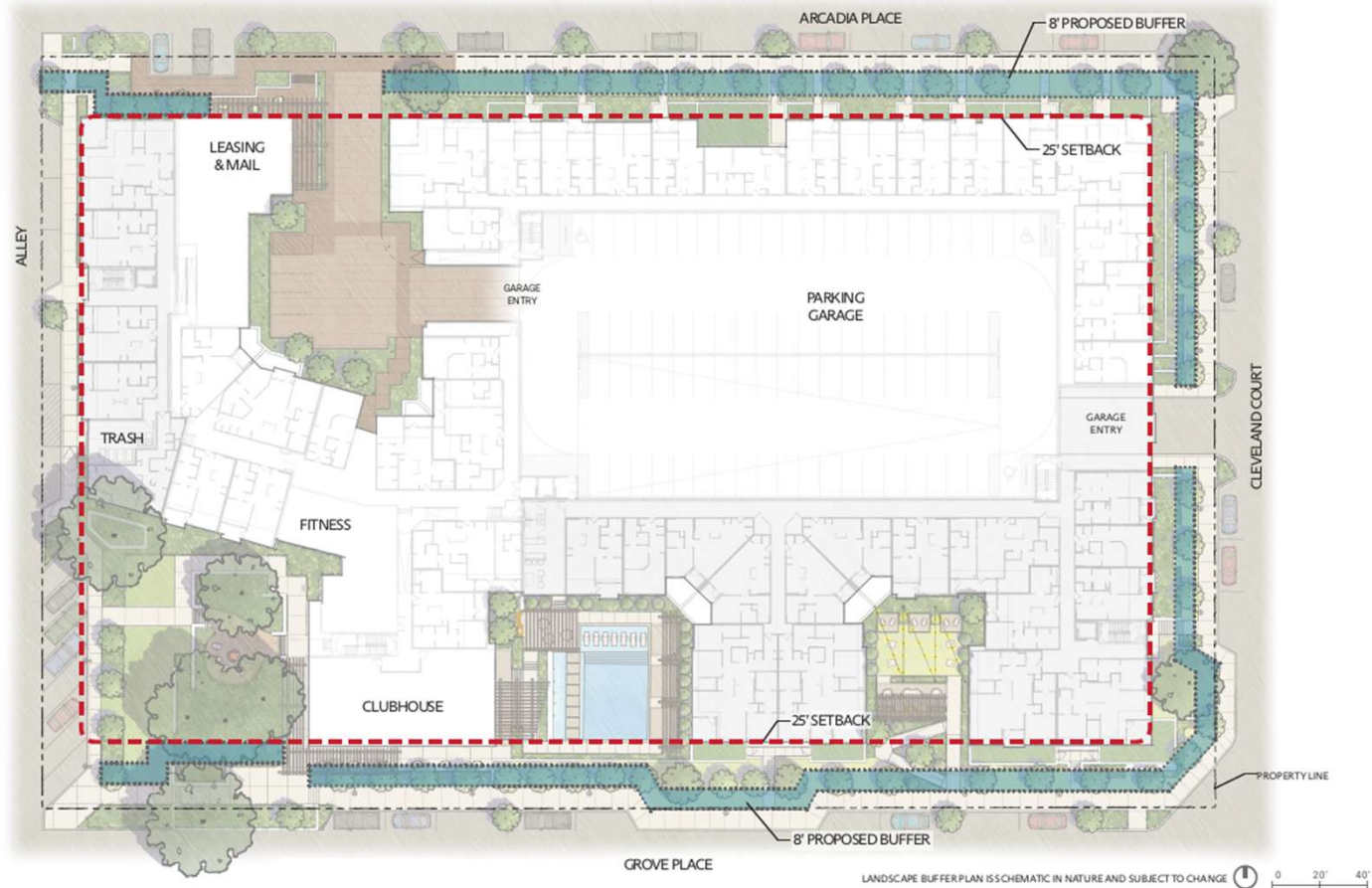


LANDSCAPE CONCEPT



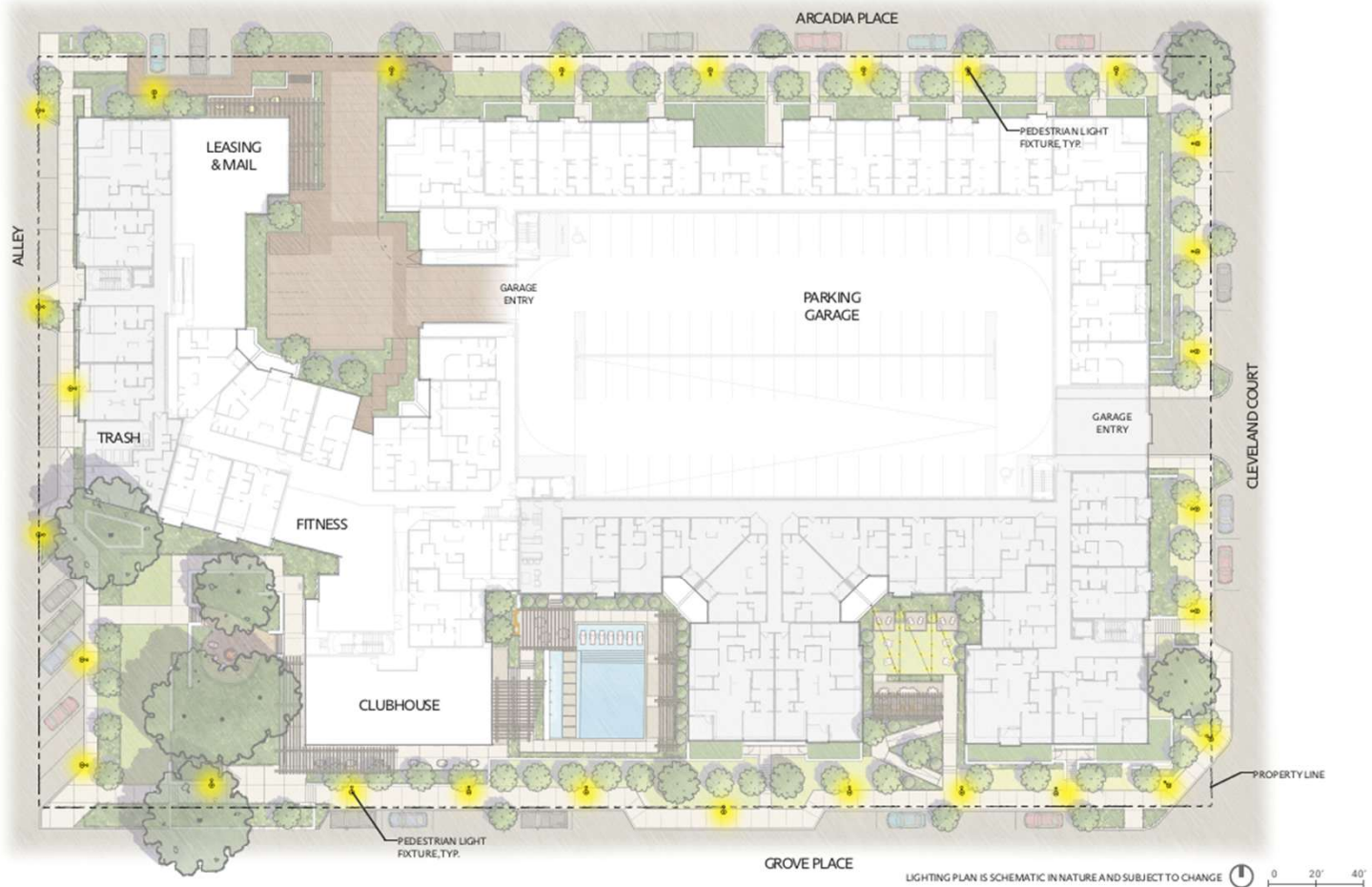
LANDSCAPE BUFFER

LANDSCAPE BUFFER CONCEPT



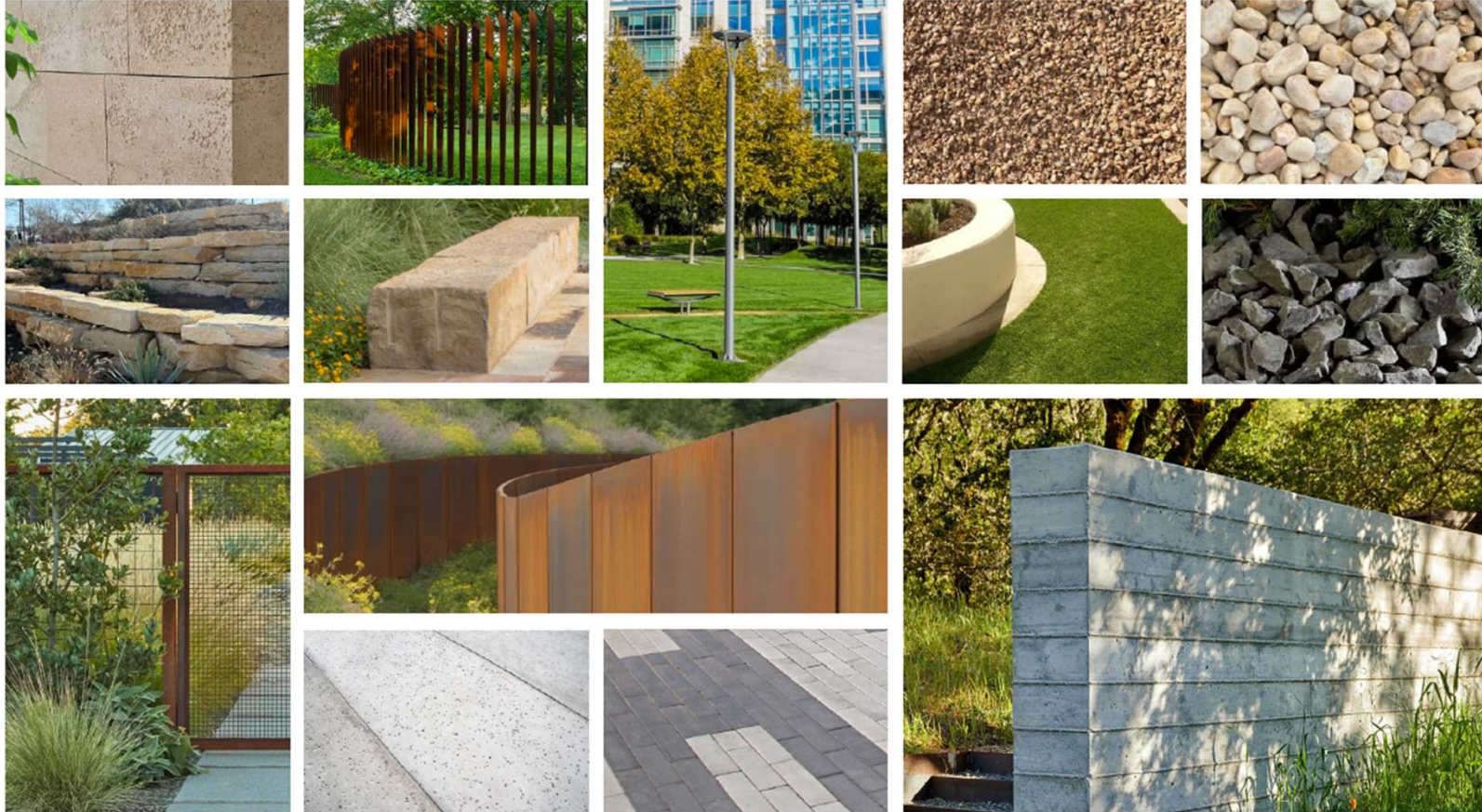
PROPOSED LIGHTING PLAN

LIGHTING CONCEPT



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 Linaeris
'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

- Pending SUP, Replat, and Final Design Review by City Council – 09.14.2026
- 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)

