

ARB CASE NO. 915S
5231 BROADWAY ST #105

PERMANENT SIGNAGE

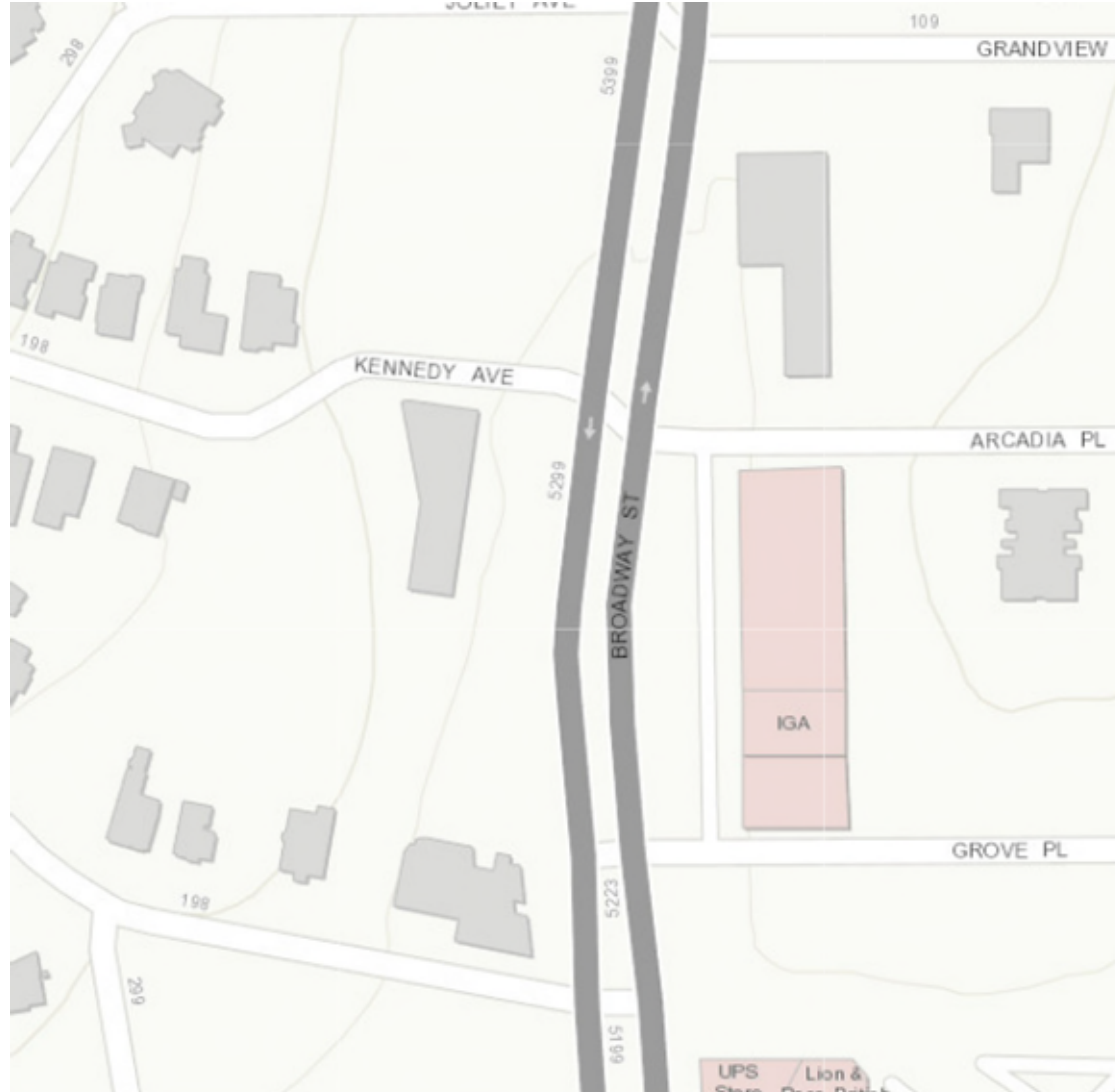


COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- B-1
- Broadway
 - West side, south of Austin Hwy
- Permanent Signage

EXISTING VIEW



PROPOSED



- **Box Sign**
- **Window Signage**
 - **Material:**
Aluminum panel with graphics printed on adhesive vinyl
 - **Left: 80"x50"**
 - **Right: 60"x50"**



POLICY ANALYSIS



■ Sec. 15-32(1) – Definitions

- **Reface**. Reface of a sign shall be defined as replacing, restoring, repainting, or repairing the existing advertising sign face area. It does not include resizing the sign, rebuilding, reconstructing, reconfiguring, or expanding the area, size, height, or form of the existing sign structure or existing sign support structure. The city's administrative officer shall approve all sign re-facings provided that the re-facing is similar in text and color patterns and no enlargement of the sign is proposed. The city's administrative officer may choose to send a re-facing application to the architectural review board. A reface does not include any structural addition or expansion to the sign structure and does not require architectural review board approval.

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.

■ 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.

ARB CASE NO. 912F
255 CLAYWELL DR

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- North side between Vanderhoeven Dr and N New Braunfels Ave
- New SF Residence w/detached Garage



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

EXISTING CONDITIONS



FRONT



RIGHT



REAR

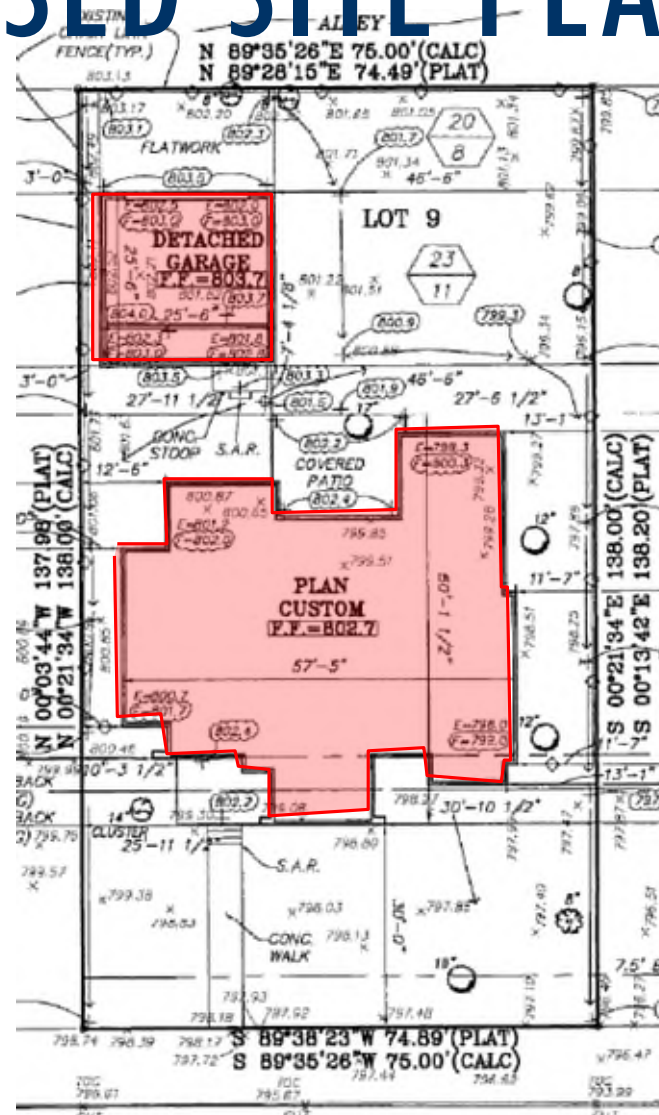
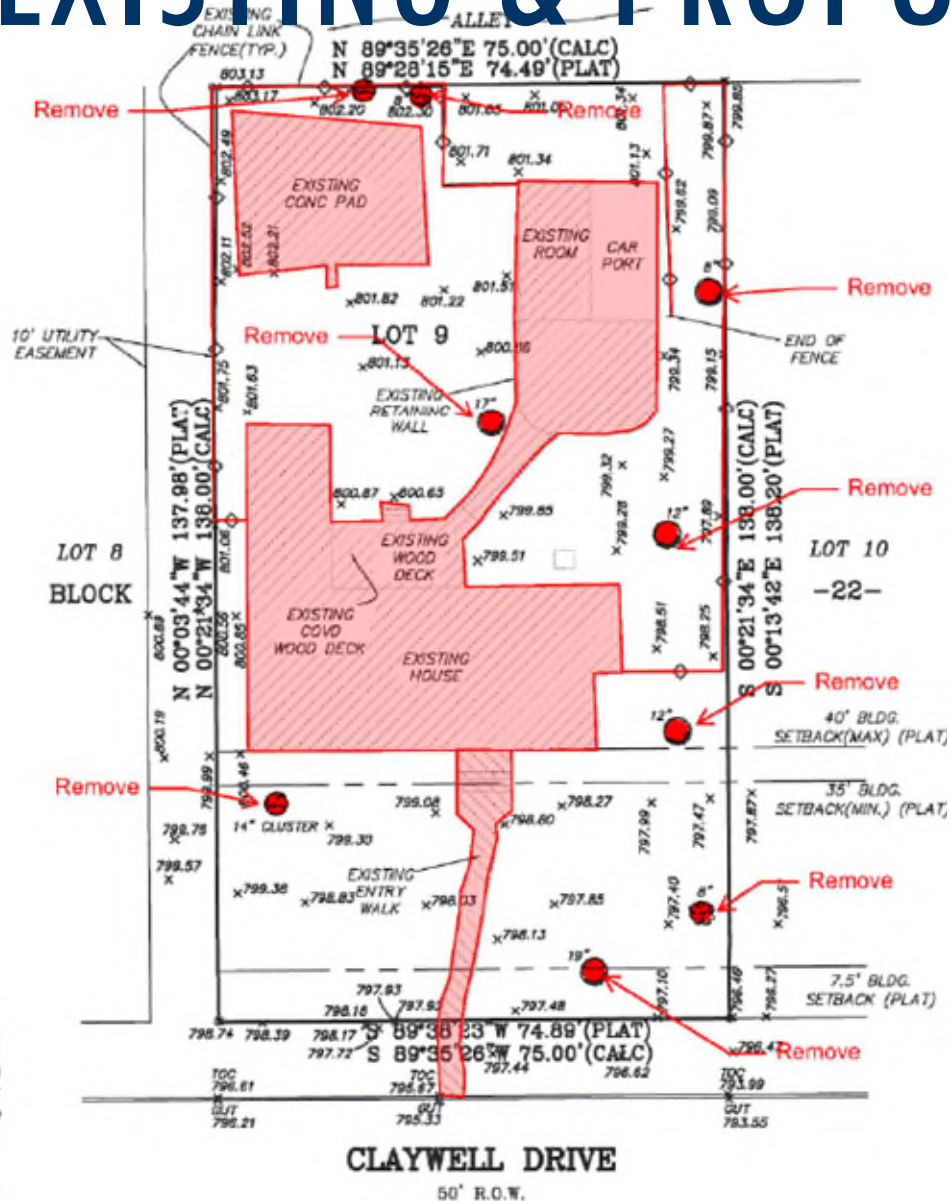


LEFT



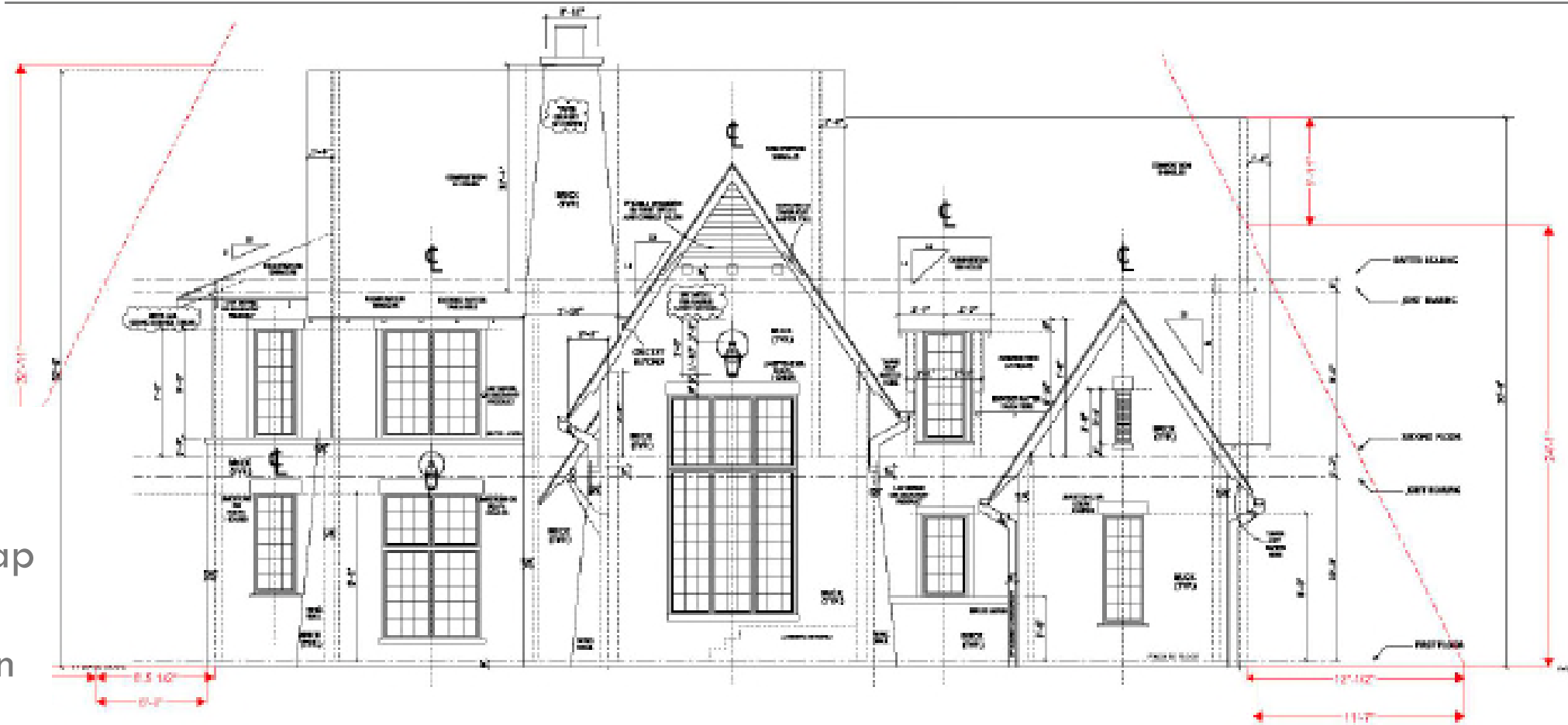
TERMITE DAMAGE

EXISTING & PROPOSED SITE PLANS





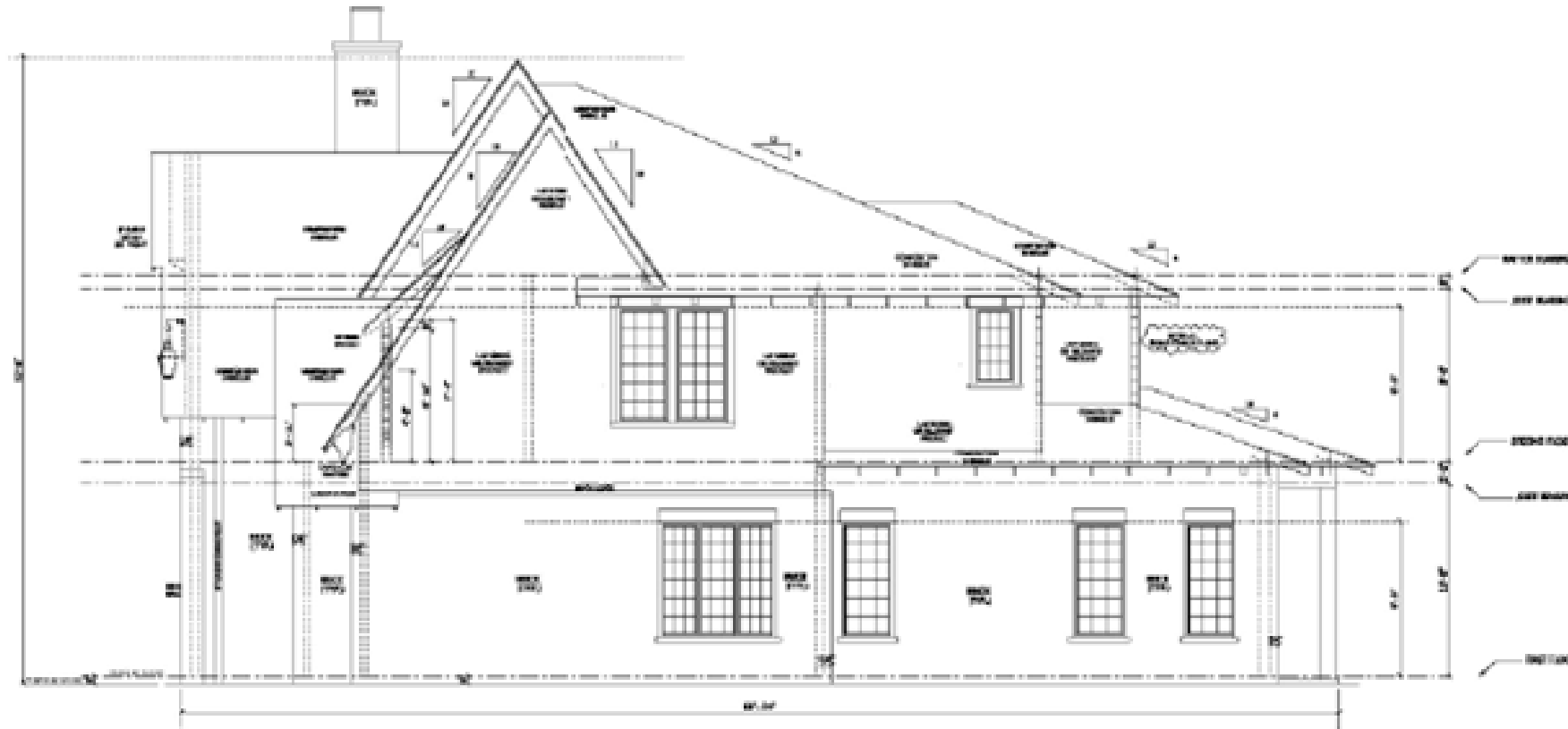
NORTH ELEVATION



- **Height:** 32ft 11in
- **Siding:** Brick & Lap Siding
- **Roof:** Composition Shingle

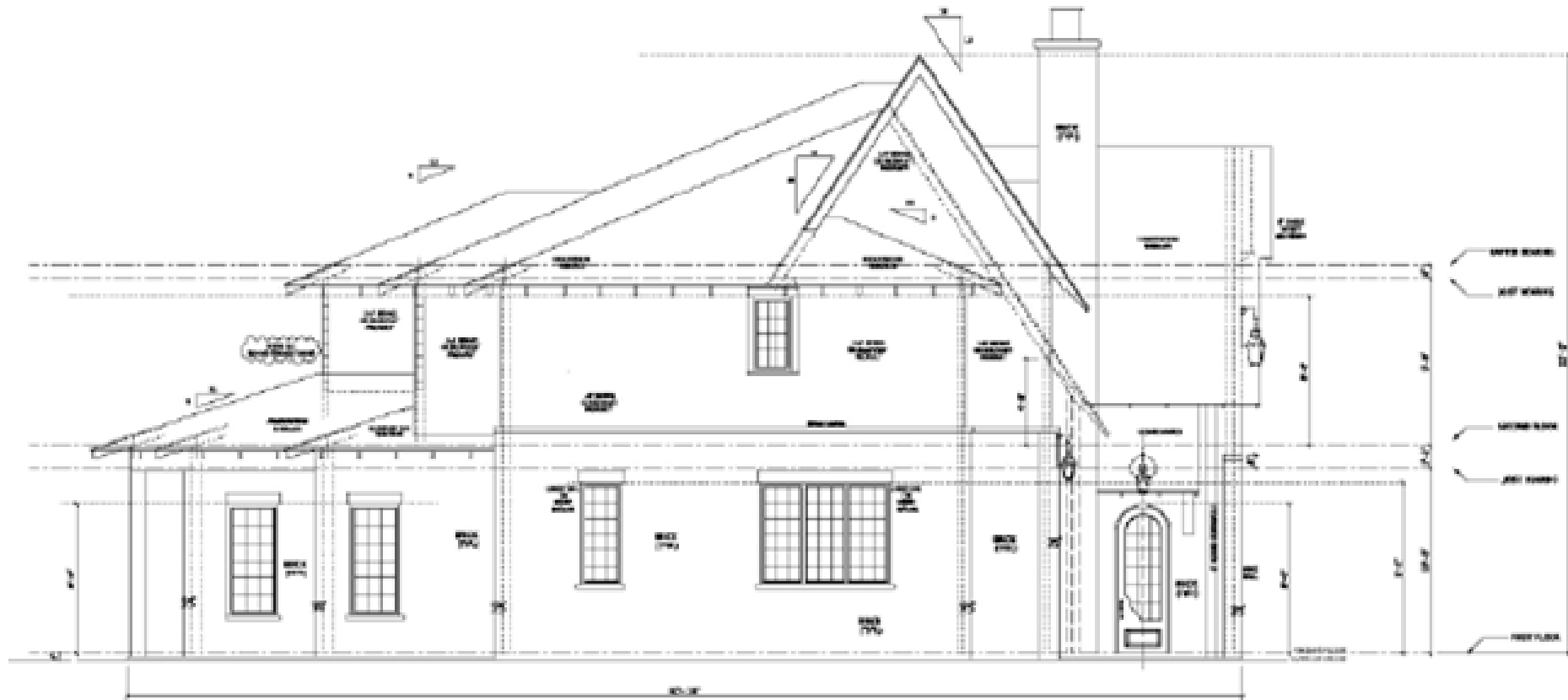


EAST ELEVATION



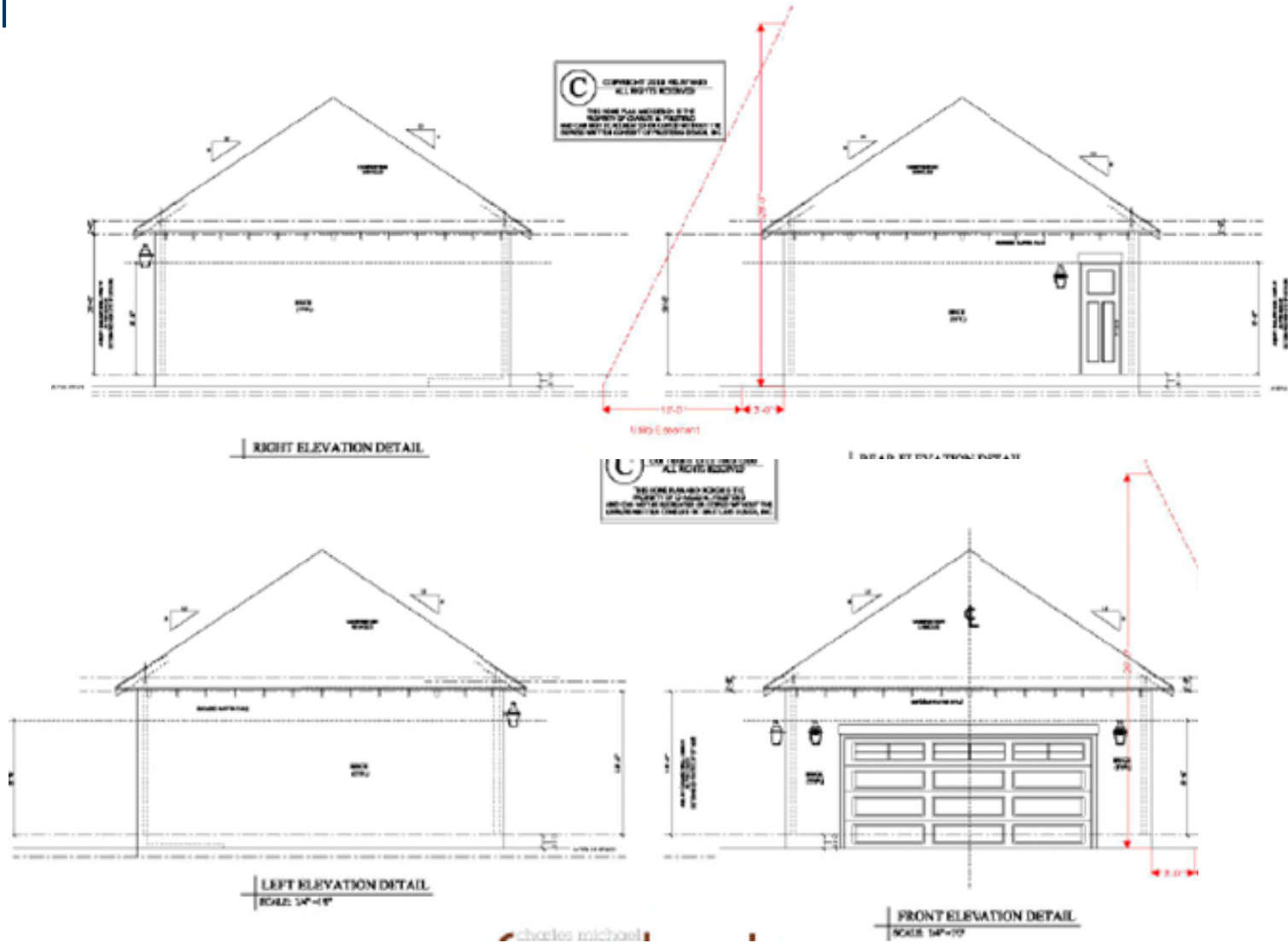


WEST ELEVATION





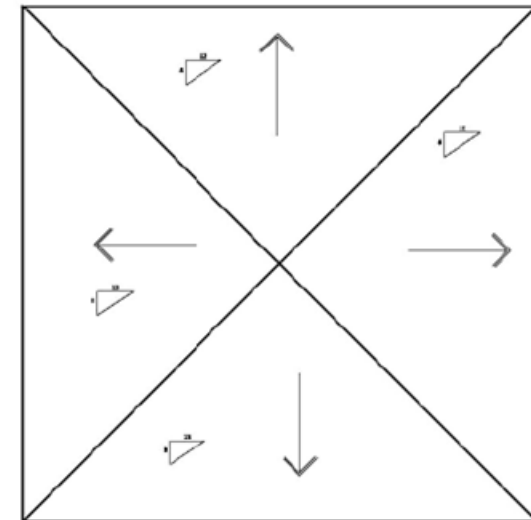
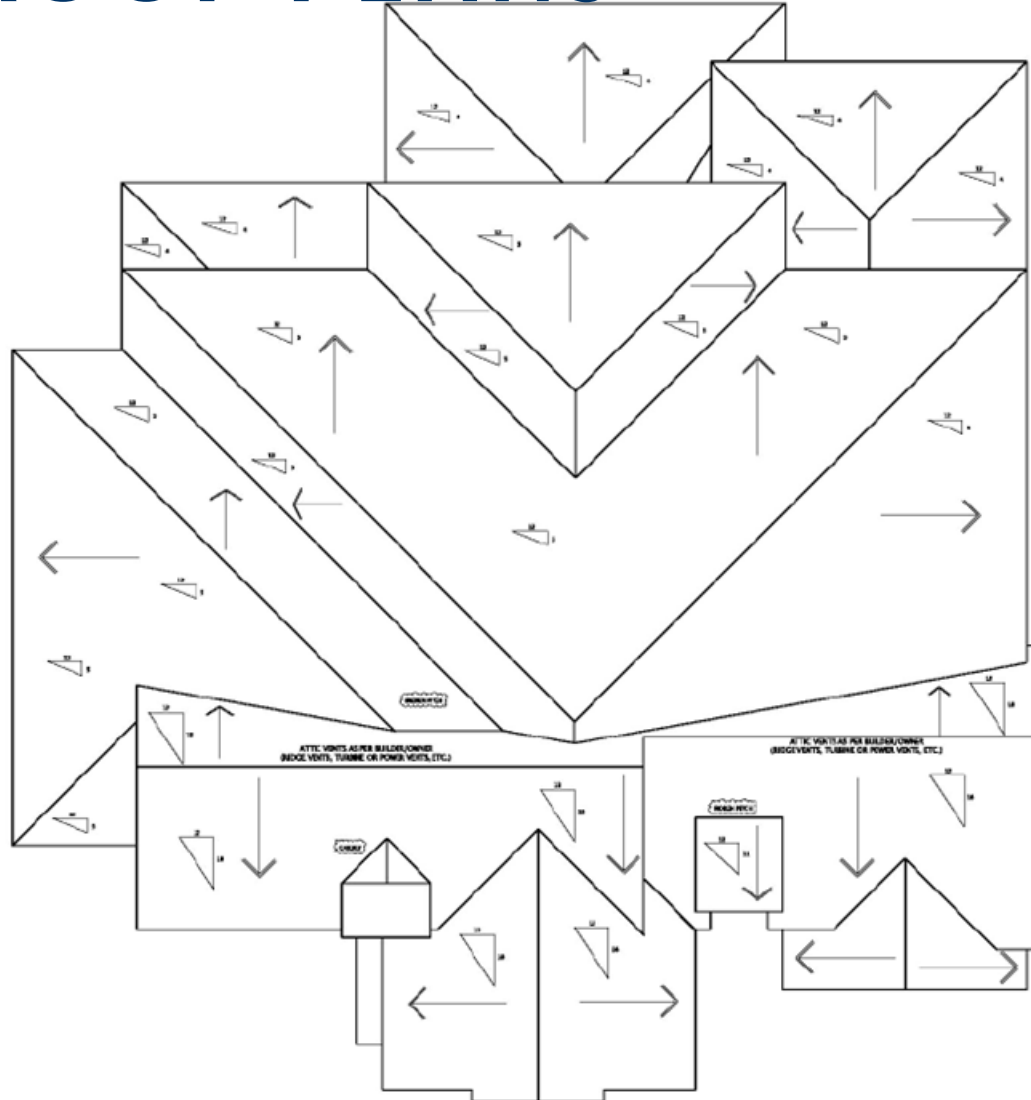
DETACHED GARAGE



- **Height:**
Unknown
- **Siding:** Brick
- **Roof:**
Composition
Shingle



ROOF PLANS





POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	10350	10350
Main House 1 st Floor*	1564	2302
Main House 2 nd Floor		1862
Main House – Loft		
Garage/Carport – 1 st Floor*	600	650
Garage – 2 nd Floor		
Front Porch*	23	123
Side Porch*		
Rear Porch*	213	275
Breezeway*		
Shed*		
Total Square Footage	2400 sq ft	5212 sq ft
Lot Coverage* (max 40%)	2400 sq ft / 23.2%	3350 sq ft / 32.4%
FAR (max .47 with bonus)	2164 sq ft / .209	4814 sq ft / .465

Bonuses Utilized

+2 – One-story detached garage



EXISTING STREETScape



247 Claywell Dr.



255 Claywell Dr. (SUBJECT HOME)



261 Claywell Dr.



248 Claywell Dr.



256 Claywell Dr.



262 Claywell Dr.



PROPOSED STREETScape



247 Claywell Dr.



255 Claywell Dr. (PROPOSED HOME)



261 Claywell Dr.



248 Claywell Dr.



256 Claywell Dr.



262 Claywell Dr.



POLICY ANALYSIS

- Applicant has not formally applied for a building permit. Review of plan documents has not been completed by staff for zoning compliance.
- The case is scheduled to be heard at the January 08, 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: (2)



ARB CASE NO. 913F
301 LAMONT AVE

SIGNIFICANCE & COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



PROPERTY



- SF-A
- North side between Woodward Ln and Nacogdoches Rd
- Remodel & Addition to Existing Residence



SUMMARY

- Demolition Review
 - Significance Review
 - Removal/encapsulation of more than 25% of the street-facing elevations – **62% (south) and 63% (east)**
 - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **53% ext. walls and 84% of roof**
 - Compatibility Review
 - Due to the amount of total or substantial destruction of the structure or portion thereof



EXISTING CONDITIONS



1 FRONT ON LAMONT
SCALE 1/4"=1'-0"



2 SIDE ON NACOGDOCHES
SCALE 1/4"=1'-0"



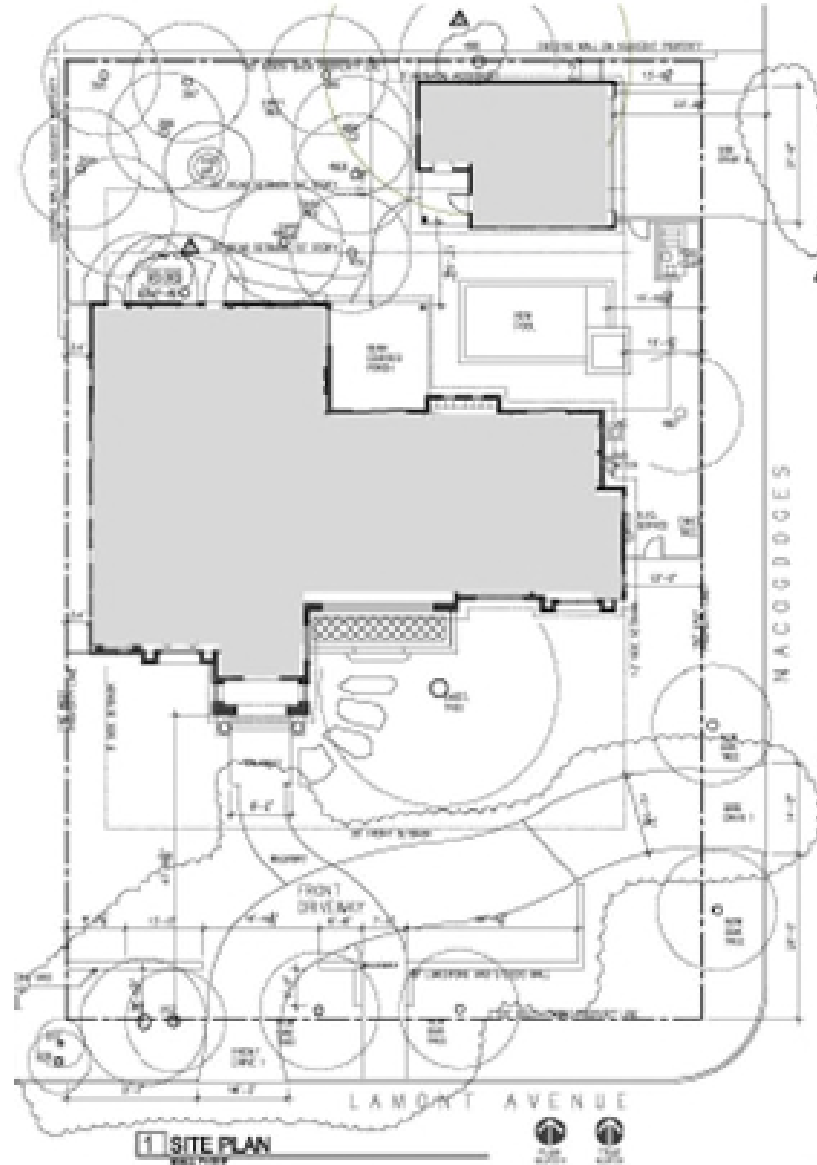
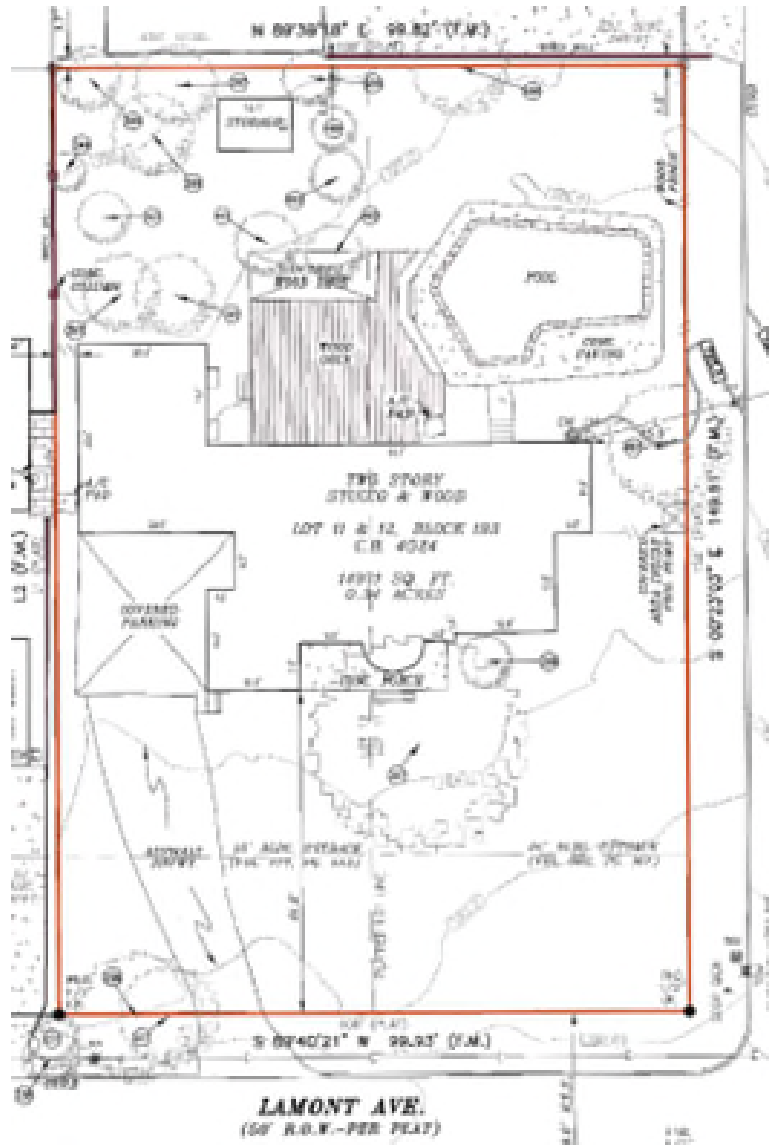
3 SIDE WEST ELEVATION
SCALE 1/4"=1'-0"



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

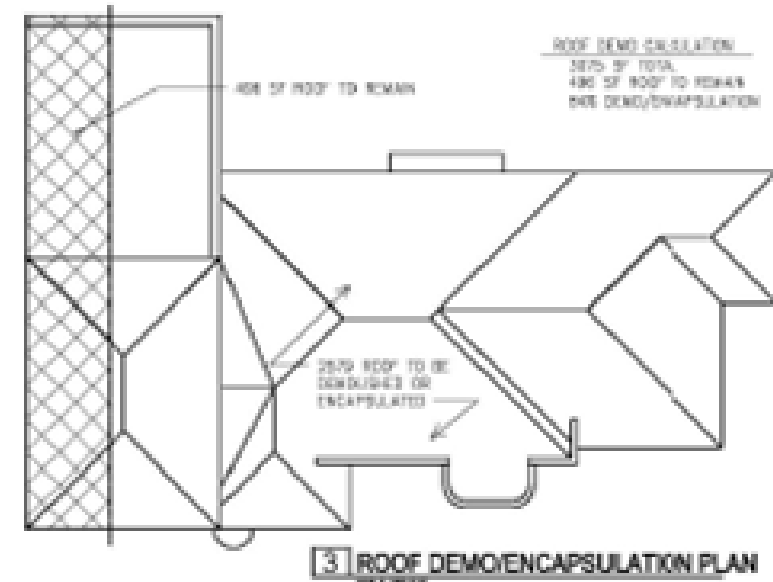
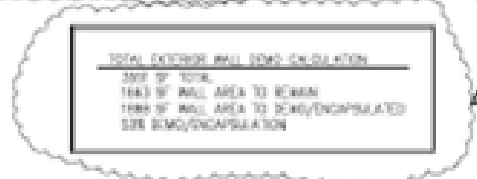
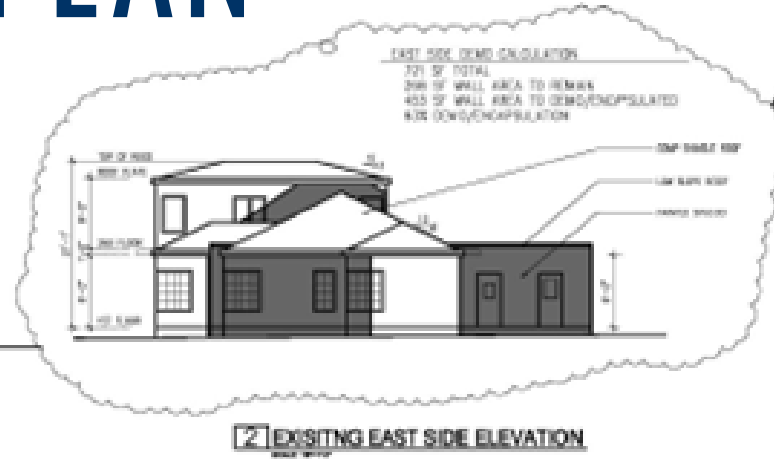


EXISTING & PROPOSED SITE PLANS



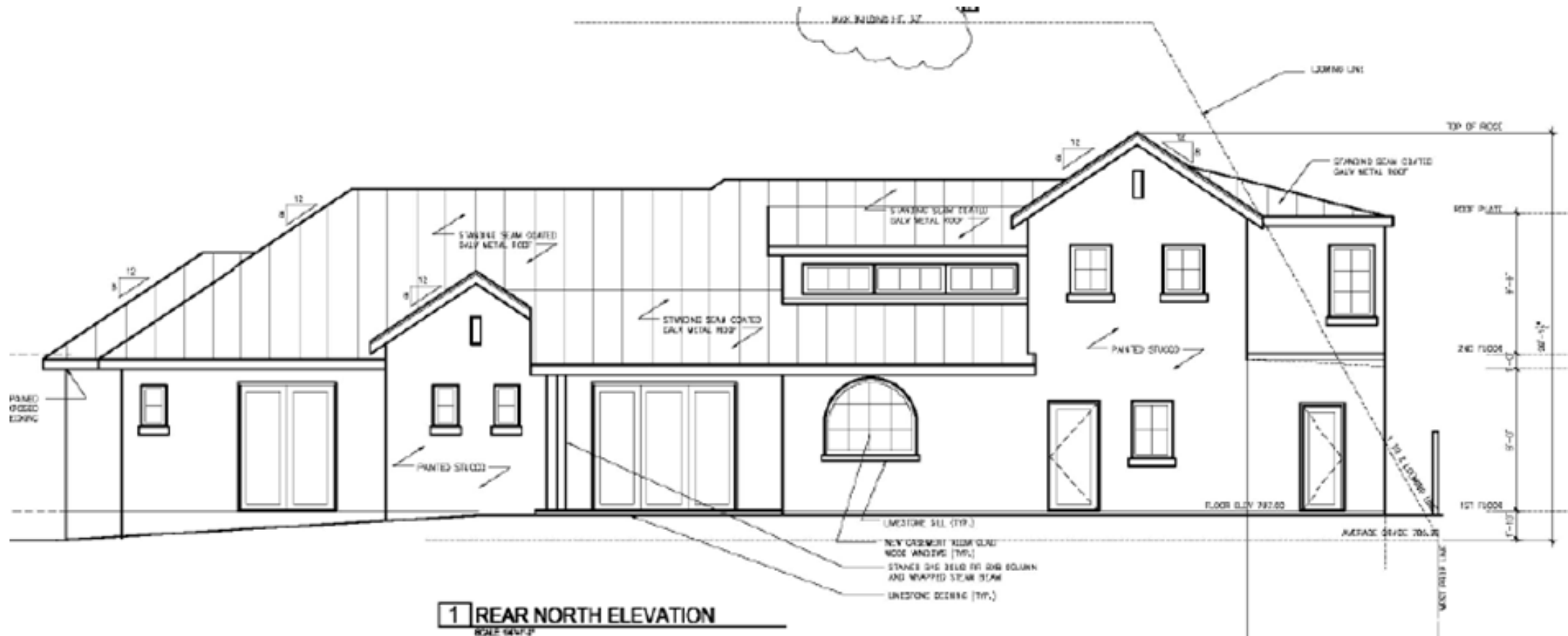


DEMOLITION PLAN





NORTH ELEVATION



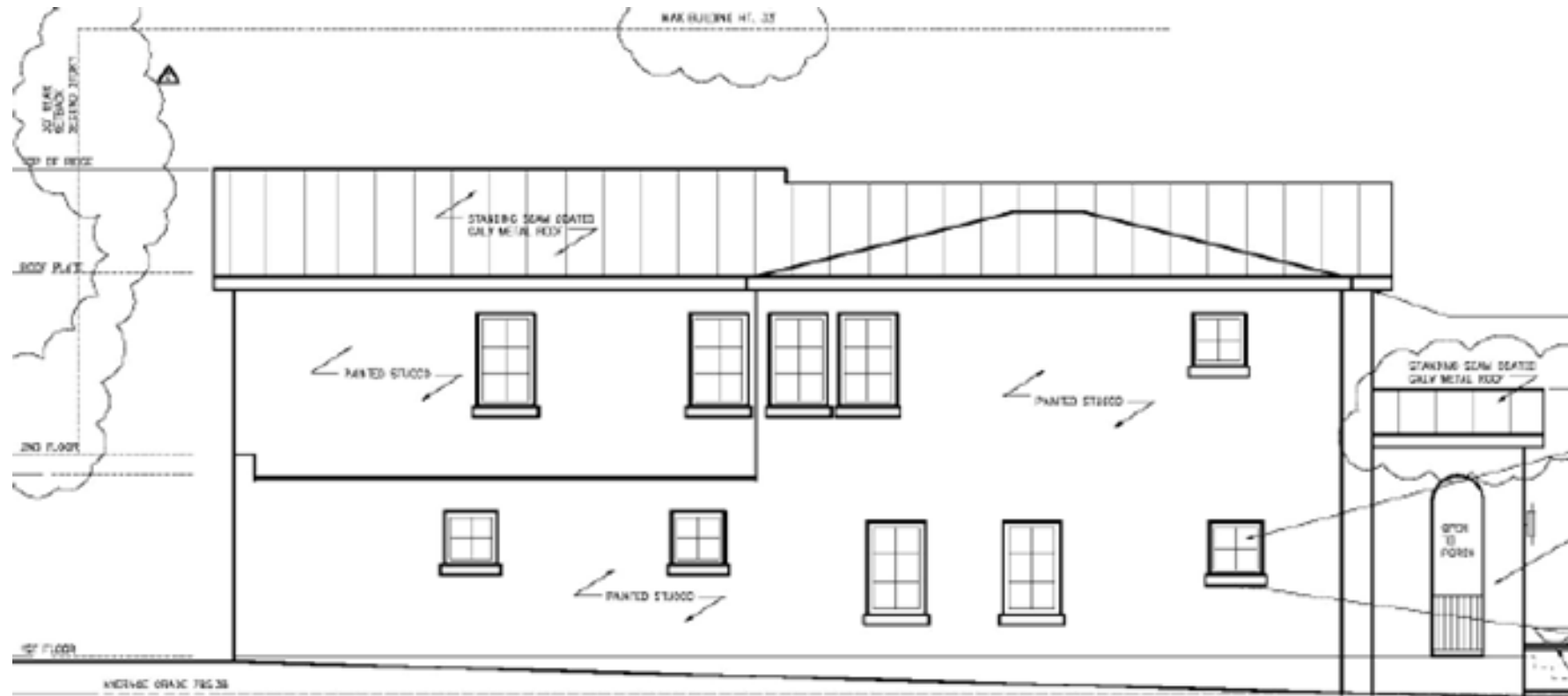


EAST ELEVATION





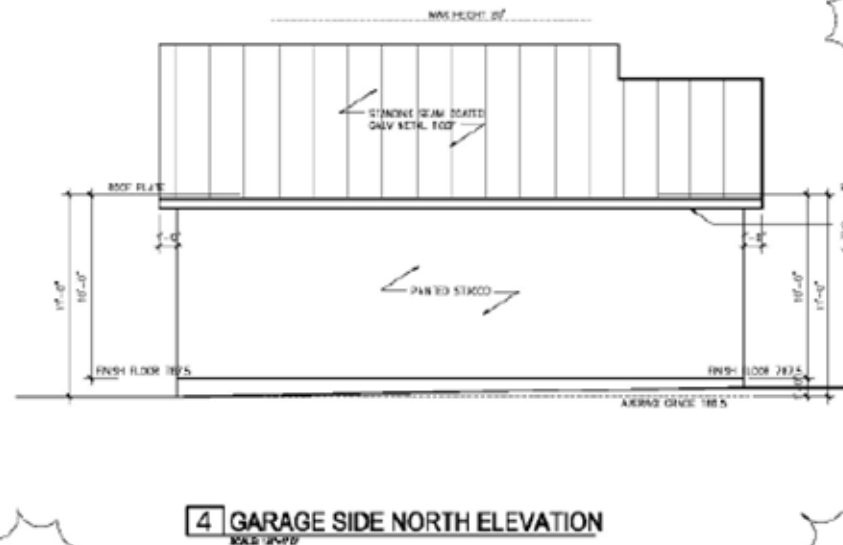
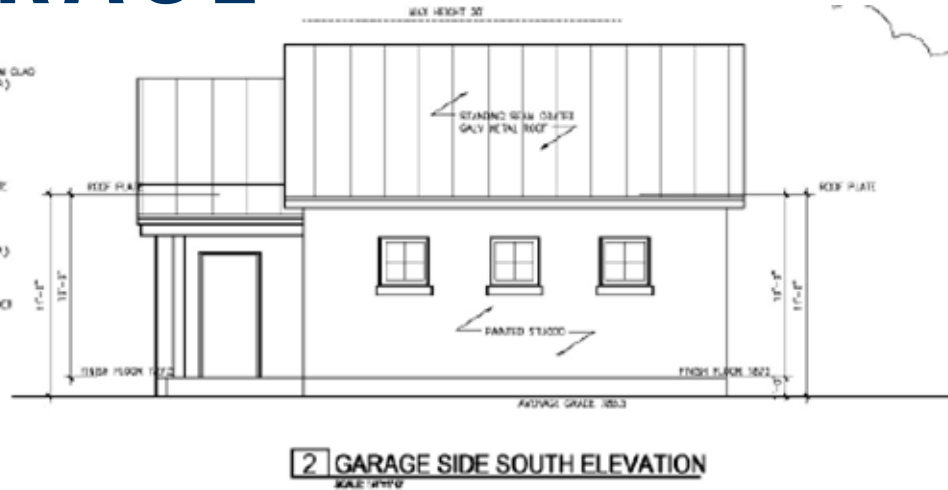
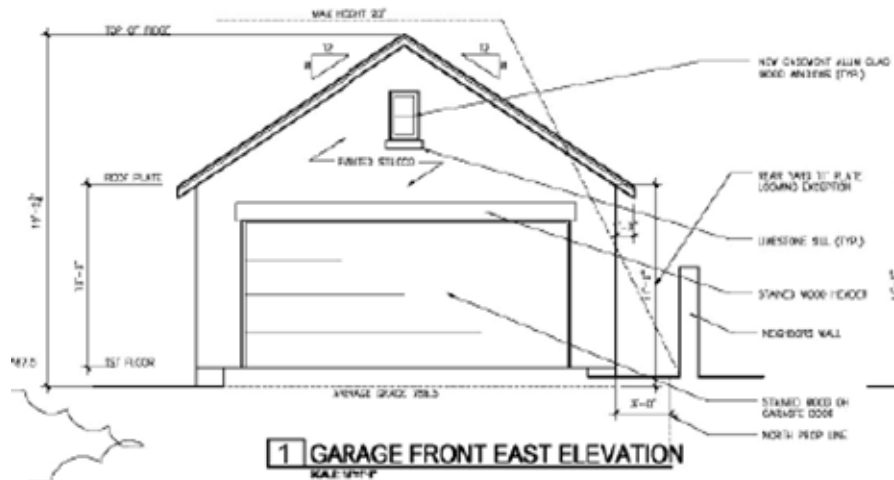
WEST ELEVATION



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



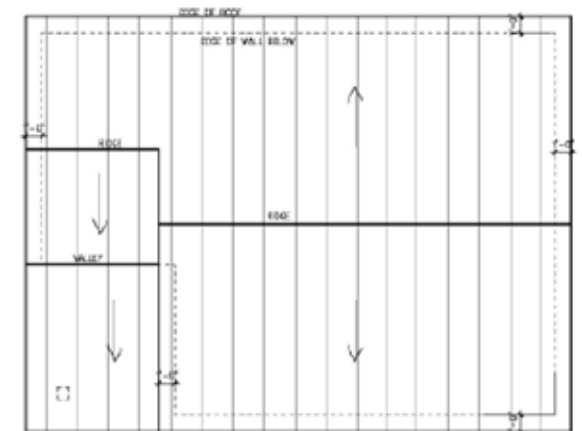
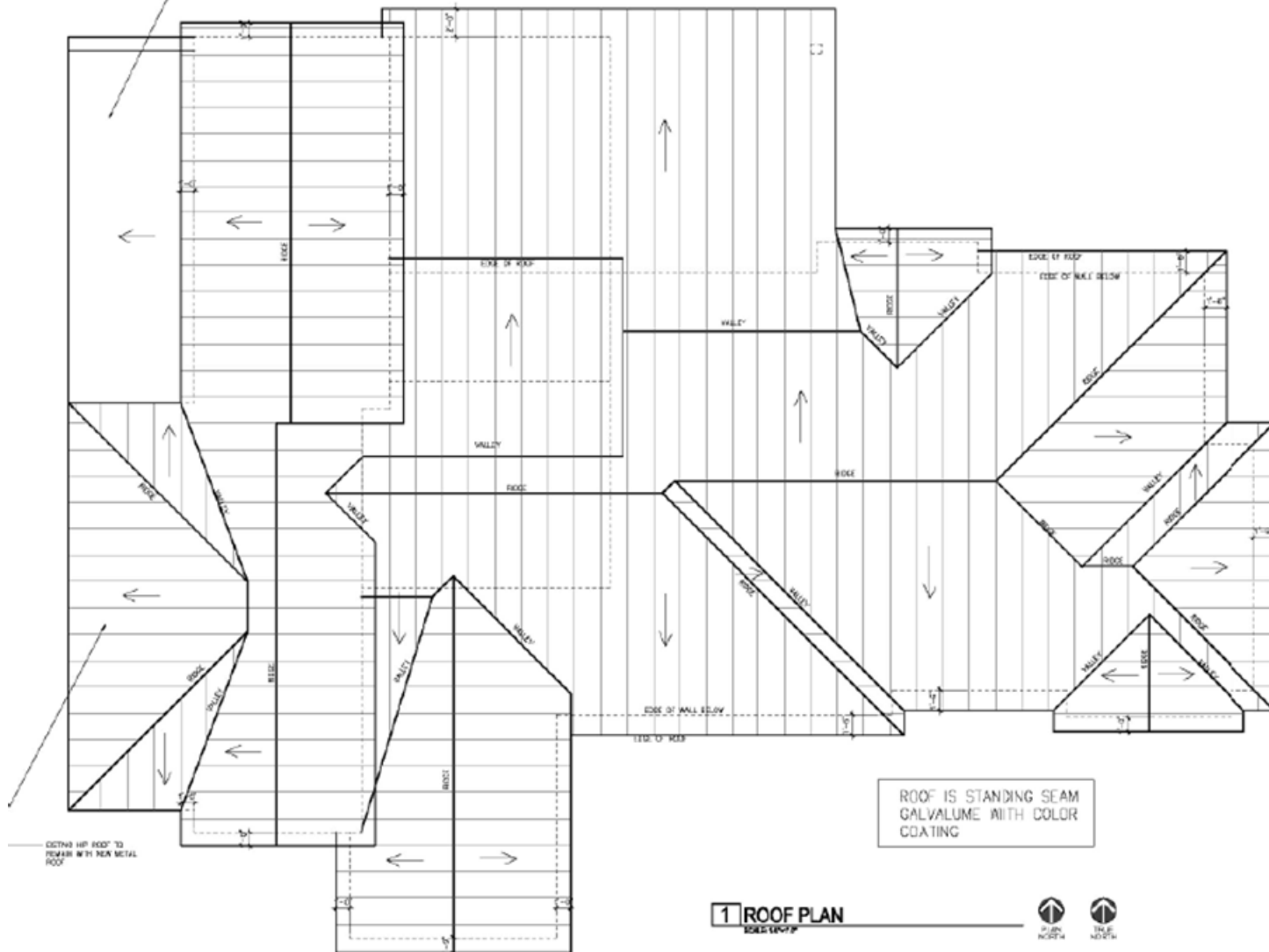
DETACHED GARAGE



- **Height:** 19ft 2-1/2in
- **Siding:** Stucco
- **Roof:** Standing Seam Metal



ROOF PLANS





POLICY ANALYSIS

Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	15000	15000
Main House 1 st Floor*	2510	3590
Main House 2 nd Floor	611	911
Main House – Loft		
Garage/Carport – 1 st Floor*	526	710
Garage – 2 nd Floor		
Front Porch*		80
Side Porch*		
Rear Porch*		260
Shed*		
Covered Patio Structures*		
Total Square Footage	3647 sq ft	5551 sq ft
Lot Coverage* (max 40%)	3036 sq ft / 20.2%	3,930 sq ft / 26.2%
FAR (max .50 with bonus)	3647 sq ft / .243	5291 sq ft / .353

Bonuses Utilized

+4 – Preservation of main structure

+2 – One-story accessory



1 EXISTING BLOCK PANORAMA



2 NEW BLOCK PANORAMA



POLICY ANALYSIS

- Currently completing plan review process and revisions are pending staff review. Newly discovered revisions and/or variances would require compliance or review and approval by BOA prior to issuance of a building permit.
- The case is scheduled to be heard at the January 08, 2024 City Council meeting pending recommendation from the board.



PUBLIC NOTIFICATION

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