

ARB CASE NO. 1051S
250 VIESCA AVE

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:

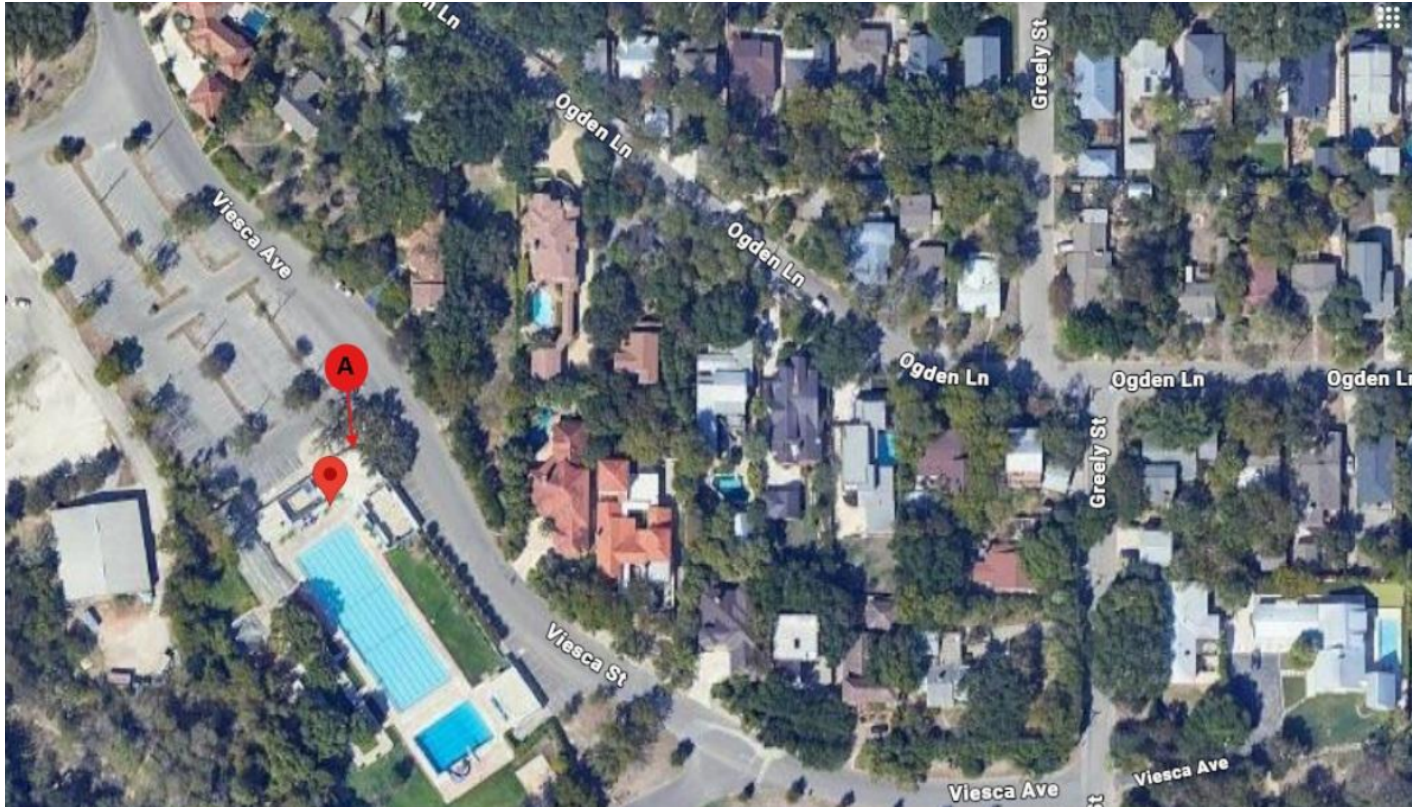
Lety Hernandez

Community Development

Services Director



PROPERTY

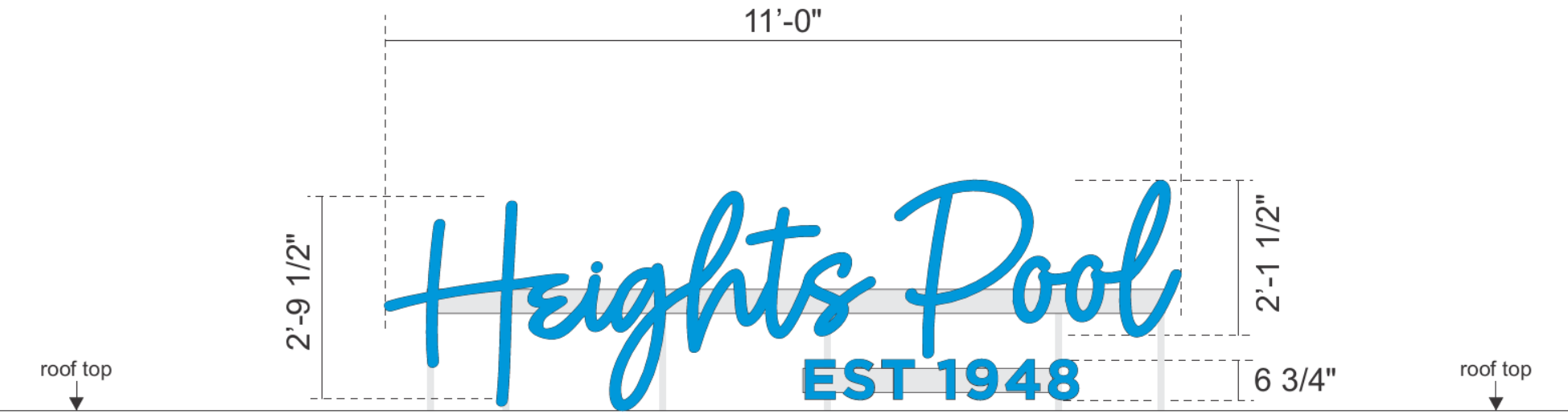


- SF-B
- West side of Viesca Ave
- Signage

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. 1055S
4820 BROADWAY

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:

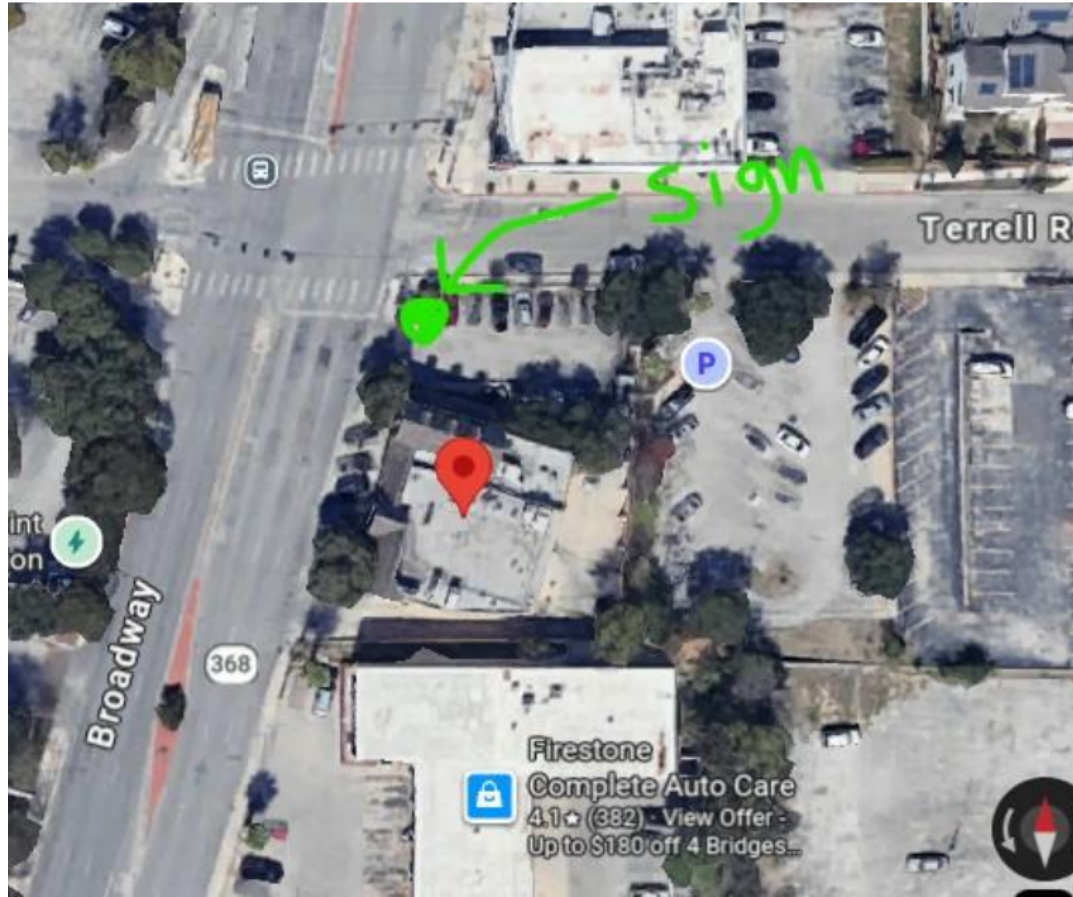
Lety Hernandez

Community Development

Services Director



PROPERTY



- B-1
- East side of Broadway St.
- Signage

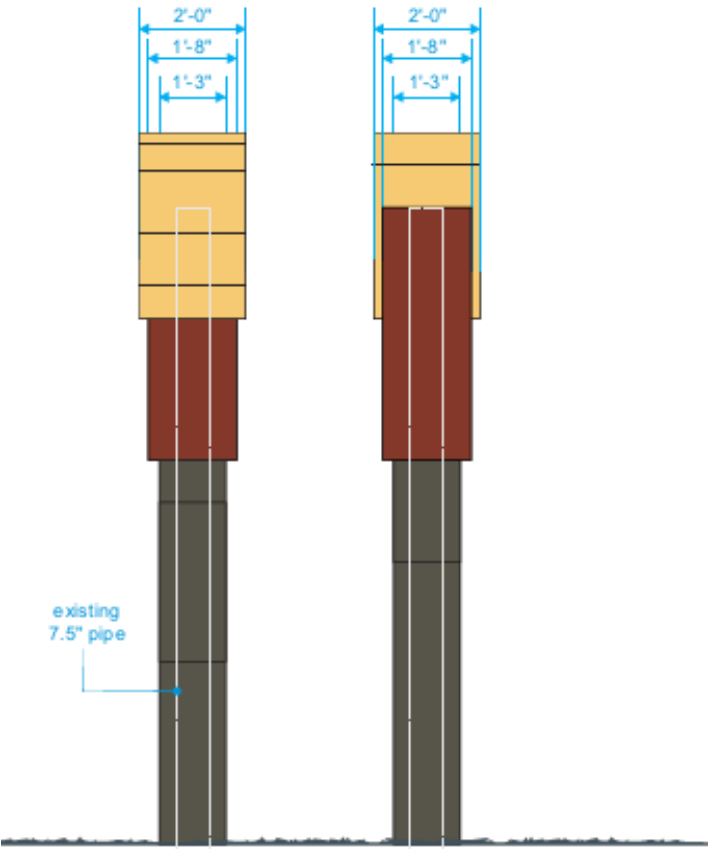
EXISTING CONDITIONS



PROPOSED SIGN



Front View Side 1 - Scale: 3/8"=1'-0"



Side View - Scale: 3/8"=1'-0"

RENDERING



RENDERING



[Color rendering showing uplighting - NTS](#)

SIGN SPECIFICATIONS



Specifications:

reuse existing pipe support

Manufacture And Install One (1) New D/F
Pole Sign As Shown.

Main ID:

alum construction, painted as shown, 1/4" FCO copy

Pole cover:

alum construction, painted as shown

Ground uplighting

POLICY ANALYSIS



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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**

- The approximate 147.38 sq ft exceeds the maximum 24 sq ft allowed
- Size dimension excluding the pole is approximately 68.30 sq ft

- **Type**

- Pole signs are prohibited per section 15-39(k) of the City's Zoning Code

- **No public notice required**

ARB CASE NO. 1053F 200 PRIMROSE SIGNIFICANCE & COMPATIBILITY



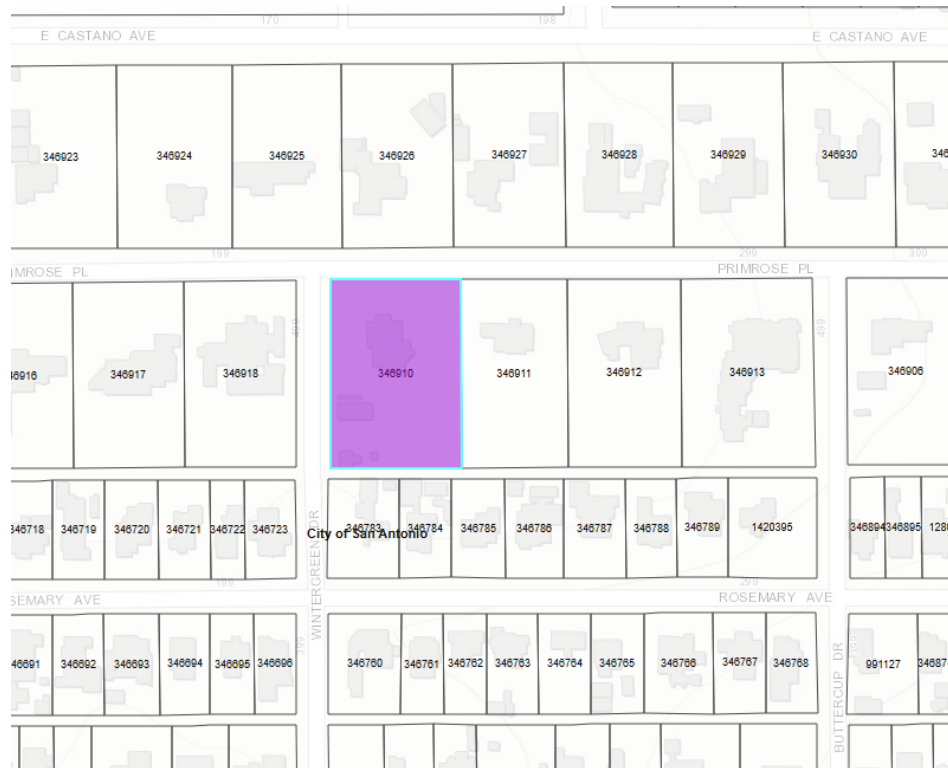
COMMUNITY DEVELOPMENT

Presented by:

Lety Hernandez

Community Development

Services Director





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 — MAIN STRUCTURE



EXISTING HOUSE 200 PRIMROSE PLACE
FRONT ELEVATION (NORTH) TO BE REMOVED



EXISTING HOUSE WINTERGREEN DRIVE
SIDE ELEVATION (WEST) TO BE REMOVED



EXISTING HOUSE
REAR ELEVATION (SOUTH) TO BE REMOVED



EXISTING HOUSE
SIDE ELEVATION (EAST) TO BE REMOVED

EXISTING CONDITIONS — ACCESSORY STRUCTURES

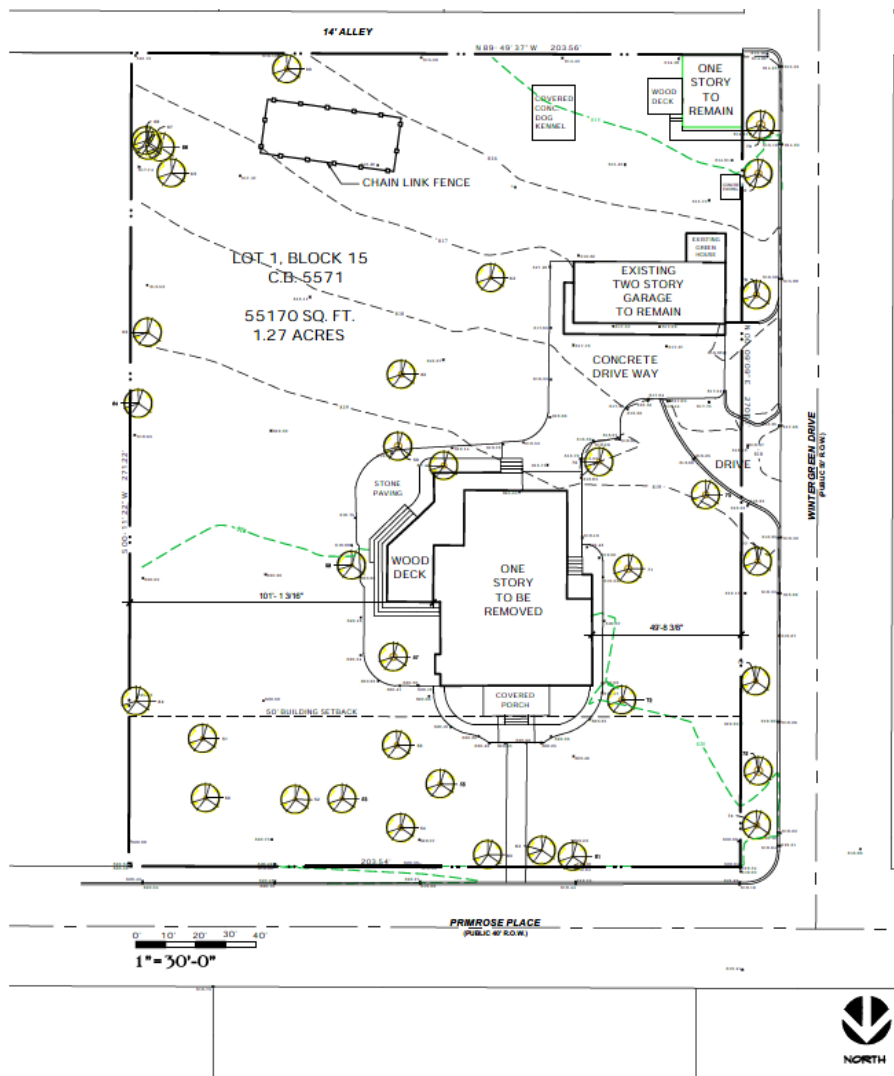
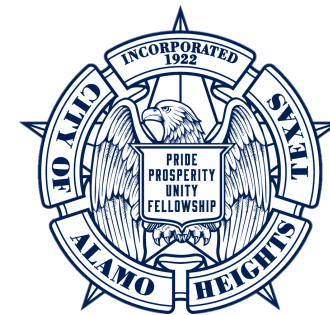


TWO STORY GARAGE BUILDING
TO REMAIN

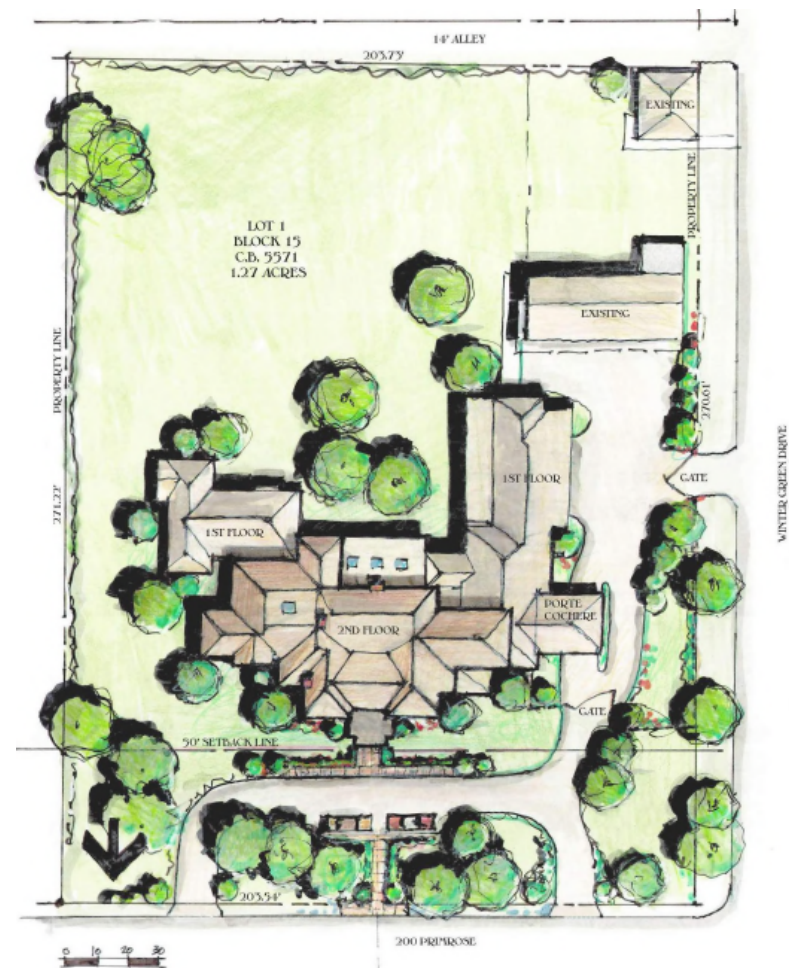


ONE STORY BUILDING
TO REMAIN

EXISTING AND PROPOSED SITE PLANS



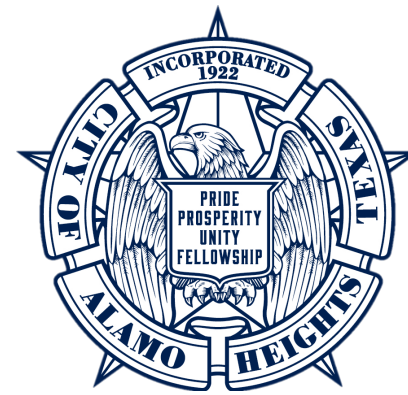
Existing



NEW SITE & ROOF PLAN - "EXHIBIT D5"

Proposed

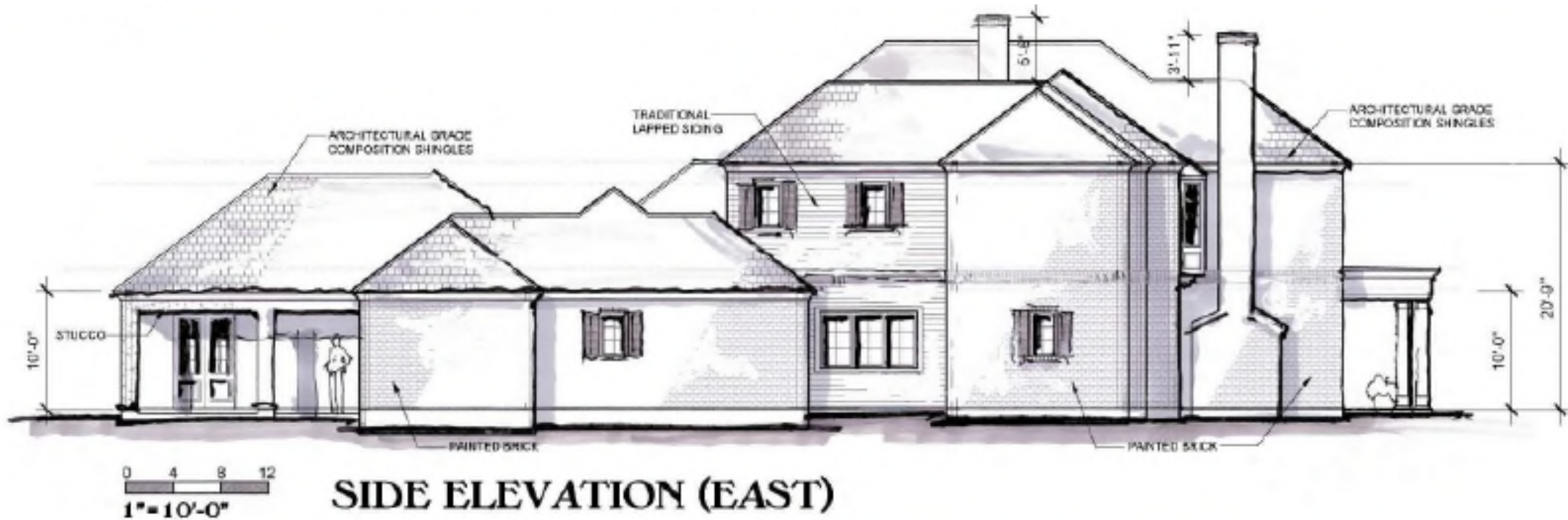
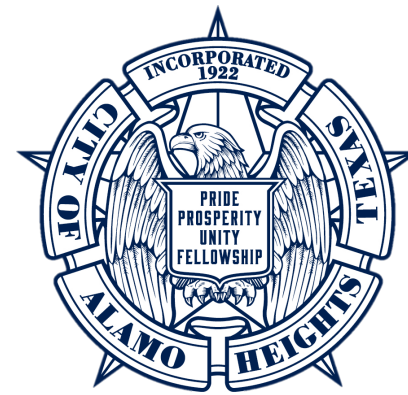
PROPOSED ELEVATION - FRONT



PROPOSED ELEVATION - REAR



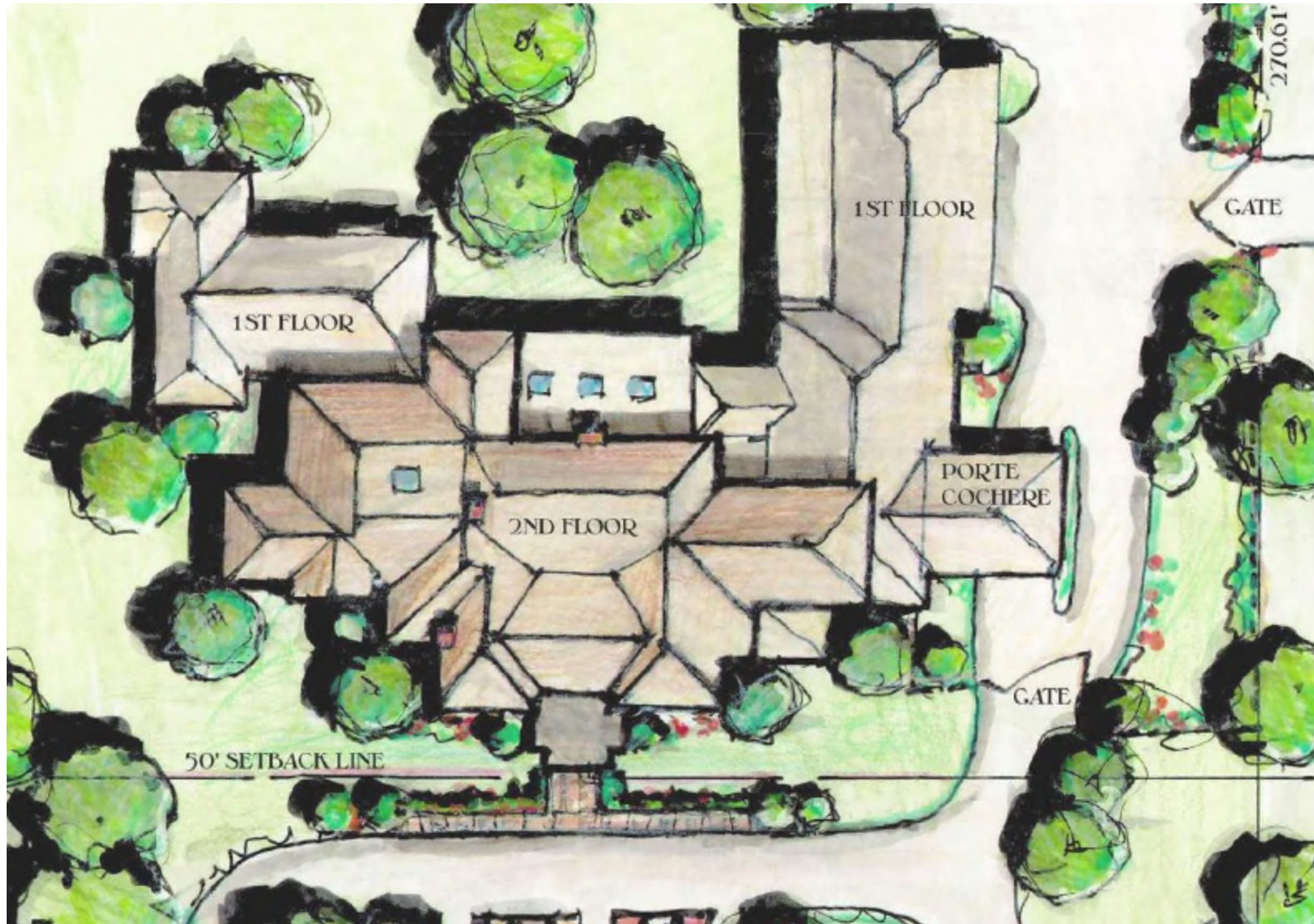
PROPOSED ELEVATION - EAST



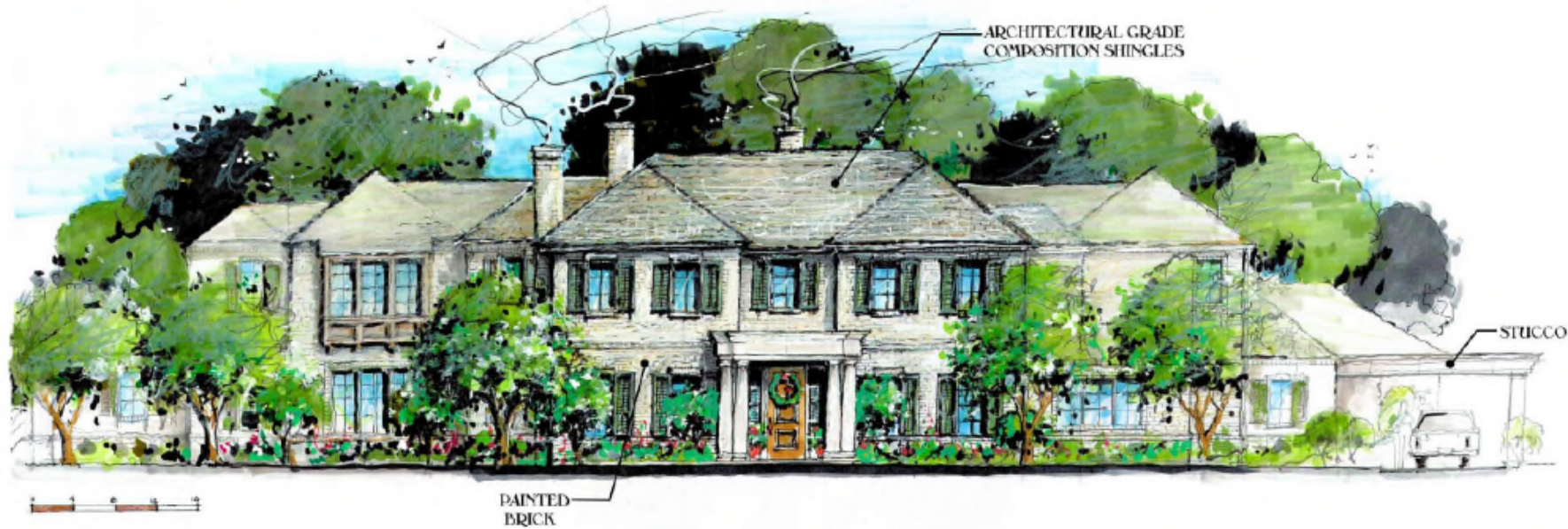
PROPOSED ELEVATION - WEST



PROPOSED PLAN - ROOF



RENDERING OF PROPOSED ELEVATION



FRONT ELEVATION
"EXHIBIT F3"

STREETSCAPE - EXISTING



EXISTING BLOCK PANORAMA - "EXHIBIT C"

STREETSCAPE - PROPOSED



PROPOSED BLOCK PANORAMA - "EXHIBIT C"



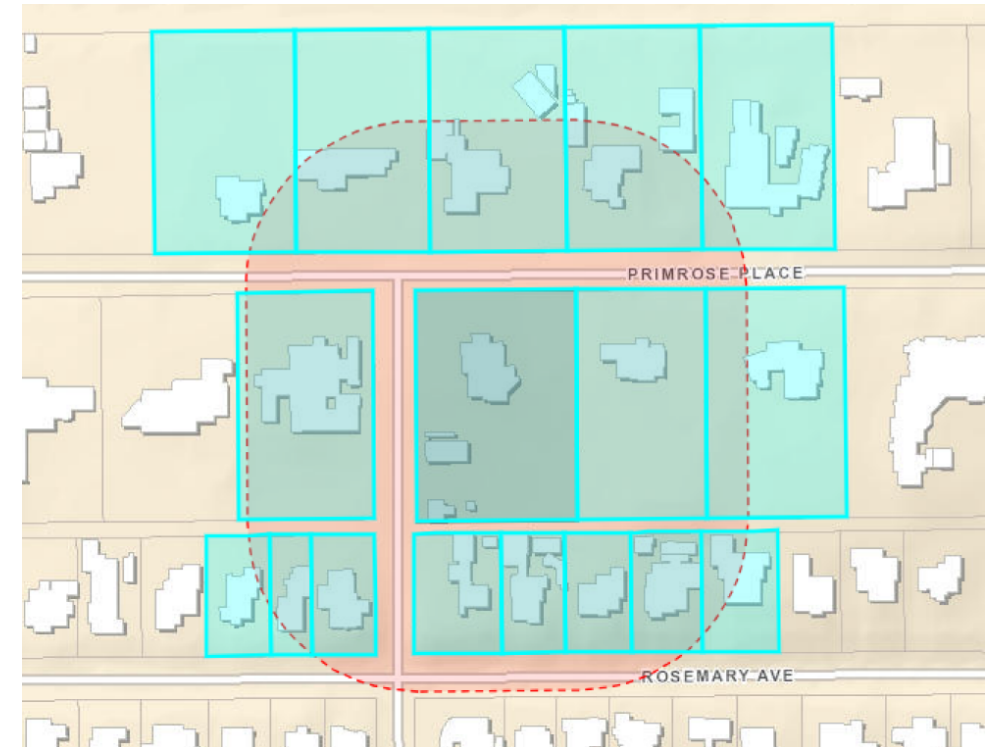
POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the September 28, 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. 1054F
131 MARY D AVE
SIGNIFICANCE & COMPATIBILITY



COMMUNITY DEVELOPMENT

Presented by:

Lety Hernandez

Community Development

Services Director

PROPERTY



- MF-D
- East side of Chester St,
north of Mary D Ave
- 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

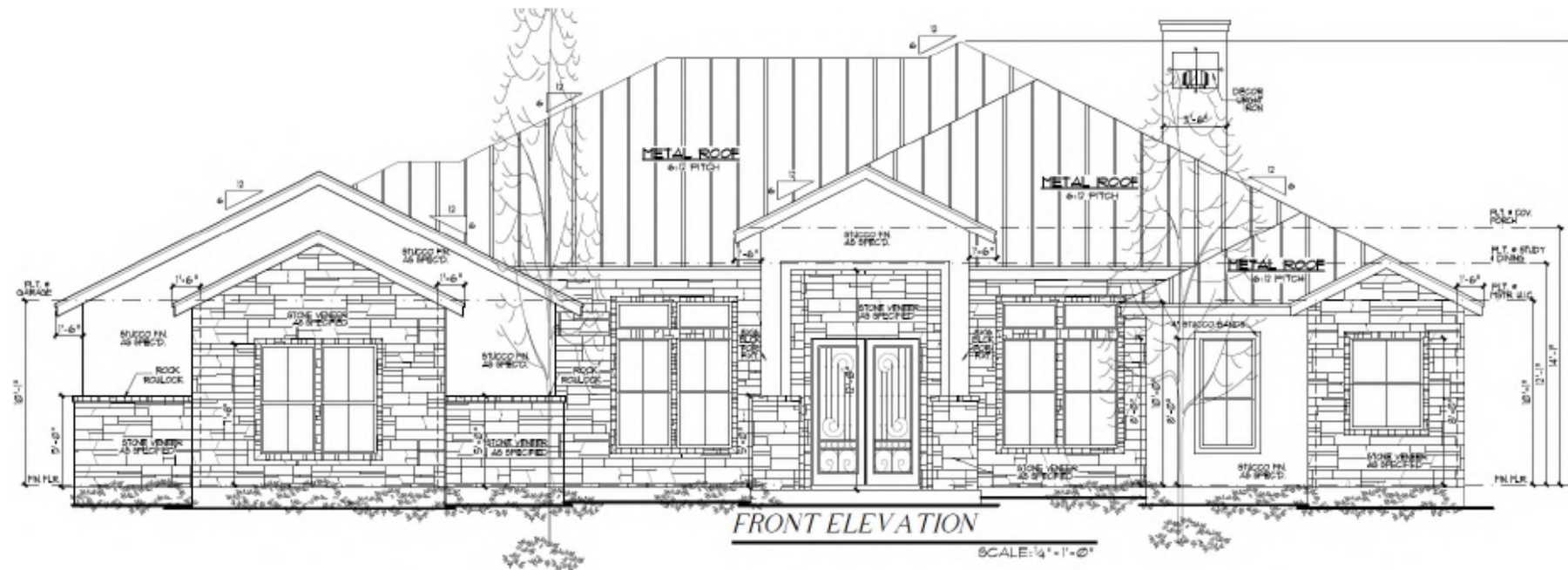




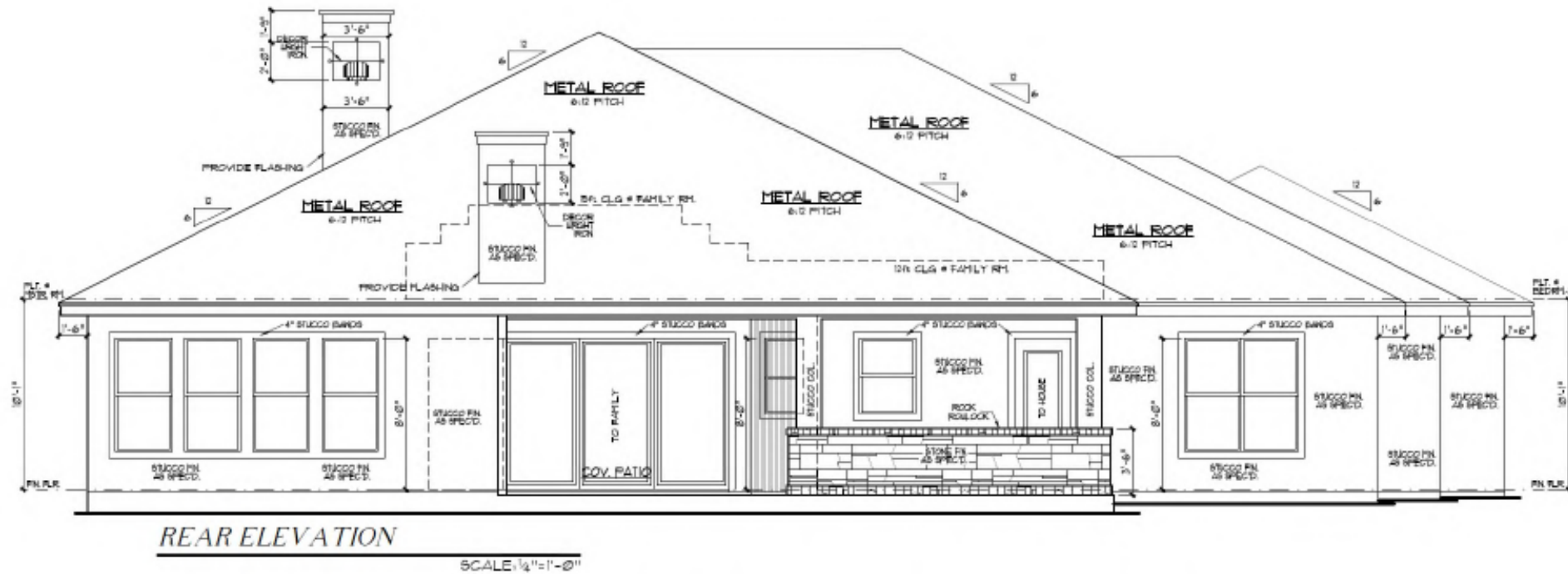
PROPOSED ELEVATION - FRONT



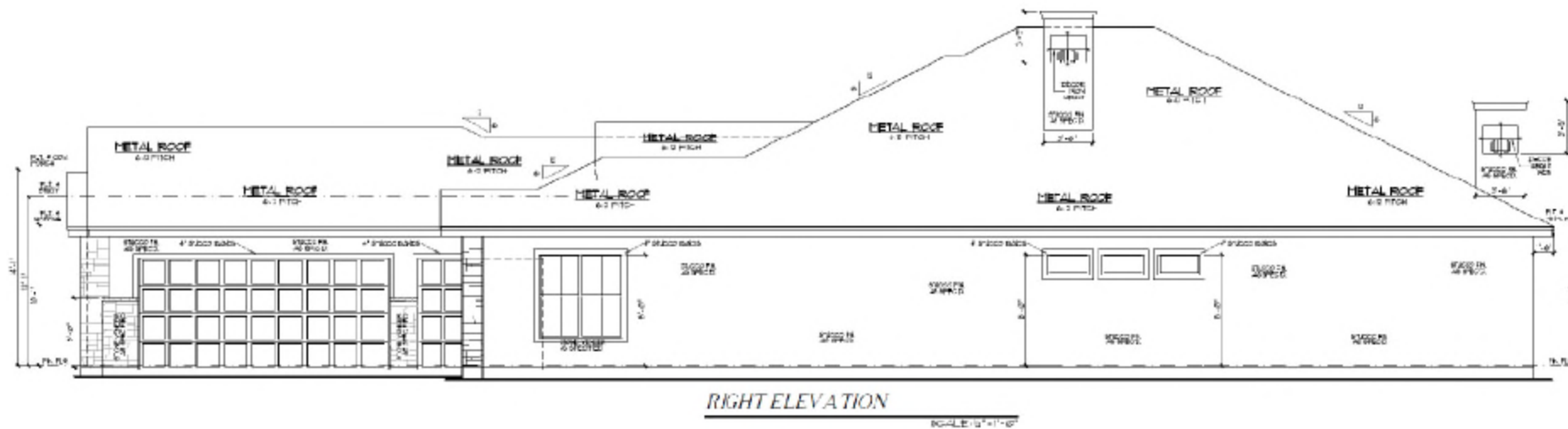
Elevations

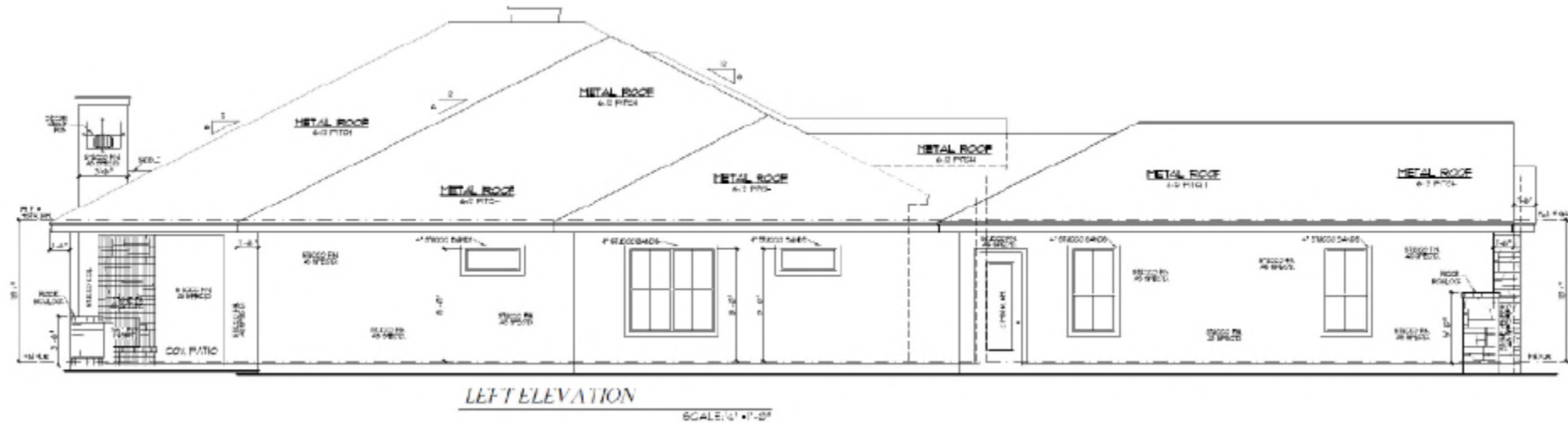


PROPOSED ELEVATION - REAR



PROPOSED ELEVATION - EAST





STREETSCAPE - EXISTING



Existing Streetscape



STREETSCAPE - PROPOSED



Proposed Streetscape (Rough Draft)



STREETSCAPE - NEIGHBORHOOD





POLICY ANALYSIS

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ARB CASE NO. 1052F 5701 N NEW BRAUNFELS FINAL REVIEW



COMMUNITY DEVELOPMENT

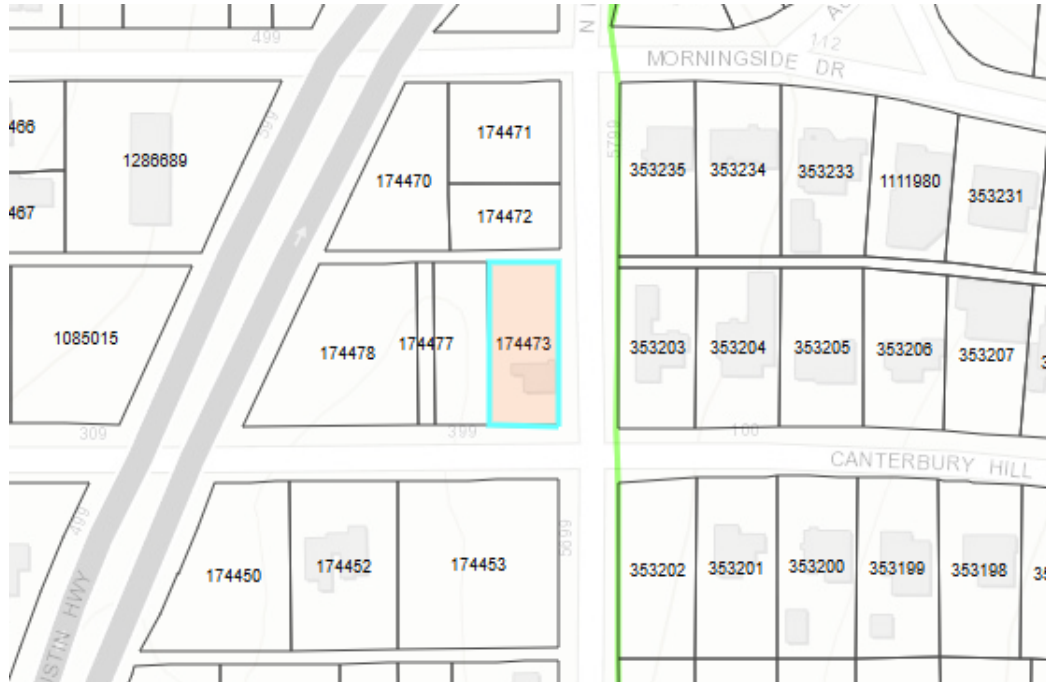
Presented by:

Lety Hernandez

Community Development

Services Director

PROPERTY



- O-1
- West side of N New Braunfels, north of Montclair Ave.
- New Commercial Use Building

EXISTING CONDITIONS





PROPOSED ELEVATION - FRONT



Front Elevation (Montclair - south)

PROPOSED ELEVATION - REAR



Rear Elevation (north)

PROPOSED ELEVATION - EAST



Right Elevation (N. New Braunfels - east)

PROPOSED ELEVATION - WEST



Left Elevation (west)

LOT COVERAGE/FAR



Site Calculations

Lot Size (SF)	8080	
	Existing (SF)	Proposed (SF)
House	741	0
Studio	551	0
Shed	190	0
Office Bldg	0	1594
Covered Porch	0	117
Total Lot Coverage	1482	1711
FAR	18.3%	21.2%
Impervious Cover	2724	4483
	33.7%	55.5%

STREETSCAPE - EXISTING



Existing Streetscape - Montclair Street looking North

STREETSCAPE - PROPOSED



Proposed Streetscape - Montclair Street looking North



POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
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