

ARB CASE NO. 985S  
5005 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- B-1
- West side of Broadway between Poco St and Mary D Ave
- Permanent Signage



## EXISTING CONDITIONS



## PROPOSED

MOCKUP BY DAY



MOCKUP BY NIGHT

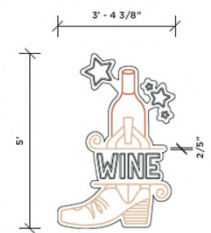


## PROPOSED

DETAIL




MEASUREMENTS



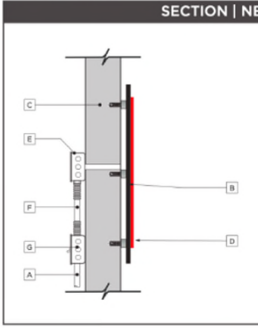
**A Neon Sign - General Specifications**

- Quantity:** One
- Sign dimensions:** 5'0" x 3.5' **Total Sqft:** 17.50
- Backer panel:** 0.250" Black Cast Acrylic Backer Panel
- Installation:** Attached to the facade with fasteners 3/8" noncorrosive. Paint to be match with facade.
- Illumination:** Neon LEDs 12 volts.



**SECTION**

**SECTION | NEON SIGN**



- A 120V DEDICATED SIGN CIRCUIT
- B ACRYLIC BACK
- C BUILDING WALL
- D FAUX NEON
- E JUNCTION BOX
- F FLEXIBLE CONDUIT
- G PRIMARY DISCONNECT SWITCH
- H STAND-OFF

**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.


**ARB CASE NO. 989S**  
**5130 BROADWAY ST**

**PERMANENT SIGNAGE**

**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

**PROPERTY**

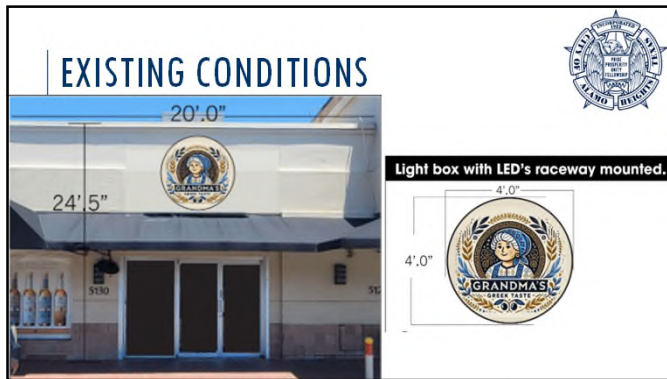


- B-1
- East side of Broadway north of Cleveland Ct/Barilla PI
- Permanent Signage

**Vicinity Map**

**Light box with LED's raceway mounted.**



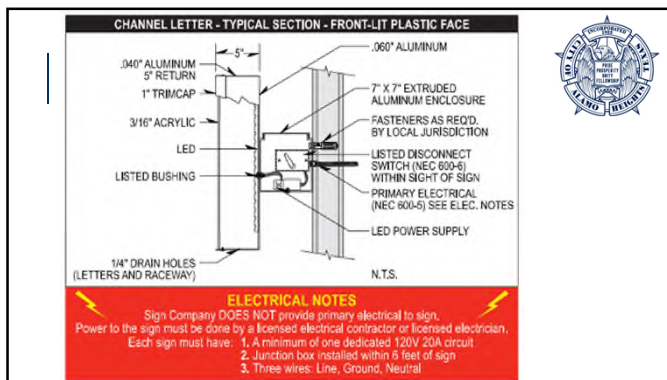


**A CHANNEL LETTER - General Specifications**

- Quantity:** One
- Sign dimensions:** 4' x 4' Total Sqft: 16.00
- Returns:** Constructed of aluminum (5" deep, .040 returns).
- Faces:** Translucent acrylic plastic face chemically bonded to .75" white panel.
- Trim cap:** Black Jewelite
- Backs:** 0.50 Aluminum to be attached to the raceway.
- Backer panel:** NONE
- Illumination:** White LEDs, Modules 12 volts.
- Translucent Vinyl:** Translucent black, ivory, brown, gold, blue, olympic blue.

Black	Ivory	Brown	Gold	Blue	Olympic Blue
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- Installation:** Raceway mounted to the wall with fasteners 3/8" non corrosive.



**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.

- The monument sign shall only display the name and address of the facility.
- 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.

**ARB CASE NO. 990S**  
**5933 BROADWAY ST**

**PERMANENT SIGNAGE**

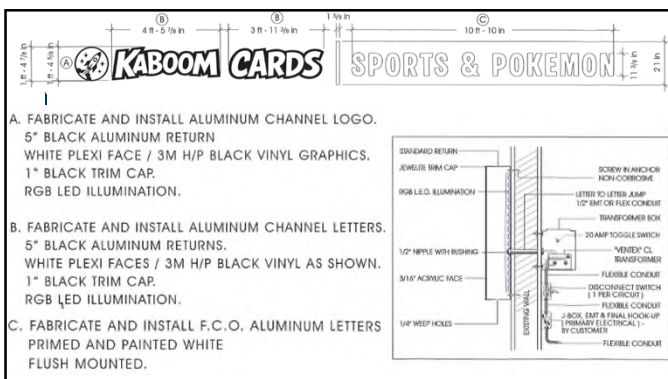
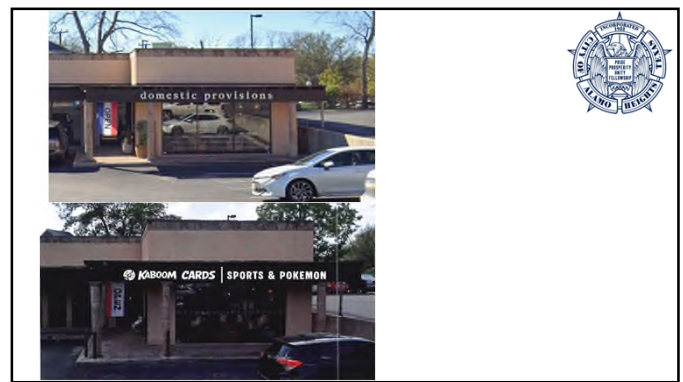
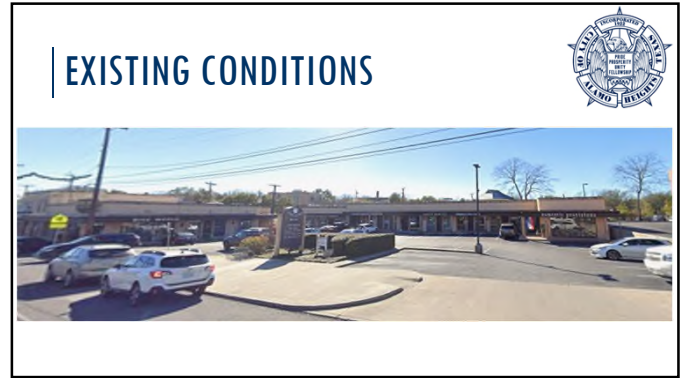
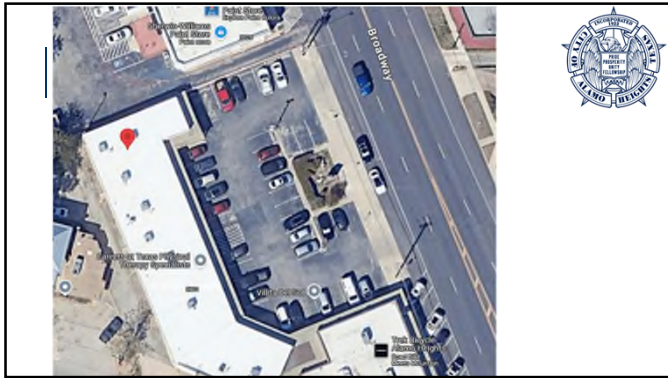
**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

**PROPERTY**

- B-1
- West side of Broadway at Ogden Ln
- Permanent Signage





## 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.

# ARB CASE NO. 991S 515 AUSTIN HWY

## PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

## PROPERTY



- B-3 (Business District)
- West side of Austin Hwy, intersection Albany St
- Permanent Signage



## EXISTING CONDITIONS



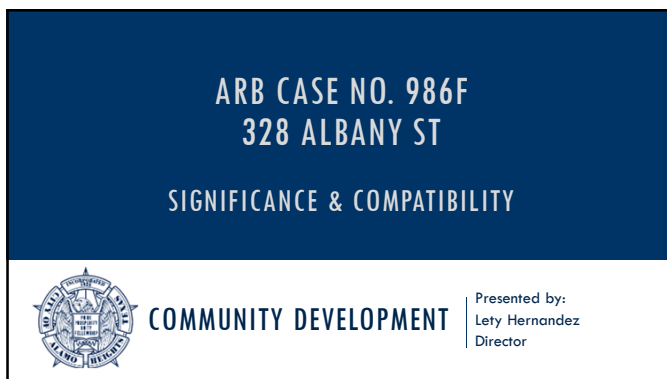
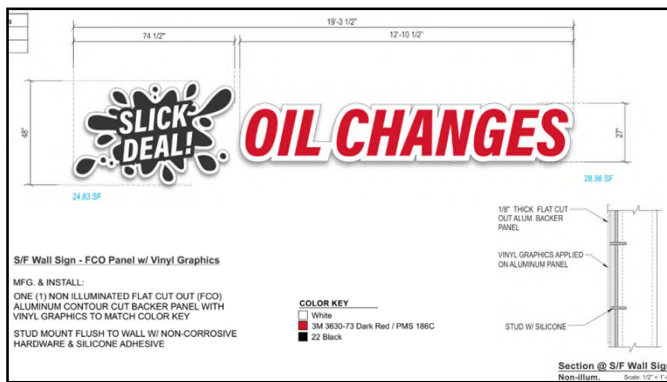
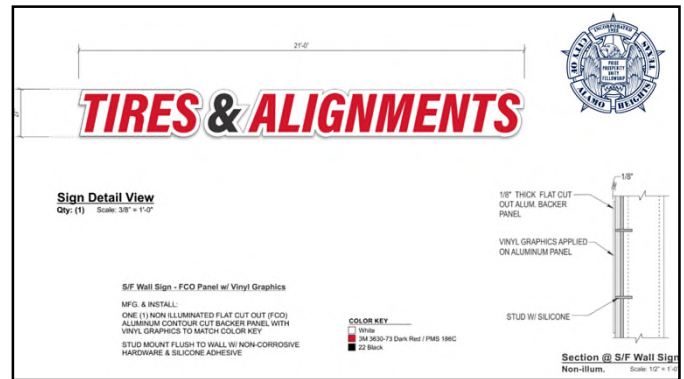
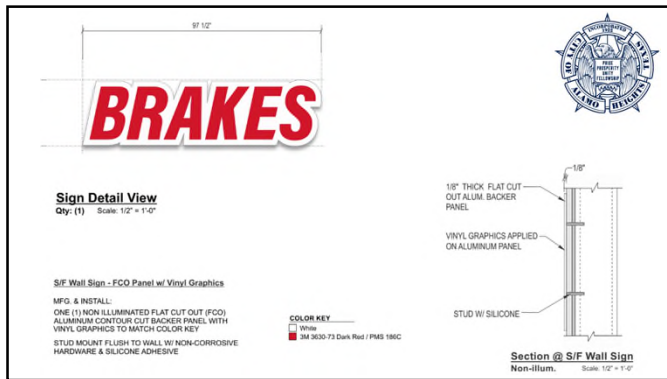
<b>SIGN A</b>	Brake Check Bldg. Logo
Type:	Front lit Channel Letters on Backer Panel
Illumination:	Internally Illuminated w/ LEDs
Square Footage:	63.46

<b>SIGN B</b>	Brakes
Type:	FCC Aluminum panel w/ vinyl graphics
Illumination:	Non-illuminated
Square Footage:	18.28

<b>SIGN C</b>	Tires Alignment
Type:	FCC Aluminum panel w/ vinyl graphics
Illumination:	Non-illuminated
Square Footage:	47.25

<b>SIGN D</b>	Slick Deal Oil Changes
Type:	FCC Aluminum panel w/ vinyl graphics
Illumination:	Non-illuminated
Square Footage:	53.79







## SUMMARY

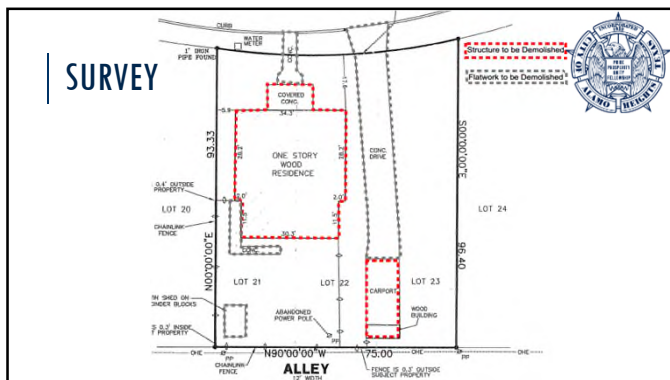
- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
    - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of roof**
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof



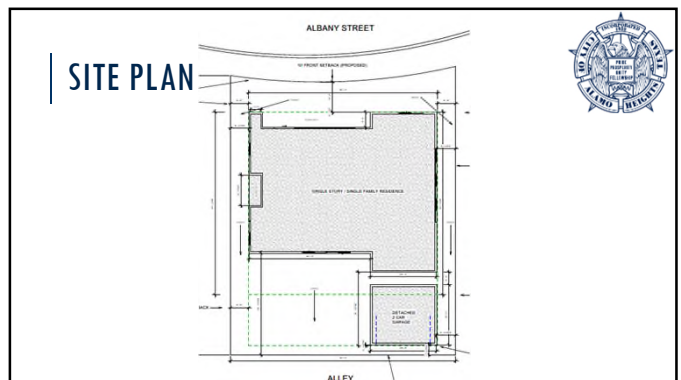
## EXISTING CONDITIONS



## SURVEY



## SITE PLAN



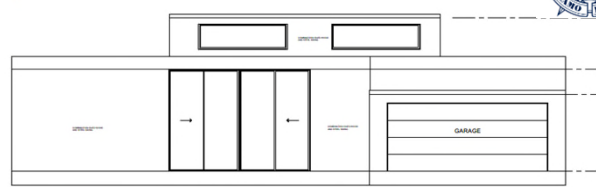
## ELEVATION - FRONT



- Height: 18ft 1 1/8in
- Siding: Combination Oiled Wood and Steel Siding
- Roof: TPO



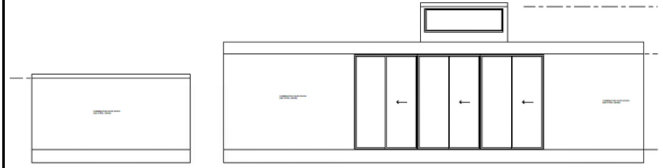
## ELEVATION - REAR



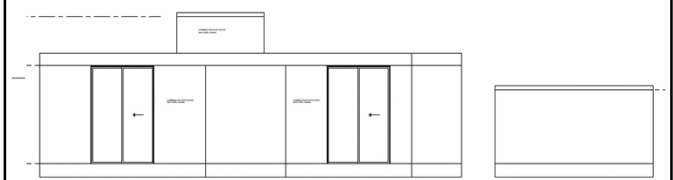
- Height: 18ft 1-1/8in
- Siding: Combination Oiled Wood and Steel Siding
- Roof: TPO



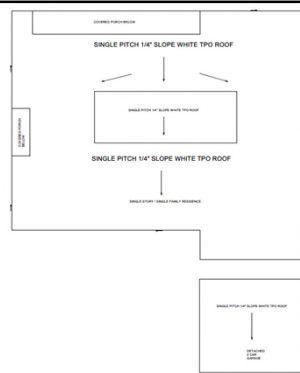
## ELEVATION — SIDE



## ELEVATION — SIDE



## ROOF PLAN

LOT COVERAGE  
& FAR

Lot Coverage/FAR	Existing	Proposed
Lot Area	7125.00	7125.00
Main House - 1st Fl	925.00	2867.00
Main House - 2nd Fl		
Front Porch (Cov)	112.00	180.00
Side Porch (Cov)		
Rear Porch (Cov)		40.00
Garage - 1st Fl	200.00	444.00
Garage - 2nd Fl		
Carport		
Shed	50.00	
Breezeway		
Covered Patio		
Other Accessory		
<b>Total Sq Ft</b>	<b>1287.00</b>	<b>3531.00</b>
<b>Total Lot Cov Sq Ft</b>	<b>1287.00</b>	<b>3531.00</b>
<b>Lot Cov Percentage</b>	<b>18.06%</b>	<b>49.56%</b>
<b>Total FAR Sq Ft</b>	<b>1175.00</b>	<b>3311.00</b>
<b>FAR Percentage</b>	<b>0.165</b>	<b>0.465</b>

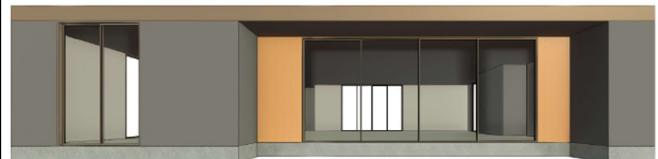


## RENDERING



① 3D View Streetscape Perspective

## RENDERING



② 3D View Front Streetscape\_Low Perspective



## RENDERING



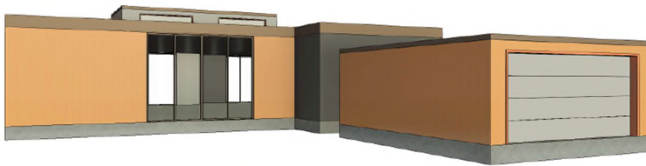
① 3D View NW Corner Street View

## RENDERING



② 3D View NE Corner Street View

## RENDERING



① 3D View SW Corner Alley View

## 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 June 23, 2025 City Council 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: (1) Neutral: (0)
  - Oppose: (0)



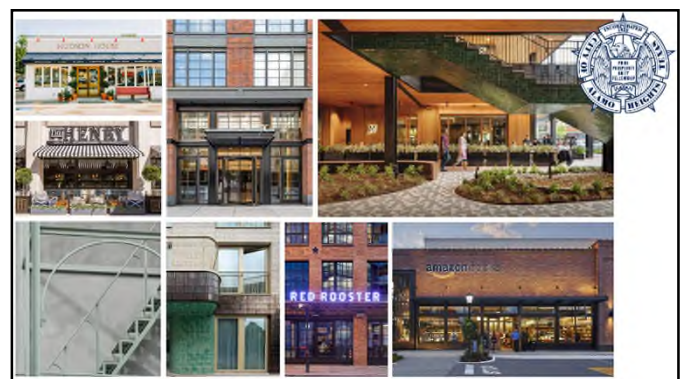
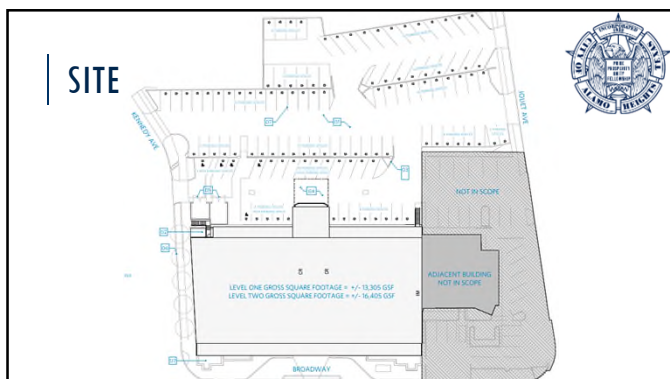
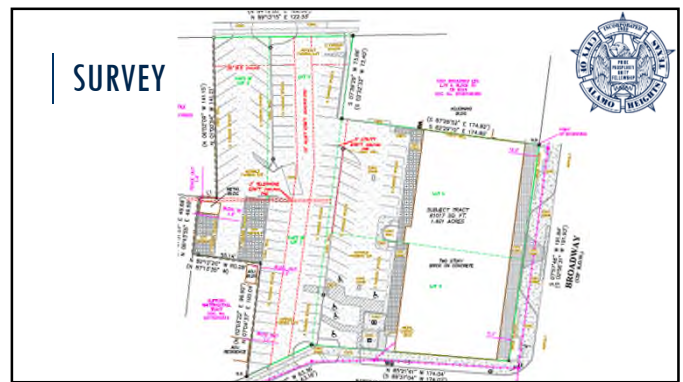
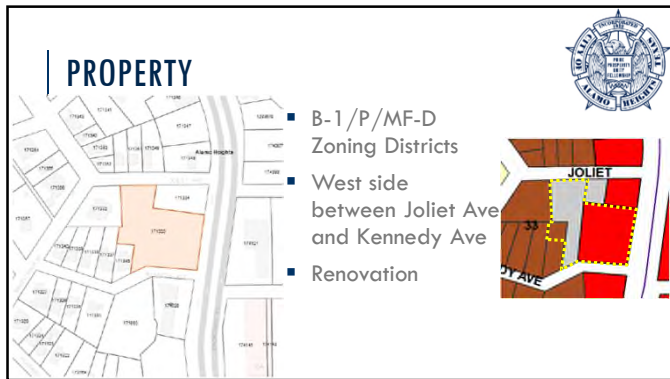
ARB CASE NO. 987P  
5307 BROADWAY ST

PRELIMINARY REVIEW



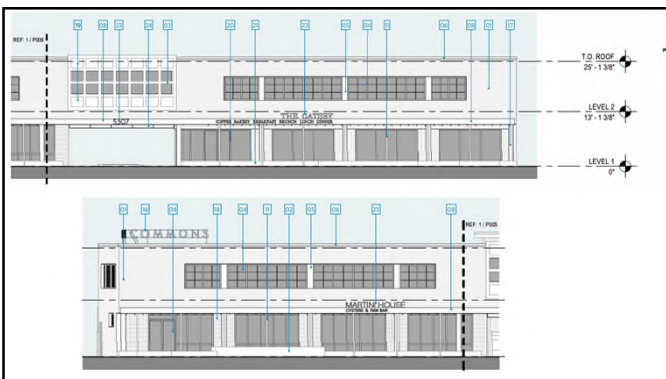
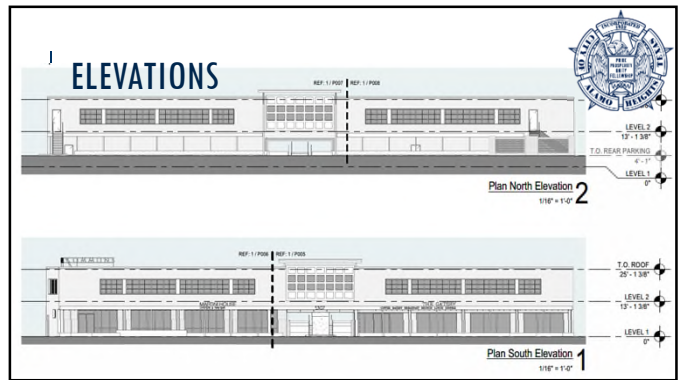
COMMUNITY DEVELOPMENT

Presented by:  
Lety Hernandez  
Director

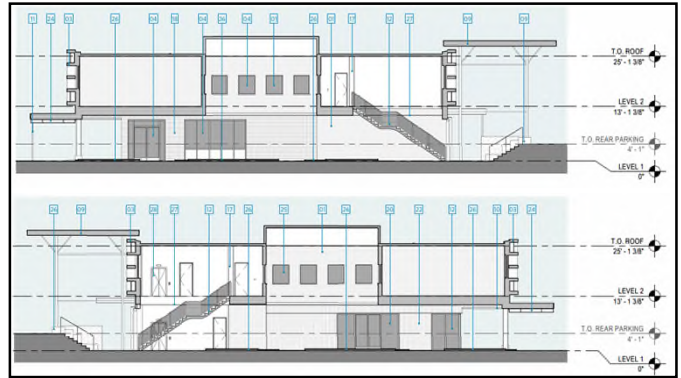
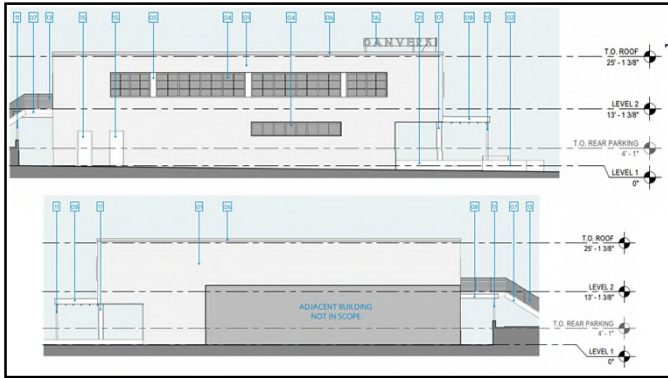












## POLICY ANALYSIS



- Subject to Final Reviews by the Architectural Review Board and ultimate approval by Council
- Board of Adjustment – Variances
- Technical and administrative reviews of proposed elevations and landscaping plans will be required to ensure compliance with current building and zoning code regulations.

## PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
  - Support: (8)
  - Oppose: (0)
  - Neutral: (1)

