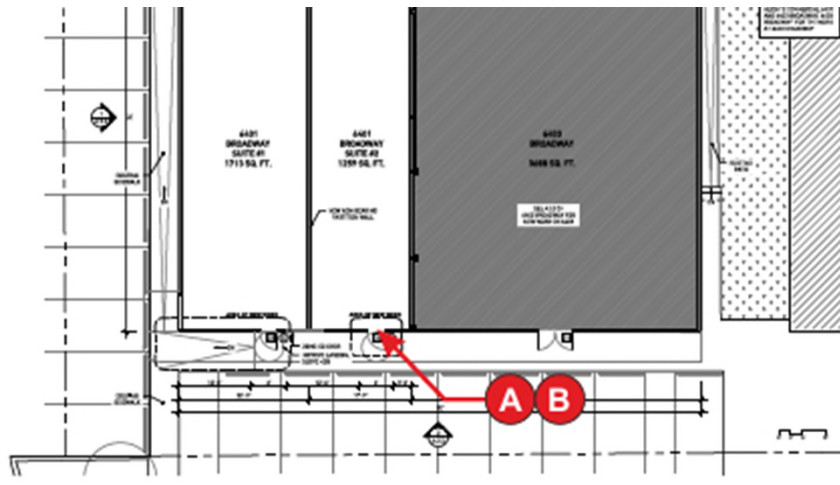


SITE PLAN



PROPOSED



Identification sign. Any sign identifying a business, including its name, logo, address, phone number, uses, services and products sold, credit/charge cards accepted, check approval agencies and phrases that are an integral part of the corporate identity. For an individual this includes title or designation (e.g., M.D., D.C., D.V.M., C.P.A., etc.).

INTERIOR SIGNAGE:

Sign C – SKIN LAUNDRY – Halo-Lit Channel Letters (This has already been installed)

6" H x 5' W

Sign D – GOOD SKIN DAY AHEADS. – Non-Illuminated FCO Letters (This has already been installed)

18 3/8" H x 48" W

PROPOSED



FRONT OF BUILDING:

Sign A: SKIN LAUNDRY – Face Lit Channel Letters -
1'2"H x 11'-5 3/8"W

Sign B: Exterior Window Vinyl

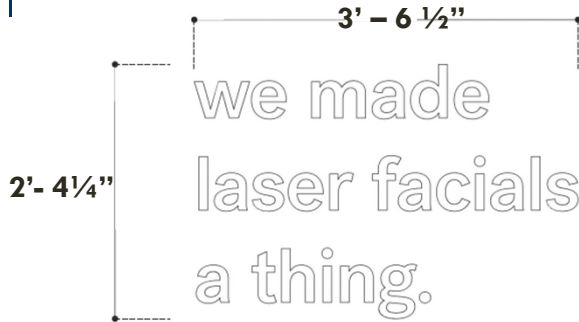
1. We Made Laser Facials a thing. – 2'-4 ¼" x 3'-6 ½"W
2. Skin Laundry SL California – 18"

**We are asking for the word California to be allowed to include the word "CALIFORNIA" in the round logo as this is part of their registered trademarked logo and per the website from the City of Alamo Heights, this should be allowed under the "Identification sign" definition.

EXISTING INTERIOR SIGN



EXISTING WINDOW SIGNS



SIGN B

QTY: 1 EACH

**COPY: 3M Opaque White Vinyl
- 2nd surface**

EXISTING STREET VIEW



Mar 14, 2024 at 2:04:15 PM
102 Cloverleaf Ave
Alamo Heights TX 78209
United States



INCORPORATED 1922
PRIDE PROSPERITY UNITY FELLOWSHIP
ALAMO HEIGHTS

PROPOSED INTERIOR SIGN

48"

18-3/8"

good skin days ahead.

SIGN D
COPY: 1/2" Acrylic PTM Black

ATTACHMENT DETAIL

END VIEW NTS

COLOR CHART

- Black
- White Acrylic

SIGN AREA:

6.13 SF

INCORPORATED 1922
PRIDE PROSPERITY UNITY FELLOWSHIP
ALAMO HEIGHTS

PROPOSED FAÇADE SIGN

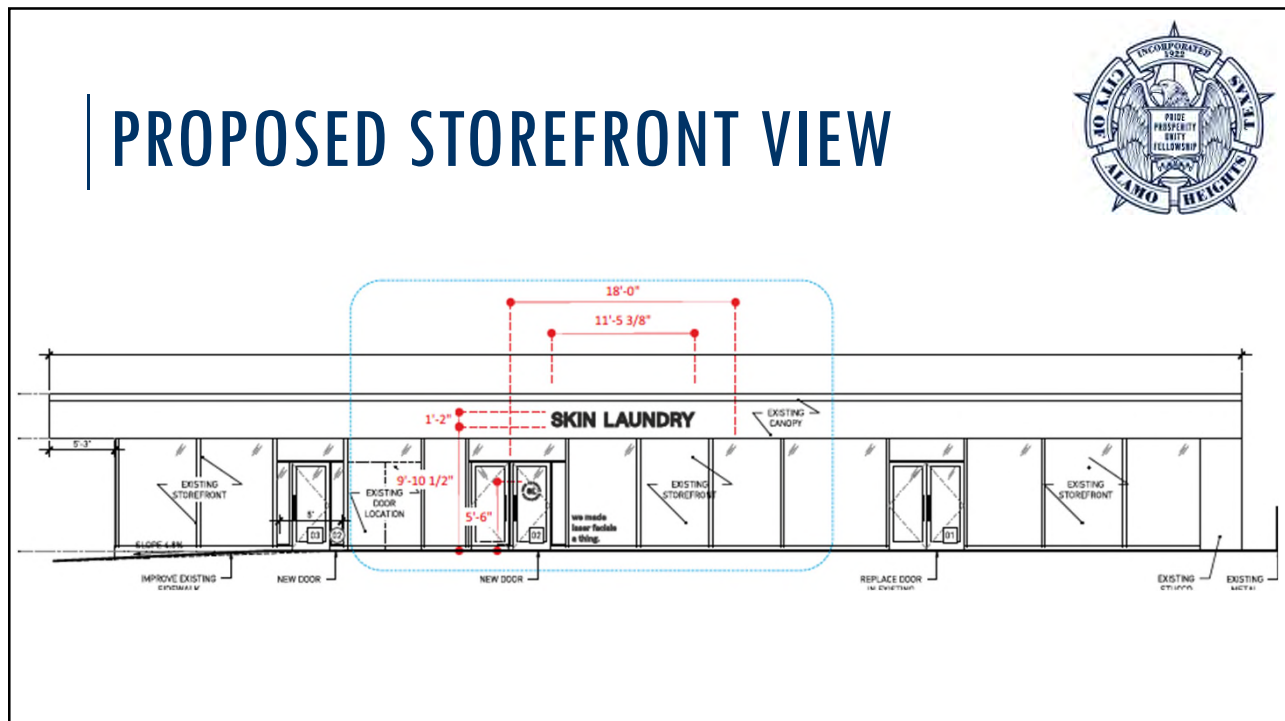
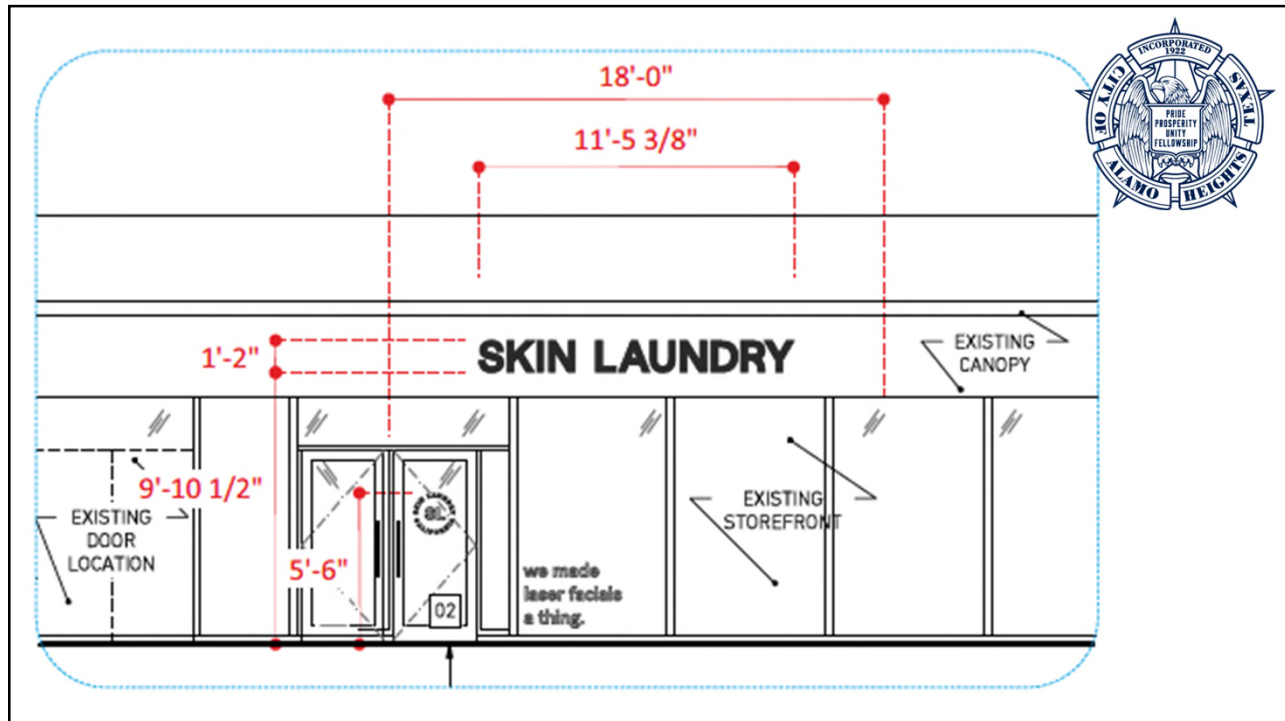
11'-5 3/8"

1' 2"

SKIN LAUNDRY

NIGHT ILLUMINATION VIEW

SKIN LAUNDRY



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.
 - Multi-tenant signs for the shopping center shall only be allowed when the businesses do not front or are visible from city streets or rights-of-ways

ARB CASE NO. 916S
6011 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- B-1
- Broadway St
 - West side, south of Albany St
- Permanent Signage

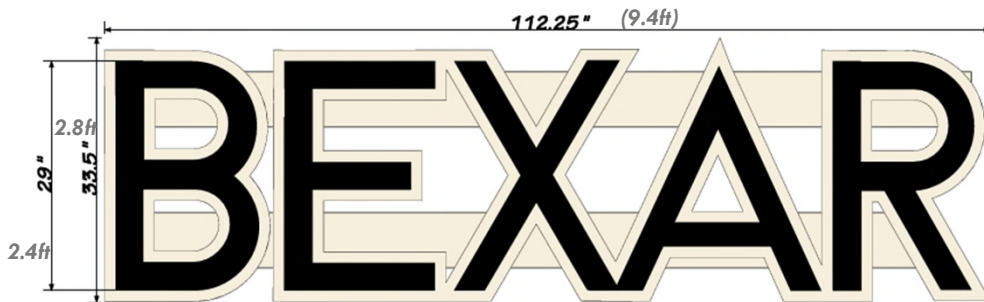
PREVIOUS CONDITIONS



CURRENT



EXISTING



4.75" **C A P I T A L**

- CHANNEL LETTERS WITH BLACK 3M PERFORATED VINYL BACKER WITH RACEWAYS
 - FCO LETTERS / CAPITAL
- Total 26.32sq ft

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.
 - Multi-tenant signs for the shopping center shall only be allowed when the businesses do not front or are visible from city streets or rights-of-ways

ARB CASE NO. 929S
6011 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- B-1
- Broadway St
- West side, south of Albany St
- Permanent Signage

PREVIOUS CONDITIONS



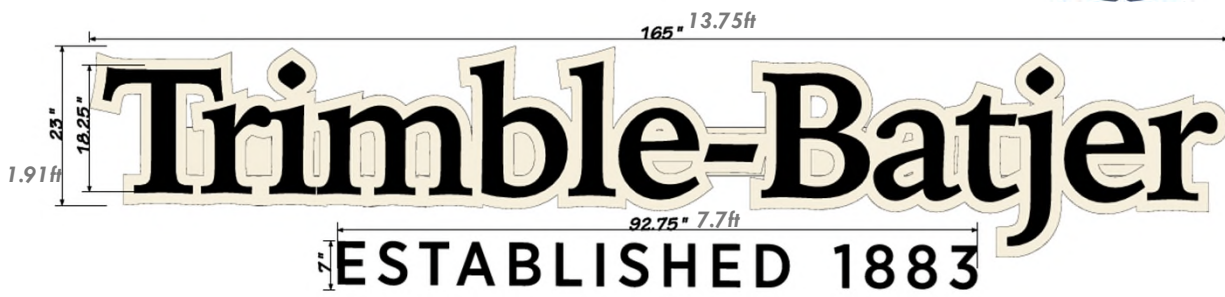
CURRENT



67" tall Sign Band

This photo has been adjusted to complement the previous photo here. The actual color will be visually compared to a print or screen sample.

EXISTING



- CHANNEL LETTERS WITH BLACK 3M PERFORATED VINYL BACKER WITH RACEWAYS
- FCO LETTERS / CAPITAL

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.
 - Multi-tenant signs for the shopping center shall only be allowed when the businesses do not front or are visible from city streets or rights-of-ways

POLICY ANALYSIS



- **Sec. 15-32(c) – Shopping Center or Multi-tenant building**
 - (2) A business or office in a shopping center that faces more than one (1) street rights-of-way may have an attached identification sign facing each rights-of-way 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 visible from city streets or right-of-ways.

ARB CASE NO. 930S 5330 BROADWAY ST

PERMANENT SIGNAGE



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY

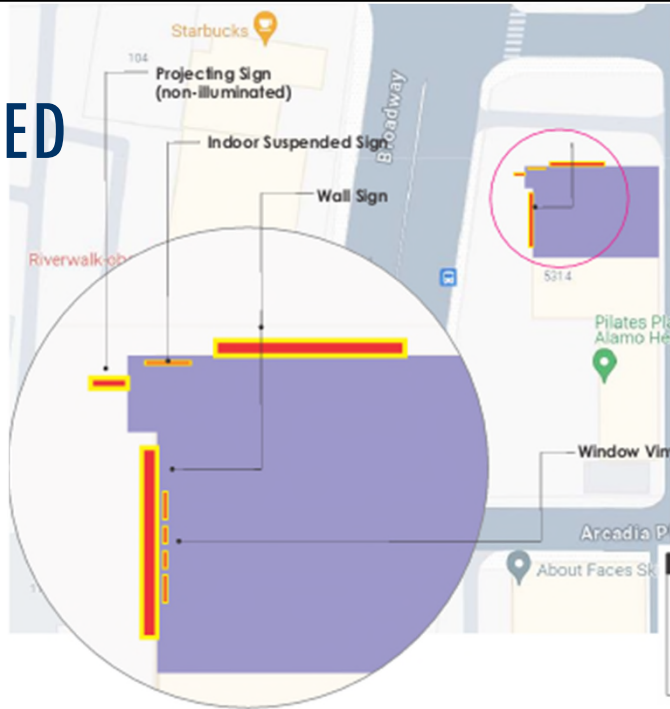


- B-1
- Broadway
- East side between Grandview Pl and Arcadia Pl
- Exterior Improvements

EXISTING



PROPOSED



PROPOSED EXTERIOR SIGNAGE



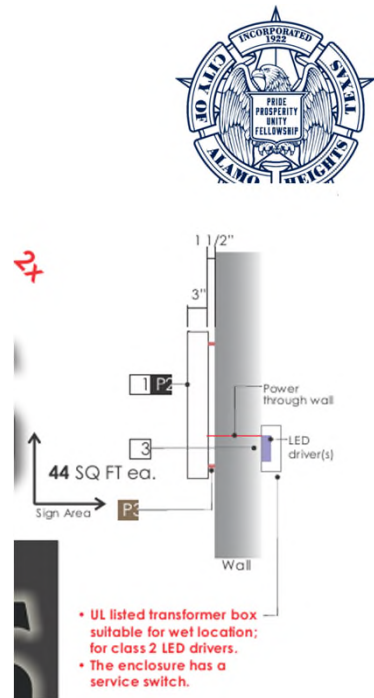
Tecovas San Antonio | Design Overview | Reverse-Lit ("Halo") Channel Letters



- 1 30" h x 3"D reverse-lit letters with 1/8" aluminum faces, painted P1 and mounted with 1 1/2" and 2 1/2" standoffs to the building's facade (standoffs painted P3)
- 2 400K (warm white) LEDs.
- 3 Remote power supplies are housed inside an enclosure.

Paint Finish + Lighting | P2 MP Black (matte) | P3 MP fbd (satin) - to approximate wood-slat color. | L1 400K - Warm White

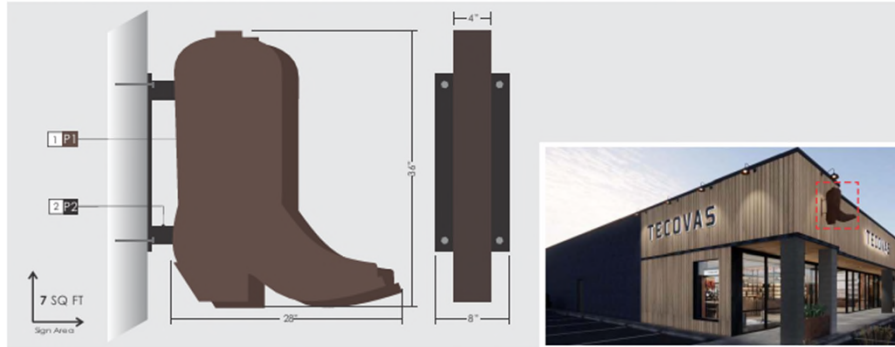
- UL listed enclosure for class 2 LED drivers.
- The enclosure has a service switch.



- UL listed transformer box suitable for wet location; for class 2 LED drivers.
- The enclosure has a service switch.

PROPOSED EXTERIOR SIGNAGE

Tecovas San Antonio | Design Overview | Non-Illuminated Projecting Blade Sign

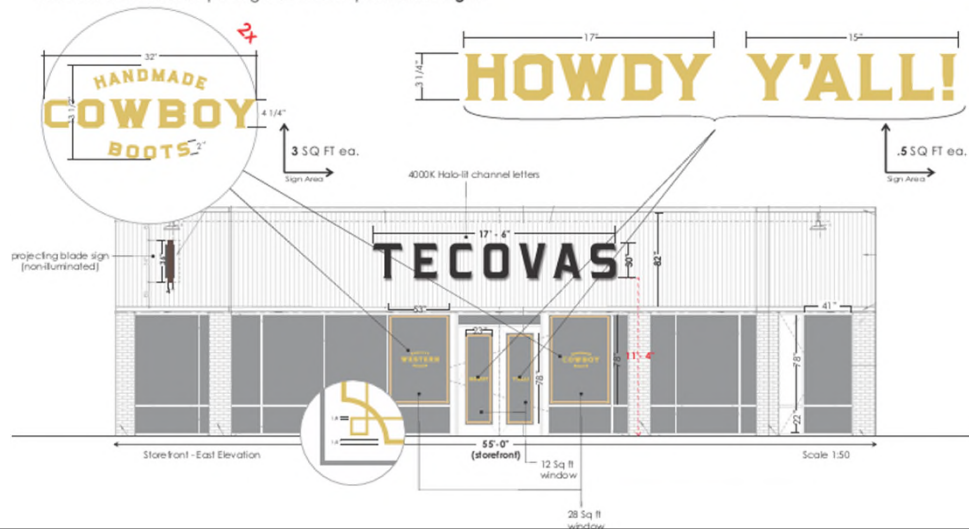


- 1 1/8" aluminum faces; 2" x 2" aluminum square-tube frame; painted P2.
- 2 1/4" aluminum mounting bracket with 2" x 2" square aluminum-tube arms.

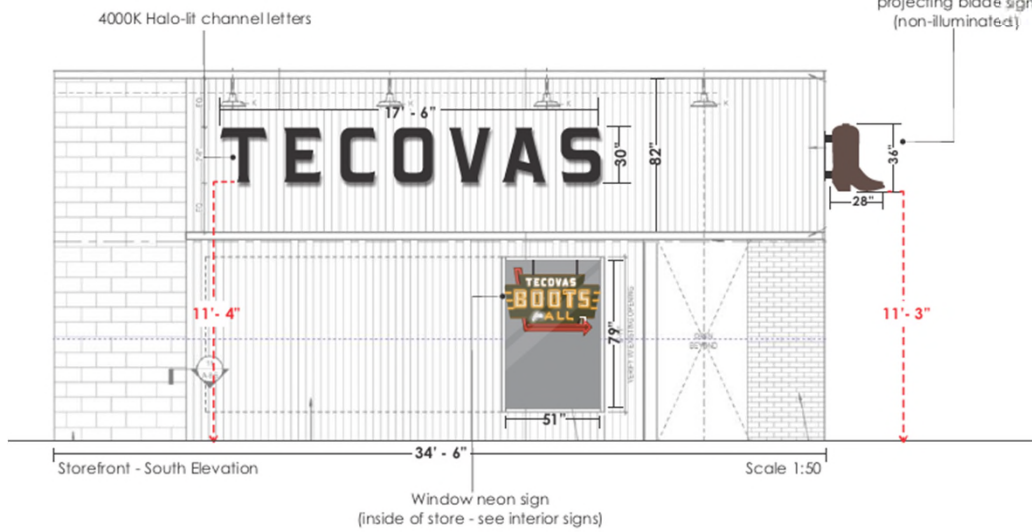
Paint Finish | P1 MP Tbd (matte) | P2 MP Back (matte)

PROPOSED EXTERIOR SIGNAGE

Tecovas San Antonio | Design Overview | Storefront Signs

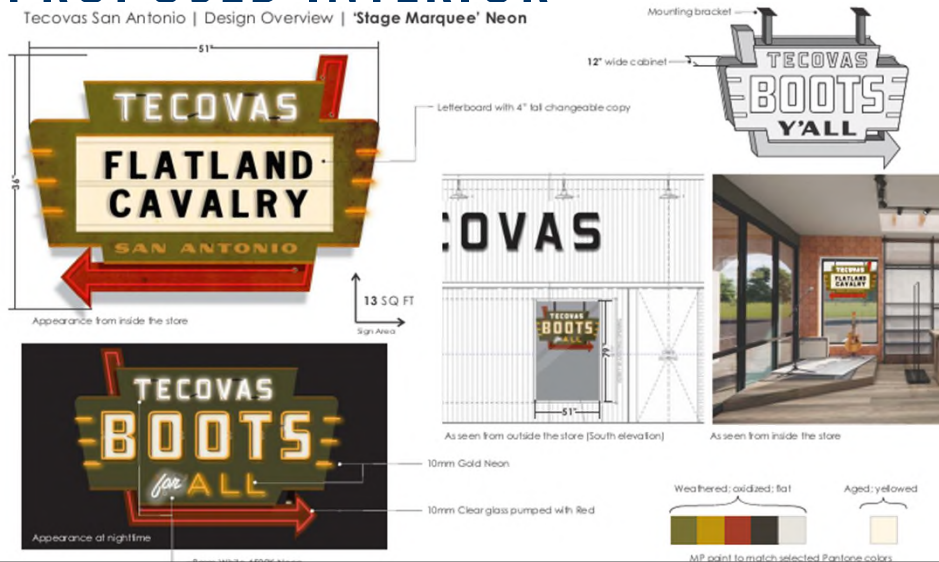


PROPOSED EXTERIOR SIGNAGE



PROPOSED INTERIOR

Tecovas San Antonio | Design Overview | 'Stage Marquee' Neon



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.
 - Multi-tenant signs for the shopping center shall only be allowed when the businesses do not front or are visible from city streets or rights-of-ways

ARB CASE NO. 930F
5330 BROADWAY ST

FINAL REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- B-1
- Broadway
- East side between Grandview Pl and Arcadia Pl
- Exterior Improvements

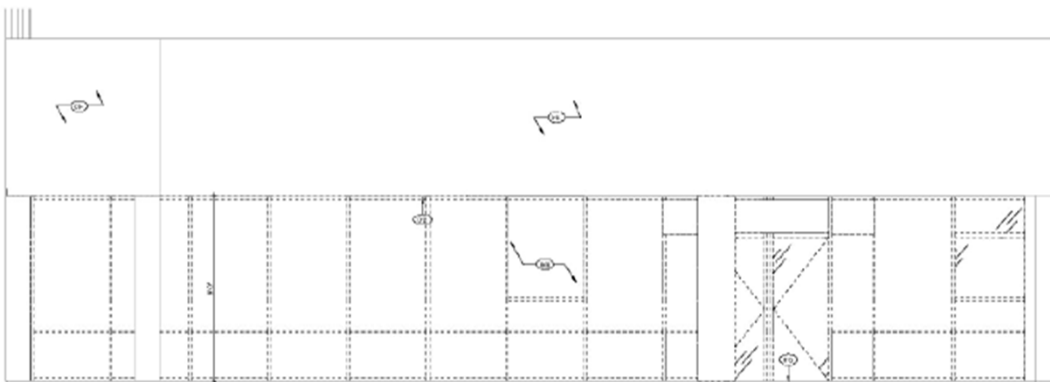
EXISTING CONDITIONS - WEST



EXISTING CONDITIONS - NORTH



PROPOSED DEMOLITION

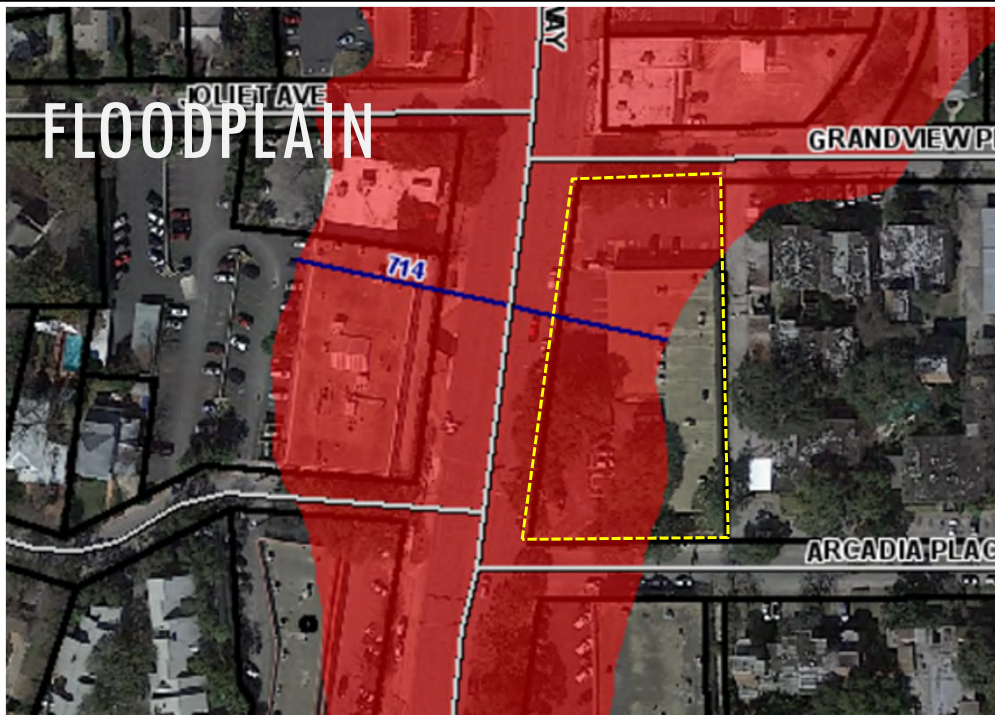


- Exterior partition including doors, frames, hardware, and glazing.
- Concrete ramp and existing stucco finish

RENDERING



FLOODPLAIN



POLICY ANALYSIS



- **Chapter 7, Flood Damage and Prevention Control**
 - **Sec. 7-52, Permit Required**
 - (2)(ii) Exterior remodeling of an existing structure that does not change the existing footprint, first floor elevation or elevation of the land
 - **Sec. 7-75, Floodways**
 - (1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development, **unless certification by a professional registered engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels** within the community during the occurrence of the base flood discharge.

POLICY ANALYSIS



- Currently completing Plan Review and Floodplain Development Permit processes to ensure compliance with code requirements.
- The case is scheduled to be heard at the May 28, 2024 City Council meeting pending recommendation from the board.

SUMMARY



- The preliminary review is to consider the architectural aspects of the proposed structure.

PROPERTY



- B-1
- West side of Broadway St, south of Patterson Ave
- Interior and exterior modifications



Broadway and Patterson Intersection



Broadway Parking Entry

EXISTING CONDITIONS



EXISTING CONDITIONS



Existing Elevation



Proposed Elevation





Cafe Entry

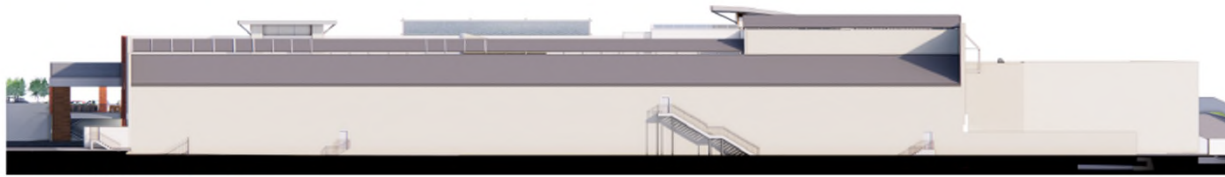


Patterson Ave. Garage Entry

PROPOSED ELEVATIONS



Proposed East Elevation



Proposed West Elevation

PROPOSED ELEVATIONS

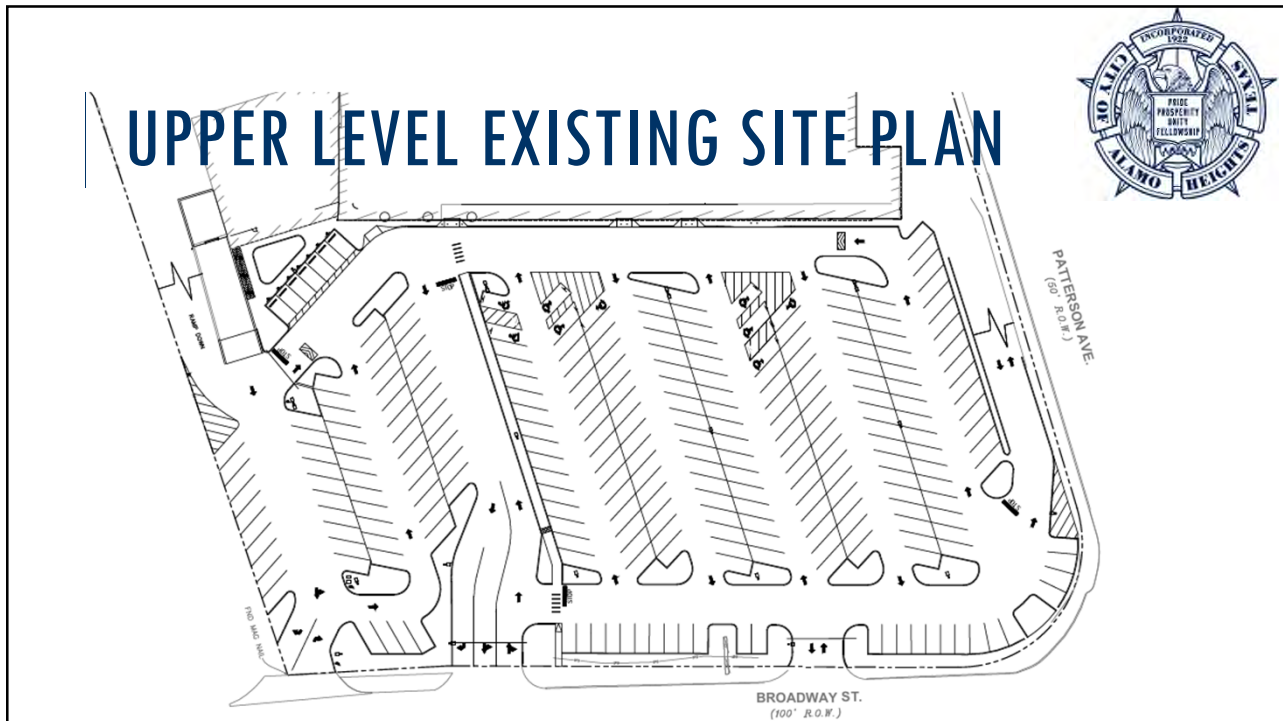


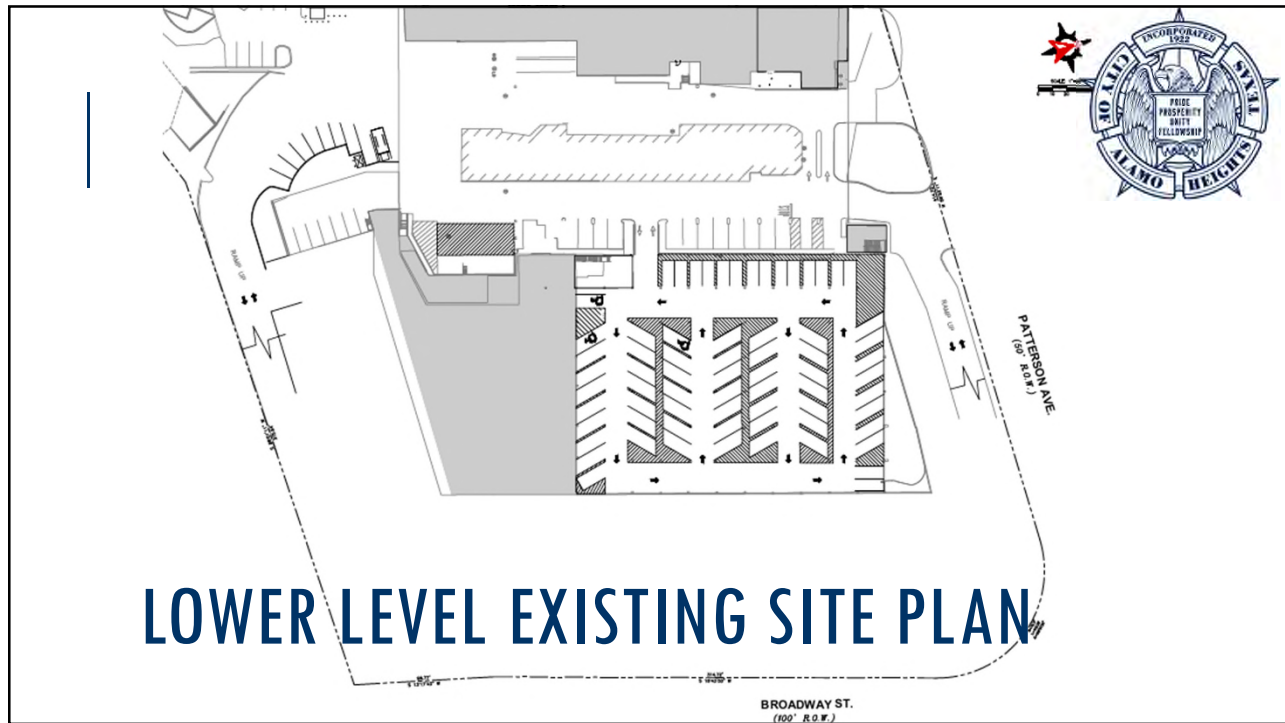
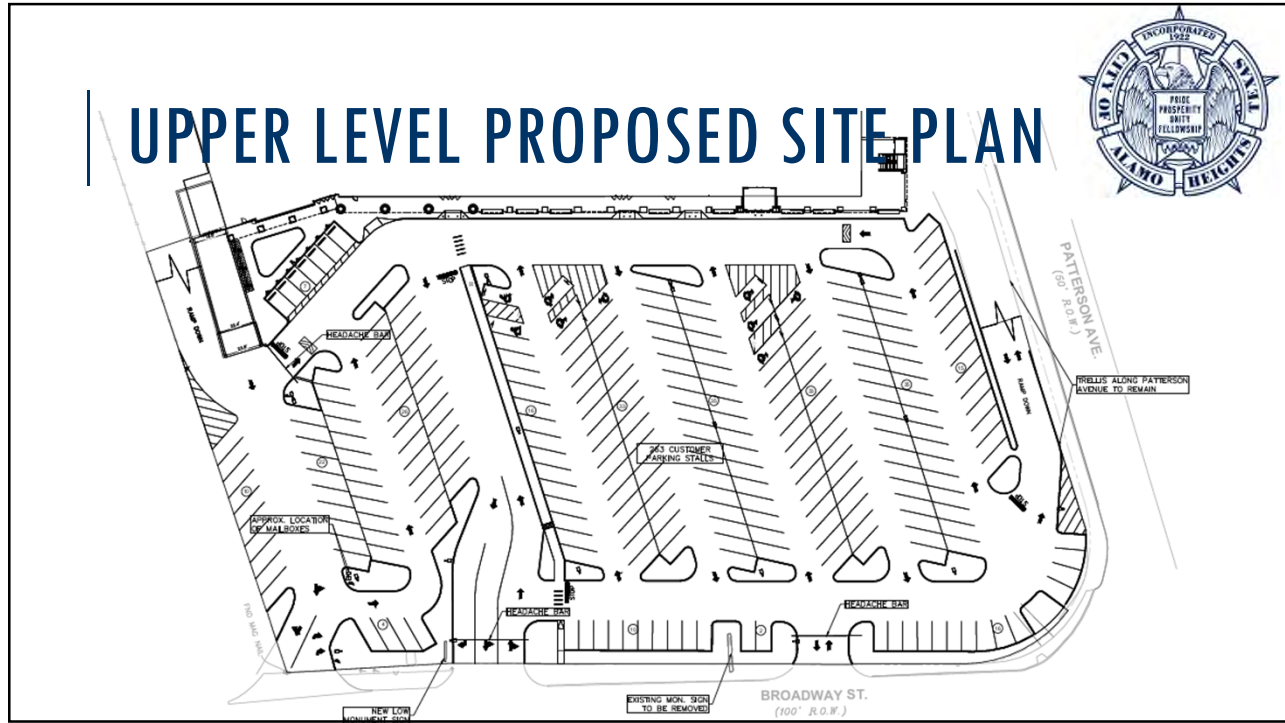
Proposed South Elevation

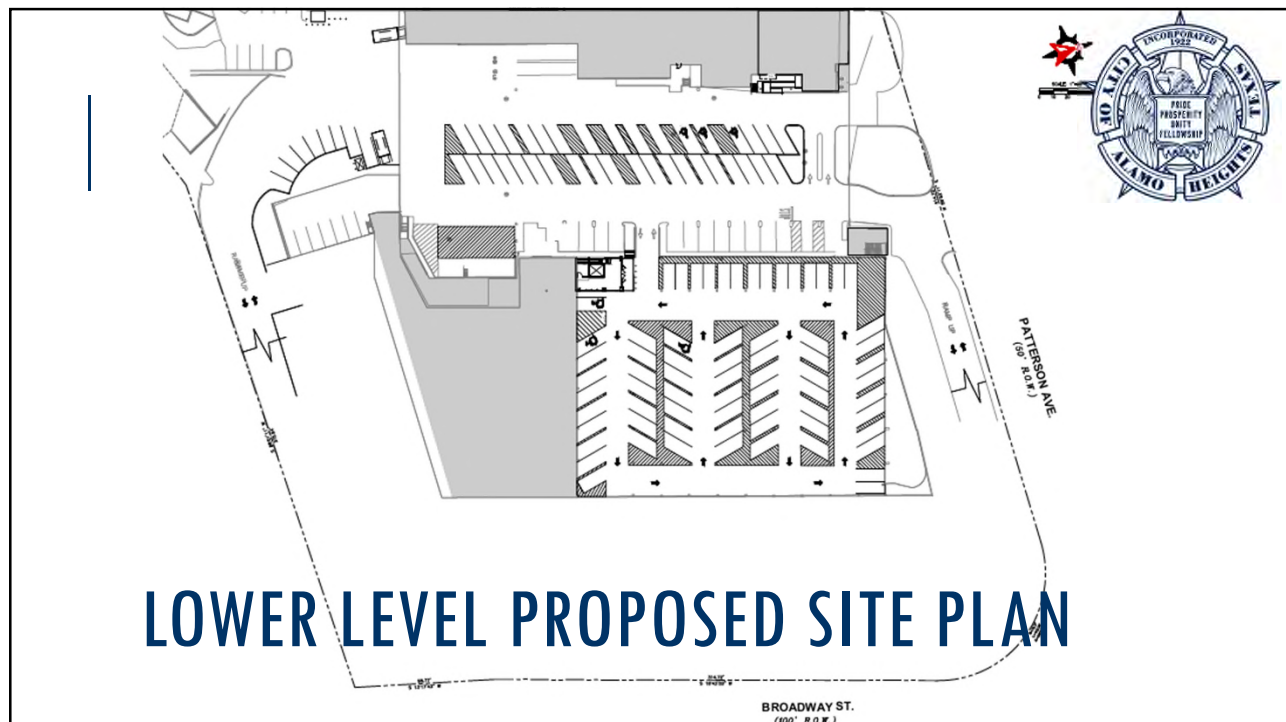


Proposed North Elevation

<p>Example Color / Texture</p>	<p>MT-1 Ceraclad Antique Sawn Wood Amber</p>	<p>Example Color / Texture</p>	<p>MT-2 MBCI Corrugated Metal Panel</p>	<p>Example Color / Texture</p>	<p>MT-3 Ceraclad Concrete Series Weathered Concrete</p>	<p>Example Color / Texture</p>	<p>MT-4 D'Hanis Brick</p>		
<p>Paint</p> <p>PT-1 SW 7066 Gray Matters</p>		<p>PT-2 PPG 1001-7 Black Magic (Exposed Steel & Metal Trim)</p>		<p>Example Color</p>		<p>GL-1 Low E-Glazing Solar Control Low-E Coated Insulated Annealed Glass. U-Value: .28 SHGC: .27</p>		<p>Alum. Storefront Color: Dark Bronze Newcastle or Equivalent</p>	
<p>*All exposed exterior steel - paint PT-2</p>		<p>Example Color</p>		<p>MT-5 Standing Seam Berridge Standing Seam Panel System Color: Charcoal Grey</p>		<p>Example Color / Texture</p>		<p>MT-6 Soffit Ceraclad Antique Sawn Wood Amber</p>	







POLICY ANALYSIS

- A plan review will be required to ensure compliance with zoning regulations and adopted building codes prior to approval of a building permit.
- The project will require Final Review by the Architectural Review Board and approval by City Council.
 - Phase 1 – Reviewed and approved by ARB and Council and is expected to start in the near future.
 - Phase 2 – Current request. Expected to begin shortly after phase one is done.

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: (1) Opposed: (0) Neutral: (0)
- Responses received outside 200ft:
 - Support: (0) Opposed: (1) Neutral: (0)



ARB CASE NO. 926F 525 ARGO AVE

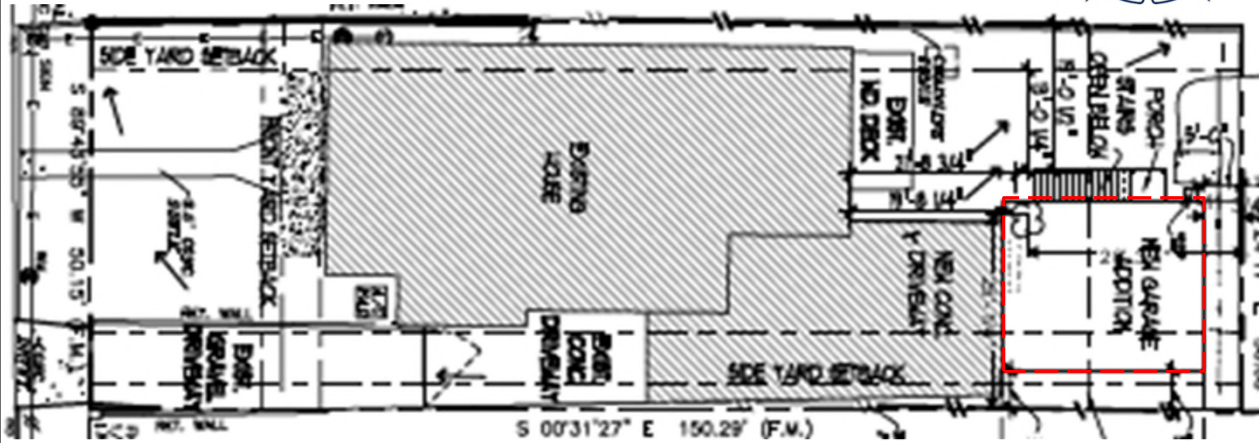
COMPATIBILITY REVIEW - ACCESSORY



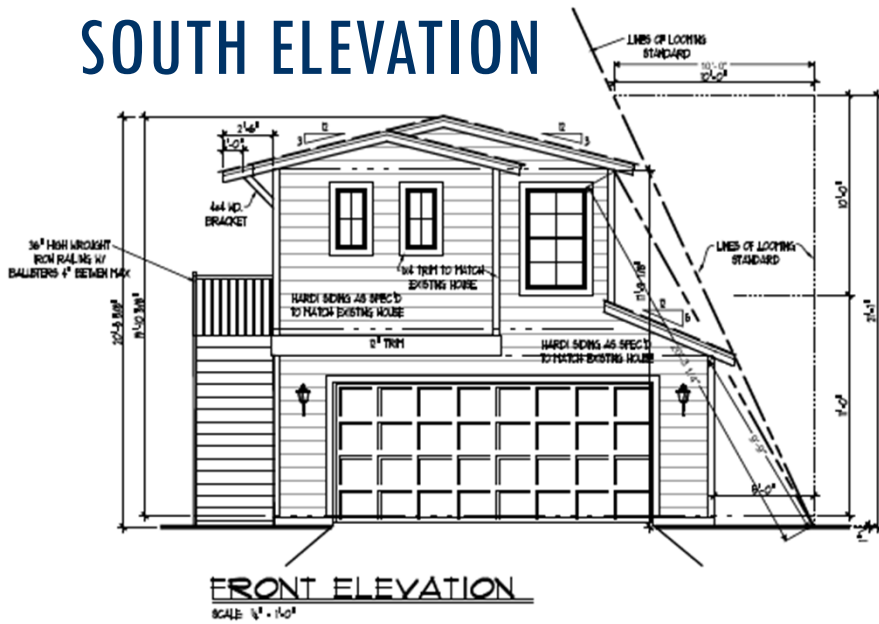
COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

SITE PLAN

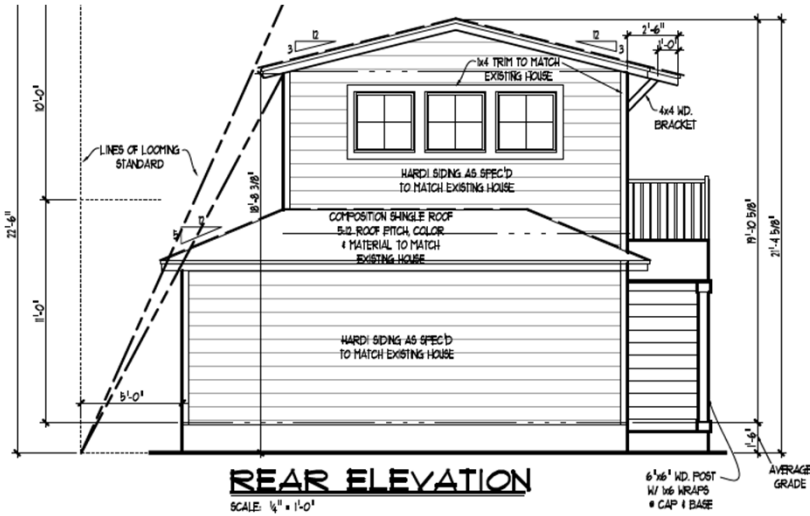


SOUTH ELEVATION

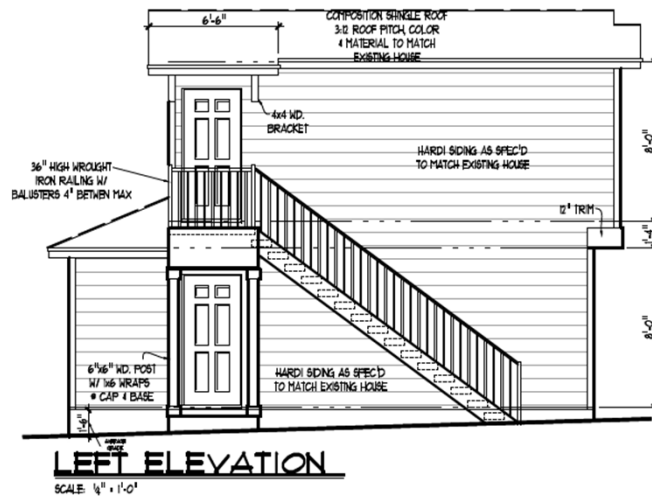


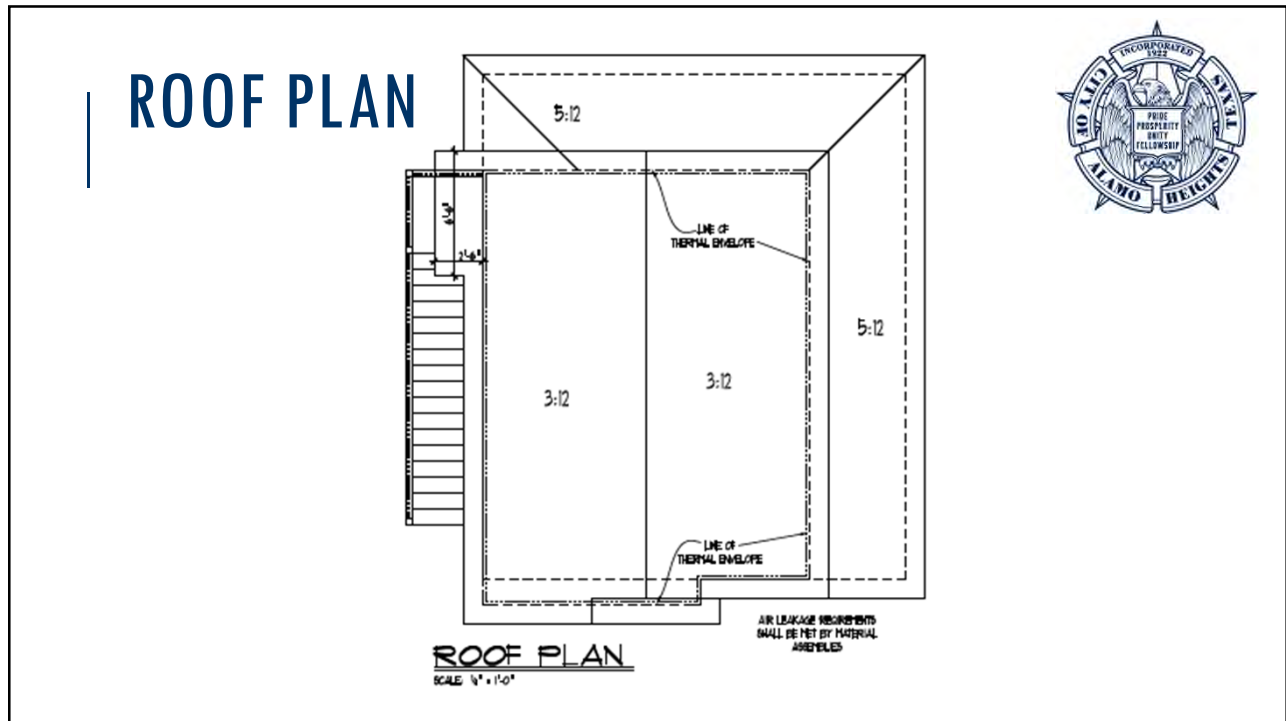
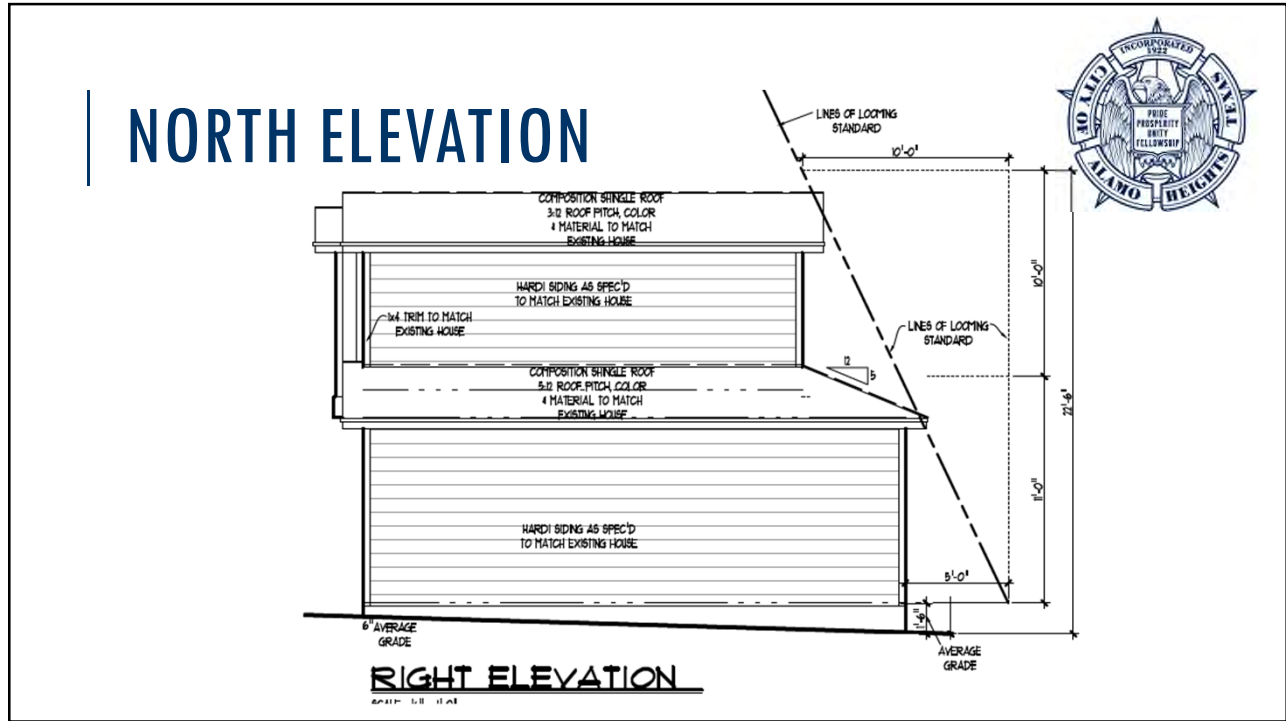
- Height: 21ft 4-5/8-in
- Siding: Hardi
- Roof: Composition Shingles

NORTH ELEVATION



NORTH ELEVATION





POLICY ANALYSIS



Lot Coverage / Floor Area Ratio	Existing	Proposed
Lot Area	7500	7500
Main House 1 st Floor*	2201	2201
Main House 2 nd Floor		
Main House – Loft		
Garage/Carport – 1 st Floor*	0	597
Garage – 2 nd Floor		378
Front Porch*	180	180
Side Porch*		
Rear Porch*		
Shed*	315	0
Covered Patio Structures*		
Total Square Footage	2696 sq ft	3356 sq ft
Lot Coverage* (max 40%)	2696 sq ft / 35.95%	2978 sq ft / 39.71%
FAR (max .49 with bonus)	2516 sq ft / .335	3176 sq ft / .423

Bonuses Utilized

+4 – Preservation of main structure

POLICY ANALYSIS



- Currently completing plan review process to ensure compliance with code requirements.
- Tentatively scheduled for the City Council meeting of May 28, 2024 pending the board's recommendation.

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: (1) Neutral: (0)
 - Oppose: (2)



ARB CASE NO. 928F 516 CIRCLE ST

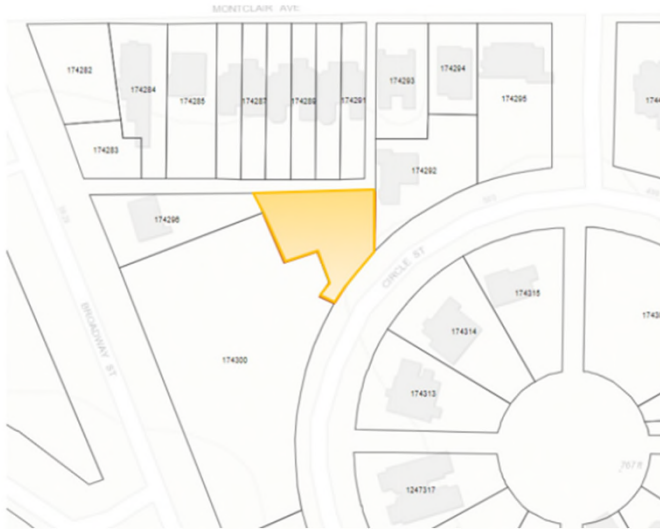
COMPATIBILITY REVIEW



COMMUNITY DEVELOPMENT

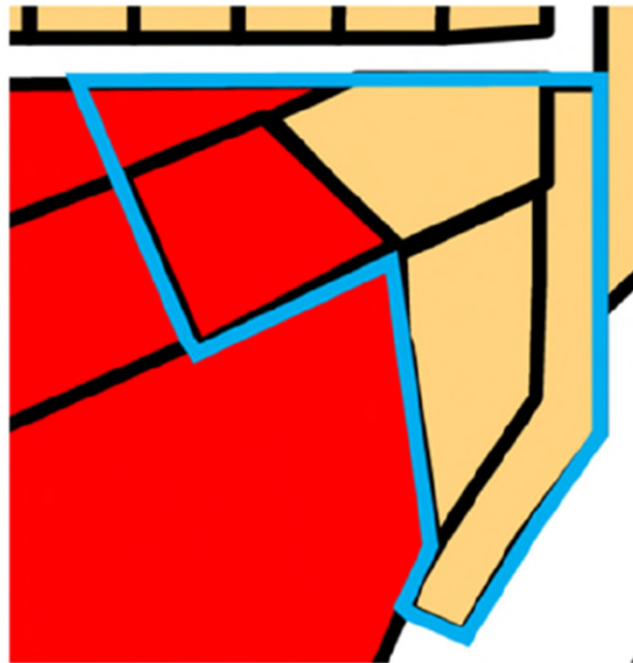
Presented by:
Lety Hernandez
Director

PROPERTY



- Business District (B-1) & Two-Family (2F-C)
- Northern side of street east of Ashcroft
- New Construction

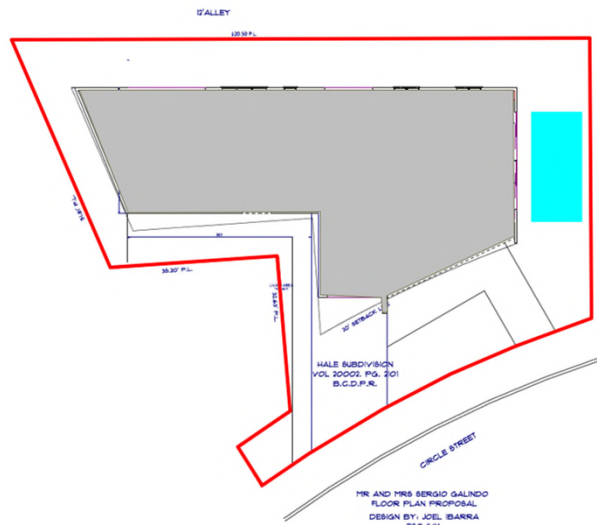
SITE



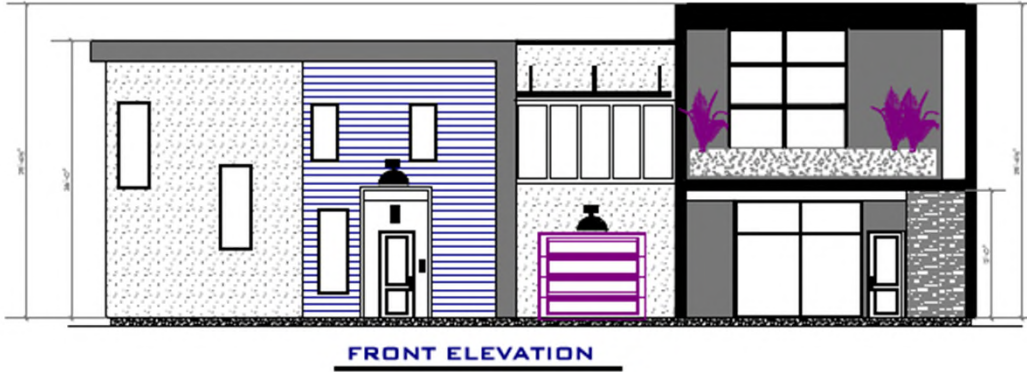
SITE



PROPOSED SITE PLAN

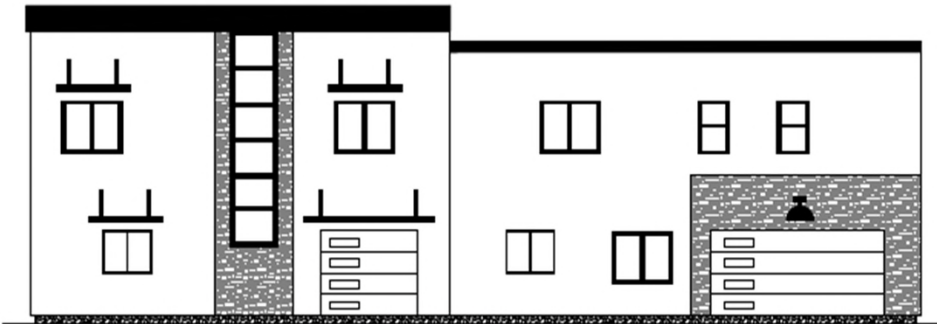


PROPOSED ELEVATION



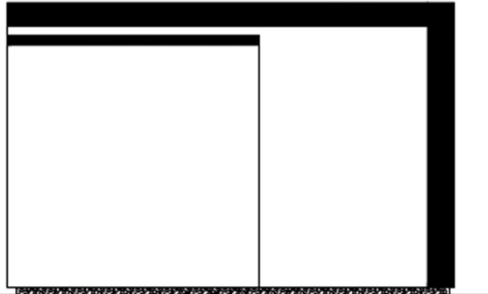
FRONT ELEVATION

PROPOSED ELEVATION

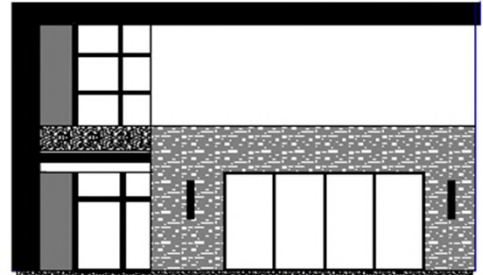


REAR ELEVATION

PROPOSED ELEVATION

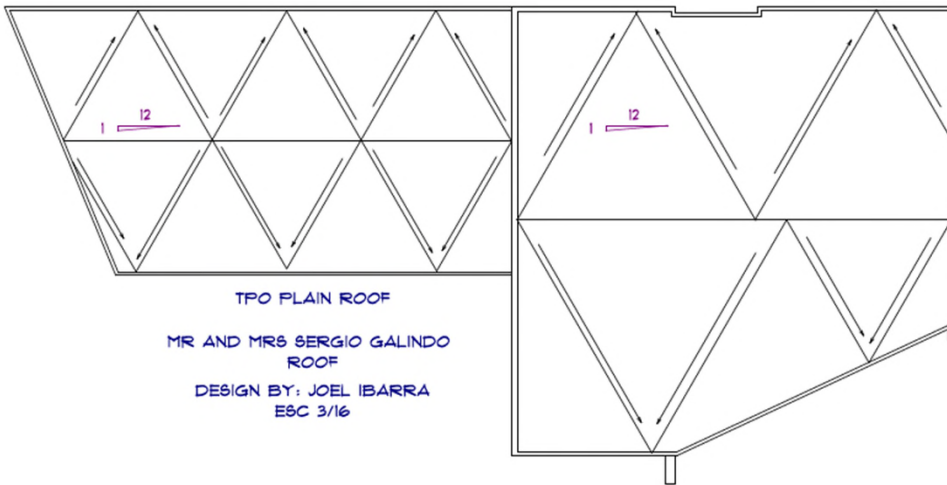


LEFT ELEVATION



RIGHT ELEVATION

PROPOSED ROOF PLAN





POLICY ANALYSIS

- **Board of Adjustment (BOA)**
 - April 03, 2024 – Approved self-identified variances relating to front, rear, and side (west) yard setback requirements.
- **Planning & Zoning Commission (P&Z)**
 - May 06, 2024 – Recommended approval of rezone.
- **Architectural Review Board (ARB)**
 - May 21, 2024 – Compatibility Review



POLICY ANALYSIS

- Tentatively scheduled for the May 28, 2024 City Council meeting pending recommendation from the board.
 - Consideration of Rezone and Compatibility
- Plan review required to ensure compliance with current building and zoning code regulations and approved variances.

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) Oppose: (1) Neutral: (0)
- Responses received outside 200ft:
 - Support: (1) Oppose: (0) Neutral: (0)



ARB CASE NO. 933F 7001 BROADWAY ST

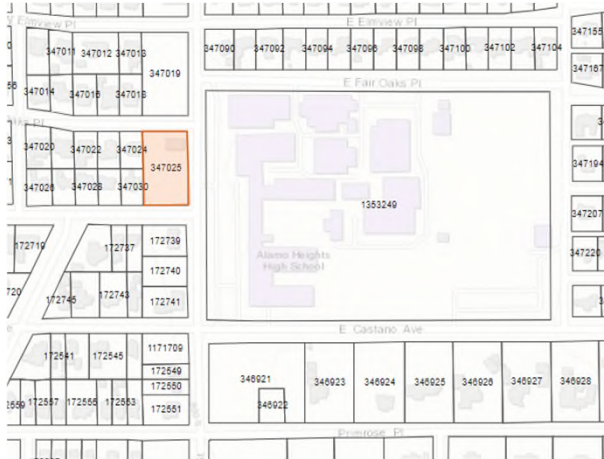
SIGNIFICANCE REVIEW



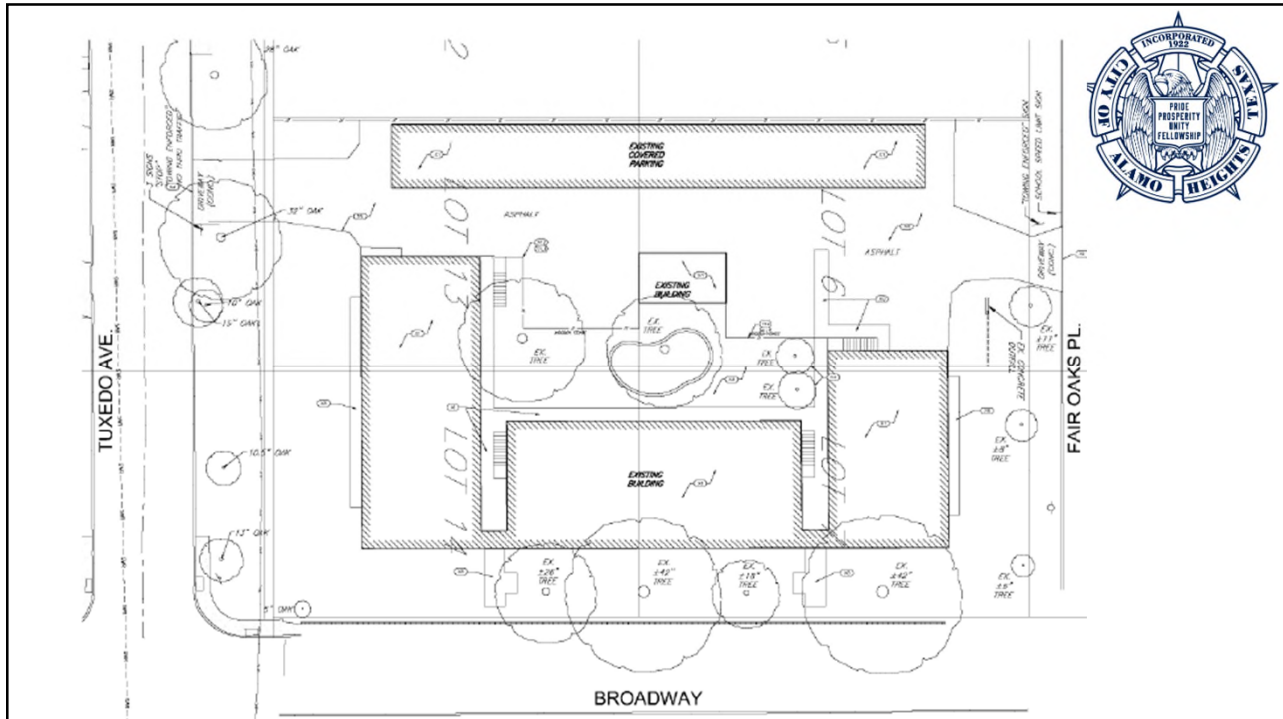
COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- Multi-Family (MF-D)
- West side of Broadway St between W Fair Oaks Pl and Tuxedo Ave
- 100% Demolition



EXISTING CONDITIONS



EXISTING EAST ELEVATION - BRIDGWAY

EXISTING CONDITIONS

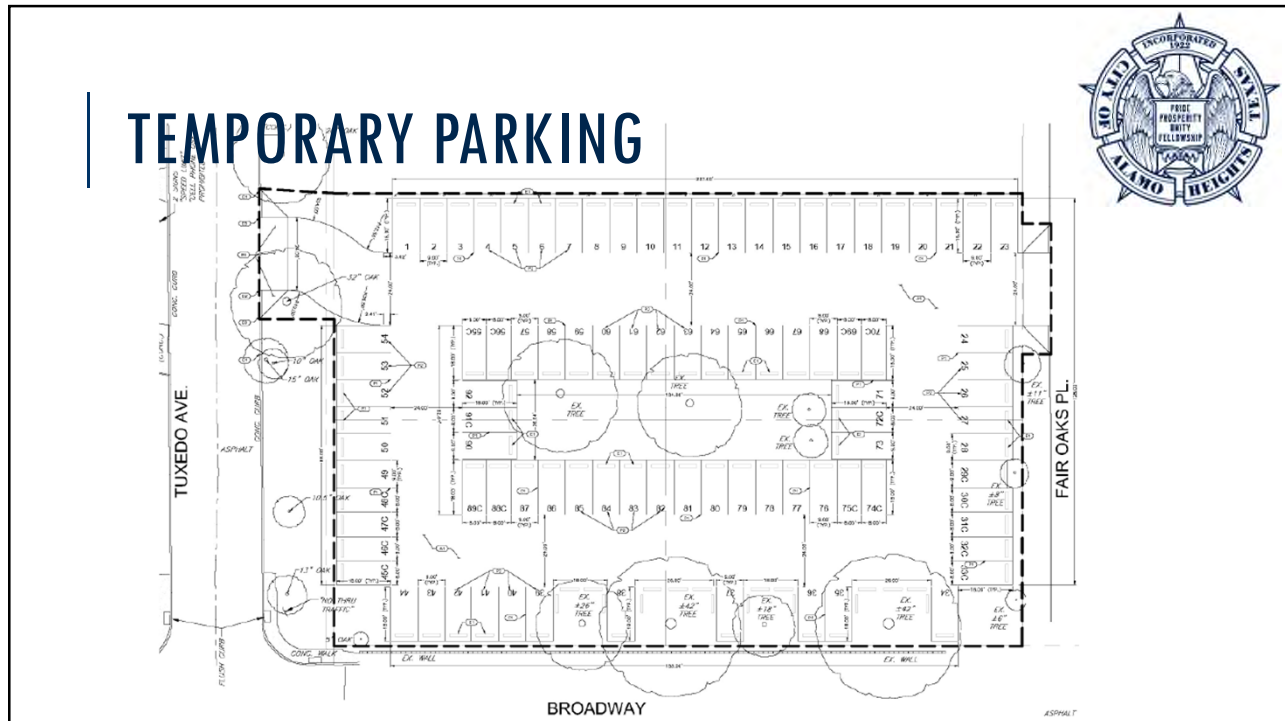


EXISTING SOUTH ELEVATION - TINDY AVE



EXISTING NORTH ELEVATION - GASTANO AVE

TEMPORARY PARKING



POLICY ANALYSIS

- Asbestos survey to confirm if abatement plan is required. Abatement must be completed, if applicable, prior to approval and issuance of a demolition permit.
- Proposed temporary parking subject to plan review process to ensure compliance with current building regulations.
- Tentatively scheduled for the May 28, 2024 City Council meeting pending recommendation from the board.

PROPERTY



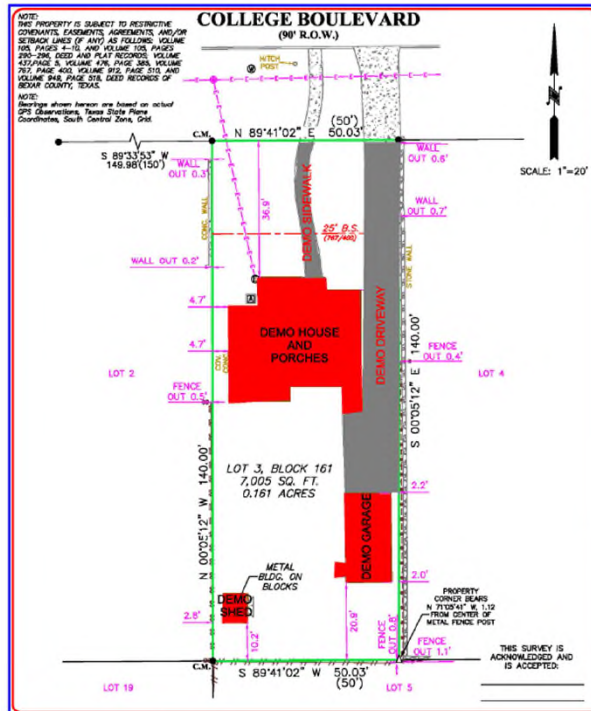
- SF-A
- South side between Woodway Ln and Imlay St
- 100% demolition of existing single-family residence

SUMMARY



- Demolition Review
 - Significance Review
 - Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked – **100%**
 - Removal/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs – **100%**

SURVEY



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



POLICY ANALYSIS



- A replacement structure is not proposed at this time. Future construction of a single-family residence would be subject to Compatibility Review by the ARB and approval by Council.
- The case is scheduled to be heard at the May 28, 2024 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: (1)



ARB CASE NO. 936F
318 TUXEDO AVE
SIGNIFICANCE REVIEW



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



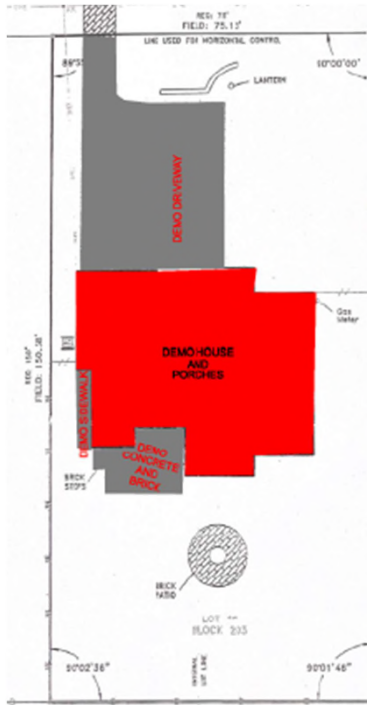
- SF-A
- North side between Woodway Ln and Nacogdoches Rd
- 100% demolition of existing single-family residence

SUMMARY



- Demolition Review
 - Significance Review
 - Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked – **100%**
 - Removal/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs – **100%**

SURVEY



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



POLICY ANALYSIS



- A replacement structure is not proposed at this time. Future construction of a single-family residence would be subject to Compatibility Review by the ARB and approval by Council.
- The case is scheduled to be heard at the May 28, 2024 City Council meeting pending recommendation from the board.

PROPERTY



- SF-A
- North side, east of Stonecrest Dr
- 100% demolition of existing single-family residence

SUMMARY



- Demolition Review
 - Significance Review
 - Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked – **100%**
 - Removal/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs – **100%**

EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



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POLICY ANALYSIS



- A replacement structure is not proposed at this time. Future construction of a single-family residence would be subject to Compatibility Review by the ARB and approval by Council.
- The case is scheduled to be heard at the May 28, 2024 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: (0) Oppose: (7) Neutral: (0)
- Responses received outside 200ft:
 - Support: (0) Oppose: (5) Neutral: (0)



STAFF REPORT: DEMOLITION AND REPLACEMENT STRUCTURE REVIEW PROCESSES

MAY 21, 2024



ADMINISTRATION

Presented by:
Phil Laney,
Assistant City Manager

SUMMARY

- Potential updates to residential construction development process
- Currently, review of demolitions (significance) does not also require review of proposed new/renovated replacement structure (compatibility)
- Proposal would require demolition review request to also include proposed replacement structure review



BACKGROUND



- Chapter 5 – Buildings and Building Regulations, Article IX – Demolitions oversees demolition review procedures
- Review processes
 - Significance review – for proposed demolitions, ARB & Council to determine if structure has significance
 - Compatibility review – for proposed structures/renovations, ARB & Council to determine if structure demonstrates compatibility with other surrounding structures
- Per Code, demolition review process intended to complete both the significance of existing structures proposed for demolition **and** the compatibility review of any replacement structures within the same process
- By Code, significance (demolition) and compatibility (replacement structure) may be completed in separate processes if requested by owner

BACKGROUND



- Multiple discussions involving proposed demolitions have included requests to view the proposed replacement structure, but not available or required
- Feedback received that some concern about demolition could be minimized if more information was available on the replacement structure

POTENTIAL ARB PROPOSAL



- Amend demolition review procedures so that significance and compatibility processes may not be completed in separate processes
- If approved, demolition review application would also include all compatibility review materials for the replacement structure
 - Both ARB & Council demolition review would include proposal for replacement structure
- If replacement structure deemed incompatible with other structures or the replacement structure not proposed, demolition delay may be necessary to revise and/or develop design

NEXT STEPS



- 4/16/2024 – Architectural Review Board
 - Recommendation on proposed process changes
- 4/29/2024 – Council consideration of proposed changes
 - Staff report on proposed changes presented to Council on 4/9
- Ongoing – Council committee & staff continue working to update ARB rules/roles/mission with proposed amendments forthcoming