

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
May 18, 2010

The Architectural Review Board held its regularly scheduled meeting in the City Council Chambers at 6120 Broadway on Tuesday, May 18, 2010 at 5:30 p.m.

Members present and composing a quorum of the Board:

Mike McGlone, Chairman
Suzanne Bettac
David Monnich
Phil Solomon
Paul Fagan

Members absent:

Charles John

Staff Members Present:

Brenda Jimenez, Administrative Assistant
Kathy Rodriguez, Community Development Coordinator
Brian Chandler, Community Development Director

The meeting was called to order by Mr. McGlone at 5:34 p.m.

Mr. Monnich made a motion to approve the minutes from March 16, 2010 as submitted. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Monnich, Solomon, Fagan
AGAINST: None

CASE NO. 361 S, permanent signage for IBC Bank
5029 Broadway

Ms. Rodriguez presented the case to the Board. Danny Garza, representing IBC Bank, and Corey Keller, Keller Signs, were present to answer questions. Mr. McGlone asked if the light fixture on the building would remain. Mr. Keller stated they were going to remove the big fixture and that the sign would be internally lit with plastic faces. Mr. McGlone asked if the pedestal sign would be routed out. Mr. Keller stated it would be routed out with plexi. Ms. Bettac asked how much taller the new pedestal sign would be. Mr. Keller stated it would be one foot taller than the existing sign. Mr. McGlone stated the text size was too large for the panel. There was discussion concerning the access to the bank from Broadway. Mr. McGlone suggested that the pedestal sign text be smaller to make room for the address. Mr. Solomon

asked why the pedestal sign needed to be eight feet. Mr. Garza stated that they wanted to increase the signage for non-customers.

Mr. Monnich made a motion to approve Case 361 S for the building signage of aluminum face, routed out plexi, internally lit with proposed 20" tall logo and letters, and small monument internally lit 7ft maximum height to include the address of 5029 on each side with no text. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Monnich, Solomon, Fagan

AGAINST: None

**CASE NO. 362 S, permanent signage for Alamo Heights Minor Emergency Clinic
5000 Broadway**

Ms. Rodriguez presented the case to the board. Lydell Toye, US Signs, and Dr. Derek Guillory, business owner, described the proposed signage and presented a sample. Mr. McGlone asked if the illumination was to be changed. Mr. Toye stated it would not be changed at all. Mr. McGlone asked if there was any additional signage to be added to the building. Mr. Toye stated that had not yet been addressed. Dr. Guillory stated that possibly the hours and the names of the doctors would be placed on the doors. There was a brief discussion about the dark windows and how the decals would appear. Mr. McGlone stated that the stroke on the signage letters were thin and might cast a shadow making the words hard to read. He suggested the lettering be thickened within the overall height. Mr. Toye stated the overall length of the sign was three and a half feet longer than the existing but it could be outlined.

Mr. Fagan made a motion to approve Case 362 S as submitted with leeway of width of lettering to be extended and coordinated with staff. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Monnich, Solomon, Fagan

AGAINST: None

**CASE NO. 363 S, permanent signage for Comet Cleaners
4948 Broadway**

Ms. Rodriguez presented the case to the board. Corey Keller, Keller Signs, was present to answer questions. Mr. Monnich stated that the current sign was not in compliance with the existing ordinance, even though the proposed signage was an upgrade. Mr. McGlone stated that with the current ordinance, only the awnings or the pylon would be allowed, but not both. There was extensive discussion of whether to make a motion of approval or to continue the case so that Mr. Keller could discuss the options with his client. Mr. McGlone asked what the total height was of the pylon. Mr. Monnich stated that the total height could not exceed sixteen feet according to the ordinance. Mr. Chandler read a section of the code which stated that the height

of a sign shall not exceed 16 feet or the building height. There was extensive discussion of the maximum height allowed and whether or not the words "Drive Thru" needed to be placed on the pylon. The Board also advised staff and Mr. Keller that the business owner should be given notice about advertising decals on the windows which are not allowed. Ms. Rodriguez stated it would be passed on to the Building Official. Mr. Keller asked if "Drive Thru" could be placed on the awning over the drive thru or if some text for clearance could be placed there.

Mr. Monnich made a motion to approve Case 363 S for the pylon sign using the existing cabinet with same size white letters, 2 awnings to change color to black but not to include name of the business, and allowing for text indicating clearance height allowed on drive thru awning. It was seconded by Mr. Fagan

The motion was approved with the following vote:

FOR: McGlone, Bettac, Monnich, Solomon, Fagan

AGAINST: None

**CASE NO. 364 S, permanent signage for Broadway Daily Bread
5001 Broadway**

Ms. Rodriguez presented the case to the board. The applicant was not present, nor was there a representative for the case.

Mr. Monnich made a motion to continue Case 364 S to the June 15th meeting. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Monnich, Solomon, Fagan

AGAINST: None

**Staff Report
Update on Chapter 5 (Buildings and Building Regulations from the Code of Ordinances)
amendments**

Mr. Chandler made a presentation on the amendments that were approved by City Council on April 12, 2010.

There being no further business, the meeting was adjourned.

THE PROCEEDINGS OF THE MEETING ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Mike McGlone
Chairman

7/20/2010

Date Signed & Filed



Brenda Jimenez
Administrative Assistant