

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
February 17, 2015

The Architectural Review Board held its regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, February 17, 2015, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chair
Mary Bartlett
John Gaines
Grant McFarland
Mike McGlone
Phil Solomon

Members absent:

Al Honigblum

Staff present:

Jason B Lutz, Director of Community Development Services
Lety Hernandez, Planner

The meeting was called to order by Mr. Fagan at 5:37p.m.

Mr. Gaines made a motion to approve the minutes from January 20, 2015. It was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Bartlett, Gaines, McFarland, McGlone, Phil Solomon
AGAINST: None

Case No. 572 F – Request of James Rahe, Architect, representing Bruce & Kris Petersen, owners, for the significance and compatibility review of the structures located at 202 Kennedy under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single family residence.

Mr. Lutz presented the case. James Rahe, Architect, spoke regarding drainage and existing heritage trees on the lot. He went on to speak regarding the design of the house and recent Board of Adjustment (BOA) approval of the height variance.

Mr. Solomon asked several questions regarding the proposed accessory structures and heritage trees to be removed. Mr. Rahe responded. Ms. Bartlett asked for clarification on the proposed exterior materials and types of windows. Mr. Rahe responded with the information. He added that a crawl space would be provided so that the proposed structure would look age appropriate.

Mr. McGlone questioned the proposed drainage and asked if it would be collected. Mr. Rahe responded. Mr. McGlone questioned staff regarding the proposed placement of the garage and if it was okay to face Mayflower as it is now a side street. Mr. Lutz responded confirming placement was allowed due to Mayflower now being a side street.

Those present and speaking regarding the case were as follows:

Peter Turnbull, 133 Kennedy (opposed)

Issues of the concerned citizen were drainage and flooding of his garage due to the proposed driveway and approach on Mayflower.

Mr. Solomon suggested and spoke regarding different types of pervious materials to avoid affecting the neighbor. Mr. McGlone suggested having a civil engineer shoot grades to ensure the neighbor was not affected. An open discussion followed.

Mr. McFarland moved to declare that the existing structure did not meet the significance requirements; the proposed new structure meets the compatibility requirements, and recommends approval of the proposed design as submitted. Mr. McGlone made a friendly amendment to include the shooting of grades by a civil engineer to avoid affecting the neighbor. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Bartlett, Gaines, McFarland, McGlone, Phil Solomon
AGAINST: None

Case No. 573 F – Request of Jesse and Evelyn Ramirez, applicant, representing 121 Patterson Land Trust (Martinez, Rene & Jesus Trstes), owners, for the significance and compatibility review of the structures located at 121 Patterson under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a 2nd story addition to the existing single family residence.

Mr. Lutz presented the case. Guy Barrett, Architect, spoke regarding the case. Mr. Gaines questioned regarding materials. Mr. McGlone felt that the proposed was not an improvement and not coherent. He added that the proposed needed a lot more work before he would be able to vote one way or the other on it. Mr. Gaines agreed that more information was needed to make a decision and more clarity.

Those present and speaking regarding the case were as follows:
George Geis, 119 & 125 Patterson (opposed)

Issues of the concerned citizen were looming on neighboring properties and the proposed design.

The case was tabled for the next regularly scheduled meeting of March 17, 2015 pending redesign with more detail.

Case No. 574 F – Request of John Burnham, applicant, representing Broadway Ellwood, LLC for final design review of the proposed mixed-use development at the properties located at 5514 Broadway and 200, 202, and 206 Ellwood under Chapter 2 Administration for Architectural Review.

Mr. Lutz presented the case. John Burnham of Argyle Residential spoke regarding the case. The proposed site included the parcels that the applicant is requesting to be abandoned. The entrance was proposed off Broadway and relocated to the north based on previous meeting comments. Rick Archer, Architect, spoke regarding design adding that the proposed design was based on the Comprehensive Plan. The proposed parking would be subterranean to increase density??

Mr. Gaines asked for clarification regarding parking access and the possibility of traffic issues.

Mr. Archer spoke regarding parking, design of the building, and setbacks adding that they were still in schematic phase. The applicant provided samples of proposed materials and colors. They added that the proposed would be a model of sustainability and LEED certified project as they were committed to sustainability. They know that they will have some obstacles due to the walkability of the area.

Mr. McGlone questioned Mr. Lutz if the project as submitted met the criteria for final approval. Mr. Lutz responded that more detailed plans would be provided for City Council review. Mr. McGlone expressed his concerns of the lack of information based on previous reviews of commercial properties conducted by the board. Ms. Bartlett agreed. Mr. Archer stated that council wanted an overall sense of where the project is headed was needed.

Mr. McGlone asked for clarification regarding the height. Mr. Archer responded that the proposed is four (4) stories above parking height at lowest point of site, 57ft above average grade at the southeast corner.

The board spoke regarding the piece of land (island) at Broadway and Austin Hwy. Mr. Burnham responded that they plan on improving and maintaining the land and it would still be an open public area. He went on to say that the space was not usable currently. Mr. McGlone felt that the public space would be a more possible without the units and the pool. Mr. Archer responded that he didn't feel the liner units would be a hindrance to the enjoyment of the public space since the entrance was mostly at the rear.

Mr. McGlone expressed his support of the conceptual design. He added that creating a process of a reasonable public realm and roadway section would, not only make this project better and possible, but it would make the balance of the commercial district more desirable and redevelop able. He expressed favor of the proposed project in concept contingent upon a thorough and detailed analysis at a later date. Mr. Solomon agreed that the project in concept was a wonderful idea that would improve the city and would be an immense, excellent addition to the city.

Mr. McGlone left the meeting at 6:53pm.

Those present and speaking regarding the case were as follows:

EJ Bartolomei, 321 Castano (in favor)
Chris Burney, 726 Patterson (in favor)
Lawson Jesse, 311 Wildrose (in favor)
Dwight Leib, 1 Penny Lane (in favor)
Sharon Thurman, 609 Ivy (in favor)
Mills Palm, 514 Normandy (in favor)
Janet Hans, 101 Routt (opposed)
Ed Kopplow, Jr., 718 Imlay (in favor)
Henrietta Hildebrand, 320 Primrose (opposed)
Madison Smith, 132 E Oakview (in favor)
Julian Hall, 515 Circle St (opposed)
Elliott Weser, 301 Lamont (opposed)
Matt Michaelson, 637 Garraty (in favor)
Shivan Kiernan, 240 Tuxedo (neutral)

Mr. Solomon left the meeting at 7:09pm.

Ms. Bartlett made a motion to recommend conditional approval based on submitted documents. The approval would be contingent upon outcome of other board reviews. The applicant will return with

final building and landscaping plans to be able to go further in the development. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

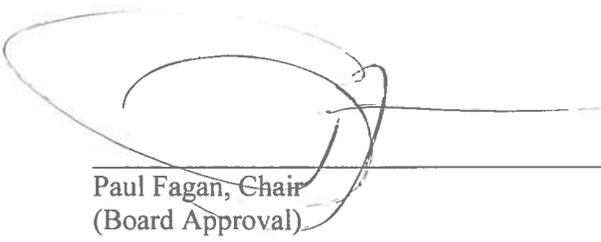
FOR: Fagan, Bartlett, Gaines, McFarland

AGAINST: None

Mr. Lutz updated on recent City Council actions on previous ARB cases.

There being no further business, Mr. McFarland made a motion to adjourn. Mr. Gaines seconded the motion. The meeting was adjourned at 7:31 p.m.

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, 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.



Paul Fagan, Chair
(Board Approval)

03/17/2015
Date Signed & Filed



Lety Hernandez
Planner
Community Development Services