

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
April 15, 2014

The Architectural Review Board held its regularly scheduled meeting at the City of Alamo Heights temporary offices located at 1248 Austin Hwy, Suite 220 on Tuesday, April 15, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chair
Mary Bartlett
Al Honigblum
Grant McFarland
Phil Solomon

Members absent:

John Gaines

Staff present:

Nathan Lester, Interim Development Services Manager
Lety Hernandez, Coordinator

The meeting was called to order by Mr. Fagan at 5:36p.m.

Mr. Solomon made a motion to approve the minutes from March 18, 2014. It was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Fagan, Bartlett, McFarland, Solomon
AGAINST: None

Case No. 526 P – Request of Open Studio, applicant, representing Mitchell Starnes, owner, for the preliminary design review of the proposed single family residence at the property located at 130 Grant Ave

Mr. Lester presented the case to the Board. The proposed project would require variances as proposed in order to avoid the removal of several heritage trees on the property.

Mr. Honigblum arrived at 5:42pm.

Mr. Hanzel of Open Studio spoke regarding the case. The variances are being created by the proposed garage. He provided copies of the floor plans to the board members for discussion. Mr. Solomon and other board members commended the applicant on their efforts to save the heritage trees on the lot. Mr. Honigblum added that he felt they had done a good job on a difficult lot.

No action was taken.

Case No. 514 P – Request of Alamo Architects, applicant, representing Peleton Partners, LLC, for the preliminary design review of the proposed commercial structure and parking lot at the property located at 6333 Broadway St

Mr. Lester presented the case to the Board. Mr. McGlone of Alamo Architects spoke regarding the case. He spoke regarding the proposed parking spaces. There was clarification regarding the mechanical units and their location. Anticipate construction of a new fence but will probably ask for a variance on the proposed height for the neighboring property. They plan on placing dumpsters under the building that would roll out.

Mr. Solomon spoke regarding runoff and Mr. McGlone responded adding that they would be very careful on how they would structure that. Mr. Honigblum asked for clarification regarding the grade of the lot and the parking requirements. Mr. McGlone responded that they were 1:300 resulting in an extra two (2) parking spaces. They currently meet building setbacks and Mr. McGlone added that they would be fully sprinklered.

Concerns from the neighbors included drainage, the height of the building, the length of construction, and exterior lighting.

No action was taken.

Case No. 524 F – Request of Omni Customs, applicant, representing Paul and Elizabeth Powell, owners, for compatibility review of the proposed replacement structure located at 127 Evans Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single family residence.

Mr. Lester presented the case to the Board. He spoke of the easement associated with the driveway and that they would be removing one heritage tree (12” Persimmons). Tom Oliver of Omni Custom Homes spoke regarding the case.

Mr. Solomon made a motion to recommend approval as presented. The motion was seconded by Mr. Honigblum.

The motion was approved with the following vote:

FOR: Bartlett, Honigblum, McFarland, Solomon

AGAINST: None

Case No. 525 F – Request of Thorn and Graves Architects, applicant, representing Katinka Ruhfus & John C Powell, owners, for the significance review of the structure at 231 Bronson Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure and preliminary review of the replacement structure.

Mr. Lester presented the case to the Board. He informed that the replacement structure would require compatibility review and would need to come before the Board. Mr. Thorn spoke regarding the case.

Mr. Honigblum asked for clarification regarding the alley access and their ability to be able to use it to access parking asking if there were any other options to access parking. Mr. Thorn responded.

Those present and speaking regarding the case were as follows:

John Grable

Sara Reveley

Mr. Honigblum made a motion to recommend approval of the demolition as presented and document the comments for preliminary review. The motion was seconded by Mr. McFarland.

The applicant informed that the funding is provided by Greenspaces Alliance. Mr. Solomon felt that the maintenance would not be an issue but asked the Board if there was a way to help as the proposed would be an asset to the community. The applicants hope to complete the installation of the structures, if approved, by the end of May.

Mr. Solomon made a motion to recommend approval of the design as presented. It was seconded by Mr. McFarland. Mr. Solomon then amended his motion to recommend approval as presented with the condition that 1) City Council consider Memorandum of Understanding (MOU).

The motion was approved with the following vote:
FOR: Fagan, Bartlett, McFarland, Solomon
AGAINST: Honigblum

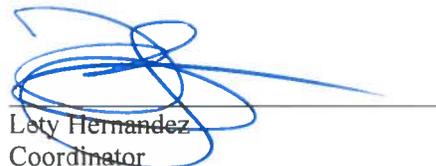
There being no further business, the meeting was adjourned at 7:45 p.m.

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)

06/17/2014
Date Signed & Filed



Lety Hernandez
Coordinator
Planning and Development Services