

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
July 21, 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, July 21, 2015, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chairman
Mary Bartlett
John Gaines
Al Honigblum
Mike McGlone

Members absent:

Grant McFarland
Phil Solomon

Staff present:

Jason B Lutz, Director of Community Development Services
Lety Hernandez, Planner
Eli Briseno, Combination Inspector

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

Mr. Gaines moved to approve the minutes of June 16, 2015 as presented. The motion was seconded by Mr. Honigblum.

The motion was approved with the following vote:

FOR: Fagan, Bartlett, Gaines, Honigblum
AGAINST: None

Case No. 591 S – Request of Benjamin L Smith, MD, owner, for permanent signage at 1020 Townsend Ave (Pegasus Pediatrics)

Mr. Lutz presented the case.

Mr. McGlone arrived and joined quorum at 5:39pm.

Dr. Smith was present and spoke regarding the case.

The board expressed their concerns regarding the size of the sign and the possibility of having additional signage with future occupants. They suggested having less commercialized signage.

The applicant asked if the sign was not lit, would it be ok? The board responded.

Mr. Gaines stated he objected to its size and any lit sign due to the surrounding residential area. He went on to say that he would like to see a different scale, better managed, and definitely not lit. An open discussion followed.

Mr. Gaines moved to table the case to the August 18, 2015 meeting. The motion was seconded by Mr. Honigblum.

The motion was approved with the following vote:
FOR: Bartlett, Gaines, Honigblum, McGlone
AGAINST: None

Case No. 500 F – Request of Hausman Home Buyers Inc, owner, for an amendment to the previously approved significance and compatibility review of the main structure located at 223 Corona Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main building

Mr. Lutz presented the case and provided background on case. There was a discussion regarding possible options to be able to fulfill the original mitigation. The owner spoke regarding the sewer line in the front.

Mr. Honigblum made a motion to recommend approval with modification as follows: a six (6) inch live oak, red oak, cedar elm, lacey or burr oak to the left, a four (4) inch understory red bud to the right, and a four (4) inch of the owner's choice, in the rear yard, based on those in the presentation.

The motion was seconded by Mr. Gaines.

The motion was approved with the following vote:
FOR: Bartlett, Gaines, Honigblum, McGlone
AGAINST: None

Case No. 589 F – Request of Steve and Allison Elder, applicants, representing Dabney Homes LLC, owner, for the compatibility review of the proposed main structure located at 226 Cloverleaf Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence and accessory structure.

Mr. Lutz presented the case. The applicants and owner were present.

Mr. McGlone asked if there were any other long term plans for the back yard. Mrs. Elder responded that they would like to have the opportunity to but were very motivated to keep maintained. Mr. McGlone asked for clarification regarding sidewalks and Mrs. Elder responded.

Ms. Bartlett questioned the parking pad in the front. Mr. Gaines asked how they would be addressing parking and suggested possible pervious parking as an option. He went on to commend the applicant.

Mr. Gaines made a motion to recommend the proposed design as compatible. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:
FOR: Bartlett, Gaines, Honigblum, McGlone
AGAINST: None

Case No. 590 F – Request of John Grable, FAIA, applicant representing Jeanne Alfaro, owner, for the compatibility review of the proposed main structure located at 505 Woodway Lane under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence and accessory structure.

Mr. Lutz presented the case. He provided information regarding previously approved Board of Adjustment (BOA) variance(s). John Grable spoke regarding the case.

The board asked for clarification regarding the pool illustrated on the site plan. The applicant responded that there was no existing pool on the property at this time.

Mr. Grable spoke regarding the proposed layout adding that the proposed garage placement was to help buffer traffic from Tuxedo. A discussion followed regarding the existing fencing and landscaping.

Mr. Honigblum made a motion to recommend approval of the proposed design as compatible. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:
FOR: Bartlett, Gaines, Honigblum, McGlone
AGAINST: None

Case No. 592 F – Request of C. J. Lammers & Associates, applicant, representing R. K. Faus, LLC, owner, for the significance and compatibility review of the proposed accessory structure located at 160 Oakview E under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a two-story accessory structure.

Mr. Lutz presented the case.

Chairman Fagan asked if there were any changes to the residence. Mr. Lammers responded that there were none.

Ms. Bartlett made a motion to recommend approval of the proposed design as compatible. The motion was seconded by Mr. Gaines.

The motion was approved with the following vote:
FOR: Bartlett, Gaines, Honigblum, McGlone
AGAINST: None

Case No. 593 F – Request of Christine Gear and Luis Yelez, owners, for the significance and compatibility review of the proposed main structure located at 302 Alta Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure and construct a new single-family residence and accessory structure.

Mr. Lutz presented the case. Mrs. Gear spoke regarding the case and the reason why they decided to return for a full demolition.

Those present and speaking regarding the case were as follows:
Zac Siegler, 301 Corona (opposed)
Wyatt Wright, 305 Corona (opposed)

Mr. Honigblum left the meeting at 6:59pm.

Ms. Bartlett asked for clarifications regarding the fence. Chairman Fagan also asked for clarification regarding the “crowding” concerns of the neighbor present. Mrs. Gear responded to both the fence and concerns of the neighbor.

Mr. McGlone spoke regarding overflow off the roof and asked if they had intentions of adding gutters. The applicant responded they did and that they would ensure drainage was not an issue.

Ms. Bartlett made a motion to recommend approval of the proposed design as presented. The motion was seconded by Mr. Gaines.

The motion was approved with the following vote:

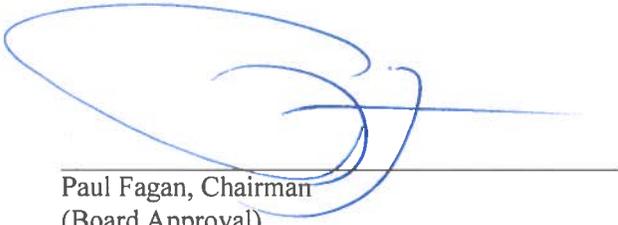
FOR: Fagan, Bartlett, Gaines, Honigblum

AGAINST: None

There being no further business, Ms. Bartlett made a motion to adjourn, seconded by Mr. Gaines.

The meeting was adjourned at 7:15 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, Chairman
(Board Approval)

9/10/15
Date Signed & Filed



Lety Hernandez
Planner
Community Development Services