

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
September 10, 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, September 10, 2015, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chairman  
Mary Bartlett  
John Gaines  
Phil Solomon

Members absent:

Al Honigblum  
Grant McFarland  
Mike McGlone

Staff present:

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

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The meeting was called to order by Chairman Fagan at 5:40p.m.

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Mr. Gaines moved to approve the minutes of July 21, 2015 as presented. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:

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

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**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. Dr. Smith was present.

Mr. Solomon moved to approve the signage as presented. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:

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

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**Case No. 594 S – Request of Southwest Signs, applicant, for permanent signage at 4600 Broadway St (CVS)**

Mr. Lutz presented the case. He spoke regarding staffs' interpretation of monument signs and limiting to only one location..

Ms. Bartlett asked for clarification regarding the proposed placement in relation to the sidewalk. The applicant responded.

Mr. Gaines expressed his opposition towards the proposed signage nearest the residential area, specifically the condos at the rear of the property.

Mr. McGlone arrived and joined quorum at 5:49pm.

Ms. Bartlett went on to say that she was concerned regarding the amount of signage proposed for the site. An open discussion followed regarding the proposed sizes and materials of the signage. Mr. Gaines suggested putting the "Drive-Thru Pharmacy" text on the signage to be affixed on the building.

An open discussion followed regarding the amount of signs and the board offered different options to the applicant. The board asked if the owner was present but they were not. The board questioned the applicant about the direction by the owner and if he knew what would be acceptable. The applicant responded they had not been given any direction.

Mr. Gaines moved to approve the signage as presented with the exception of signs A2 & A1. The motion was seconded by Ms. Bartlett.

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

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**Case No. 596 S – Request of Celis Davis, applicant, for permanent signage at 5231 Broadway St, Suite 117 (Chela's Tacos)**

Mr. Lutz presented the case. The applicant was not present.

Mr. Solomon moved to approve the signage as presented. The motion was seconded by Ms. Bartlett.

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

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**Case No. 599 S – Request of Pro Designs, applicant, for permanent signage at 5306 Broadway St (Habibi Café)**

Mr. Lutz presented the case. The applicant was not present.

Chairman Fagan asked if there was a change of ownership and Mr. Lutz confirmed. There were questions regarding the scale of the proposed and colors.

Mr. Solomon moved to approve the signage as presented. The motion was seconded by Ms. Bartlett.

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

Mr. Gaines moved to hear Case No. 597F with unanimous consent from the board.

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**Case No. 597 F – Request of Gentzler Electric, applicant, for the final design review of the proposed lighting upgrades at the property located at 5201 Broadway St under Chapter 2 Administration for Architectural Review**

Mr. Lutz presented the case. The applicant was not present.

Mr. Gaines expressed his concerns regarding the lighting nearest the retaining wall due to the neighboring condos. An open discussion followed.

Mr. Solomon spoke regarding safety requirements adding that direction of the lighting could be included in the motion. Mr. Lutz suggested that the board could table the case pending additional information. An open discussion followed regarding the amount of light and proposed placement of the fixtures. Chairman Fagan agreed that the neighboring residential property had a valid concern.

Mr. Solomon moved to table the case for the regularly scheduled meeting of October 20, 2015 pending additional information regarding the fixtures. The motion was seconded by Mr. Gaines.

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

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**Case No. 595 F – Request of PSW Homes, owner, for the final design review of the proposed replacement structures at the properties located at 123, 129, 131, & 133 Terrell Rd under Chapter 2 Administration for Architectural Review**

Mr. Lutz presented the case. Michael Padavic, Director of Architecture at PSW Homes was present and spoke regarding the case.

Mr. Solomon questioned the use of grass pavers.

Mr. Padavic provided exterior materials for the boards viewing. Chairman Fagan asked if buyers had the option to pick their exterior materials and Mr. Padavic responded they did have the option but those would be limited as the units sold.

Mr. Solomon asked for clarification regarding the sidewalks and its proposed placement adding that it was an important component to the design element.

Mr. McGlone expressed concerns regarding the size of the overall project. Mr. Padavic responded adding that they did have the option to propose something bigger. Mr. McGlone agreed adding that bigger did not necessarily mean better.

Mr. Gaines stated that he did not have an issue with the proposed density but felt the applicant should take advantage of buffering and landscaping.

An open discussion followed regarding parking for the project and landscaping.

Mr. McGlone moved to recommend approval of the submitted plans with the following qualifications: 1) elimination of two guest parking in the southwest corner, 2) guest parking at main entrance to remain, west of main driveway, 3) at Unit 8, that the guest parking be reduced to approximately nine (9) feet and additional landscaping be added in the remainder between the property line and the sidewalk, 4) grasscrete be eliminated and use of pavers consistent with the

balance of the project be utilized, 5) and find that the existing structure is not significant and recommend approval of the demolition as requested. The motion was seconded by Mr. Gaines.

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

Chairman Fagan asked staff for clarification regarding on-street parking and if that is something that would be considered by Council. Mr. Lutz responded.

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Mr. Lutz updated regarding previously approved ARB cases and Council action. He went on to speak regarding the proposed RDS amendments and proposed revisions to fence heights. He also spoke regarding the current tree preservation ordinance.

Mr. McGlone spoke regarding lot coverage.

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There being no further business, Ms. Bartlett made a motion to adjourn, seconded by Mr. Gaines. The meeting was adjourned at 7:50 p.m.

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**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.**

 **ACTING CHAIR**  
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Paul Fagan, Chairman  
(Board Approval)

10/20/15  
\_\_\_\_\_  
Date Signed & Filed

  
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Lety Hernandez, Planner  
Community Development Services