

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES

February 20, 2018

The Architectural Review Board held a regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, February 20, 2018, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Diane Hays
Mike McGlone
Phil Solomon

Members absent:

Mary Bartlett
Grant McFarland

Staff present:

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

The meeting was called to order by Chairman Gaines at 5:33p.m.

Chairman Gaines announced the minutes were not available for review and were rescheduled for the following meeting.

Case No. 693 S – Request of Aetna Signs, applicant, for permanent signage at 5323 Broadway St (Kumon Learning)

Mr. Lutz presented the case. Larry Gottsman, applicant was present.

Chairman Gaines spoke regarding the existing and proposed signage. An open discussion followed.

Mr. Solomon moved to approve the signage as submitted. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, Solomon, Thorn
AGAINST: None

Mr. McGlone arrived and joined quorum at 5:43pm.

Case No. 696 S – Request of Kelly Frost, applicant, for permanent signage at 5800 Broadway, Suite 101 (Frosted Home)

Mr. Lutz presented the case. Paul Rolfs, Budget Signs, was present and addressed the board.

Mr. Solomon moved to approve the signage as submitted. Ms. Hays seconded the motion.

Case No. 694 F – Request of Jack Uptmore LLC, owner, for the significance review of the existing main structure located at 402 Argo under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Mr. Lutz presented the case. Mr. Uptmore was present and addressed the board.

The home was damaged by fire, water, etc.

Mr. Solomon moved to declare the existing main structure as not significant and recommended approval of the demolition as requested. Mr. McGlone asked for clarification regarding the demolition of the accessory structure and staff clarified. Mr. Solomon amended to recommend demolition of the main structure only. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 699 F – Request of Jack Uptmore LLC, applicant, representing Don & Ann L Rathbun, owners, for the significance review of the existing main structure and compatibility review of the proposed main structure located at 222 Castano 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 with detached accessory structure.

Mr. Lutz presented the case. Mr. Uptmore was present and addressed the board.

The board asked for clarification regarding the articulation on the right side. The applicant responded. Staff informed that the awnings were not necessary to meet articulation.

Those present and speaking regarding the case were as follows:

John Thomas, 209 Lamont

Suzanne Thomas, 209 Lamont

Those present expressed concerns regarding the added impervious coverage and slope of the lot. Mr. Lutz informed that the project would require a Storm Drainage Plan prior to approval of the permit request to ensure the proposed did not negatively impact the neighboring properties. Mr. Uptmore went on to say that the proposed would be lessened by the approach and would be directed more toward the street. An open discussion followed regarding drainage and different options to alleviate drainage. Mr. Rathbun, owner, addressed the board and spoke regarding the proposed.

Mr. McGlone moved to declare the existing main structure as not significant and recommend approval of the demolition as requested. Ms. Hays seconded the motion. Mr. McGlone amended the motion to include the proposed design as compatible and pending no negative impact as per the required drainage plan. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 703 F – Request of Mary and Chris Collis, owners, for the significance review of the existing main structure and compatibility review of the proposed main structure located at 140 Edgewood E under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 69% of the existing roof to be able to add to the rear of the existing main structure.

Mr. Lutz presented the case. Mr. Collis was present and addressed the board. Carl Pfullman, contractor spoke regarding the proposed change in roof pitch and demolition. An open discussion followed regarding the proposed design.

Mr. Thorn moved to declare the existing main structure as not significant and recommend approval of the design as compatible with extension of the roof on the right side and removal of the awnings. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 695 F – Request of John A Oberman, President, applicant for The Argyle, representing Texas Biomedical Research Institute, owner, for the final design review of the proposed extension to the existing South Terrace off of Argyle Ave to accommodate a new structure off of Argyle Ave located at 934 Patterson under Chapter 2 Administration for Architectural Review.

Mr. Lutz presented the case. Mr. Oberman was present

The board asked for clarification regarding improvements and fire lane access. Mr. Lutz informed that the proposed had been reviewed and approved by the necessary departments. The board questioned the proposed placement near a tree on site. Mr. Oberman responded.

Mr. Solomon asked for clarification regarding the landscape design. Don McDonald, Architect, responded. He added they are working with neighbors regarding the potential improvements.

Mr. McGlone moved to recommend approval of the design as presented. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 698 F – Request of Brita Pearson, LPA, Inc., applicant, representing Alamo Heights Independent School District, owner, for the final design review of the proposed construction of a new kitchen, dining, and culinary/fine arts building located at 6900 Broadway under Chapter 2 Administration for Architectural Review.

Mr. Lutz presented the case. Sara Flowers was present and addressed the board. Steven Guzman with LPA spoke regarding the case.

They informed that they would be returning for the STEM and athletics building in the future. Ms. Flowers discussed the proposed floor plan in detail. She went on to speak regarding the proposed exterior elevations. The board expressed concerns regarding the placement of dumpsters. An open discussion followed.

Mr. Solomon moved to recommend approval of the design with the stipulation that the dumpsters be placed at the north end at the Stem Building. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 700 F – Request of American Roofing & Metal Co. Inc, applicant, representing Alamo Heights Presbyterian Church, owner, for the final design review of the proposed roof replacement located at 6201 Broadway under Chapter 2 Administration for Architectural Review.

Mr. Lutz presented the case. A representative of the roofing company spoke regarding the proposed materials and the existing. They needing to replace the roof due to hail damage. Chairman Gaines felt that the color should be something that did not draw too much attention since the materials would be different for a period of time. He suggested getting something complimentary.

Mr. McGlone moved to recommend approval with the selection of color to be compatible with the existing. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 702 P – Request of Nic Abbey Luxury Homes, owner, for the preliminary design review of the proposed replacement structure(s) at the property located at 325 Cleveland Ct.

Mr. Lutz presented the case. Lisa Nichols was present and addressed the board. The board expressed concerns regarding the design and parking. An open discussion followed regarding changes to the site plan. No action was taken.

Case No. 704 P – Request of Peter French of Rising Barn, applicant, for the preliminary design review of the proposed structure(s) at the property located at 5300 Broadway St.

Mr. Lutz presented the case. Peter French was present and addressed the board. The board expressed concerns regarding the lack of restrooms and sewer lines. Mr. Lutz added that he was unsure if grey water discharge would be allowed and would need to verify. Mr. McGlone felt there was a broader issue and that the property owner should consider. The board discussed the proposed placement on the current site. No action was taken.

Mr. Lutz informed that Council would like a memo with the boards' concerns and additional recommendations sometime next week. The board agreed to meet for a workshop on Tuesday, February 27, 2008, at 5:30pm.

There being no further business, Mr. McGlone moved to adjourn the meeting, seconded by Mr. Solomon and unanimous vote to support the motion. The meeting adjourned at 8:33p.m.

THE PROCEEDINGS OF THE MEETING ARE 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.



John Gaines, Chairman
(Board Approval)

3/20/18

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services