

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
March 19, 2019

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, March 19, 2019 at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Diane Hays
Mike McGlone
Phil Solomon

Members absent:

Grant McFarland
Lyndsay Thorn

Staff present:

Buddy Kuhn, City Manager
Nina Shealey, Director of Community Development
George Martinez, Building Official
Lety Hernandez, Planner

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

Ms. Hays moved to approve the minutes of February 19, 2019. Ms. Bartlett seconded the motion.

The motion passed with the following vote:

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

At that time, Mr. Solomon moved to reorder items on the agenda to hear the preliminary review after the demolition review cases and hear Case No. 747F as first case of final reviews. Ms. Bartlett seconded the motion.

The motion passed with the following vote:

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

Case No. 741 S – Request of Brian Hester of Budget Signs, applicant, for permanent signage at 5152 Broadway St, Ste 201 (Collier Custom Homes)

Ms. Shealey presented the case. The applicant was present and addressed the board.

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

The motion passed with the following vote:

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

Mr. McGlone arrived and joined quorum at 5:42pm.

Case No. 740 F – Request of Ted Flato, FAIA, Lake Flato Architects, applicant, representing William & Wendy Atwell, owners, for the compatibility review of the proposed main structure located at 203 Grant under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence with detached accessory building.

Ms. Shealey presented the case. Ted Flato, applicant, was present and addressed the board.

The applicant spoke regarding the design of the proposed residence. The board commended on the proposed design.

Mr. Solomon moved to recommend approval of the proposed design as compatible. Ms. Hays seconded the motion.

The motion passed with the following vote:

FOR: Bartlett, Hays, McGlone, Solomon

AGAINST: None

Case No. 739 F – Request of Kris Feldman, CREO Architects, applicant, representing Clint & Elizabeth Shackelford, owners, for the significance review of the existing main structure and compatibility review of the proposed main structure located at 308 Cloverleaf 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 building.

Ms. Shealey presented the case. Kris Feldmann, applicant, was present and addressed the board.

The applicant spoke regarding the proposed project and the plan to add alley access for the carport. Mr. Solomon questioned regarding the parking area in the front yard and the applicant informed that a replacement with a smaller impervious coverage was proposed.

Mr. McGlone moved to declare the existing main structure as not significant and recommended approval of the proposed design as compatible. Ms. Bartlett seconded the motion.

The motion passed with the following vote:

FOR: Bartlett, Hays, McGlone, Solomon

AGAINST: None

Case No. 746 P – Request of Megan Moshier of Studio 8 Architects, applicant, representing C. Trebes Sasser, owner, for the preliminary design review of the proposed commercial structure at the property located at 200 Austin Hwy.

Ms. Shealey presented the case. The applicant was present and addressed the board. They spoke regarding the proposed adding that the third and fourth stories would be shell space first. Mr. McGlone spoke regarding the commercial design standards. He went on to say that he was dissatisfied with parking in front of the building instead of having the building at the main thoroughfare. Mr. Sasser spoke regarding the placement and floodplain. There was discussion regarding screening of the dumpster and materials. Also, a retaining wall for parking area due to a change of grade.

The board posed questions regarding lighting specifications. Staff responded that they were unable to guide the applicant due to the beginning stages of the lighting standards.

No action was taken.

Case No. 747 F – Request of Marian Mendoza, applicant, representing City of Alamo Heights, owner, for the final design review of the proposed landscaping improvements on the public right-of-way located on the western side of 6000 Block of Broadway between Townsend and Albany under Chapter 2 Administration for Architectural Review.

Ms. Shealey presented the case. Ms. Mendoza was present and addressed the board.

She informed that the Garden Club would maintain the landscaping. Staff informed that, if approved, the project still required review and approval by City Council.

Mr. Solomon moved to recommend approval as submitted. Ms. Bartlett seconded the motion.

FOR: Bartlett, Hays, McGlone, Solomon

AGAINST: None

Case No. 743 F – Request of Brita Pearson of LPA Inc., applicant, representing Alamo Heights School District (AHISD), owner, for the final design review of the proposed STEM building at the property located at 6900 Broadway under Chapter 2 Administration for Architectural Review.

Ms. Shealey presented the case. Ms. Flowers was present and spoke regarding the project. Mike Hagar addressed the board regarding parking. An open discussion followed.

Mr. McGlone moved to recommend approval of the final design as presented. Ms. Bartlett seconded the motion.

FOR: Bartlett, Hays, McGlone, Solomon

AGAINST: None

Case No. 744 F – Request of Brita Pearson of LPA Inc., applicant, representing Alamo Heights School District (AHISD), owner, for the final design review of the proposed Athletic Complex and bleacher seating for football stadium at the property located at 6900 Broadway under Chapter 2 Administration for Architectural Review.

Ms. Shealey presented the case.

Mr. McGlone moved to recommend approval of the final design as presented. Ms. Bartlett seconded the motion.

FOR: Bartlett, Hays, McGlone, Solomon

AGAINST: None

Case No. 745 F – Request of Richard Peacock, Jr., applicant, representing Cambridge Shopping Center, for the final design review of the proposed covered parking structure at the property located at 5800 Broadway, Ste. 300 under Chapter 2 Administration for Architectural Review.

Ms. Shealey presented the case. Richard Peacock, applicant, was present and addressed the board.

The board clarified regarding previously approved parking improvements. A discussion followed regarding the proposed materials and colors – deep bronze color.

Those present and speaking regarding the case were as follows:
Federico Cavazos, 202 Circle St

He commended on the proposed improvements and design. Suggested possibly using a different material and colors.

Mr. McGlone moved to recommend approval of the final design with stipulations: 1) a uniform color of dark bronze, 2) level canopy, and 3) submit more structural elevations with roofing materials for staff review. Ms. Hays seconded the motion.

FOR: Bartlett, Hays, McGlone, Solomon

AGAINST: None

Ms. Shealey spoke regarding the most recent changes to Chapter 15 – Sign Regulations.

There being no further business, Mr. Solomon moved to adjourn the meeting, seconded by Ms. Hays, and unanimous vote to support the motion. The meeting adjourned at 7:46p.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)



Date Signed & Filed



Lucy Hernandez, Planner
Community Development Services