

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
March 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, March 20, 2018, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Diane Hays
Grant McFarland
Mike McGlone

Members absent:

Mary Bartlett
Lyndsay Thorn
Phil Solomon

Staff present:

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

The meeting was called to order by Chairman Gaines'at 5:45p.m.

Chairman Gaines announced the minutes of November 07, 2017 were not available for review and were rescheduled for the following meeting.

Mr. McGlone moved to approve the minutes of February 20, 2018. Mr. McFarland seconded the motion.

The motion passed with the following vote:

FOR: Gaines, Hays, McFarland, McGlone
AGAINST: None

Case No. 708 S – Request of Anthony Ryan, applicant, for permanent signage at 4704 Broadway St (Couleur Blinde)

Mr. Lutz presented the case. The applicant was present and addressed the board.

Mr. McGlone stated that he had no issue with the proposed refacing but appeared that all other was out of compliance with the current sign ordinance.

Mr. McGlone moved to accept the refacing only and deny signage for the door and window. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, McFarland, McGlone
AGAINST: None

Case No. 709 S – Request of Aguirre Signs, applicant, for permanent signage at 4710 Broadway St (Granma’s Kitchen)

Mr. Lutz presented the case. The business owner was present and addressed the board.

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

The motion was approved with the following vote:

FOR: Gaines, Hays, McFarland, McGlone

AGAINST: None

Mr. McGlone suggested reminding property owners and sign companies of current regulations. He expressed concerns having signage already installed and approval of advertising while limiting other applicants.

Case No. 710 S – Request of Kimberly Hodges, applicant, for permanent signage at 6102 Broadway St, Suite B\$ (Board & Brush Creative Studio)

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

Mr. McGlone moved to approve the replacement of the façade sign and monument sign only. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, McFarland, McGlone

AGAINST: None

Case No. 706 F – Request of Jack Uptmore LLC, owner, for the compatibility review of the proposed main structure located at 402 Argo under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence and modify the existing detached accessory structure.

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

Mr. Uptmore informed that they were revising the originally proposed composition shingle roof with metal and would be a bronze color to match the windows. The board expressed concerns regarding the slope of the proposed roof nearest the side street on the east side. They also expressed concerns with the mass of rock and the size of the larger window at the front façade. An open discussion followed regarding the design and drainage.

Mr. McGlone moved to declare the existing main structure as not significant and recommended approval of the design as compatible with the following stipulations: 1) simplify the front gable at the second story, 2) near the rock wall at lower right in the front, change to vertical rectangle window, and 3) metal roof ok. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, McFarland, McGlone

AGAINST: None

Case No. 705 F – Request of Brita Pearson, LPA, Inc., applicant, representing Alamo Heights Independent School District (AHISD), owner, for the final design review of the proposed construction of a new fine arts and music building, revised entry, and new linear park at Cambridge Elementary School located at 1001 Townsend Ave under Chapter 2 Administration for Architectural Review.

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

Mr. McGlone expressed concerns regarding the City’s process. The applicants agreed they would prefer to have comments at beginning to design accordingly and minimize delays. Staff informed that the City did offer a preliminary review to all applicants for large-scale projects. An open discussion followed regarding the existing and proposed site plans, proposed elevations, and the exterior finish materials.

Mr. McFarland moved to recommend approval as submitted with the following stipulations: 1) revise to meet current regulations or 2) pending granting of variances as requested. Mr. McGlone amended the motion to add the restudy of the sidewalk along Townsend by moving in and away from the street for safety reasons. Ms. Hays seconded the motion.


The motion was approved with the following vote:
FOR: Gaines, Hays, McFarland, McGlone
AGAINST: None

Mr. Lutz spoke regarding sign code amendments. He informed that there was still time to submit any concerns the board might have and spoke regarding some examples. Mr. Lutz added that he was unsure of when the amendments would be presented to Council and was in the process of meeting with the City’s attorney regarding the changes.

McGlone expressed concerns regarding signage and lack of consistent long-term enforcement.

There being no further business, Mr. McGlone moved to adjourn the meeting, seconded by Mr. McFarland and unanimous vote to support the motion. The meeting adjourned at 7:45p.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



Lety Hernandez, Planner
Community Development Services