

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
March 21, 2017

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 21, 2017, 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
Jill Souter

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 Gaines at 5:42p.m.

Mr. Solomon moved to approve the minutes of February 21, 2017 as presented. Ms. Hays seconded the motion.

The motion was approved with the following vote:

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

Case No. 662 S – Request of Willie Salas, applicant, for permanent signage at 6401 Broadway St (Rise Up Acai Café)

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

The board questioned how the owner/applicant decided on the proposed font and the applicant responded that it was the font used by the owner for his logo. The board questioned the proposed lighting of the sign and the scale of it. An open discussion followed.

Mr. Solomon moved to table the case for the next scheduled meeting pending additional information. Ms. Hays seconded the motion.

The motion was approved with the following vote:

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

Case No. 656 F – Request of Catherine Nored, AIA, applicant, representing Ron & Alicia Thomas, owners, for the compatibility review of the proposed accessory structure located at 227 Bronson under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new two-story accessory structure.

Mr. Lutz presented the case. The applicant and owner were present. The board questioned regarding the proposed and the applicant responded.

Mr. McGlone moved to declare the proposed structure as compatible and recommended approval of the construction as requested. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, McGlone, Solomon

AGAINST: None

Case No. 660 F – Request of James Bastoni, Imagine Built Homes, owner, for the significance review of the existing main structure located at 171 Barilla under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

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

Mr. Bastoni spoke regarding the state of the existing structure and proposed plan. Mr. McGlone stated that he disagreed with staff regarding the significance of the existing main structure.

Mr. Solomon moved to declare the existing main structure as not significant and recommended approval of the demolition as requested. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, Solomon

AGAINST: McGlone

Case No. 663 F – Request of Eric Lozano, owner, for the significance review of the existing main structure located at 212 Alamo Heights Blvd under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Mr. Lutz presented the case. The owner was present and addressed the board. He spoke regarding future plans and added that he hopes to submit in near future. He informed that they originally considered a more modern style but now are looking at traditional.

Mr. Solomon moved to declare the existing structure as not significant and recommended approval of the demolition as requested. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, McGlone, Solomon

AGAINST: None

Case No. 664 F – Request of Bess Swantner, AIA, applicant, representing Jordan & Lauren “Lexi” Michael, owners, for the significance and compatibility review of the proposed replacement structure located at 311 Redwood St under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish by encapsulation 55% of the street-facing façade to be able to add to the front of the existing main structure.

Mr. Lutz presented the case. The applicant and owners was present.

Mr. McGlone posed several questions regarding the proposed. Chairman Gaines commended the applicant on the design.

Mr. McGlone questioned regarding the setback and alignment in relation to surrounding main structures. Ms. Swantner responded.

The motion was approved with the following vote:

FOR: Gaines, Hays, McGlone, Solomon

AGAINST: None

Case No. 665 F – Request of Ken Wedel, applicant, representing Damon Scott, owner, for the significance of the existing main structure and compatibility review of the proposed accessory structure located at 410 Kokomo St under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish by encapsulation 33% of the street-facing façade to be able to construct a detached carport in front of the existing main structure.

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

Mr. Wedel clarified that the proposed would be ten (10) feet at the highest point and nine (9) feet at the lowest point. Mr. McGlone expressed concerns regarding placement of the proposed carport and questioned the proposed placement of the detached accessory structure in the front yard. Staff responded and spoke regarding the recent Board of Adjustment approval of the variance.

Chairman Gaines stated he was not concerned with the proposed placement but was concerned regarding the proposed design. An open discussion followed regarding the placement. Mr. Wedel asked if the board would be ok with the placement if the design were different. An open discussion followed.

Mr. McGlone moved to table the case to a future date. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, McGlone, Solomon

AGAINST: None

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 6:49p.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