

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
April 16, 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, San Antonio, Texas on Wednesday, April 16, 2019, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Diane Hays
Grant McFarland
Mike McGlone
Lyndsay Thorn

Members absent:

Mary Bartlett
Phil Solomon

Staff members present:

Nina Shealey, Director of Community Development Services
George Martinez, Building Official
Lety Hernandez, Planner

The meeting was called to order by Chairman Gaines at 5:35 p.m.

Ms. Hays moved to approve the meeting minutes of March 19, 2019 as presented. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

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

The board voted unanimously to hear Case No. 753 S as the first case.

Case No. 753 S – Request of Aetna Sign Group, applicant, for permanent signage at 5148-B Broadway (Edward Jones)

Ms. Shealey presented the case. Mr. Gottsman of Aetna Sign Group was present.

There were no questions or comments regarding the proposed signage.

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

The motion was approved with the following vote:

FOR: Gaines, Hays, McFarland, Thorn

AGAINST: None

Case No. 748 S – Request of Jim Berg,, applicant, for permanent signage at 1001 Townsend (JFK Monument)

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

Mr. McGlone arrived and joined quorum at 5:39pm.

Mr. Berg provided background regarding the proposed. He went on to say that it would be all weather and will not degrade over time. It would consist of a cast aluminum plaque and the support is galvanized steel with brushed steel stainless look. There were concerns regarding the materials and lack of information. The board felt the top area was not proportionate and top heavy. They agreed that it was a great thing to have but needed more design group. They felt that the text should be relocated to the bottom of the picture.

They suggested combining the verbiage with the picture resulting in one larger plaque and eliminate the circle but illustrate it in a different manner.

Paul Rohlfs, representative, addressed the board. There was a discussion regarding the proposed and felt it should be a more simple design to focus on the picture. At that time, the applicant requested to table.

Mr. McGlone commended Mr. Berg on the design and his service.

Case No. 750 S – Request of Chandler Signs, applicant, representing Ridgemont Properties, for permanent signage at 1215 Townsend (Townsend Place)

Ms. Shealey presented the case. The applicant was present.

There were concerns regarding the phone number on the sign but felt that would help eliminate bandit signs and resulting in a cleaner look. An open discussion followed.

Mr. McGlone moved to approve as submitted with the following modifications: 1) relocated the address to the top of the signs and 2) shift the shift the sign down. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McFarland, McGlone, Thorn

AGAINST: None

Case No. 751 S – Request of Chandler Signs, applicant, representing Ridgemont Properties, for permanent signage at 5414 N New Braunfels (Bel-Air Apartments)

Ms. Shealey presented the case. The applicant was present.

Mr. McFarland moved to approve as submitted and include the phone number at the bottom at the election of the applicant. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McFarland, McGlone, Thorn

AGAINST: None

Case No. 752 S – Request of Chandler Signs, applicant, representing Ridgemont Properties, for permanent signage at 7001 Broadway (Colony House Apartments)

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

The board expressed concerns regarding the placement of the new monument sign and the proposed design. They suggested another color for the background. An open discussion followed.

Mr. Thorn moved to table with two (2) color scheme proposals and an onsite plan and perspective to scale. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McFarland, McGlone, Thorn

AGAINST: None

Case No. 754 S – Request of Prismaster Design, applicant, representing Wenhad Dend, for permanent signage at 5308 Broadway (The Botanical Shoppe)

Ms. Shealey presented the case. The applicant was not present.

The board discussed having the applicant returning with additional information.

Mr. McGlone moved to table the case pending receipt of additional information including color, application, and specifications of size while denying the side signage. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McFarland, McGlone, Thorn

AGAINST: None

Case No. 742 F – Request of Chris Gillespie, owner, for the significance review of the existing main structure located at 164 Oakview E in order to demolish 78.4% of the existing main structures roof, demolish 40% of the street facing façade with the addition of a front porch, and demolish 65.5% of all exterior facing walls and compatibility review of the proposed design under Demolition Review Ordinance No.

1860 (April 12, 2010) in order to add to and remodel the existing single-family residence.

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

Mr. McFarland moved to declare the existing structure as not significant and recommended approval of the proposed design as compatible.

The motion was approved with the following vote:

FOR: Hays, McFarland, McGlone, Thorn


AGAINST: None

Ms. Shealey spoke regarding current sign regulations, specifically multi-family zoned areas. She informed that staff would be returning with more defined language.

An open discussion followed regarding upcoming projects tentatively scheduled to be reviewed at an upcoming meeting.

There being no further business, Mr. McGlone moved to adjourn the meeting. Mr. Thorn seconded the motion. The meeting was adjourned at 7:02 p.m.

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.



John Gaines, Chairman
(Board Approval)

8/20/19

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services