

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
May 18, 2021

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, and via Zoom with teleconference on Tuesday, May 18, 2021, at 5:30 p.m. due to pandemic, COVID 19, also known as coronavirus.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Mike McGlone
Lyndsay Thorn (via Zoom)

Members absent:

Diane Hays
Grant McFarland
Phil Solomon

Staff members present:

Nina Shealey, Director of Community Development Services
Lety Hernandez, Planner

The meeting was called to order by Chairman Gaines at 5:30p.m.

Mr. McGlone moved to approve the meeting minutes of April 20, 2021 as presented. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Thorn
AGAINST: None

Case No. 845S – Request of LPA, Inc., applicant, for permanent signage at 6900 Broadway (Alamo Heights High School)

Ms. Shealey presented the case. Sara Flowers of LPA was available via telephone and addressed the board.

The board questioned the proposed locations and materials of the signage and the applicant responded.

No one was present to speak regarding the case.

Mr. McGlone moved to approve the signage as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Thorn

AGAINST: None

Case No. 841S – Request of CKC Custom Homes representing Frank and Erica Ramos, owners, for the compatibility review of the proposed design located at 301 College in order to construct a new single-family residence with attached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chairman Gaines announced the case was rescheduled for the June 15, 2021 meeting. No action was taken.

Case No. 843F – Request of Sara Flowers LPA Design Studios, applicant, representing the Alamo Heights Independent School District (AHISD), owner, for the significance review of the existing main structure located at 6801 Broadway in order to demolish 100% of the existing main and accessory structure(s) under Demolition Review Ordinance No. 1860 (April 12, 2010).

Case No. 844F – Request of Sara Flowers of LPA Design Studios, applicant, representing the Alamo Heights Independent School District (AHISD), owner, for the significance review of the existing main structure located at 6815 Broadway in order to demolish 100% of the existing main and accessory structures under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case clarifying that the case would be heard in conjunction with Case No. 844F, 6815 Broadway. Ms. Flowers arrived and addressed the board. Mike Hagar, AHISD, was also present and addressed the board.

The board discussed the state of the structures on both sites and questioned the future use. The applicant responded. Staff added that any future improvements would require the board's review.

Those present and speaking regarding the case were as follows:

Molly (did not state address)

Maureen Galindo, (did not state address) (via Zoom)

Concerns of the citizen included the lack of affordable housing, the manner in which families were evicted, and ongoing litigation.

Ms. Bartlett moved to recommend approval of the demolition for Case No. 843F, 6801 Broadway, as requested. There was no second. The motion failed due to lack of a second.

Ms. Bartlett moved to recommend approval of the demolition for Case No. 844F, 6815 Broadway, as requested. There was no second. The motion failed due to lack of a second.

Case No. 846F – Request of Elizabeth Haynes, Architect, of Elizabeth Haynes Architecture, representing Nic Abbey Luxury Homes, owner, for the compatibility review of the proposed design located at 237 Abiso in order to construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

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

The board spoke regarding the design.

No one was present to speak regarding the case.

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

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Thorn

AGAINST: None

Case No. 847F – Request of Elizabeth Haynes, Architect, of Elizabeth Haynes, Architecture, applicant, representing Nic Abbey Luxury Homes, owner, for the compatibility review of the proposed design located at 239 Abiso in order to construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

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

The board spoke regarding the design.

No one was present to speak regarding the case.

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

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Thorn

AGAINST: None

Case No. 842F – Request of Daniel and Tiffany Long, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 247 Montclair in order to demolish 58% of the existing street-facing façade and add to the single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. The owners were present and addressed the board.

The board asked for clarification regarding the proposed siding materials. Mr. Long responded and spoke regarding the design and how they were sensitive to the area.

No one was present to speak regarding the case.

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

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McGlone, Thorn

AGAINST: None

Case No. 840F – Request of Mike McGlone, Architect, of Alamo Architects representing Kip Gilliland, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 510 College in order to demolish 67.98% of the existing street-facing façade and add covered parking to the front of the single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chairman Gaines the case was rescheduled for the June 15, 2021 meeting. No action was taken.

Ms. Shealey spoke regarding the current sign code and asked the board for feedback regarding curbside pickup signs. A discussion followed regarding limiting number and sizes.

There being no further business, Mr. McGlone moved to adjourn the meeting. Ms. Bartlett seconded the motion. The meeting was adjourned at 6:37p.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)



Date Signed & Filed



Lety Hernandez, Planner
Community Development Services