

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
May 21, 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, May 21, 2019, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman  
Mary Bartlett  
Phil Solomon  
Lyndsay Thorn

Members absent:

Diane Hays  
Grant McFarland  
Mike McGlone

Staff members present:

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

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

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Chairman Gaines announced that the meeting minutes of April 16, 2019 were not available for review and were rescheduled for the June 18, 2019 meeting.

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**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.

The signage was revised based on the board's feedback. The narrative was relocated to the top instead of the bottom. Ms. Shealey read a statement provided by the applicant explaining the layout of the revised signage.

The text would be at eye level along with the picture and verbiage. No additional landscape is proposed other than what is already existing.

An open discussion followed regarding the design and Mr. Thorn expressed concerns regarding the revised design adding that he had no issue with the chronological order for the display.

The motion was approved with the following vote:  
FOR:           Gaines, Bartlett, Solomon, Thorn  
AGAINST:   None

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

Ms. Shealey informed that a revised plan was not provided and the applicant was not present.

Ms. Bartlett moved to table the case for the next regularly scheduled meeting. Mr. Solomon seconded the motion.

The motion was approved with the following vote:  
FOR            Gaines, Bartlett, Solomon, Thorn  
AGAINST   None

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**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 applicant had provided staff with three (3) different design options. An open discussion followed.

Mr. Solomon moved to approve the signage with stipulations: 1) not backlit and 2) approve the smallest size, option 3. Mr. Thorn seconded the motion.

The motion was approved with the following vote:  
FOR:           Gaines, Bartlett, Solomon, Thorn  
AGAINST:   None

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**Case No. 756 S – Request of Sheila M. Piazza, applicant, for permanent signage at 7227 Broadway (Piazza Realty Group)**

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

Mr. Thorn moved to approve as presented with removal of the door signage. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:  
FOR:           Gaines, Bartlett, Solomon, Thorn  
AGAINST:   None

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**Case No. 757 S – Request of Preston Hill, applicant, representing MJMD, Ltd, owner, for permanent signage at 5600 Broadway (Kuper Sotheby’s International Realty)**

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

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

The motion was approved with the following vote:

FOR:           Gaines, Bartlett, Solomon, Thorn

AGAINST:   None

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**Case No. 758 S – Request of Alexander M. Fazzino, AIA, applicant, representing McDonald’s USA, owner, for permanent signage at 4720 Broadway (McDonald’s)**

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

After an open discussion, the board felt they needed additional information to be able to vote on the proposed signage.

Ms. Bartlett moved to table the case pending additional information. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR:           Gaines, Bartlett, Solomon, Thorn

AGAINST:   None

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**Case No. 755 F – Request of Don Seidel, Architect, applicant, representing Aaron Fields and Elizabeth Painter, owners, for the significance review of the existing main structure located at 522 Abiso in order to demolish 66.37% of the existing main structures roof, demolish 54.03% of all exterior facing walls, and 43.8% of the existing street facing façade and compatibility review of the proposed design under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to add to the existing single-family residence.**

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

He spoke regarding the proposed demolition and proposed improvements to the main and new accessory structure. He spoke regarding previous exterior finish materials and how they would be returning it back to the original finish to match the surrounding houses.

Mr. Thorn 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 was approved with the following vote:

FOR:           Gaines, Bartlett, Solomon, Thorn

AGAINST:   None

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**Case No. 760 F – Request of Megan Moshier, applicant, representing C. Trebes Sasser, owner, for the final design review of the proposed commercial structure at the property located at 200 Austin Hwy under Chapter 2 Administration for Architectural Review.**

Ms. Shealey read the case and Richard Garrod, representing the applicant, presented the case and addressed the board. Milton Hime addressed the board and spoke regarding the interior and overview of the design.

Mr. Thorn commended on the proposed design and asked if they had a 3D rendering of the rear view of the structure, facing Cleveland Ct. He added that his only concern was that the look of the front and back of the building would be a completely different look. An open discussion followed regarding the proposed exterior finish materials in conjunction with the overall exterior look. They spoke regarding the proposed area and enclosure of the dumpster and proposed landscaping and lighting.

Mr. Thorn moved to recommend approval of the final design. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR:           Gaines, Bartlett, Solomon, Thorn

AGAINST:   None

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**Case No. 759 P – Request of Alexander M. Fazzino of Castles Design Group, applicant, representing McDonald's USA, owner, for the preliminary design review of the proposed commercial structure at the property located at 4720 Broadway (For comment only, no action).**

Ms. Shealey presented the case. There was discussion regarding the signage in conjunction with the exterior improvements adding that the board did have some leeway over what was in the code.

The board requested they provide the views from different angles that would show what the proposed view with all signage and exterior improvements in order to be able to make a decision. No action was taken.

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Ms. Shealey spoke regarding administrative processes and suggested a summary sheet instead. She felt it would be easier and still contain the necessary information.


She spoke regarding sign code revisions, visual obstructions, and revisions to front yard area hardscape and/or landscaping.

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There being no further business, Mr. Solomon moved to adjourn the meeting. Mr. Thorn seconded the motion. The meeting was adjourned at 7:12 p.m.

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**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.**

  
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John Games, Chairman  
(Board Approval)

9/17/19  
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Date Signed & Filed

  
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Lety Hernandez, Planner  
Community Development Services