



## ARCHITECTURAL REVIEW BOARD

### AGENDA

May 21, 2024

### **RESULTS**

Take notice that a special meeting of the Architectural Review Board of the City of Alamo Heights will be held on **Tuesday, May 21, 2024, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at [www.alamoheightstx.gov](http://www.alamoheightstx.gov).

**INSTRUCTIONS FOR TELECONFERENCE:** *The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1-346-248-7799 and entering access number 86801845240#. If you would like to speak on a particular item, when the item is considered, press \*9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.*

*The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.*

#### A. CALL MEETING TO ORDER

**B. APPROVAL OF MINUTES:** March 19, 2024 *(Not Available for review and rescheduled for next regularly scheduled meeting.)*

#### C. SIGNS

Case No. 922S Request of Mark Pullin of Marcorp Media LLC, applicant, for permanent signage at 6401 Broadway St, Suite 2. (Skin Laundry) *(Rescheduled from April 16, 2024 meeting due to lack of quorum.)* **Approved with conditions.**

Case No. 916S Request of James Alfaro of Alamo Signs Solutions, applicant, for permanent signage at 6011 Broadway St. (Bexar Capital) *(Rescheduled from April 16, 2024 meeting due to lack of quorum.)* **Approved as presented.**

Case No. 929S Request of Trimble-Batjer Insurance Associates LLP, applicant, for permanent signage at 6011 Broadway St. (Trimble-Batjer) *(Rescheduled from April 16, 2024 meeting due to lack of quorum.)* **Approved as presented.**

Case No. 930S Request of Shana Gardner of Ion Art Inc., applicant, for permanent signage at 5330 Broadway St (Tacovas) **Approved with conditions.**

#### D. FINAL REVIEW

Case No. 930F Request of James Deng, owner, represented by Brian Fox of Interior Architects, for the final design review of the proposed modifications to the exterior façade of the existing commercial use building located at 5330 Broadway St under Chapter 2 Administration for Architectural Review. *(Rescheduled from April 16, 2024 meeting due to lack of quorum.)* **Recommended approval as presented. To be considered at the City council meeting on May 28, 2024.**

#### E. PRELIMINARY REVIEW

Case No. 925P Request of Ben Scott of HEB Grocery Company, owner, represented by Riley John of Balance Site Design, LLC, for the preliminary design review of the proposed building expansion and parking lot reconstruction on the property located at 4821 Broadway St, also known as HEB Central Market. (No action required) *(Rescheduled from April 16, 2024 meeting due to lack of quorum.)* **No action taken.**

Case No. 931P Request of Sergio Galindo, owner, for the preliminary design review of the proposed construction of a new duplex with attached garages on the property located at 516 Circle St. *(Withdrawn by staff) No action taken.*

## F. DEMOLITION REVIEW

Case No. 926F Request of David Hernandez of Bexar General Contractors LLC, applicant, representing Stephanie Hagee, owner, for the compatibility review of the proposed design located at 525 Argo Ave in order to construct a new two-story detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010). *(Rescheduled from April 16, 2024 meeting due to lack of quorum.) Declared design as compatible and recommended approval as requested. To be considered at the City Council meeting on May 28, 2024.*

Case No. 928F Request of Sergio Galindo, owner, for the compatibility review of the proposed design located at 516 Circle St in order to construct a new two-story duplex under Demolition Review Ordinance No. 1860 (April 12, 2010). *Tabled for next meeting on June 18, 2024*

Case No. 933F Request of Eric Baumgartner of LPA Design Studios, applicant, representing Trebes Sasser, Colony House Apartments LTD, owner, for the significance review of an existing main structure located at 7001 Broadway St in order to demolish 100% of the existing multi-family use building under Demolition Review Ordinance No. 1860 (April 12, 2010). *Motion to declare significant did not receive the four (4) affirmative votes as required per Section 2-48(a) of the City's Code of Ordinances – Ayes: 3, Nays: 3). To be considered at the City Council meeting on May 28, 2024.*

Case No. 934F Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Adham Abdelfattah, owner, for the significance review of the existing main structure located at 434 College Blvd in order to demolish 100% of the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010). *Declared not significant and recommended approval of the demolition as requested. To be considered at the City council meeting on June 10, 2024.*

Case No. 936F Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Jorge Contreras, owner, for the significance review of the existing main structure located at 318 Tuxedo Ave in order to demolish 100% of the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010). *Declared not significant and recommended approval of the demolition as requested. To be considered at the City council meeting on June 10, 2024.*

Case No. 935F Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Jorge Contreras, owner, for the significance review of the existing main structure located at 215 Canyon Dr in order to demolish 100% of the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010). *Declared significant and recommended denial of the demolition as requested. To be considered at the City Council meeting on June 10, 2024.*

## G. STAFF REPORT

Staff report on Demolition and Replacement Structure Processes – Phil Laney, Assistant City Manager

## H. ADJOURNMENT

The Architectural Review Board reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, Deliberations about Security Devices or any other exception authorized by Chapter 551 of the Texas Government Code.

### DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 882-1508.