

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
June 15, 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, June 15, 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
Grant McFarland
Mike McGlone
Phil Solomon
Lyndsay Thorn (via Zoom)

Members absent:

Mary Bartlett
Diane Hays

Staff members present:

Nina Shealey, Director of Community Development Services
Lety Hernandez, Planner
Richard Lindner, City Attorney

The meeting was called to order by Chairman Gaines at 5:37p.m.

Chairman Gaines announced the meeting minutes of May 18, 2021 were not available for review and rescheduled for the next regularly scheduled meeting.

Case No. 849S – Request of Image Master Custom Signs, applicant, for permanent signage at 5130 Broadway (Pinch Boil House)

Ms. Shealey presented the case. The applicant was available via Zoom but did not state their name.

The board clarified if the sign was three (3) independent pieces and if the lobster logo was a box. The applicant responded and clarified. A discussion followed regarding colors.

No one was present to speak regarding the case.

Mr. McFarland moved to approve the signage as submitted. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McFarland, McGlone, Thorn

AGAINST: None

Case No. 850S – Request of Aetna Sign Group, applicant, for permanent signage at 4821 Broadway (H-E-B Central Market)

Ms. Shealey presented the case. Larry Gottsman, applicant, was present and addressed the board.

The board questioned if the sign would be illuminated and the applicant responded that it would not be and was only a panel sign.

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

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McFarland, McGlone, Thorn

AGAINST: None

Case No. 852S – Request of Britton Lift & Installation, applicant, for permanent signage at 5421 Broadway (CityVet)

Ms. Shealey presented the case. Mark Brooks was present and addressed the board. He spoke regarding the proposed signage.

The applicant clarified that they wanted to improve the exterior of the building. Staff informed that the exterior improvements would require an additional application with review process. An open discussion followed regarding the signage and its visibility from the street.

Mr. McGlone moved to table the case for the July 20, 2021 meeting allowing the applicant to provide revised renderings. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, McGlone, Solomon, 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 July 20, 2021 meeting. No action was taken.

Case No. 851F – Request of Jack Dabney of Dabney Homes, owner, for the significance review of the existing main structure located at 227 Rosemary in order to demolish the existing single-family residence and accessory structure(s) under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. The owner was present and accompanied by his son, Tristan Dabney, and addressed the board. He spoke regarding the state of the existing residence and being able to subdivide although he would not be requesting that.

Those speaking regarding the case were as follows:

Robbie Flynn, address not stated (opposed)

Susan Gardner, 254 Rosemary (opposed)

Georgiana Hildebrand, 248 Rosemary (opposed)

Concerns of the citizens were demolition of the residence, changing the character of the neighborhood, instead of remodeling, the amount of houses to be built, constant construction and disruption including traffic and access to their property, damage to trees and to their property, the condition of the residence in question, preservation and beauty of the lot, and to incorporating a portion of the existing residence into the proposed.

The board spoke regarding the repairs and improvements and Mr. Dabney responded. An open discussion followed regarding preference for restoration but also understanding it was cost prohibitive. They encouraged documentation of the removal to understand the reason for removal.

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

The motion was approved with the following vote:

FOR: Gaines, McFarland, McGlone, Solomon, Thorn

AGAINST: None

Mr. McGlone left quorum at 6:24pm.

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).

Ms. Shealey presented the case. The applicant was present and addressed the board. As the applicant had not signed an affidavit, the City Attorney suggested hearing the other cases before the board to allow time for Mr. McGlone to sign one. No action was taken at that time.

Mr. McGlone joined quorum at 6:35pm. The board proceeding to hear the next cases.

Case No. 848F – Request of Jack Uptmore of Uptmore LLC, owner, for the compatibility review of the proposed design located at 636 Tuxedo in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. The owner was present and addressed the board. He spoke regarding the design and surrounding homes.

The board questioned the proposed exterior finish materials and asked for clarification regarding the plans and the owner responded. Concerns of the proposed roof plan and different pitches and felt it should be better thought out. An open discussion followed.

Mr. McFarland moved to recommend approval of the proposed design as compatible. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, McGlone, Solomon, Thorn

AGAINST: None

Case No. 823F – Request of Joseph Valdez of Valdez Designs, applicant, representing James W. and Jessica Collins, owners, for the compatibility review of the proposed design located at 730 Corona in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

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

The board asked for clarification regarding the proposed elevations and concerns regarding consistency. Staff clarified.

Mr. Collins addressed the board and spoke regarding drainage and looming concerns of the neighbors. He informed that they met with the neighbors and engineer to ensure that those issues were addressed. Ms. Shealey clarified regarding the meeting and litigation and the stance from the neighbors.

Those speaking regarding the case were as follows:

Bobby Rosenthal, 702 Corona

The board asked for clarification regarding the proposed plate height of the garage and Ms. Shealey responded. Mr. Lindner, City Attorney, went on to say litigation should not matter in the board's determination and Chairman Gaines agreed that any litigation was outside their determination and prevue.

There were concerns regarding the covered area to the east in regards to vehicular access. Ms. Shealey responded.

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

The motion was approved with the following vote:

FOR: Gaines, McFarland, McGlone, Solomon, Thorn

AGAINST: None

Mr. McGlone left quorum at 7:02pm. Chairman Gaines announced the board would then hear Case No. 840F.

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).

Ms. Shealey asked if the board wanted to review the presentation again and the board did not. Mr. Lindner spoke regarding the need for the affidavit and the board thanked him for his guidance.

The board commended the design. Mr. McGlone spoke regarding the proposed design and provided some background on previous improvements to the residence.

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

The motion was approved with the following vote:

FOR: Gaines, McFarland, Solomon, Thorn

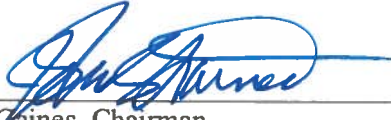
AGAINST: None

Mr. McGlone joined quorum at 7:06pm.

Ms. Shealey reminded the board that the July meeting would be her last and went on to say that staff would present the proposed amendments to the Zoning Code in an effort to streamline the plan review process.

There being no further business, Mr. McGlone moved to adjourn the meeting with unanimous consent from the board. The meeting was adjourned at 7:07p.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)

9/21/21

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services