

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD

MINUTES

June 21, 2016

The Architectural Review Board held its regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, June 21, 2016, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Diane Hays
Phil Solomon
Jill Souter

Members absent:

Mary Bartlett
Grant McFarland
Mike McGlone

Staff present:

Jason B Lutz, Director of Community Development Services
Lety Hernandez, Planner

The meeting was called to order by Chairman Gaines at 5:36p.m.

Mr. Solomon moved to approve the minutes of May 17, 2016 as presented. The motion was seconded by Ms. Souter.

The motion was approved with the following vote:

FOR: Gaines, Hays, Solomon, Souter
AGAINST: None

Case No. 632 S – Request of Aetna Sign Group, applicant, for permanent signage at 5927 Broadway St (Phyllis Browning Land and Ranch Co)

Mr. Lutz presented the case. The applicant was present.

Ms. Souter moved to approve the proposed as presented. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: Gaines, Hays, Solomon, Souter
AGAINST: None

Case No. 625 F – Request of Susan Flores, owner, for the significance and compatibility review of the proposed main structure located at 312 Argo Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish/encapsulate 75% of the existing roof, demolish 67% of the existing exterior facing walls, and 56% of the existing street facing façade to remodel and add to the existing single family residence.

Mr. Lutz presented the case. The owners were present and spoke regarding the case stating that they are trying to match the neighborhood and not “stand out”.

Ms. Souter questioned ongoing work stating that she had some concerns about missing columns and leading to lack of support to the existing porch overhangs.

Mr. Solomon asked if the owners would be replacing the garage and if they were providing any shielding to the proposed air conditioning. He went on to ask if they had considered relocating it from the proposed location. The applicant responded.

No one was present to speak regarding on the case.

Mr. Solomon moved to find the existing structure as not significant and recommended approval of the design presented as compatible with the following stipulations: 1) that the proposed air conditioning pad and equipment have some form of lattice or foliage screening at applicants discretion. The motion was seconded by Ms. Hays.

The motion was approved with the following vote:

FOR: Gaines, Hays, Solomon, Souter

AGAINST: None

Case No. 630 F – Request of Nic Abbey Luxury Homes LLC, owner, for the significance and compatibility review of the proposed main structure located at 517 Alta Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure and construct a new single family residence with detached accessory structure.

Mr. Lutz presented the case. Lisa Nichols, owner, was present and spoke regarding the case.

There was an open discussion regarding the trees proposed for removal and the proposed design.

No one was present to speak on the case.

Mr. Solomon moved to declare the existing main structure as not significant and recommended approval of the proposed design as compatible. The motion was seconded by Ms. Hays.

The motion was approved with the following vote:

FOR: Gaines, Hays, Solomon, Souter

AGAINST: None

Case No. 631 F – Request of Uptmore Homes LLC, owner, for the significance and compatibility review of the proposed main structure located at 228 Castano under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure and to construct a new single family residence with detached accessory structure.

Mr. Lutz presented the case. Jack Uptmore, owner, was present and spoke regarding the case.

There was a discussion regarding concerns of survey markings and the proximity to an existing carport on a neighboring lot. Mr. Uptmore spoke regarding the properties on both sides of the lot.

Mr. Solomon expressed his concern regarding the removal of trees and asked if the owner had considered other options to possibly save the heritage trees proposed for removal. The owner informed that they had considered other options. Mr. Solomon asked if they had considered planting

back to replenish what was being removed. The owner informed they would be paying the fee in lieu of the mitigation. An open discussion followed.

Mr. Solomon moved to declare the existing main structure as not significant and recommend approval of the proposed design as compatible with the following stipulations: 1) that the two (2) existing trees at the front of the property, possibly Catalpas, be removed and 2) that three (3) eight-inch DBH Oak trees be planted in front of the home to help reclaim the large trees proposed for removal. The motion was seconded by Ms. Hays.

The motion was approved with the following vote:

FOR: Gaines, Hays, Solomon, Souter

AGAINST: None

Mr. Lutz updated on City Council action on previous ARB cases.

Ms. Souter expressed concerns regarding the current tree ordinance. An open discussion followed.

There being no further business, Ms. Souter moved to adjourn the meeting, seconded by Mr. Solomon, and unanimous vote to support the motion. The meeting was adjourned at 7:03 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)

7/19/16

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services