

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
July 20, 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, July 20, 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
Karl Baker
Diane Hays
Larry Gottsman
Mike McGlone
Phil Solomon

Members absent:

Adam Kiehn
Grant McFarland
Lyndsay Thorn

Staff members present:

Nina Shealey, Director of Community Development Services
Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services

The meeting was called to order by Chairman Gaines at 5:34p.m.

Chairman Gaines introduced Karl Baker and Larry Gottsman, two (2) new board members. He went on to introduce Ms. Hernandez as the new Director of Community Development. Ms. Shealey also introduced the new Assistant City Manager, Phil Laney.

Chairman Gaines announced the meeting minutes of May 18, 2021 and June 15, 2021 were not available for review and rescheduled for the next regularly scheduled meeting.

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

Case No. 855 F – Request of Mark Brooks of CityVet, applicant, to modify the exterior paint color of the existing commercial structure at the property located at 5421 Broadway under Chapter 2 Administration for Architectural Review.

Ms. Hernandez informed that the signage and exterior modifications would be presented together and asked that the board make separate motions for each case. Chairman Gaines

asked for clarification regarding the order of the items on the agenda and Ms. Shealey responded.

Ms. Hernandez went on to present the information. Dr. Andy Anderson was present and addressed the board. He spoke regarding the location of the property and the need to be able to identify it due to its location. He spoke regarding the state of the structure and current repairs. He added that they were working with TXDOT regarding improvements to the sidewalk area for the safety of pedestrians.

The board asked for clarification regarding the number of signage and information presented at the previous meeting. Mr. Brooks spoke regarding the revisions to the proposed signage based on the board's feedback at the June 15, 2021 meeting.

An open discussion followed regarding the signage and exterior changes. The applicant felt that due to the location of the building that the additional signage should be granted from the board due to visibility. The board asked for clarification regarding the number of signage and staff responded. The applicant spoke regarding the proposed and concerns of the board.

Mr. McGlone moved to approve the signage as a double-faced blade sign at the northeast corner of the building with the elimination of the paw print sign, and approve logo sign on door. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Hays, McGlone, Solomon
AGAINST: None

Mr. Anderson asked for clarification regarding the motion to ensure that it captured the sign on the southeast corner. The board clarified that the sign would be removed and replaced with the double-faced signage due to the amount of signs. Mr. Anderson went on to say that he was unclear with the proposed revision and was concerned that the look might be unbalanced due to the placement of the double-sided sign. He stated that he would prefer to have the option to keep the southeast sign, install another on the northeast side, and eliminate the paw print. An open discussion followed regarding the proposed placement of the signage and number of allowable signs.

Mr. McGlone moved to rescind the previous motion. Mr. Gottsman seconded the motion.

The motion to rescind was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Hays, McGlone, Solomon
AGAINST: None

Mr. McGlone moved to approve the sign application with the following stipulation: 1) The paw print and numerals be removed. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Hays, McGlone, Solomon
AGAINST: None

Mr. McGlone moved to recommend approval of the exterior improvements for case 855F with modification: 1) Paint northeast corner in black to wrap around to parking lot.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Hays, McGlone, Solomon

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 until further notice. No action was taken.

Case No. 853F – Request of Felix Ziga of Ziga Architecture Studio, PLLC, applicant, representing Crowe Developments, LLC, owner, for the compatibility review of the proposed design located at 164 Oakview E in order to construct a new single-family residence with a detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

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

No one requested to speak regarding the case.

Mr. Gottsman moved to recommend approval of the design as compatible. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, McFarland, Solomon, Thorn

AGAINST: None

ABSTAIN: McGlone

Ms. Hernandez spoke regarding the proposed amendments and informed of the upcoming Planning & Zoning Commission meeting. The board expressed concerns regarding eliminating articulation and Ms. Shealey responded. An open discussion followed regarding the current and proposed options and further clarifying on proposed items. Staff assured that any feedback would be provided to the P&Z at their next meeting and to Council.

Mr. Gottsman left quorum and meeting at 6:45pm.

There being no further business, Ms. Hays moved to adjourn the meeting and Mr. Baker seconded the motion. The meeting was adjourned at 7:20p.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, Director
Community Development Services