

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
August 16, 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, August 16, 2016, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Diane Hays
Mike McGlone
Phil Solomon
Jill Souter

Members absent:

Grant McFarland

Staff present:

Jason B Lutz, Director of Community Development Services
Lety Hernandez, Planner
Eli Briseno, Combination Inspector

The meeting was called to order by Chairman Gaines at 5:33p.m.

Mr. Solomon moved to approve the minutes of July 19, 2016 as presented. The motion was seconded by Ms. Souter.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McGlone, Solomon, Souter
AGAINST: None

Case No. 639 S – Request of Seguin Canvas & Awning, LLC, applicant, for permanent signage at 5934 Broadway, Suite 2 (Sugarplum Dreams).

Mr. Lutz presented the case.

Ms. Souter asked for clarification regarding the number of proposed signage. Staff responded.

Mr. Solomon moved to approve the signage as presented. The motion was seconded by Ms. Hays.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McGlone, Solomon, Souter
AGAINST: None

Case No. 642 S – Request of Southwest Signs, applicant, for permanent signage at 515 Austin Hwy (Brake Check).

Mr. Lutz presented the case. He spoke regarding a recently painted exterior of the building and the proposed signage. Tom Oliver of Southwest Signs was present and addressed the board.

Ms. Bartlett arrived and joined quorum at 5:40pm.

The board expressed concerns regarding the recent exterior painting of the building and how it was not their policy to approve signage that was not the business name. An open discussion followed.

Ms. Souter moved to table the case pending redesign. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McGlone, Solomon, Souter

AGAINST: None

Case No. 643 S – Request of Comet Signs, applicant, for permanent signage at 4821 Broadway St (HEB).

Mr. Lutz presented the case. Pete Sitterle of Comet Signs was present and addressed the board.

Mr. McGlone clarified regarding lighting for the signs.

Ms. Bartlett moved to approve the signage as presented. The motion was seconded by Ms. Souter.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McGlone, Solomon, Souter

AGAINST: None

Case No. 635 F – Request of Elizabeth Haynes, Architect, representing Jack Dabney, owner, for the significance and compatibility review of the main structure located at 333 Rosemary under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to encapsulate 100% of the existing street facing façade to construct an addition to the front of the existing single family residence.

Mr. Lutz presented the case. Elizabeth Haynes, AIA, and Jack Dabney were present and addressed the board.

Mr. McGlone spoke regarding the porch. He commended Ms. Haynes on the front setback illustration provided.

The board questioned regarding the proposed exterior materials. Mr. Dabney spoke regarding siding materials, greenscape, and roofing materials.

Mr. Solomon questioned the proximity of the proposed slab to the Pecan tree. Ms. Haynes responded.

Mr. McGlone 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. Haynes.

The motion was approved with the following vote:
FOR: Bartlett, Hays, McGlone, Solomon, Souter
AGAINST: None

Case No. 636 F – Request of Deron Stadler, Evolutionary Homes, applicant, representing H. Milby Hartwell, owner, for the significance and compatibility review of the proposed replacement structure located at 431 Normandy 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. Both the applicant and owner were present and addressed the board.

Mr. Solomon thanked them for keeping the tree.

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

The motion was approved with the following vote:
FOR: Bartlett, Hays, McGlone, Solomon, Souter
AGAINST: None

Case No. 637 F – Request of Trey Siller, Ironside Building Group, applicant, representing Escape Development Group, owner, for the compatibility review of the proposed main structure located at 409 Normandy under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence with detached accessory structure.

Mr. Lutz presented the case. The applicant was present and addressed the board. He informed that the residence was being constructed for current residents who reside on Normandy.

Mr. McGlone spoke regarding drainage. The applicant responded.

Ms. Bartlett moved to recommend approval of the design as compatible. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:
FOR: Bartlett, Hays, McGlone, Solomon, Souter
AGAINST: None

Case No. 638 F – Request of Lynn Marie Mayfield Campaigne, owner, for the significance review of the existing structure(s) located at 704 Ogden Lane under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Mr. Lutz presented the case. The owner was present and spoke regarding the case.

Ms. Souter expressed concerns regarding approval of the demolition without knowing what would be built in its place.

Ms. Bartlett moved to declare the existing structure as not significant and recommended approval of the demolition as requested. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McGlone, Solomon, Souter

AGAINST: None

Case No. 641 F – Request of Omar David Land, owner, for the significance review of the existing structure(s) located at 220 Grove Pl under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Mr. Lutz presented the case. The owner was present and addressed the board. He spoke regarding issues with the existing structure and that it was not reasonable to make the necessary repairs. He added that it was an older property and that it did not fit the area anymore.

Ms. Souter asked for confirmation regarding the current zoning of the property. Staff responded.

Mr. Solomon moved to declare the existing structure as not significant and recommended approval of the demolition as requested. The motion was seconded by Ms. Hays.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McGlone, Solomon, Souter

AGAINST: None

Case No. 640 P – Request of Omar David Land, owner, for the preliminary design review of the proposed replacement structure at the property located at 220 Grove.

Mr. Lutz presented the case. The owner was present and addressed the board.

The proposed would be a modern development. He added that it was a busy intersection. He spoke regarding the design of the proposed structure adding that rooftop units would be screened and not visible. He spoke regarding proposed landscaping.

The board posed questions regarding the proposed off street parking, square footage of the units, existing trees on site, and if there were any shared connections between the units. The applicant responded. The applicant also spoke regarding drainage.

Those present and speaking regarding the case were as follows:

Debra Nason, 111 Redwood St

No action was taken.

There being no further business, Mr. McGlone moved to adjourn the meeting, seconded by Ms. Bartlett, and unanimous vote to support the motion. The meeting adjourned at 7:43 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)

9/20/16

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services