

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
August 20, 2019

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 on Wednesday, August 20, 2019, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Diane Hays
Mike McGlone
Phil Solomon
Lyndsay Thorn

Members absent:

Mary Bartlett
Grant McFarland

Staff members present:

Nina Shealey, Director of Community Development Services
Lety Hernandez, Planner

The meeting was called to order by Chairman Gaines at 5:35 p.m.

Mr. Thorn moved to approve the meeting minutes of April 16, 2019 as presented. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, Solomon, Thorn

AGAINST: None

Chairman Gaines announced that the meeting minutes of May 21, 2019 were not available for review and were rescheduled for the September 17, 2019 meeting.

Case No. 761 S – Request of Comet Signs, applicant, representing HEB Grocers, owner, for permanent signage at 4821 Broadway (Central Market)

Ms. Shealey presented the case. Pete Seiterle of Comet Signs was present and addressed the board.

Mr. Seiterle explained the proposed were not the typical banner as they were made of thicker material and more permanent installation. He added that due to the placement of the existing building, that the signage was not that visible from the street.

After further discussion, Mr. Solomon moved to approve the signage as submitted. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, Solomon, Thorn

AGAINST: None

Case No. 752 S – Request of Chandler Signs, applicant, representing Ridgemont Properties, for permanent signage at 7001 Broadway (Colony House Apartments)

Ms. Shealey presented the case.

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

The motion was approved with the following vote:

FOR Gaines, Hays, Solomon, Thorn

AGAINST None

Case No. 758 S – Request of Alexander M. Fazzino, AIA, applicant, representing McDonald's USA, owner, for permanent signage at 4720 Broadway (McDonald's)

Ms. Shealey presented the case. Jaime Moreno, Castle Design Group, spoke regarding the case and addressed the board.

Mr. Thorn expressed concerns with the amount of signage. He added that he was not concerned with the exterior modifications to the building. Mr. Gaines agreed from aesthetics standpoint adding that he was ok with the exterior modifications as well. Adam Bergin of Pape Dawson addressed the board.

Mr. McGlone arrived and joined quorum at 5:47pm. He questioned if there had been any discussions regarding landscaping improvements. Mr. Thorn clarified.

Mr. Solomon stated that he did not like all the signage in the parking lot adding that it looked horrible and he didn't think it looked good or pretty. He went on to say that customers would be sure how to get into the store. Mr. Thorn agreed adding that the landscaping and signage needed to be looked at all together since the only landscaping at the corner of Broadway and Harrigan was a small bush. Chairman Gaines suggested utilizing another less intrusive alternative method instead of the proposed signage that would be imposed at that corner.

The applicant questioned whether they would have to formally resubmit another signage packet. Chairman Gaines deferred to staff and Ms. Shealey responded that they could give a conditional approval stipulating relocation of those signs to non-street facing parking spaces. An open discussion followed regarding the site. Mr. McGlone suggested resubmitting all exterior improvements along with all signage to review at once.

After further discussion, Mr. Thorn moved to table the case and revisit with exterior building envelope at the next meeting. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 762 S – Request of TBG Partners, applicant, for permanent signage at 5500 Broadway (Magnolia Heights)

Ms. Shealey presented the case. Ricky DeCamps of Argyle Residential was present and addressed the board.

Mr. McGlone asked for clarification regarding directional signage and the applicants responded with the understanding that they would have to return if needed.

Mr. McGlone spoke regarding consistency and control from a larger design encouraging them to have some limitations and definitions for future tenants. He added that it would be of value for staff and the community. The applicant agreed adding that, not only would they require the board review, but that they must also be consistent with their signage plan and format.

Jeff Raudabaugh of TBG Partners spoke regarding the lighting of the signage. He informed that they would be halo illuminated for a subtle look. He added that it would be a push through acrylic, internally lit, and architecturally sound to match the aesthetics of the building.

Mr. Solomon moved to approve the request as presented. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 763 S – Request of Keyvan Zarghooni, owner, for permanent signage at 5942 Broadway (Keyvan Oriental Rugs)

Ms. Shealey presented the case. Victor Martins, representing the applicant, was present and addressed the board.

Mr. Martins clarified that the proposed signage would be double-sided. An open discussion followed the proposed signage in relation to the existing businesses.

Mr. Solomon moved to approve as submitted. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 748 S – Request for permanent signage at the corner of Ogden and Broadway (JFK Landmark)

Ms. Shealey presented the case. Jim Berg was present and addressed the board.

Mr. Berg spoke regarding the changes to the sign adding that they would make a greater impact. The board commended him on the revisions.

There was an open discussion regarding the design and the significance of the revisions.

Mr. McGlone moved to approve as presented. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 768 F – Request of John J Grable, FAIA, applicant, representing Ed and Ellen Sealy, owners, for the significance review of the existing main structure in order to demolish 100% of the existing roof located at 533 Castano and compatibility review of the proposed main structure in order to renovate and repair the single family residence with attached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Mr. Grable, applicant, was present and addressed the board.

There was a discussion regarding the history of the residence between the applicant and the board.

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

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 762 F – Request of Cooper Boddy, applicant, representing Cathryn Perkins, owner, for the significance review of the existing main structure located at 602 Alamo Heights in order to demolish 100% of the existing main structure and accessory structures under Demolition Review Ordinance no. 1860 (April 12, 2010).

Ms. Shealey presented the case. Mr. Boddy, applicant, was present and addressed the board.

Mr. Boddy clarified regarding reuse of the current curb cut at the rear of the property. He was asked if there was a timeline for the new structure and he responded that he should have plans within an estimated two (2) months. The project would be a spec home.

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

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 763 F – Request of Keith Norman, applicant, representing JAS Development Corporation, owner, for the compatibility review of the main structure under construction located at 320 Alta in order to request a revision to previously approved exterior finish materials under Demolition Review Ordinance no. 1860 (April 12, 2010).

Ms. Shealey presented the case. Mr. Norman, applicant, was present and addressed the board.

The board expressed concerns regarding the change of material adding that it changes the look of the house. An open discussion followed regarding the front window on the second floor and loss of design and felt the applicant should revise to make more of an emphasis at that view.

After further discussion, Mr. McGlone moved to recommend approval and seriously consider revising the front window in the gable. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 769 F – Request of Malcolm Chesney of Chesney Morales Partners, Inc., applicant, representing Linda Yarborough, owner, for the compatibility review of the proposed main structure located at 706 Ogden in order to construct a new single family residence with accessory structure under Demolition Review Ordinance no. 1860 (April 12, 2010).

Ms. Shealey presented the case. Mr. Chesney, applicant, was present and addressed the board.

The board questioned regarding the view on Viesca and if there would be any landscaping. Mr. Chesney responded that it would be heavily landscaped and would not be able to see the structure other than probably the roof. He added that the existing landscape would be removed but replaced with improved landscaping as per the owner.

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

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Mr. Chesney commended staff in their assistance with the case.

Case No. 765 F – Request of Dave Isaacs of Property Investment Group, LLC, owner, for the significance review of the existing main structure in order to demolish 100% of the existing roof and 55% of the street-facing façade located at 247 Edgewood E and compatibility review of the proposed main structure in order to add to the front of the single family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case and provided information regarding the Board of Adjustment and their action on the case. Mr. Isaacs, owner, was present and addressed the board.

There was some confusion regarding the proposed street-facing façade and the board asked for clarification. Mr. Isaacs responded. Mr. McGlone suggested obtaining an architect adding that the drawing poorly represented what he was proposing. They spoke regarding exterior finish materials. The board expressed the importance of having all information in order to be able to give a recommendation without imposing standards.

Ms. Shealey recommended approving the demolition and tabling the compatibility review allowing the project to begin. Chairman Gaines agreed. An open discussion followed.

Mr. Thorn moved to declare the existing main structure as not significant and tabled the compatibility review for the next regularly scheduled meeting of September 17, 2019. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 764 F – Request of Chris Gillespie, applicant, for the significance review of the existing main structure located at 173 Oakview E in order to demolish 100% of the existing main structure and accessory structures under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Mr. Gillespie, applicant, was present and addressed the board.

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

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 770 F – Request of Chris Gillespie, owner, for the compatibility review of the proposed main structure located at 173 Oakview E in order to construct a new single family residence with accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Mr. Gillespie, applicant, was present and addressed the board.

Mr. McGlone expressed concerns regarding the proposed roof plan. He added that the complexity would diminish the quality. Chairman Gaines suggested softening the overall look of the main structure and spreading out using the lot width to their design advantage while simplifying rooflines.

Mr. McGlone moved to table the compatibility review for the next regularly scheduled meeting of September 17, 2019 pending redesign. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 767 F – Request of Tim Blazi of Bobo Custom Builders, applicant, representing Diane Kolar, owner, for the significance review of the existing main structure in order to demolish 100% of the existing roof located at 270 Oakview E and compatibility review of the proposed main structure in order to add a 2nd story and remodel the existing single family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Mr. Blazi, applicant, was present and addressed the board. The owner was also present.

The board commended on the roof design. They expressed concerns regarding the fireplace and its extension. An open discussion followed regarding the design.

Mr. Thorn moved to table the case for the regularly scheduled meeting of September 17, 2019. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Case No. 767 F – Request of Aldo Ramirez of ARLA Corp, owner, for the compatibility review of the proposed main structure located at 212 Alamo Heights in order to construct a new single family residence with accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Mr. Ramirez, owner, was present and addressed the board. Alejandro Pena, designer, was also present.

Mr. McGlone moved to recommend approval of the design as compatible with the following stipulations: 1) that they restudy the driveway approach to preserve and elevate the driveway above the root base of the existing Oak tree, 2) suggest consistent window patterns throughout the elevations, 3) that they study the depression of the entry pavilion, 4) and careful design of the landscape and steps transitioning up from the street. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Hays, McGlone, Solomon, Thorn

AGAINST: None

Ms. Shealey spoke regarding the most recent Legislative updates. She informed that the City had revised the recent fee scale but would be reevaluated in the future. In addition, some revisions include not limiting use of approved finish materials included in building codes.

Ms. Shealey spoke regarding the Open Meetings Act, specifically walking quorum. She stressed the importance of having a quorum for regular meetings and thanked the board members for their service to the community.

Ms. Shealey went on to speak regarding upcoming code revisions. Some of the code changes include revisions to the signage code, containment of landscaping materials, waiving of fees for tree removals due to an act of nature, and increase in parking area within the front yard area.

There being no further business, Mr. McGlone moved to adjourn the meeting. Mr. Thorn seconded the motion. The meeting was adjourned at 9:02 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)

9/17/19

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services