

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
August 21, 2018

The Architectural Review Board held a regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, August 21, 2018, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Diane Hays
Grant McFarland
Lyndsay Thorn

Members absent:

Mike McGlone
Phil Solomon

Staff present:

Buddy Kuhn, Fire Chief

The meeting was called to order by Chairman Gaines at 5:30p.m.

Mr. Thorn moved to approve the minutes of May 15, 2018 as submitted. Ms. Bartlett seconded the motion.

The motion passed with the following vote:

FOR: Bartlett, Hays, McFarland, Thorn
AGAINST: None

Case No. 718 S – Request of Oscar Villarreal, applicant, for permanent signage at 5603 Broadway St (The Jewelry Store)

Chief Kuhn presented the case. The applicant was not present.

Chief Kuhn informed that the property qualified for two (2) signs but were only proposing one (1).

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

The motion passed with the following vote:

FOR: Bartlett, Hays, McFarland, Thorn
AGAINST: None

Case No. 719 S – Request of Jennifer Wolfe, applicant, for permanent signage at 4707 Broadway St (The Village at Incarnate Word)

Chief Kuhn presented the case. Dana Terracina, representative for The Village at Incarnate Word, addressed the board. A representative of the sign company, Walton Sign Group, was also present. She stated that they were currently undersigned and went on to speak regarding the surrounding businesses and their location. The purpose of two (2) signs is to be able to see it when traveling north and/or south. She added that the area makes it difficult for emergency services.

Ms. Hays questioned if the signs would cause a vision clearance issue. Ms. Terracina responded that the proposed signage would be set back from the curb. She went on to speak regarding the lighting. Mr. McFarland stated that based on the proposed location and safety concerns that were brought up he had no issue with two (2) signs. Chief Kuhn confirmed that the proposed signage would be located outside of the TXDot right-of-way. The representatives confirmed it would be.

Mr. Thorn felt the signage as proposed was too much. Ms. Hays agreed adding that it was divergent from the existing. The applicant clarified that they were a separate entity.

Chairman Gaines spoke regarding the proposed and added he had no problem with the scale. An open discussion followed regarding surrounding signage and the proposed design. Additional representatives of The Village at Incarnate Word spoke regarding the logo and the reason was to have an identifiable entrance. The board agreed to the amount of signage and only expressed concerns regarding the design. The board clarified regarding the proposed revisions. Chairman Gaines asked if the board would compromise to avoid changes to the structural integrity.

Mr. McFarland moved to approve the signage as submitted with the following caveat 1) that the six (6) clear acrylic digital print stained glass graphics be removed, the three (3) from each side. Ms. Hays seconded the motion.

The motion passed with the following vote:

FOR: Bartlett, Hays, McFarland, Thorn
AGAINST: None

Case No. 720 S – Request of Comet Signs, applicant, for permanent signage at 506 Austin Hwy (Valero/Circle K)

Chief Kuhn presented the case. The board asked for the difference in signage between the existing and proposed. Chief Kuhn responded. Mark Ahrels, representative of Comet Signs, addressed the board and spoke regarding the proposed. An open discussion followed. The monument sign would be refaced and the area with the pricing information would become electronic. The board expressed concerns regarding the pole wraps. Mr. Ahrels responded that they would not be too concerned about that. Chairman Gaines agreed that the proposed number of signage exceeded the allowable but the amount allowed would be at their discretion.

Mr. Thorn moved to recommend approval of the signage as modified 1) approval of the Circle K sign on the Austin Hwy wall elevation as proposed but deny the proposed Circle K sign on the side street, 2) approve the monument sign as presented, 3) approve the Valero signage for the top canopy, 4) removal of the signage for the bonnets above the gas filler units and the lower signage to the base of the gas pumps and 5) remove the pole wraps with the Valero signage. Ms. Hays seconded the motion.

The motion passed with the following vote:

FOR: Bartlett, Hays, McFarland, Thorn
AGAINST: None

Case No. 721 F – Request of Blair Jones, owner, for the compatibility review of the proposed accessory structure located at 268 Edgewood E under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a two-story detached garage at the rear of the property.

Chief Kuhn presented the case. Blair Jones, owner, was present and addressed the board.

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

The motion passed with the following vote:

FOR: Bartlett, Hays, McFarland, Thorn

AGAINST: None

Case 722 P – Request of John Oberman, President, representing Texas Biomedical Research Institute (The Argyle), owner, for the preliminary design review of the proposed parking lot improvements at the west side of the property located at 934 Patterson.

Chief Kuhn presented the case. Mr. Oberman was present and addressed the board.

Mr. Thorn questioned the opposition of the neighbor and Chief Kuhn informed that the neighbor was present and provided some background on the property.

Mr. Oberman spoke regarding the proposed improvements and landscaping. Don B. McDonald, Architect, spoke regarding the project. They spoke regarding the topography of the lot and its effect on the proposed wall. The purpose of the height of the wall is to screen the parking lot from the neighboring property and proposed landscaping would help as a buffer. Mr. Oberman spoke regarding the existing parking areas. He added that the improvements would provide parking for employees and would get them off surrounding streets.

Those present and speaking regarding the case were as follows:

John Seals, 424 Argyle (opposed)


Concerns of Mr. Seals included aesthetics, pollution, traffic, noise, and lights. Bill Kaufman, attorney for the Seals', addressed the board.

Chairman Gaines thanked the applicants and citizens who took the time to present their plans and voice any concerns. He encouraged all parties to work closely together to avoid issues. Mr. Oberman asked if the board could provide an approval of the preliminary design. Chairman Gaines responded that the board did not have sufficient architectural information to be able to provide any preliminary approval. Ms. Bartlett added that the preliminary design review was a courtesy review for the board to provide comments only. Mr. McFarland and Mr. Thorn spoke regarding prevue of the board and information lacking from the submittal. Mr. McDonald responded and spoke regarding materials.

No action was taken.

There being no further business, Mr. McFarland moved to adjourn the meeting and unanimous vote to support the motion. The meeting adjourned at 7:20p.m.

THE PROCEEDINGS OF THE MEETING ARE 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)

10/16/18

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services