

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
September 17, 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 Tuesday, September 17, 2019, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Diane Hays
Phil Solomon
Lyndsay Thorn

Members absent:

Grant McFarland
Mike McGlone

Staff members present:

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

The meeting was called to order by Chairman Gaines at 5:37 p.m.

Ms. Hays moved to approve the meeting minutes of May 21, 2019 as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

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

Ms. Hays moved to approve the meeting minutes of August 20, 2019 as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, Hays, 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. Adam Burnley of Pape Dawson was present and addressed the board.

Mr. Solomon arrived and joined quorum at 5:41pm.

Ms. Bartlett asked for clarification regarding the proposed text. Mr. Burnley responded adding that they were open to painting bollards a different color if needed. The board followed with a discussion regarding the trellis-like material.

After further discussion, Ms. Bartlett moved to approve the signage as presented. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, Hays, Solomon, Thorn

AGAINST: None

Case No. 771 F – Request of Alexander M. Fazzino of Castles Design Group, applicant, representing McDonald’s USA, owner, for the final design review of the proposed exterior modifications to the existing structure located at 4720 Broadway under Chapter 2 Administration for Architectural Review.

The case information was heard as part of the signage presentation. The same rendering was presented with the removal of the “M” logo from the rear-facing façade and “Playplace” text on the side of the building.

Mr. Thorn moved to recommend approval as presented. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, Hays, Solomon, Thorn

AGAINST: None

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. The case was tabled from the prior meeting pending additional information. The owner was present and addressed the board.

Mr. Isaacs spoke regarding the revisions and exterior finish materials.

Mr. Thorn moved to approve the design as compatible. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, Hays, 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 to a 2nd story and remodel the existing single family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

The case was rescheduled for the October 15, 2019 meeting at the request of the applicant.

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. The owner was present and addressed the board.

The board felt the revised design was improved and commended on the clean roofline.

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

The motion was approved with the following vote:

FOR: Gaines, Bartlett, Hays, Solomon, Thorn

AGAINST: None

Case No. 772 P – Request of Kenneth M. Smith, owner, for the preliminary design review of the proposed commercial improvements to the existing structure located at 615 Austin Hwy (No action required).

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

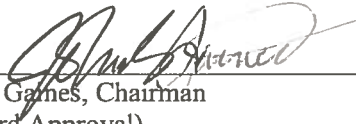
The project proposes an addition to the existing commercial structure. The extension would be an open canopy with exterior finish materials to match the existing structure and decorative brick/masonry finish on the columns. The board commended on the improvement and suggested removing the decorative finish and allow the columns to remain unwrapped.

Staff informed that the project would be returning for a Final Review at a future meeting.

No action was taken.

There being no further business, Mr. McGlone moved to adjourn the meeting. Mr. Thorn seconded the motion. The meeting was adjourned at 6:15 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)

12/3/19

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services