

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
September 20, 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, September 20, 2016, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Diane Hays
Grant McFarland
Mike McGlone
Phil Solomon

Members absent:

Mary Bartlett
Jill Souter

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 5:32p.m.

Mr. McFarland moved to approve the minutes of August 16, 2016 as presented. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: Gaines, Hays, McFarland, Solomon
AGAINST: None

Case No. 648 S – Request of Prestige Sign Group, applicant, for permanent signage at 303 Montclair (Mossy Oaks Properties of Texas).

Mr. Lutz presented the case. Bret Mullins of Prestige Sign Group spoke regarding the case. The tenant, Bobby Dobson, was also present and spoke regarding the proposed signage.

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

Mr. McGlone arrived and joined quorum at 5:35pm.

The board expressed concerns regarding the amount of signage adding that they did not want to set a precedent.

Mr. McGlone felt that there were too many graphics proposed adding that they felt it would not be effective as proposed.

Mr. McFarland moved to approve the signage with the following limitations: 1) Allow for only the non-illuminated post/panel sign located on the south end of the property, 2) allow for double-faced at the applicant's discretion, 3) and its orientation approved as presented in the board packet.

The motion was approved with the following vote:

FOR: Hays, McFarland, McGlone, Solomon
AGAINST: None

Mr. McFarland announced he would recuse himself due to interest in the next case and left quorum.

Case No. 644 F – Request of Richard Garison, Shelly Home Company, applicant, representing Robert & Catherine Jones, owners, for the compatibility review of the proposed replacement structure located at 630 Lamont 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. Richard Garison spoke regarding the case and clarified regarding tree mitigation and proposed removals. There were concerns regarding the proposed setbacks and lack of a landscaping plan. Catherine Jones, owner, spoke regarding the proposed landscaping plan.

Those present and speaking regarding the case were as follows:

Claiborne Gregory, 636 Lamont (favor)
Elizabeth McFarland, 725 Evans (neutral)
Marilyn Libow, 624 Lamont (neutral)

Mr. Solomon moved to recommend approval of the design as submitted with the condition that they provide a vegetative screening at the rear of the property and that drainage not affect neighbor behind the property. The motion was seconded by Ms. Hays.

The motion was approved with the following vote:

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

Mr. McFarland joined quorum at 6:10pm.

Case No. 645 F – Request of Elaine Hernandez, applicant, representing QF Properties Group, owner, for the significance review of the existing main structure located at 127 Marcia Pl under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing structures on the property.

Mr. Lutz presented the case.

Mr. McGlone moved to declare the existing structures as not significant and recommended approval of the demolition as requested. The motion was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Hays, McFarland, McGlone, Solomon
AGAINST: None

Case No. 646 P – Request of Elaine Hernandez, applicant, representing QF Properties, owner, for the preliminary design review of the proposed replacement structure at the property located at 127 Marcia Pl.

Mr. Lutz presented the case.

The board questioned proposed setbacks and if any variances would be required. There were concerns of the fence and proposed deck.

Mr. Solomon posed several questions regarding landscaping and felt there should be more thought to the plan due to the limited amount of outdoor area. A discussion took place regarding drainage.

No action was taken.

There being no further business, Mr. McGlone moved to adjourn the meeting, seconded by Ms. Hays, and unanimous vote to support the motion. The meeting adjourned at 6:49p.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)

10/18/14

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services