

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD

MINUTES

October 03, 2017

The Architectural Review Board held a special meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, October 03, 2017, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Grant McFarland
Phil Solomon

Members absent:

Diane Hays
Mike McGlone
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 5:35p.m.

Mr. McFarland moved to approve the minutes of August 15, 2017 as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

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

Case No. 684 F – Request of Carolyn Roman of MarmonMok, applicant, representing The Village of Incarnate Word, owner, for the final design review of the proposed demolition and replacement of the existing pool enclosure envelope and construction of locker room addition accessible from existing pool enclosure located at 4707 Broadway St under Chapter 2 Administration for Architectural Review

Mr. McFarland moved to reschedule the case for the regularly scheduled meeting of October 17, 2017 due to lack of quorum upon recusal of one of the board members present. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

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

Case No. 685 S – Request of Comet Signs, applicant, for permanent signage at 110 Chichester, Suite 100 (Britton Orthodontics)

Mr. Lutz presented the case.

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

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McFarland, Solomon

AGAINST: None

Case No. 686 S – Request of Comet Signs, applicant, for permanent signage at 110 Chichester, Suite 200 (Alamo Heights Dental)

Mr. Lutz presented the case.

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

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McFarland, Solomon

AGAINST: None

Case No. 685 S – Request of Seguin Canvas & Awning, applicant, for permanent signage at 5926 Broadway St (Kelly Wade Jewelers)

Mr. Lutz presented the case.

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

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McFarland, Solomon

AGAINST: None

Case No. 682 F – Request of MS410 Partners LLC, owner, for the significance review of the existing main structure located at 236 Tuxedo under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure and all accessory structures.

Chairman Gaines announced that the applicant had withdrawn the case. No action was taken.

Case No. 683 F – Request of Imagine Built Homes, LTD, owner, for the final design review of the proposed four (4) unit multi-family building with detached garage structure at the property located at 171 Barilla Place under Chapter 2 Administration for Architectural Review.

Mr. Lutz presented the case and pointed out use of newly adopted regulations. Jim Bastoni, owner, was present and addressed the board.

Mr. Lutz stated that the proposed met all regulations and that the applicant had addressed and/or provided information that was lacking. Mr. McFarland questioned if the Fire Department had any issues with access and Mr. Lutz responded. The board asked for clarification regarding the proposed exterior materials and proposed fence.

The board spoke regarding the response received in opposition. Mr. Lutz informed that they were concerned about the use being multi-family and went on to say that the current zoning did allow for it.

Those present and speaking regarding the case were as follows:
LaKeisha Henry, 161 Barilla Pl

Mrs. Henry, resident, was the current owner of the property next door and expressed concerns of being unaware of the proposed demolition until the house was demolished. She informed that she never received notice. Staff responded.


Mr. McFarland moved to declare the design as compatible and recommended approval as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, Bartlett, McFarland, Solomon
AGAINST: None

Mr. Lutz spoke regarding the upcoming sign regulations and summarized on proposed changes.

There being no further business, Ms. Bartlett moved to adjourn the meeting, seconded by Mr. Solomon and unanimous vote to support the motion. The meeting adjourned at 6:09p.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)

10/17/17

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services