

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD

MINUTES

October 04, 2016

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 04, 2016, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Diane Hays
Mike McGlone

Members absent:

Grant McFarland
Phil Solomon
Jill Souter

Staff present:

Jason B Lutz, Director of Community Development Services
Eli Briseno, Combination Inspector

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

Case No. 647 F – Request of Omar Land, owner, for the final design review of the proposed replacement structure at the property located at 220 Grove Pl under Chapter 2 Administration for Architectural Review.

Mr. Lutz presented the case. The applicant was present and addressed the board.

He spoke regarding the proposed heights and exterior materials adding that they changed the garage doors to wood material. He spoke regarding drainage concerns mentioned at the preliminary review and how those were addressed with pervious materials.

Mr. McGlone asked if the provided was final construction documents. Staff responded. Mr. McGlone expressed concerns regarding the landscaping plan provided for review. Mr. Land informed he had provided an updated version with Texas Redbuds and some to be determined. Mr. Lutz proceeded to clarify the proposed species on the updated landscaping plan that was provided to staff.

An open discussion followed regarding the lack of final construction documents. Mr. Land responded to the board's concerns.

The board reviewed the proposed elevations and provided feedback while asking for clarification regarding materials.

Mr. Land spoke regarding the surrounding properties and how the proposed project could potentially improve the existing drainage. Mr. Lutz spoke regarding staff's concerns regarding the existing drainage patterns and possible liability.

Mr. McGlone moved to recommend approval of the design as submitted with the following stipulations: 1) that the applicant return with a complete and detailed landscape plan that would include the final drainage, paving, steps, and sidewalks, 2) that the fence be strictly limited to eight (8) feet in height per the building code, 3) regarding tree mitigation, the tree at the northeast corner be relocated within the existing landscape concept, and 4) that the applicant return, prior to permitting, with final construction documents for board review and actual materials, colors, and samples of materials for review. The motion was seconded by Ms. Hays.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, Hays, McGlone

AGAINST: None

There being no further business, the meeting adjourned at 6:20p.m.

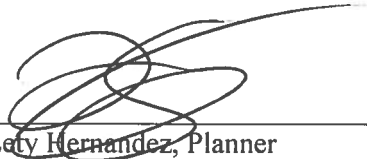
THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



John Gaines, Chairman
(Board Approval)

1/17/17

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services