

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
November 07, 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, November 07, 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

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The meeting was called to order by Chairman Gaines at 5:40p.m.

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Mr. Solomon moved to approve the minutes of October 17, 2017 as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

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

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**Case No. 692 S – Request of Aetna Sign Group, applicant, for permanent signage at 5323 Broadway St (Kumon Learning)**

Mr. Lutz presented the case. Larry Gottsman, applicant, was present.

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

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**Case No. 689 F – Request of James Japhet, applicant, representing Bellaire Financial Inc., owner, for the final design review of the proposed construction of two (2) new townhomes at the properties located at 128 & 132 Elizabeth under Chapter 2 Administration for Architectural Review.**

Mr. Lutz presented the case.

Mr. Solomon moved to recommend approval of the construction as submitted. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McFarland, Solomon

AGAINST: None

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**Case No. 688 F – Request of Lisa Nichols, Nic Abbey Luxury Homes, owner, for the significance review of the existing main structure located at 325 Cleveland Ct under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure and all accessory structures.**

Mr. Lutz presented the case. Ms. Nichols, owner, was present.

Mr. Solomon moved to declare the existing main structure as not significant and recommended approval of the demolition as requested. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McFarland, Solomon

AGAINST: None

Mr. McGlone arrived and joined quorum at 5:47pm.

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**Case No. 690 F – Request of Lowell Tacker of LPA., applicant, representing Alamo Heights Independent School District, owner, for the final design review of the proposed construction of a new central plant at the Alamo Heights High School located at 6900 Broadway St under Chapter 2 Administration for Architectural Review.**

Mr. Lutz presented the case. Lowell Tacker of LPA was present. Chairman Gaines asked if the board would be able to review a master plan or if the review would be building by building. Mr. Lutz informed that there would be a master plan and that this would be the only one review individually.

Mr. Tacker stated that the project was a complex one and proceeded to talk about the Central Plant, which had to be operational before building anything else. The next building would be the Commons/Cafeteria building which they recently presented to the school district. The reconfiguration would add an estimated thirty (30) parking spaces. They went on to discuss the proposed layout and heights.

Mr. McGlone moved to recommend approval of the project as presented with the following stipulations: 1) the height of the acoustics wall be equal to the height of the equipment based on final selection and 2) that the balance of the design approved as submitted. Mr. McFarland amended that the location be approved so long as no modifications to other buildings, which intrude as per the applicable code and staff recommendation. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Bartlett, McFarland, McGlone, Solomon

AGAINST: None

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Mr. Lutz informed that the regularly scheduled meeting of November was canceled due to the holiday. He asked regarding their availability for the December meeting. He spoke regarding filling the current vacant position as soon as able.

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There being no further business, Mr. Solomon moved to adjourn the meeting, seconded by Mr. McFarland and unanimous vote to support the motion. The meeting adjourned at 6:28p.m.

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**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.**



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John Gaines, Chairman  
(Board Approval)

4/17/18  
Date Signed & Filed



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Lety Hernandez, Planner  
Community Development Services