

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
December 18, 2018

The Architectural Review Board held a regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, December 18, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Diane Hays
Mike McGlone
Phil Solomon

Members absent:

Mary Bartlett
Grant McFarland
Lyndsay Thorn

Staff present:

Buddy Kuhn, Fire Chief
George Martinez, Building Official

The meeting was called to order by Chairman Gaines at 5:31p.m.

Mr. Solomon moved to approved the minutes of September 18, 2018 and November 20, 2018 meetings. Mr. McGlone seconded the motion.

The motion passed with the following vote:

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

The October 16, 2018 meeting minutes were not available for review and the item rescheduled for the next meeting. No action was taken.

Case No. 734 S – Request of Cameron Redding, applicant, for permanent signage at 5715 Broadway St, Ste A2 (Redding Law, PLLC)

Chief Kuhn presented the case. The applicant was not present.

The board discussed the proposed signage and Mr. McGlone questioned staff regarding the proposed placement of the lighting. Staff responded.

Mr. McGlone moved to approve the signage as submitted. Ms. Hays seconded the motion.

The motion passed with the following vote:

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

Case No. 735 S – Request of Budget Signs, applicant, for permanent signage at 5929 Broadway St (Texan Allergy & Sinus Center)

Chief Kuhn presented the case. A representative of Budget Signs was present and addressed the board.

The board discussed the proposed signage. He clarified that the proposed signage was the same as the others within the shopping center.

Mr. Solomon moved to approve the signage as presented. Mr. McGlone seconded the motion.

The motion passed with the following vote:

FOR: Gaines, Hays, McGlone, Solomon

AGAINST: None

Case No. 736 S – Request Gabriel Martinez, applicant, for permanent signage at 6421 Broadway St (Honchos)

Chief Kuhn presented the case. Mr. Martinez, applicant, was present and addressed the board.

The board discussed the proposed signage and its placement. Mr. McGlone expressed concerns regarding the proposed placement of the signage due to both facing Broadway St and placement. Chairman Gaines felt that the tenant was at a disadvantage as the proposed sign that is the business name is on one of the front façades that is set back from the canopy. He went on to say that the board had some discretion on a case by case basis. An open discussion followed.

Move Mr. McGlone moved to approve the signage with one (1) stipulation: 1) that the two-faced perpendicular sign facing Broadway be moved to the south, to the quarter point of the width of the drive-thru. Ms. Hays seconded the motion.

The motion passed with the following vote:

FOR: Gaines, Hays, McGlone, Solomon

AGAINST: None

Case No. 732 F – Request of Alonzo Alston, RA, NCARB, applicant, representing Prize Permanent Holdings, LLC, owner, for the final design review of the proposed new commercial building to be located at 5410 Broadway, under Chapter 2 Administration for Architectural Review.

Chief Kuhn presented the case. Alonzo Alston, Architect, was present and addressed the board.

Mr. Alston spoke regarding comments provided by the board during the preliminary hearing. He reminded the board that the construction would only be a shell. He spoke regarding the roof-top unit screenings. He added that the owner would be adding certain signage specifications to the tenant agreement. Mr. Alston went on to speak regarding the landscaping and plans to soften the front look.

Mr. McGlone asked if the building would be occupied by one (1) or two (2) tenants. Mr. Alston responded that the owner's preference was for one (1) occupant.

Mr. McGlone moved to recommend approval of the final design as submitted. Ms. Hays seconded the motion.

The motion passed with the following vote:
FOR: Gaines, Hays, McGlone, Solomon
AGAINST: None

Case No. 733 F – Request of Preston Hill of G.W. Mitchell Construction, applicant, representing MJMD, Ltd., owner, for the final design review of the proposed exterior modifications to the existing commercial structure located at 5000 Broadway, under Chapter 2 Administration for Architectural Review.

Chief Kuhn presented the case. Mr. Hill, applicant, was present and addressed the board.

Mr. Preston spoke regarding their current interior remodel and asbestos abatement.

Chairman Gaines clarified that the signage would not be voted on during the meeting and would need to return for review at a future date.


Mr. Preston spoke regarding the exterior materials. A discussion followed regarding the storefront and glass. Mr. Solomon questioned the lighting and the applicant responded. The board expressed some concerns regarding final exterior materials and lack of them not being “the finished product”. Mr. Solomon asked for clarification regarding the proposed landscaping. An open discussion followed.

Mr. McGlone moved to recommend approval of the final design for exterior modifications as submitted with the following stipulations: 1) that the applicant will provide to staff all of the required specifications for all materials indicated in the presentation specifically colors and tile, 2) that they will have a plan that articulates the location of light fixtures with the type of light fixture, and 3) the type of anticipated landscaping. Ms. Hays seconded the motion.

The motion passed with the following vote:
FOR: Gaines, Hays, McGlone, Solomon
AGAINST: None

There being no further business, Ms. Hays moved to adjourn the meeting, seconded by Mr. Solomon, and unanimous vote to support the motion. The meeting adjourned at 6:30p.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)

2/19/19

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services