

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
December 20, 2016

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 20, 2016, 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
Eli Briseno, Combination Inspector

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

Mr. McFarland moved to approve the minutes of October 18, 2016 as presented. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:

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

Case No. 654 S – Request of Prestige Sign Group, applicant, for permanent signage at 303 Montclair (Mossy Oaks Properties of Texas).

Mr. Lutz presented the case providing background on a previously approved case. Bret Mullins of Prestige Sign Group spoke regarding the case.

There was a question regarding limitation on hours of operation for the internally lit sign. Staff informed that it was bordering the business district on Austin Hwy.

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

The motion was approved with the following vote:

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

Case No. 655 S – Request of Aetna Sign Group, applicant, for permanent signage at 120 Austin Hwy, Ste 101 (Dental Professionals of San Antonio).

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

He clarified regarding proposed changes in color for the background adding that it would not be blinking but have the ability to change noting community events, holidays, etc. The logo and lettering would only be backlit.

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

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McFarland, Solomon

AGAINST: None

Case No. 653 F – Request Jose Quintero, owner, represented by AG Associates Architects, for the final design review of the proposed replacement structure at the property located at 127 Marcia Place under Chapter 2 Administration for Architectural Review.

Mr. Lutz presented the case.

There was an open discussion regarding articulation. Joe Terrazas, applicant, addressed the board. They spoke of the proposed exterior materials and trim work. Mr. Solomon questioned if the paver area would require irrigation if it included turf. Mr. Lutz informed that it would be required as it would be part of the landscaping. Discussion took place regarding the driveway and sidewalks. Mr. Solomon expressed concerns about access to proposed covered parking and garbage pickup. Mr. Lutz informed that the new regulations would require a designated dumpster site to be to the rear and screened. The board continued discussing access to the garage.

The board reviewed the proposed elevations and spoke regarding the design and landscaped areas.

Ms Bartlett moved to recommend approval of the design with the following stipulations: 1) that the trees required in the back, the board recommends live oak or cedar elm, 2) that the fence height is limited to eight (8) feet, 3) that the remote fire department connections need to be located separate from the building, 4) that the twenty (20) foot setback is approved but be cautious of the shrub that could impede on that, 5) remove the wood from the ground floor elevations and make it stucco, 6) simplify the windows on the 2nd floor, and 7) move the header down on the corner of the window. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, McFarland, Solomon

AGAINST: None

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 6:25p.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)

2/21/17

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services