

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
October 15, 2024

The Architectural Review Board held a regular meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, San Antonio, Texas, and via Zoom with teleconference on Tuesday, October 15, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Ashley Armes
Larry Gottsman
Grant McFarland
Lyndsay Thorn
Clay Hagendorf, Alternate

Members absent:

Adam Kiehne
Phil Solomon
Mac White, Alternate

Staff members present:

Buddy Kuhn, City Manager
Jennifer Reyna, Assistant to the City Manager
Dakotah Procell, Planner

The meeting was called to order by Chairman Gaines at 5:35 p.m.

Mr. Gottsman made a motion to approve the September 24, 2024, meeting minutes as presented. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, McFarland, Thorn, Hagendorf
AGAINST: None

Case No. 954S

Request of Gene Meyers, applicant, representing Mark Mathews, owner, for permanent signage at 5228 Broadway St. (ISI Elite Training)

Mr. Kuhn presented the case. Gene Meyers, applicant, was present and addressed the board.

An open discussion followed regarding readability of the sign, placement, and how it will modernize the shopping center.

Mr. Hagendorf moved to recommend approval of the proposed signage as presented. Ms. Armes seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, McFarland, Thorn, Hagendorf
AGAINST: None

Case No. 949F

Request of the San Antonio Country Club, owner, for the significance review of an existing main structure located at 151 Burr Rd in order to demolish 100% of the existing single-family residence building under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Kuhn presented the case. Rene Ruiz, representative for the San Antonio County Club, was present and addressed the board.

The expressed disapproval of removing residential for parking, however that they did not feel the structure was significant.

Chairman Gaines opened the public hearing at 5:48p.m. No one requested to speak regarding the case so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Armes, Gottsman, McFarland, Thorn, Hagendorf

AGAINST: Gaines

Case No. 953F

Request of Tobin Smith, applicant, representing Easton McNab, owner, for the compatibility review of the proposed design located at 215 Argyle Ave in order to construct a new two-story single-family residence structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Kuhn presented the case. Tobin Smith, applicant, was present and addressed the board.

The board applauded the applicant for a great presentation. There was an open discussion about tree preservation and the building materials proposed.

Chairman Gaines opened the public hearing at 6:07p.m.

Those present and speaking regarding the case were as follows:

Patsy Light, 300 Argyle Ave

Those speaking regarding the case explained the history of the design of Alamo Heights homes and that they were happy with the proposed design.

Chairman Gaines closed the public hearing at 6:17p.m.

Mr. Gottsman moved to recommend approval of the proposed design as compatible. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, McFarland, Thorn, Hagendorf

AGAINST: None

Due to interest in the following case, Mr. Thorn left quorum at 6:19p.m.

Case No. 950P

Request of Alejandra Acuna of The Thorn Group, applicant, representing Neera Bhatia, owner, for the preliminary design review of the proposed multiple-family use structure located at 1009 Townsend Ave in order to construct four (4) townhomes. (No action required)

Mr. Kuhn presented the case. Lyndsay Thorn, representative for The Thorn Group, was present and addressed the board.

There was an open discussion regarding the front façade of the proposed structures, landscaping, and materials proposed. The board expressed that they liked the overall look of the proposed design however felt that the structure might stand out too much from the surrounding properties.

Chairman Gaines opened the public hearing at 6:44p.m.

Those present and speaking regarding the case were as follows:

Sally Ann Smith, 903 Cambridge Oval
Lynden Kosub, 110 Harrison
Belinda and Jay Scholz, 952 Cambridge Oval
Alejandra Acuna, 105 Montclair
Tim Sharp, 909 Cambridge Oval
Nichole Hudson, 123 Harrison

Concerns from those speaking regarding the case included construction activity near the school, drainage, privacy, increased traffic and public safety. There were also comments in support of the project such as the placement of the proposed driveway and the increased safety by removing the vegetation on the lot.

Mr. Gottsman left quorum at 6:56p.m.

Chairman Gaines closed the public hearing at 7:06p.m. as there was no one else who wished to speak regarding the case.

No action taken.

Mr. Thorn rejoined the quorum at 7:07p.m.

Case No. 952P

Request of Jahan H. Ahmadi, owner, for the preliminary design review of the proposed single-family use structure located at 300 Circle St. (No action required)

Mr. Kuhn presented the case. Jahan H, Ahmadi, owner, was present and addressed the board.

The board discussed the proposed design and expressed no concerns while complimenting the project.

Chairman Gaines opened the public hearing at 7:11p.m.

Those present and speaking regarding the case were as follows:

Sarah Haas, 300 Circle St
Brian Gray, Circle St


Comments from those speaking regarding the case included support of the proposed design and concerns regarding a large pecan tree located in the City's right-of-way.

Chairman Gaines closed the public hearing at 7:15p.m. as there was no one else who wished to speak regarding the case.

No action taken.

There being no further business, Ms. Arnes moved to adjourn the meeting. Mr. McFarland seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 7:16p.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)

11/19/24
Date Signed & Filed



Dakotah Beopell, Planner
Community Development Services