

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES

November 19, 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, November 19, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Larry Gottsman
Adam Kiehne
Grant McFarland
Lyndsay Thorn

Members absent:

Ashley Armes
Phil Solomon
Clay Hagendorf, Alternate
Mac White, Alternate

Staff members present:

Buddy Kuhn, City Manager
Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services
Dakotah Procell, Planner

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

Mr. Gottsman made a motion to approve the October 15, 2024 meeting minutes as presented. Mr. McFarland seconded the motion

The motion was approved as presented with the following vote:

FOR: Gaines, Gottsman, Kiehne, McFarland, Thorn
AGAINST: None

Case No. 957S

Request of Lydell Toye of US Signs, applicant, for permanent signage at 6104 Broadway St. Suite C1. (Alamo Private Clinic)

Ms. Hernandez presented the case. The applicant was not present.

Mr. Gottsman moved to approve as presented. Mr. McFarland seconded the motion.

The motion was approved as presented with the following vote:

FOR: Gaines, Gottsman, Kiehne, McFarland, Thorn
AGAINST: None

Case No. 962S

Request of Lydell Toye of US Signs, applicant, for permanent signage at 6401 Broadway St., Suite 1 (Thai Bird)

Ms. Hernandez presented the case. The applicant was not present.

Mr. Gottsman moved to approve as presented. Mr. Kiehne seconded the motion.

The motion was approved as presented with the following vote:
FOR: Gaines, Gottsman, Kiehne, McFarland, Thorn
AGAINST: None

Case No. 963S

Request of Harrison Johnson of Texas Custom Signs, applicant, for permanent signage at 6011 Broadway St., Suite 100 (Swish Dental)

Ms. Hernandez presented the case. The applicant was not present.

Open discussion followed regarding the signage and its alignment with existing signage on the building. The applicant was not present to answer the questions asked.

Mr. Gottsman moved to reschedule for the next regular meeting. Mr. Kiehne seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, Gottsman, Kiehne, McFarland, Thorn
AGAINST: None

Case No. 961P

Request of Peter Dewitt, owner, for the preliminary design review of the proposed single-family structure located at 330 Alta Ave (No action required)

Ms. Hernandez presented the case. Peter Dewitt, owner, was present and addressed the board.

Open discussion followed regarding design of the proposed structure.

No action was taken.

Case No. 956F

Request of Jason Moran, applicant, representing Justin Boatsman and Emily Fridlington, owners, for the compatibility review of the proposed design located at 141 W Edgewood Pl. in order to construct a single-story addition to the existing single-family structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez announced that the case was rescheduled by staff for the December 17, 2024 meeting. No action was taken.

Case No. 958F

Request of Stephanie Calderon, owner, for the compatibility review of the proposed design located at 411 Abiso Ave. in order to construct a second-story addition to the existing single-family structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez announced that the case was rescheduled by staff for the December 17, 2024 meeting. No action was taken.

Case No. 960F

Request of Jahan H. Ahmadi, owner, for the compatibility review of the proposed design located at 300 Circle St in order to construct a new single-story single-family residence with an attached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Jahan Ahmadi, owner, was present and addressed the board.

Open discussion followed about the proposed design. The renderings provided did not include windows, and there were questions about their proposed location and design. Mr. Ahmadi stated he was finalizing the details and that windows would be present throughout the exterior.

Chairman Gaines opened the public hearing at 5:53pm. No one requested to speak regarding the case, so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Kiehne, McFarland, Thorn

AGAINST: None

Due to interest in the following case, Mr. Thorn left quorum at 5:54pm.

Case No. 959F

Request of Alejandra Acuna of The Thorn Group, applicant, representing Neera Bhatia, owner, for the final design review of the proposed multiple-family use structure located at 1009 Townsend Ave in order to construct four (4) townhomes.

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

Open discussion followed about the proposed design and improvements made based on feedback provided during the preliminary review conducted at the October 15, 2024 meeting.

Chairman Gaines opened the public hearing at 6:06pm.

Those present and speaking regarding the case were as follows:

Lynden Kosub, 110 Harrison Ave. (Opposed)

Belinda Schultz, 952 Cambridge Oval (Opposed)

Sally Ann Smith, 903 Cambridge Oval (Opposed)

Katherine Moser, 700 Cambridge Oval (Support)

No one else requested to speak regarding the case. Chairman Gaines closed the public hearing at 6:20pm.

Concerns of those speaking regarding the case included adding to the area traffic generated by the elementary school, demolition and construction timelines, incompatible design with neighborhood, drainage/runoff, sight lines from proposed 3rd story level, and proposed driveway exiting onto Cambridge Oval instead of current placement on Townsend.

Proposed demolition would occur over the upcoming winter holiday with construction beginning in January 2025 while proposing to complete 60% of construction during school holidays. To limit sight lines onto neighboring properties, Mr. Thorn added that screens could be installed.

Mr. Gottsman moved to recommend approval of the proposed design. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Kiehne, McFarland
AGAINST: None

Mr. Thorn rejoined the quorum at 7:07pm.

Case No. 955F

Request of Gary Koerner of Three Architecture., applicant, representing Texas Biomedical Research Institute, owner, for the final design review of the proposed renovations and expansion of the existing building located at 934 Patterson Ave, also known as The Argyle).

Mr. Laney presented the case. Beth Smith, Andrew Hunt, and Frank Burney, representatives for The Argyle Board of Governors and Texas Biomedical Research Institute, were present and addressed the board.

The representatives discussed the architecture, history, building design, the proposed landscaping, parking, and traffic control. There was an emphasis on the proposed addition addressing challenges with noise caused by the construction of outdoor tents and outdoor events with amplified music. In addition, there was emphasis on additional off-street parking acquired through leases with other properties to accommodate larger events.

Open discussion followed about the proposed design, parking, and how proposed policies would be enforced. The applicant stated enforcement is built within the requested Specific Use Permit (SUP), a proposal not under consideration by ARB, and would primarily occur through those internal agreements between The Argyle and its members, event host, and associated vendors. In addition, the SUP includes lower occupancy limits if the use of parking spaces is lost. Mr. Kuhn, representing the City of Alamo Heights, stated that enforcement of codes and the SUP should be self-sustaining by The Argyle and followed like any other business or entity, as well as not be reliant on City resources. Mr. Kuhn affirmed that the requested SUP includes enforcement provisions if parking is lost and fines could be imposed by The Argyle on its members.

Chairman Gaines opened the public hearing at 7:10pm.

Those present and speaking regarding the case were as follows:

Ann McGlone, 732 Patterson Ave (Opposed)
Walter Embrey (Did not state address) (Support)
Mike McGlone, 732 Patterson Ave (Opposed)
Tibaut Bowman (201 Genneseo) (Support)

Ted Flato, 201 Encino Ave (Opposed)
Ann Ferguson, 114 Morton St (read statement from John Kerr, former President of Argyle)
Lady Romano, 734 Patterson Ave (Opposed)
Ray Romano, 734 Patterson Ave (Opposed)
Bennett Allison, 747 Estes Ave (Opposed)

The board recessed at 7:40pm and reconvened at 7:46pm.

Sally Ann Smith, 903 Cambridge Oval (Neutral)
Gilbert Matthews, 243 Encino/223 Chester Ave (Opposed)
Suzanne Matthews, 223Chester/243 Encino Ave (Opposed)
Maggie Herdeg, 801 Patterson Ave (Opposed)
Kennon Guglielmo, 235 Primrose Pl (Support)

No one else requested to speak regarding the case. Chairman Gaines closed the public hearing at 8:01 pm.

Support of those speaking regarding the case included less noise, more parking, and management of events at The Argyle. Concerns of those speaking regarding the case included non-harmonious use, number of events, traffic, parking, and enforcement. Mr. Burney stated that there would no use of amplified sound or music and no more tent-based events if the addition is allowed to be built.

At that time, Mr. McFarland moved to declare the proposed renovations and expansion of the existing building as compatible and recommended approval of the design as requested. The motion failed to receive a second.

Discussion continued regarding compatibility. Mr. Kiehne moved to recommend denial of the requested design. Mr. Thorn seconded the motion.

The motion to recommend denial failed with the following vote:

FOR: Gottsman, Kiehne, Thorn
AGAINST: Gaines, McFarland

There being no further business, Mr. Thorne moved to adjourn the meeting. Mr. Kiehne seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 8:12pm.

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)

12/17/24
Date Signed & Filed



Lety Hernandez, Director
Community Development Services