

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES

December 17, 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, December 17, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Ashley Armes
Adam Kiehne
Grant McFarland
Phil Solomon

Members absent:

Larry Gottsman
Lyndsay Thorn
Clay Hagendorf, Alternate
Mac White, Alternate

Staff members present:

Lety Hernandez, Director of Community Development Services

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

Mr. McFarland moved to approve the November 19, 2024 meeting minutes as presented. Mr. Kiehne seconded the motion

The motion was approved as presented with the following vote:

FOR: Gaines, Armes, Kiehne, McFarland, Solomon

AGAINST: None

Case No. 964F

Request of Peter Dewitt, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 330 Alta Ave in order to demolish 100% of the existing main structure and construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Mr. Dewitt was present and addressed the board. The applicant had completed a preliminary review at the November 19, 2024 meeting so the board did not have any additional questions nor did they need any clarification.

Chairman Gaines opened the public hearing at 5:35pm. No one was present and the public hearing was closed.

Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of the proposed design as compatible. Ms. Armes seconded the motion.

The motion was approved as presented with the following vote:

FOR: Gaines, Armes, Kiehne, McFarland, Solomon

AGAINST: None

Case No. 958F

Request of Stephanie Calderon, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 411 Abiso Ave. in order to demolish 73% of the existing main structure's roof and 40% of the street-facing elevation in order to renovate and add to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Ms. Calderon was present and addressed the board. She spoke regarding the proposed project and open discussion followed.

Chairman Gaines opened the public hearing at 5:44pm.

Those present and speaking regarding the case were as follows:
Parker Scott, 408 Argo

Chairman Gaines closed the public hearing at 5:46pm.

Concerns regarding potential damage to the property with the proposed removal of the trees to make way for the new garage were expressed.

Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of the proposed design as compatible with caveat that due care be given to the removal of the Pecan trees near the shared property line. Mr. Kiehne seconded the motion.

The motion was approved as presented with the following vote:

FOR: Gaines, Armes, Kiehne, McFarland, Solomon

AGAINST: None

Case No. 956F

Request of Jason Moran, applicant, representing Justin Boatsman and Emily Fridlington, owners, for the significance and compatibility review of the proposed design located at 141 W Edgewood Pl. in order to demolish 42% of the street-facing façade to construct a single-story addition to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Mr. Moran, designer, was present and addressed the board. He spoke regarding the design. The board commended on the design and added that it looked just like the existing design.

Chairman Gaines opened the public hearing at 5:55pm. No one requested to speak regarding the case so the public hearing was closed.

Mr. Kiehne moved to declare the existing main structure as not significant and recommended approval of the proposed design as compatible. Mr. Solomon seconded the motion.

The motion was approved as presented with the following vote:

FOR: Gaines, Armes, Kiehne, McFarland, Solomon

AGAINST: None

Case No. 965F

Request of Sajneet Khangura, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 331 Primrose Pl. in order to demolish 63% of the existing main structure's roof in order to renovate and add to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Ms. Khangura was present and addressed the board.

The board questioned regarding the proposed improvements and asked for clarification regarding the proposed style. Open discussion followed regarding design and exterior finish materials. The board expressed concerns regarding the lack of information on the elevations provided. The applicant shared updated drawings and spoke regarding revisions.

Chairman Gaines opened the public hearing at 6:05pm.

Those present and speaking regarding the case were as follows:
Tony Turner, 321 Primrose Pl

Concerns of those speaking regarding the case were lack of detailed plans and future use.


Chairman Gaines closed the public hearing at 6:07pm.

Mr. McFarland moved to table the request for the January 21, 2025 meeting pending submittal of revised documents. Mr. Kiehne seconded the motion.

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

There being no further business, Mr. Kiehne moved to adjourn the meeting. Ms. Arnes seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:09pm.

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)


Date Signed & Filed


Lety Hernandez, Director
Community Development Services