

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
June 16, 2015

The Architectural Review Board held its regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, June 16, 2015, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chairman  
John Gaines  
Al Honigblum  
Phil Solomon

Members absent:

Mary Bartlett  
Mike McGlone  
Grant McFarland

Staff present:

Jason B Lutz, Director of Community Development Services  
Lety Hernandez, Planner  
Eli Briseno, Combination Inspector

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The meeting was called to order by Chairman Fagan at 5:38p.m.

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Mr. Honigblum moved to approve the minutes of May 19, 2015 as presented. The motion was seconded by Mr. Gaines.

The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Solomon  
AGAINST: None

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**Case No. 586 F – Request of William Hodge, Architect, applicant, representing Jerry Pierce, owner, for the compatibility review of the proposed replacement structure located at 217 Alta under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence and accessory structure.**

Mr. Lutz presented the case. William Hodge, Architect, spoke regarding the case.

The board questioned the proposed placement of windows on the east elevation. The applicant responded citing privacy. Mr. Gaines expressed his concerns regarding the roof design. A discussion followed regarding the proposed design and energy efficiency. The board proceeded to question regarding exterior materials.

Those present and speaking regarding the case were as follows:

Christine Gear, 302 Alta (favor)

Mr. Honigblum made a motion to recommend the proposed design as compatible. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:  
FOR: Fagan, Gaines, Honigblum, Solomon  
AGAINST: None

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**Case No. 587 P – Request of Ideal Shoes, applicant, for the preliminary design review of the proposed replacement structure located at 6421 Broadway St (No Action Required)**

Mr. Lutz presented the case. Fernando Herrera, representative, spoke regarding the case. He stated that they were currently in the preliminary stages and only seeking guidance.

Mr. Honigblum expressed concerns regarding the state of the existing building although he felt the proposed was a great idea noting the Mobil Station. He went on to express support of the project noting some issues that needed to be addressed to ensure the improvements would be viable.

Mr. Gaines agreed with Mr. Honigblum. The board felt the proposed was a “step in the right direction”.

No action was taken.

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**Case No. 588 P – Request of PSW Homes, applicant, for the preliminary design review of the proposed replacement structure(s) at the property located at 133 Terrell Rd (No Action Required)**

Mr. Lutz presented the case. He provided information regarding previously approved Board of Adjustment (BOA) variances. Ross Wilson, Director of Development for PSW, spoke regarding the case and provided examples for public viewing of projects they have completed, or are in the process of constructing.

Mr. Honigblum spoke regarding the proposed cost.

Mr. Solomon questioned the fencing, parking in the front yard area, and landscaping that would shield the parking spaces.

Mr. Honigblum expressed support of the conceptual plan but also expressed concerns regarding the price per square foot and proposed parking lane. He encouraged the developer to visit other sites within San Antonio.

Mr. Gaines stated that he was not supportive of rear facing structures to the neighborhood. He went on to speak regarding the presentation of a “Lane” referencing the Comprehensive Plan.

The board asked regarding Council’s overall reaction regarding the project. Mr. Lutz responded fencing, a better rendering, but comments not as specific as the board’s.

No action was taken.

Mr. Honigblum left the meeting at 7:01pm.

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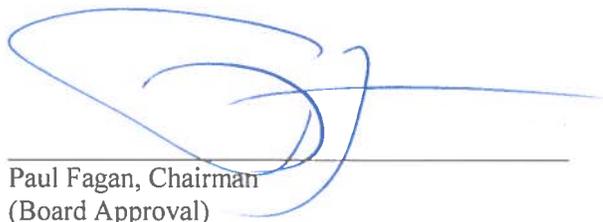
Mr. Lutz updated on recent City Council actions regarding previous ARB cases. He also spoke of current projects within the City and proposed amendments to existing projects.

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There being no further business, Mr. Solomon made a motion to adjourn, seconded by Mr. Gaines. The meeting was adjourned at 7:14 p.m.

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**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.**



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Paul Fagan, Chairman  
(Board Approval)

07/21/15  
\_\_\_\_\_  
Date Signed & Filed



\_\_\_\_\_  
Lety Hernandez  
Planner  
Community Development Services