

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
January 18, 2022

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, January 18, 2022, at 5:30 p.m. due to pandemic, COVID 19, also known as coronavirus.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Karl Baker
Larry Gottsman
Diane Hays
Grant McFarland
Phil Solomon
Lyndsay Thorn
Adam Kiehne, Alternate

Members absent:

None

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services

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

Chairman Gaines announced meeting minutes of the September 21, 2021 and October 19, 2021, and November 30, 2021 were not available and rescheduled for the next regular meeting. No action was taken.

Case No. 869F – Request of Sunrise Restoration, applicant, representing Rebecca Cavazos, owner, for the compatibility review of the proposed design located at 160 Terrell in order to construct a 2-story detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. David Montelongo of Sunrise Restoration was available via telephone and addressed the board.

Mr. Montelongo spoke regarding the structure and roof and that it was designed to match the existing main structure. An open discussion followed and Mr. Solomon asked for

clarification regarding revisions. He felt that the board should be more specific in order to provide guidance to the applicant.

Chairman Gaines went on to say that the proposed was not as complimentary to the main structure, that it was more utilitarian. Mr. Thorn agreed and went on to speak regarding the roof pitch, window details, and other design elements followed by an open discussion between the board and Mr. Montelongo.

No one was present to speak regarding the case.

Mr. Thorn moved to recommend approval of the design as compatible and requested the designer and applicant consider raising the ridge height to the maximum 25ft allowed by increasing the pitch height on the upper and lower roofs with gable treatment to match the main residence while meeting the current looming standards that are required for the property. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Hays, Kiehne, McFarland, Solomon, Thorn

AGAINST: None

Case No. 867F – Request of Jeff Rochelle, applicant, representing Texas Biomedical Research Institute, owner, for the preliminary design review of the proposed addition on the north side of the existing building located 934 Patterson also known as the Argyle Club. (No Action)

Ms. Hernandez presented the case. Jeff Rochelle was present and addressed the board.

Gary Koerner, Architect, spoke regarding the design of the proposed addition. He clarified that the renovation includes both interior and exterior totaling ten thousand (10,000) square feet but that the addition only was sixty-five hundred (6,500) square feet. He added that the Texas Historical Commission had approved the design.

Mr. Solomon spoke regarding the landscaping due to the surrounding neighborhood asking if there were any noise buffers. Mr. Gottsman expressed concerns regarding increase in noise adding that noise is already an issue. Mr. Thorn questioned regarding the number of parking spaces.

Mr. Rochelle responded that there would be an improvement regarding noise since events would be held in the proposed enclosed area instead of the tent. He went on to say that of the twenty-eight (28) spaces in the area, twenty (20) would be lost but they should meet the number of spaces based on current requirements in addition to valet.

The current use would continue for weddings, etc. It would not be open to the public, only to members, so they did not see an increase. Mr. Rochelle added that they did reach out and that Michael Vlad, General Manager of the Argyle, spoke to surrounding neighbors. They went on to speak regarding sound abatement and life safety and how the kitchen would be more functional. An open discussion followed regarding the occupancy.

Mr. Thorn asked if the proposed would require a Specific Use Permit (SUP) and Mr. Koerner responded that they had worked within all the height limitations with a maximum height of twenty-nine (29) feet.

Mr. Solomon spoke regarding the correspondence received from the San Antonio Conservation Society and concerns listed.

Chairman Gaines opened the public hearing at 6:15pm. Those present and requesting to speak regarding the case were as follows:

Ann McGlone – 732 Patterson (Opposed)
Mike McGlone – 732 Patterson (Opposed)
Ted Flato – 210 Encino (Opposed)

Chairman Gaines closed the public hearing at 6:28p.

Concerns of those speaking regarding the case included size, location, scale, lack of parking, the proposed being a prelude to something else, as proposed was going in the wrong direction for the club and location, noise, and not being appropriate for the neighborhood environment.

Mr. Rochelle responded regarding the concerns of those speaking. He stated that they wanted to be good neighbors, would provide a parking study, and would work with the City, being their prevue, regarding the on-street parking and that they could not control that and were in favor of management for the issue and getting noise out of the neighborhood and taking it inside. He added that the proposed would decrease the current occupancy from the tents and overflows and that they would provide a compliant parking plan as they knew they would need that in order to be able to move forward. Mr. Rochelle added that parking and noise were an issue and that they were there to handle them and be responsive to that.

Mr. Thorn stated that more thought had to be given to the plans given the size and location. Mr. Gottsman agreed. Mr. Solomon spoke regarding the parking issues and stated he understood having to deal with that in his own neighborhood. He went on to say, as he held the plan, that he did not know how that would be handled adding that it was very telling. Mr. Koerner responded and spoke regarding the square footage of renovated areas adding that the illustration was accurate in scale.

Mr. McGlone asked to approach the board, again, and Chairman Gaines approved. He commented regarding the information presented and asked what the actual occupied space would be for the event space and should not create a design before addressing parking based on zoning. Mr. Koerner responded.

Chairman Gaines stated that the Argyle was no longer just a dining club and has been an event facility. He spoke regarding the tent, noise, and lighting and should be in consideration of how they move forward. He went on to say that questions regarding scale and parking could be answered, and should be answered by the club appropriately, and stated that he thought that they would not be able to move forward without addressing them.

Chairman Gaines asked if there were any additional comments from the board and there were not. No action was taken.

Ms. Hernandez spoke regarding upcoming training and review of policy and procedures for board meetings. No action was taken.

There being no further business, Mr. Thorn moved to adjourn the meeting and Ms. Hays seconded the motion. The meeting was adjourned at 6:40p.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)

03/15/2022
Date Signed & Filed



Lety Hernandez, Director
Community Development Services